

City Council did not direct staff to study any additional land use alternatives.

City Council recessed at 10:50 p.m.

City Council reconvened at 10:59 p.m.

**2. PROPOSED URBAN PLAN AMENDMENT TO AMEND THE SOBECA AND WESTSIDE URBAN PLANS (04:44:20)**

Staff report, including a PowerPoint presentation presented by Assistant Development Services Director, Claire Flynn. (04:44:41)

Public Comments:

Walt Clanton, Costa Mesa, spoke on lots on the Westside; density; and parking issues. (04:58:10)

Linda Tang, Costa Mesa Affordable Housing Coalition & Kennedy Commission, recommended 20% set aside for affordable housing. (04:59:53)

Cynthia McDonald, Costa Mesa, spoke on appealing to buyers; and transitional housing. (05:02:05)

Christopher Otis, Costa Mesa, spoke in support of bikeability and walkability in the City. (05:03:25)

Mayor Pro Tem Righeimer spoke in support of new restrictions. (05:04:25)

Discussion ensued on live/work space minimum requirements. (05:05:09)

Council Member Foley expressed concern with Table A, #5 – Promote and better define work space in live/work unit. (05:05:39)

Council Member Genis spoke on live/work space; and the need for bikeability and walkability committee to review pedestrian connections. (05:07:08)

Discussion ensued on the enforcement procedure for short term vacation and boarding houses; and enforcement and determination of workspace being used for offices versus bedrooms. (05:10:31)

**MOVED/SECOND:** Mayor Pro Tem Righeimer/Council Member Monahan  
The motion carried by the following roll call vote:  
Ayes: Council Member Foley, Council Member Genis, Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger  
Nays: None  
Absent: None  
Motion carried: 5-0

**ACTION:**

City Council directed Staff to proceed with an Urban Plan Amendment to amend the SoBECA and Westside Urban Plans.

**3. GENERAL PLAN SCREENING GPS-14-04 FOR PROPOSED 28-UNIT RESIDENTIAL PROJECT AT 440 FAIR DRIVE (05:16:44)**

Staff report, including a PowerPoint presentation presented by Minoo Ashabi, Principal Planner. (05:17:02)

Steve Sheldon, Applicant of Sheldon Development, presented a PowerPoint presentation. (05:22:30)

**MOVED/SECOND:** Council Member Monahan/Mayor Pro Tem Righeimer  
The motion carried by the following roll call vote:  
Ayes: Council Member Foley, Council Member Genis, Council Member Monahan, Mayor Pro Tem Righeimer and Mayor Mensinger  
Nays: None  
Absent: None  
Motion carried: 5-0

**ACTION:**

City Council approved to continue the meeting passed midnight.

**Public Comments:**

Teresa Drain, Costa Mesa, thanked applicant for the community meetings; spoke on maintaining current land use element; and requested lower density. (05:36:40)

Carolyn Van Hosen, Costa Mesa, spoke in favor of the project; substantial improvement; and complimented design. (05:39:45)

Walt Clanton, Costa Mesa, expressed concern with traffic patterns. (05:41:09)

Corina Bellino, Costa Mesa, spoke in support of the project; and less traffic trips. (05:43:24)

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