

UNOFFICIAL UNTIL APPROVED

MINUTE EXCERPTS FROM THE
AUGUST 29, 2016 SPECIAL PLANNING COMMISSION MEETING
Regarding Public Hearing No. 1 – CO-16-02

1. **Application No.:** CO-16-02
Applicant: City of Costa Mesa
Project Planner: Mel Lee
Environmental Determination:

EIR No. 2015111053 adopted in June 2016 for 2015-2035 General Plan.

Description: Code Amendment CO-16-02 to amend Title 13, Chapter V, Article 11 (Development Standards – Mixed-Use Overlay District) to include the Harbor Boulevard Mixed-Use Overlay District and to add a new article (Article 12) pertaining to the Residential Incentive Overlay District as adopted under the 2015-2035 Costa Mesa General Plan. The amendment will establish standards for new development in these overlay districts.

Mel Lee, Senior Planner, presented the staff report.

Commissioner McCarthy asked for clarification on what exactly was being approved. Mr. Lee responded that the language in the Zoning Code would correspond with the language in the 2015-2035 General Plan adopted in June 2016.

PUBLIC COMMENTS

Jay Humphrey, Costa Mesa resident, recommended that no density be granted for 40 units per acre unless it includes affordable housing or inclusionary housing; and that a standard be set for how much inclusionary housing should be included.

Linda Tang, Kennedy Commission, suggested that for new residential developments being proposed twenty percent should be set aside for affordable housing to lower income households in the Harbor Boulevard Mixed-Use Overlay District and in the Residential Incentive Overlay District.

Rick Huffman, Costa Mesa resident, stated concerns removing viable commercial and residential zones in the Harbor Boulevard Mixed-Use Overlay District.

Cynthia McDonald, Costa Mesa resident, stated concerns with eliminating the motels and replacing viable businesses with large apartment buildings.

Chris Mcevoy, Costa Mesa resident, stated concerns with high density development in the City and eliminating businesses in the process.

The Chair closed the public hearing.

Commissioner McCarthy stated what other cities can build by right, reminded everyone that the language in the ordinance is what is being considered and that he will be recommending approval to City Council.

**MOTION: Hereby move that the Planning Commission recommend that the City Council approve the Ordinance and give first reading to Code Amendment CO-16-02 amendment to title 13, Chapter V, Article 11 (Development Standards – Mixed-Use Overlay District) to include the Harbor Boulevard Mixed-Use Overlay District and to add a new article (Article 12) pertaining to the Residential Incentive Overlay District as adopted under the 2015-2035 Costa Mesa General Plan 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 Vice Chair Mathews.**

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy

Noes: None

Absent: Sesler, Andranian

Abstained: None

Chair Dickson reminded everyone that this is an incentive overlay giving the property owner more options of what they can do with their property.