

## UNOFFICIAL UNTIL APPROVED

**SPECIAL MEETING OF THE CITY OF  
COSTA MESA PLANNING COMMISSION****August 29, 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](http://www.costamesaca.gov) or purchased on DVD upon request.*

Chair Dickson led in the Pledge of Allegiance.

**ROLL CALL**

Present: Chair Robert Dickson  
Vice-Chair Jeff Mathews  
Commissioner Colin McCarthy

Absent: Commissioner Tim Sesler  
Commissioner Stephan Andranian

Staff: Gary Armstrong, Economic Development & Development Services Director/  
Deputy CEO  
Yolanda Summerhill, Deputy City Attorney  
Bart Mejia, City Engineer  
Mel Lee, Senior Planner  
Dan Inloes, Senior Planner  
Julie Colgan, Recording Secretary

**PUBLIC COMMENTS**

Beth Refakes, Costa Mesa resident, announced items that the Costa Mesa Military Affairs Team is collecting for the 1/5 Marine's wives for the Marine Ball that will be happening soon.

Cynthia McDonald, Costa Mesa resident, spoke about Measure Y - An Initiative to Require Voter Approval on Certain Development Projects.

A Costa Mesa resident stated concerns with noise coming from the Holiday nightclub at 719 West 19<sup>th</sup> Street.

The Chair closed the public comments.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS**

Chair Dickson responded to the public comment about the Holiday nightclub. He also stated the procedure for the notice of tonight's meeting, ways to be informed of future meetings, and why the special meeting occurred.

**PUBLIC HEARINGS**

- 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.

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: Sesler, Andranian

Abstained: None

**DEPARTMENTAL REPORT(S)**

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

**CITY ATTORNEY’S OFFICE REPORT(S)**

1. City Attorney – none.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, SEPTEMBER 12, 2016.**

Submitted by:

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GARY ARMSTRONG, ACTING SECRETARY  
COSTA MESA PLANNING COMMISSION