

# MINUTES OF THE CITY OF COSTA MESA CITY COUNCIL AND PLANNING COMMISSION SPECIAL JOINT STUDY SESSION

**TUESDAY, APRIL 27, 2021**

**CALL TO ORDER (00:00:04)** - The Special Joint Study Session was called to order by Mayor Stephens at 5:06 p.m. via Zoom Webinar.

**PLEDGE OF ALLEGIANCE (00:00:21)** - Led by Mayor Stephens.

## **ROLL CALL (00:01:10)**

Present by Zoom: Council Member Chavez, Council Member Gameros, Council Member Harlan, Council Member Harper, Council Member Reynolds, Mayor Pro Tem Marr, Mayor Stephens, Planning Commissioner Ereth, Planning Commissioner Russell, Planning Commissioner Toler, Planning Commissioner Tourje (Arrived at 6:00 p.m.), Planning Commissioner Vice Chair Colbert, Planning Commissioner Chair De Arakal.

Absent: Planning Commissioner Zich.

## **SPECIAL STUDY SESSION ITEM: (00:02:50)**

### **1. 2021-2029 HOUSING ELEMENT – Development Services Department/Planning Division**

Presentation by Ms. Le, Director of Economic and Development Services and Mr. Chen, Kimley-Horn Consultant.

Public Comments:

Speaker, spoke in support of affordable units and not to rely on increased density. (00:40:45)

Aaron Klemm, spoke on supporting AB1322, Measure Y, supporting SB9, zoning codes and revising setbacks. (00:42:53)

Maria Torres, spoke on reviewing the previous housing element cycle. (00:44:46)

Kathy Esfahani, spoke in support of amending current overlays and tying density to affordable housing, spoke on ADU's as a partial solution, and creating affordability covenants. (00:45:14)

Speaker, spoke on housing, and to consider the municipal golf course land for low and very low income housing. (00:48:02)

Garrett Whitfield, spoke on incentivizing affordable housing and not just regulating, the approval process, and reducing fees. (00:50:40)

Discussion ensued on changing neighborhoods, density, blending new development into R1 neighborhoods, Portland Residential infill project, revisiting key standards in new development, increased open space, changing Mesa West Overlay, maximizing land without displacing residents, industrial areas, Measure Y, mixed use, partnering with local church properties, maximizing density by the airport, a Measure Y citizens advisory committee, auditing zoning regulations, surveying the water and sanitary districts, low growth on new housing units in comparison to neighboring cities, opportunities for all ages to live in Costa Mesa, fair housing, boundaries and identifying parcels, supporting an inclusionary housing ordinance, multigenerational housing and co-living, LEAP funding, costs of special elections, density north of the I-405, density barriers, and airport noise restrictions.

**ACTION:**

City Council and Planning Commission provided feedback and received and filed the report.

**ADJOURNMENT (02:38:44)** – Mayor Stephens adjourned the Special Joint Study Session at 7:43 p.m.

**Minutes adopted on this 18<sup>th</sup> day of April, 2021.**

A handwritten signature in blue ink, appearing to read "John Stephens", written over a horizontal line.

John Stephens, Mayor

**ATTEST:**

A handwritten signature in blue ink, appearing to read "Brenda Green", written over a horizontal line.

Brenda Green, City Clerk