



# City of Costa Mesa Council Agenda

**Libby Cowan**  
Mayor

**Linda Dixon**  
Mayor Pro Tem

**Gary Monahan**  
Council Member

**Karen Robinson**  
Council Member

**Chris Steel**  
Council Member

City Manager  
Allan Roeder

City Attorney  
Jerry Scheer

Development Services Director  
Donald Lamm

Director of Public Services  
William Morris

Deputy City Clerk  
Mary Elliott

## **COUNCIL MEETS 1<sup>ST</sup> & 3<sup>RD</sup> MONDAYS - - 77 Fair Drive**

**SPEAKERS: PLEASE PRINT YOUR NAME AND ADDRESS ON THE YELLOW CARDS AT THE PODIUM.**

**COUNCIL POLICY 000-4 - TIME LIMIT FOR COUNCIL MEETINGS -** Except for extenuating circumstances, Council meetings shall conclude at midnight. If there is unfinished business, these items will be continued to a future council meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Mary Elliott, Deputy City Clerk, (714) 754-5223. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. The Council meets for an Agenda Review Study Session beginning at 5:00 p.m. in Conference Room 5-A of City Hall. The public is welcome to attend. No action may be taken by the Council prior to the 5:30 p.m. meeting.

## **SPECIAL CITY COUNCIL MEETING October 29, 2001 5:30 P.M.**

- I PLEDGE OF ALLEGIANCE      Council Member Robinson
- II INVOCATION      Mr. Rick Hardy, Vanguard University
- III ROLL CALL
- IV MOTION      To read all ordinances and resolutions by title only

V PUBLIC HEARINGS

Recommendation

PUBLIC HEARINGS – continued

Recommendation

1. PUBLIC HEARING: Continued from the meeting of October 15, 2001, Segerstrom Home Ranch, the 93-acre site located between Sunflower Avenue, the San Diego Freeway (I-405), Fairview Road, and Harbor Boulevard.

Continue to the meeting of November 5, 2001, at 5:30 p.m.

(a) Final Environmental Impact Report #1048 for Segerstrom Home Ranch.

(b) General Plan Amendment GP-00-05, amending the 1990 General Plan text and figures, changing the land use designation from Industrial Park and Medium Density Residential to High Density Residential, Industrial Park, and Commercial Center; establishing a site-specific floor area ratio of 0.41 for the Commercial Center component; establishing a site-specific density of 29 dwelling units per acre for the High Density Residential component; increasing the trip budget; increasing the maximum building area (961,060 square feet of industrial uses and 366 dwelling units allowed; 791,050 square feet of office and office-related uses, 252,648 square feet of industrial uses, 308,000 square feet of retail uses (IKEA), and 464 dwelling units proposed); amending the Master Plan of bikeways to delete the proposed grade-separated bike trail undercrossing of the I-405 Freeway related links between Gisler Avenue and South Coast Drive.

1. Segerstrom Home Ranch:

PUBLIC HEARINGS – continued

Recommendation

- (c) Specific Plan Amendment SP-00-02, to amend the North Costa Mesa Specific Plan text and figures to increase the size of Area 1 (Home Ranch) to include the 30.5 acres located north of South Coast Drive; modify Area 1's land use designations, trip budget, maximum allowable floor area ratio and building square footage, and development standards.
- (d) Rezone Petition R-00-02, to rezone 93.34 acres from Planned Development Industrial (PDI) and Planned Development Residential-Medium Density (PDR-MD) to Planned Development Industrial (PDI), Planned Development Commercial (PDC), and Planned Development Residential-North Costa Mesa (PDR-NCM).
- (e) Master Plan PA-99-34/Minor Conditional Use Permit ZA-01-36, for a final master plan to allow the construction of a 308,000 square-foot retail, 45-foot tall building (IKEA) located at the southeast corner of Harbor Boulevard and South Coast Drive, with a minor conditional use permit to allow compact parking spaces.
- (f) Development Agreement DA-00-01, to establish a development agreement for the Segerstrom Home Ranch project.

VI REPORTS

City Attorney

City Manager

VII COUNCIL MEMBERS REPORTS, COMMENTS, AND SUGGESTIONS

1. Council Member Robinson
2. Council Member Steel
3. Council Member Monahan
4. Mayor Pro Tem Dixon
5. Mayor Cowan

VIII ADJOURNMENT