

UNOFFICIAL UNTIL APPROVED

MINUTE EXCERPTS FROM THE
AUGUST 29, 2016 SPECIAL PLANNING COMMISSION MEETING
Regarding Public Hearing No. 2 – CO-16-03 and Rezone R-16-04

2. **Application No.:** CO-16-03 and Rezone R-16-04
Applicant: City of Costa Mesa
Project Planner: Dan Inloes
Environmental Determination:
EIR No. 2015111053 adopted in June 2016 for 2015-2035 General Plan.

Description: Code Amendment CO-16-03 to amend Title 13: Chapter II (Zoning Districts Established), Chapter III (Planning Applications), Chapter IV (Citywide Land Use Matrix), and Chapter V, Article 7 (Development Standards for Institutional and Recreational and Institutional and Recreational School Districts) to include the Institutional and Recreational -- Multi-Use District as adopted under the 2015-2035 Costa Mesa General Plan. The amendment will establish a new zoning district and the associated standards for new development within this district. Rezone R-16-04 will rezone 2501 Harbor Boulevard, the current Fairview Developmental Center, from Institutional and Recreational to Institutional and Recreational – Multi-Use.

Dan Inloes, Senior Planner, presented the staff report.

Commissioner McCarthy and Mr. Inloes discussed the Land Use for Institutional and Recreational- Multi-Use graph prepared by staff.

Chair Dickson asked how many units were in the Shannon's Mountain proposal. Gary Armstrong, Economic Development & Development Services Director/ Deputy CEO, explained that in the previous proposal for Shannon's Mountain 242-unit multi-family project was proposed and that there is currently no new proposal by the State.

PUBLIC COMMENTS

Jay Humphrey, Costa Mesa resident, recommended to use the current facility at the Fairview Developmental Center and not to replace it with something new.

Linda Tang, Kennedy Commission, recommended that the City prioritize the development of low/very low income affordable three-bedroom units at the Developmental Fairview Center site and thanked staff for their quick response to questions she had.

Cynthia McDonald, Costa Mesa resident, suggested having housing for female veterans at the Developmental Fairview Center site.

Johnathan Fletcher, Costa Mesa resident, suggested the Developmental Fairview Center site to be used for mental health, homeless, and veterans. He stated concerns with turning the site into new housing.

The Chair closed the public hearing.

Commissioner McCarthy thanked staff for their work on the Fairview Developmental Center and will be in support of the amendment to the Zoning Code.

Chair Dickson asked staff if the State ever indicated that they would leave the Fairview Developmental Center there. Mr. Armstrong responded no, the State has not indicated they will but that the potential could occur. Mr. Inloes also responded that in the newly updated City's Zoning Code the existing use on that site would be allowed in the future.

MOTION: Hereby move that the Planning Commission recommend that the City Council approve the ordinance and give first reading to Code Amendment CO-16-03 amendment to Title 13: Chapter II (Zoning Districts Established), Chapter III (Planning Applications), Chapter IV (Citywide Land Use Matrix), and Chapter V, Article 7 (Development Standards for Institutional and Recreational and Institutional and Recreational School Districts) to include the Institutional and Recreational -- Multi-Use District adopted under the 2015-2035 Costa Mesa General Plan and to rezone 2501 Harbor Boulevard to Institutional and Recreational -- Multi-Use with the environmental determination of EIR No. 2015111053 which was previously adopted in June 2016 for the 2015-2035 General Plan.

Moved by Commissioner McCarthy, second by Chair Dickson.

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy

Noes: None

Absent: Sesier, Andranian

Abstained: None