



# 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 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.

**November 5, 2001**  
**5:30 p.m.**

- |     |                      |  |
|-----|----------------------|--|
| I   | PLEDGE OF ALLEGIANCE | Council Member Chris Steel   |
|     | SPEAKER              | Ralph Holmes, Freedom Committee (Veterans Day)                                     |
| II  | INVOCATION           | Reverend Karen Stoyanoff, Orange Coast Unitarian Universalist                      |
| III | ROLL CALL            |  |
| IV  | MINUTES              | Regular meeting of October 15, 2001  |
|     | MOTION               | To read all ordinances and resolutions by title only                               |
|     | PRESENTATIONS        | Employees of the Month;<br>Excellence in Procurement Award for Purchasing Division |

- V PUBLIC COMMENTS--To ensure fair and equal treatment of all who appear before the City Council, and to expedite City business, speakers will be limited to three minutes during Public Comments to speak on any item within the Council's jurisdiction and which is not listed on the Agenda. The three-minute per speaker time limit may be extended for good cause by the Mayor, or by majority vote of the Council Members.
- VI CONSENT CALENDAR--All matters listed under the Consent Calendar are considered to be routine and will be enacted in one motion in the form listed below. There will be no separate discussion of these items prior to the time the Council votes on the motion, unless members of the Council, staff, or the public request specific items to be removed from the Consent Calendar for discussion. Items removed from the Consent Calendar will be discussed and voted upon immediately following Council action on the remainder of the Consent Calendar.

Members of the public who wish to discuss Consent Calendar items should come forward to the microphone upon invitation by the Mayor, state their name, address, and item number.

Written Communications

Recommendation

- |                    |                     |
|--------------------|---------------------|
| 1. Reading Folder. | Receive and process |
|--------------------|---------------------|

Warrants

- |   |         |
|---|---------|
| 2. Warrant Resolution 1871, funding Payroll 121 for \$1,797,380.34, and City operating expenses for \$2,017,953.48, including payroll deductions. | Approve |
| 3. Warrant Resolution 1872, funding City operating expenses for \$776,391.34.   | Approve |
| 4. Warrant Resolution 1873, funding Payroll 122 for \$1,809,467.51, and City operating expenses for \$602,728.31, including payroll deductions.   | Approve |

Administrative Actions

- |  |         |
|--|---------|
| 5. Award Bid Item No. 1064, One New 2002 Alternate Fuel 1800-Gallon Water Truck, to Los Angeles Freightliner, 2429 South Peck Road, Whittier, for a total cost of \$74,786.68. | Approve |
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Administrative Actions

CONSENT CALENDAR – continued

Recommendation

- |     |   |   |
|-----|---|---|
| 6.  | Resolution authorizing continuation of salary and benefits for employees called to active duty with the United States armed forces.   | Adopt resolution  |
| 7.  | Budget Adjustment No. 02-045 for \$817,690.00 for traffic congestion relief funds (Assembly Bill 2928) for a street maintenance project to rehabilitate Santa Ana Avenue, 19th Street, and Orange Avenue. | Approve   |
| 8.  | Completion of Baker Street and Arlington Drive Sidewalk, Project No. 01-06, by S. Parker Engineering, Inc., 10059 Whippoorwill Avenue, Fountain Valley.   | Accept work; authorize Clerk to file a Notice of Completion, release retention funds 35 days thereafter; exonerate Labor and Material Bond seven months thereafter; exonerate Performance Bond twelve months thereafter |
| 9.  | Completion of street improvements at 2300 Harbor Blvd. by Mercer Construction Company, 42690 Rio Nedo Way, Suite D, Temecula, in connection with Encroachment Permit No. PS99-00200 (PA-98-50).           | Approve; exonerate bonds  |
| 10. | Completion of street improvements at 2300 Harbor Blvd. by Harbor Center Partners L. P., 2222 East 17th Street, Santa Ana, in connection with Encroachment Permit No. PS99-00316 (PA-98-50).               | Accept work; exonerate bonds  |
| 11. | Completion of street improvements by Harbor Center Partners L. P., 2222 East 17th Street, Santa Ana, in connection with Encroachment Permit No. PS-99-00347 (PA-98-50).                                   | Accept work; exonerate bonds  |

Administrative Actions

CONSENT CALENDAR – continued

Recommendation

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|--|---|
| 12. Completion of street improvements at 289 Mesa Drive, by Morgan Development, Inc., 480 Old Newport Blvd., Newport Beach, in connection with Encroachment Permit No. PS00-00007 (Tract No. 15855).                 | Accept work; exonerate bonds                        |
| 13. Completion of street improvements at 2450 Elden Avenue by Infinity Homes CM1 LLC, 10945 South Street, Suite 301, Cerritos, in connection with Encroachment Permit Nos. PS01-00005 and PS-01-00120 (Tract 15995). | Accept work: refund cash deposit of \$16,843.00     |
| 14. Agreement with Mesa Consolidated Water District and Newport-Mesa Unified School District, to amend the access and usage easement and City park usage for Lindberg School and Lindberg School Park.               | Approve; authorize Mayor and Clerk to sign          |
| 15. Open Space Easements:  |   |
| (a) Resolution approving the first amendment to an open space easement for the eastern portion of the South Coast Repertory Theatre property and property for the proposed Symphony Hall and Art Museum/Academy.     | Adopt resolution; authorize Mayor to sign amendment |
| (b) Resolution approving the third amendment to an open space easement for property between the Imperial Bank Building and the Westin South Coast Plaza Hotel.   | Adopt resolution; authorize Mayor to sign amendment |

-----END OF CONSENT CALENDAR-----

VII PUBLIC HEARINGS

Recommendation

PUBLIC HEARINGS – continued

Recommendation

3. Segerstrom Home Ranch:
  1. PUBLIC HEARING: Continued from the meeting of October 1, 2001, Rezone Petition R-01-04, for Fritz Howser and Michael Schrock, authorized agents for Phil Wade, to rezone property at 257 Cecil Place from R1 to PDR-LD.

Continue to the meeting of November 19, 2001, at 5:30 p.m.
  - (a) Planning Application PA-01-26, for a planned development to allow construction of two additional two-story, single-family dwellings behind an existing single-family dwelling at the above address. Environmental Determination: Exempt.

Continue to the meeting of November 19, 2001, at 5:30 p.m.
  2. PUBLIC HEARING: Application from Gary Johnson, appealing certain conditions of approval imposed by the Planning Commission for Development Review DR-01-22, to legalize the conversion of the first floor of an existing two-story accessory structure to a granny unit, originally approved as a first floor recreation room and a second floor accessory apartment, located at 268 Flower Street in an R1 zone. Environmental Determination: Exempt.

Continue to the meeting of November 19, 2001, at 5:30 p.m.
  3. PUBLIC HEARING: Continued from the special meeting of October 29, 2001, Segerstrom Home Ranch, a 93-acre site currently used for agricultural purposes with a limited number of buildings, and bordered by Sunflower Ave., the San Diego Freeway. (I-405), Fairview Road, and Harbor Boulevard:

Continue to the meeting of November 19, 2001, at 5:30 p.m.
  - (a) Final Environmental Impact Report No. 1048.

PUBLIC HEARINGS – continued

Recommendation

3. Segerstrom Home Ranch:
  - (b) General Plan Amendment GP-00-05, to amend the 1990 General Plan by 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 Commercial Center; establishing a site-specific density of 29 dwelling units per acre for High Density Residential; to increase the trip budget; to increase 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); to amend the Master Plan of bikeways to delete the proposed grade-separated bike trail under-crossing of the I-405 and related links between Gisler Avenue and South Coast Drive.
  - (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.

PUBLIC HEARINGS – continued

Recommendation

3. Segerstrom Home Ranch:

- (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.

VIII OLD BUSINESS

- 1. From the meeting of October 15, 2001, second reading and adoption of Ordinance 01-27, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, REZONING 2072 AND 2080 NEWPORT BOULEVARD FROM R2-MD TO C1 BY ADOPTION OF REZONE PETITION R-01-03. Adopt Ordinance 01-27

IX NEW BUSINESS

Recommendation

X REPORTS

City Attorney

City Manager

XI 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

XII ADJOURNMENT