



**SPECIAL JOINT STUDY SESSION MEETING OF THE COSTA MESA  
CITY COUNCIL AND PLANNING COMMISSION  
JULY 26, 2023 – 5:00 P.M. - MINUTES**

**CALL TO ORDER** – The Study Session meeting was called to order by Mayor Stephens at 5:02 p.m.

**ROLL CALL**

Present: Planning Commission Chair Adam Ereth, Planning Commission Vice Chair Russell Toler, Planning Commissioner Angely Andrade Vallarta (Arrived at 5:36 p.m.), Planning Commissioner Johnny Rojas, Planning Commissioner Jimmy Vivar, and Planning Commissioner Jon Zich, Council Member Chavez (Left at 6:45 p.m.), Council Member Gameros, Council Member Harper, Council Member Marr, Council Member Reynolds, Mayor Pro Tem Harlan, and Mayor Stephens,

Absent: None.

**PUBLIC COMMENTS**

Dianne Russell spoke in support of inclusionary housing, spoke on in-lieu fees, and spoke in support of low and very low-income housing.

Speaker, spoke in support of an inclusionary housing ordinance.

Eric Nelson, representing the Building Industry Association, spoke on housing development and policies, spoke on industry profits, reduction of housing stock for sale, and encouraged an incentive program.

Jay Humphrey, Costa Mesa, spoke on an inclusionary housing ordinance, RHNA numbers, and penalties.

Speaker, Resilience Orange County, spoke on housing insecurity, developing housing opportunities, prioritizing the needs of Costa Mesa workers, and in-lieu fee programs.

Kathy Esfahani, Costa Mesa Affordable Housing Coalition, spoke on the need to set aside very low-income units, spoke on the need for an inclusionary housing ordinance, and spoke on Irvine's inclusionary housing ordinance.

Adam Wood, representing the Building Industry Association, spoke in favor of affordable housing but against an inclusionary housing ordinance, spoke on the cities of Santa Ana and Tustin, inclusionary zoning, and spoke on not limiting housing production.

Speaker, Resilience Orange County, spoke in support of an inclusionary housing ordinance, and spoke in support of adopting a rental registry.

Speaker, spoke in support of an inclusionary housing ordinance, changing zoning to provide incentives, supports decreasing the parking requirements, and spoke on Assembly Bill 309, The Social Housing Act.

David Haithcock, President and CEO of Costa Mesa Chamber of Commerce, spoke on analyzing affordable housing and impacts to pricing, and encouraged collaboration with stakeholders.

Speaker, spoke on collaboration, benchmarking, and researching other cities with successful ordinances.

Speaker, spoke on the need for affordable rental housing.

Ashley Anderson, Orange County Eviction Diversion Collaborative, spoke on the state of evictions in Orange County.

Jennifer Bullard, Orange County Business Council, spoke in support of workforce housing and against inclusionary zoning, and spoke on a collaborative effort between government and business to incentivize affordable housing.

#### **SPECIAL STUDY SESSION ITEM:**

#### **1. FOLLOW-UP JOINT STUDY SESSION REGARDING A POTENTIAL INCLUSIONARY HOUSING PROGRAM**

Presentation by Kathe Head, Consultant and Jennifer Le, Economic and Development Services Director.

City Council and Planning Commission recessed into a break at 6:28 p.m.

City Council and Planning Commission reconvened at 6:41 p.m.

Discussion ensued on the timing of an ordinance, land availability, how to incentivize property owners, allowing more units, engaging with the development community, the need for policies and procedures, meeting with major developers, incentives for housing as well as apartment housing, and ownership versus rental.

City Council and Planning Commission received the staff presentation, provided feedback on policy recommendations, and provided direction regarding an inclusionary housing ordinance for Planning Commission and City Council consideration.

**ADJOURNMENT** – The Mayor adjourned the meeting at 8:11 p.m.

**Minutes adopted on this 5<sup>th</sup> day of September, 2023.**

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John Stephens, Mayor

ATTEST:

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Brenda Green, City Clerk

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