

UNOFFICIAL UNTIL APPROVED

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION****April 11, 2016**

These meeting minutes represent an "action minute" format with a concise summary of the meeting. A video of the meeting may be viewed on the City's website at www.costamesaca.gov or purchased on DVD upon request.

Vice Chair Mathews led in the Pledge of Allegiance.

ROLL CALL

Present: Vice-Chair Jeff Mathews
Commissioner Colin McCarthy
Commissioner Tim Sesler
Commissioner Stephan Andranian

Absent: Chair Robert Dickson

Staff: Clair Flynn, Assistant Development Services Director
Yolanda Summerhill, Deputy City Attorney
Raja Sethuraman, Transportation Services Manager
Bart Mejia, Acting City Engineer
Alisha Winterswyk, CEQA Attorney
Lisa Brownfield, MIG Consultant
Roger Dale, Natelson-Dale Group
Daryl Zerfass, Stantec Transportation Consultant
Minoo Ashabi, Principal Planner
Dan Inloes, Senior Planner
Ryan Loomis, Associate Planner
Julie Colgan, Recording Secretary

Claire Flynn, Assistant Development Services Director, clarified staff's recommendation for the Proposed General Plan and Draft Environmental Impact Report is that Planning Commission action at the meeting tonight would be to continue the item.

PUBLIC COMMENTS

Cindy Black, Costa Mesa resident, suggested looking at Fairview Park Preservation Alliance website and Costa Mesa Sandbox website.

Kim Hendricks, Costa Mesa resident, expressed concern with activities about the Fairview Park Arroyo Grading being done illegally.

A Costa Mesa resident stated that the settlement between the City and Solid Landings has not been finalized yet and had concerns about a recovery home located at 126 East Rochester Street.

Tamar Goldman, Costa Mesa resident, spoke about an article in the Los Angeles Times on the need to conserve water and stated that detailed water analysis should be applied to every new development in the City.

A Costa Mesa resident asked for clarification on why the City is processing conditional use permits in the R2 zone without the Ordinance 15-11 being active or citable yet.

Ali Sedghi, homeowner at 132 and 134 East Wilson, suggested educating the public on how the process works to approve Sober Living Homes and stated concerns with the Sober Living Homes changing the character of the neighborhoods.

Vice Chair Mathews closed the public comments.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

Commissioner Sesler addressed the public comment about Solid Landings and the sober living homes. He explained what the City can do and what the Ordinances can help with.

Commissioner McCarthy suggested to take time to do other things than politics on social media.

CONSENT CALENDAR

Vice Chair Mathews asked if anyone wanted to pull Consent Calendar item number one. No one responded.

1. Minutes for the meeting of March 28, 2016

**MOTION: Approve minutes for the meeting of March 28, 2016.
Moved by Commissioner McCarthy, seconded by Vice Chair Mathews.**

The motion carried by the following roll call vote:

Ayes: Mathews, McCarthy, Sesler, Andranian
Noes: None
Absent: Dickson
Abstained: None

2. Review of Minor Conditional Use Permit ZA-15-30

Commissioner McCarthy recused himself.

Yolanda Summerhill, Deputy City Attorney, explained that Commissioner McCarthy did not have to leave chambers during the item.

Vice Chair Mathews asked if anyone wanted to pull Consent Calendar item number two. No one responded.

**MOTION: To receive and file
Moved by Commissioner Andranian, seconded by Commissioner Sesler.**

The motion carried by the following roll call vote:

Ayes: Mathews, Sesler, Andranian
Noes: None
Absent: Dickson
Abstained: McCarthy

PUBLIC HEARINGS

1. **Application No.:** 2015-2035 General Plan and Draft Environmental Impact Report (DEIR) SCH# 2015111068

Applicant: City of Costa Mesa

Site Address: Citywide

Project Planner: Minoo Ashabi

Environmental Determination:

The General Plan and Draft Environmental Impact Report and Technical Appendices are available for review and comment for 45 days commencing March 4, 2016 at 8:00 am and ending on April 18, 2016 at 5:00 pm. Written comments on the Draft EIR must be submitted by April 18, 2016 by 5:00pm to the City of Costa Mesa.

Description: The proposed project involves the following:

- 2015-2035 General Plan – an update to current General Plan including all ten elements with the exception of the 2013-2021 Housing Element which was adopted in 2014. The proposed amendment is related to: Land Use, Circulation, Growth Management, Conservation Element, Open Space and Recreation, Noise, Safety, Community Design, and Historic and Cultural Resources.
- Draft Environmental Impact Report (DEIR) - This is a Program EIR prepared in accordance with CEQA Guidelines Section 15168, which allows for the preparation of a Program EIR for a series of actions that can be characterized as a single project.

Minoo Ashabi, Principal Planner, explained the staff present and addressed public comments about: affordable housing, Fairview Developmental Center, Fairview Park and Open Space Master Plan Update and the discrepancies in numbers of single family homes from the 2000 General Plan versus the proposed one. She also went over the schedule for the proposed General Plan.

Roger Dale, Natelson-Dale Group, explained the fiscal analysis of the proposed General Plan including the purpose of the fiscal impact analysis, the background, fiscal forecast assumptions, market-based development assumptions and the 2035 fiscal projections. Based on the proposed General Plan land use matrix the General Fund will achieve a surplus of 3.1 million per year at build out.

Commissioner McCarthy asked for clarification about the City's General fund budget and how the information was attained in the factors driving fiscal data which included the residential population, jobs and traffic numbers. Also if the proposed General Plan dealt with need for new hotels.

Commissioner Sesler asked for some examples on how the numbers were calculated for the population growth and development growth.

Daryl Zerfass, Stantec Transportation Consultant, explained the proposed General Plan traffic analysis and how the figures were calculated.

Commissioner Sesler asked how accurate the variables models are and Mr. Zerfass responded they are based on a calibrated existing condition.

Commissioner McCarthy asked if the City Council's consideration of a bond measure for 20 million dollars for affordable housing is being factored into the proposed General Plan. Ms. Ashabi responded no, it was a response to the public comments and concerns.

Ms. Flynn stated that staff is not recommending any changes to the proposed General Plan based on the 20 million dollar bond for affordable housing that is being consider. However there is still request made by the public to increase the density to help with the affordable housing issues in the City.

PUBLIC COMMENTS

Flo Martin, Costa Mesa resident, stated the work done by the Bikeways and Walkability Committee was supposed to be included in the proposed General Plan as goals, objectives, and policies were implemented as recommendations instead of policies by City Council. She suggested that the Planning Commission coordinate with City Council so that the language of the Draft Environmental Impact Report and the proposed General Plan are the same.

Jay Humphrey, Costa Mesa resident, expressed opposition to taking out the language on repurposing of Fairview Park and stated concerns with the numbers of trips stated by City Council.

Kim Hendricks, Costa Mesa resident, stated inconsistencies and sections that needed to be changed in the Draft Environmental Impact Report related to the protected species of the biological burrowing owl and the fairy shrimp, and that open space not being accounted for in parkland data.

Cynthia McDonald, Costa Mesa resident, expressed concern with air pollution that the new developments will generate and not having an adequate plan to deal with it.

Kathy Esfahani, Affordable Housing Coalition, expressed that high density does not cause lack of affordable housing and requested that the City require a percentage of units be affordable housing in high density projects before giving a density bonus.

Cindy Black, Costa Mesa resident, suggested not taking action on the proposed General Plan and Draft Environmental Impact Report before the public comment period is over.

Tamar Goldman, Costa Mesa resident, stated concern with water use and the need for it to be a part of the proposed General Plan.

A Costa Mesa resident, expressed concern with the 22 percent increase in traffic, lack of affordable housing, and impacts the rehab homes are having in the City and would like the impacts of rehab homes to be included in the proposed General Plan. She also suggested visiting the TBON web page because it shows a pin map of the sober living homes in the City.

Andrea Marr, Costa Mesa resident, stated concerns with the traffic impacts, not having a climate action plan and the effect that young professional leaving the City for affordable housing will have.

A Costa Mesa resident asked how much taxpayer's money was spent on the proposed General Plan study and expressed concern on why the Sober Living homes were not included in the study.

Linda Tang, The Kennedy Commission, stated to reclassify the findings in the Draft Environmental Impact Report under the Population Housing Impacts on page 4.13 B and 4.13 C so the displacement of motel residents will not occur and to increase the maximum density at the Fairview Developmental Site to 40-units per acre.

Richard Huffman, Costa Mesa resident, stated concerns with the high density planned in the proposed General Plan and the traffic impact it will cause.

Wendy Leece, Costa Mesa resident, stated concerns with paragraphs taken out in the Safety Element referring to a geological map and the Drainage Pattern Facilities section. She expressed the need to include them and the need for more police officers.

Robin Leffler, Costa Mesa resident, suggested studying the numbers more and having more reports done before the Planning Commission certify the information to go the City Council.

A Costa Mesa resident stated the need to increase law enforcement because crime has increased and to include the Sober Living home industry in the proposed General Plan.

Vice Chair Mathews closed the public hearing.

Commissioner McCarthy stated he will be in favor of continuing the item and asked for clarification on Fairview Park and the population numbers and traffic trips being in support of each other.

Commissioner Andranian stated being in support of continuing the item, asked for clarification on the traffic impact concerns and encouraged the public to submit their comments in writing.

Commissioner Sesler suggested the presenters that gave an analysis to give a bio on their qualifications.

Vice Chair Mathews stated that he is looking forward to the responses from the public comments and whether to include the Sober Living Homes in the proposed General Plan.

MOTION: Hereby move that Planning Commission continue Public Hearing item #1 2015-2035 General Plan and Draft Environmental Impact Report DEIR State Clearing House 2015111068 to the Planning Commission meeting of April 25th. Moved by Commissioner McCarthy, second by Commissioner Andranian.

The motion carried by the following roll call vote:

Ayes: Mathews, McCarthy, Sesler, Andranian
Noes: None
Absent: Dickson
Abstained: None

DEPARTMENTAL REPORT(S)

1. Public Services Report – none.
2. Economic and Development Services Report – none.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT: THE NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON APRIL 25, 2016.

Submitted by:

CLAIRE FLYNN, SECRETARY
COSTA MESA PLANNING COMMISSION