

**MINUTES OF THE SPECIAL MEETING
COSTA MESA PLANNING COMMISSION**

November 27, 2017

CALL TO ORDER

The meeting was called to order by the Chair at 5:07 p.m. in Conference Room 1A, at Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, California.

ROLL CALL

Present: Chair Stephan Andranian
Vice Chair Byron de Arakal
Commissioner Jeffrey Harlan
Commissioner Isabell Kerins
Commissioner Carla Navarro Woods

Staff: Barry Curtis, Director of Economic and Development Services
Jennifer Le, Assistant Director Development Services
Yolanda Summerhill, Deputy City Attorney
Peggy Schneble, Consultant
Willa Bouwens-Killeen, Zoning Administrator
Mino Ashabi, Principal
Mel Lee, Senior Planner
Julie Colgan, Recording Secretary

PUBLIC COMMENTS

Robin Leffler, Costa Mesa resident, asked why the meeting was held at 5 p.m. and not at the regular Planning Commission meeting time.

Jay Humphrey, Costa Mesa resident, asked why this item was not held at a regular Planning Commission meeting.

Wendy Leece, Costa Mesa resident, stated concerns with this item being heard at 5 p.m. and not having a staff report to comment on. The speaker expressed concerns regarding density, traffic and public safety associated with growth.

Beth Refakus, Costa Mesa resident, stated concerns with the time this item was being heard; that no staff report was available to comment on; and that the item is being heard during the holidays.

An unidentified speaker stated concerns with there not being a staff report; concerns regarding density and public safety; requested a moratorium on the City's Small Lot Ordinance (SLO); and asked the Commissioners to consider the SLO very carefully.

Jim Fitzpatrick, Costa Mesa resident, commented on the City's Urban Plan and Overlay Districts and requested that the Commissioners consider the facts when looking at the SLO. The speaker suggested comparing the number of units allowed with and without the SLO and noted that concerns tended to be with attached not detached units.

An unidentified speaker requested a moratorium and suggested placing the SLO and Urban Plans/Overlay Districts on the ballot to get rid of them.

Rick Huffman, Costa Mesa resident, expressed concerns regarding the Overlay Districts approved in 2015 and suggested starting over with the SLO and Urban Plans.

Chair Andranian asked staff to explain why this meeting was scheduled and noticed for the time it was. Barry Curtis, Director of Economic and Development Services, explained that tonight's meeting is intended to present an outline of a work plan that will be brought before the Planning Commission at the December 11 meeting. A staff report and presentation will be provided for the December meeting.

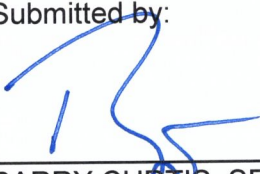
Vice Chair de Arakal asked if the staff report in December will include a draft ordinance that the Commission will take action on. Mr. Curtis responded no, that the Commission will only provide comments and direction to staff on the work plan. Staff will forward the Commission's comments on the work plan to the City Council.

PRESENTATIONS

Peggy Schneble, Consultant, presented a slideshow of an overview of the draft work plan for Small Lot Subdivisions and Urban Plan/Overlay Districts.

ADJOURNMENT (5:38 p.m.)

Submitted by:



BARRY CURTIS, SECRETARY
COSTA MESA PLANNING COMMISSION