



# 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 on the Agenda, the meeting will be adjourned to the following day at 6:30 p.m. for completion of the remaining Agenda items.

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 4:30 p.m. in Conference Room 1-A of City Hall. The public is welcome to attend. No action may be taken by the Council prior to the regular meeting starting at 5:30 p.m.

## **NOVEMBER 19, 2001**

- I PLEDGE OF ALLEGIANCE Mayor Pro Tem Dixon
- II INVOCATION Pastor Mark Page, Grace Fellowship Church
- III ROLL CALL
- IV MINUTES Special meeting of October 8, 2001, and regular meeting of November 5, 2001
- MOTION To read all ordinances and resolutions by title only
- PRESENTATIONS Girl Scout Troop No. 1680  
Mayor's Award-Lindsay Freeman
- V PUBLIC COMMENTS—To ensure fair and equal treatment of all who appear before the

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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 minutes per speaker time allotted 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 1874, funding City operating expenses for \$379,590.54.

Approve

3. Warrant Resolution 1875, funding Payroll 123 for \$1,802,110.08, and City operating expenses for \$1,279,982.54, including payroll deductions.

Approve

### Claims

4. Claim from Elaine Kaspar (alleges that the City failed to protect).

Reject

5. Claims from George Mitchell, Jazlyn Mitchell, and Mai Linh Nguyen (alleges negligence of an employee or agent of the City).

Reject

6. Claims from Lorena Mae and 42 other individuals (alleges violation of civil rights).

Reject

CONSENT CALENDAR—continued

### Recommendation

### Administrative Actions

7. Agreement with Praedium, Inc., 2030 Main Street, Suite 1300, Irvine, for \$77,025.00, for design of JoAnn Street from Placentia

Approve; authorize Mayor and Clerk to sign

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Avenue to Miner Street and a portion of the Center Street Alley (Alley No. 1), located between Center Street and 19<sup>th</sup> Street from Monrovia Avenue to approximately 500 feet east.

- 8. Authorize staff to negotiate a contract with a qualified glazing contractor for Application of Earthquake Safety Film on Windows at Various Locations, Project No. 01-12, for an amount not to exceed \$21,800.00.

Approve; authorize City Manager to execute the agreement

- 9. Award contract for Design and Construction of a Concrete Patio and Seat Wall at the Costa Mesa Senior Center, 695 West 19<sup>th</sup> Street, Project No. 01-13, to S. Parker Engineering, Inc., 10059 Whippoorwill Avenue, Fountain Valley, for \$16,975.00 (Base Bid plus Alternate Bid Nos. 1 and 2).

Approve; authorize Mayor and Clerk to sign

- 10. Award contract for General Plan Amendment/Update on Recreation Master Plan Component (for TeWinkle Park Specific Master Plan), to RJM Design Group, Inc., 31591 Camino Capistrano, San Juan Capistrano, for \$165,861.00 for both projects.

Approve; authorize Mayor and Clerk to sign

- 11. Agreement with Municipal Services Bureau (MSB/Data Ticket), 4600 Campus Drive, Suite 200, Newport Beach, for approximately \$12,440.00 per year, for data processing and collection of fines and administration of reviews and hearings for parking citations.

Approve; authorize Mayor and Clerk to sign

- 12. Agreement with the Newport Bay Watershed Stakeholders for cost sharing of the Newport Bay Watershed Human Health Risk Assessment.

Approve; authorize Mayor and Clerk to sign

CONSENT CALENDAR—continued

Recommendation

Administrative Actions

- 13. Three-year lease and support agreement with Hewlett Packard, 1421 South Manhattan Avenue, Fullerton, for an annual amount of \$92,265.72.

Approve; authorize Mayor and Clerk to sign

- 14. Amendment No. 1 to the agreement with BonTerra Consulting, 151 Kalmus Drive, Suite E-200, Costa Mesa, for \$114,923.58 (to be borne by the applicant), for Home Ranch Environmental Impact Report No. 1048. Approve; authorize Mayor and Clerk to sign
  
- 15. Construction of Landscape Demonstration Projects on Baker Street, North Parkway from Coolidge Avenue to Babb Street; and Gisler Avenue, North Parkway from Wicks Furniture Driveway to College Avenue, Project No. 01-08. Reject all bids; authorize readvertisement of the project
  
- 16. Development Phasing and Performance Monitoring Report. Receive and file

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

VII PUBLIC HEARINGS

- 1. PUBLIC HEARING: Continued from the meeting of November 13, 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:
  - (a) Final Environmental Impact Report No. 1048. Adopt resolution certifying the EIR

PUBLIC HEARINGS—continued

Recommendation

- 1. 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; Adopt resolution adopting Alternative A

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.

Adopt resolution adopting SP-00-02

PUBLIC HEARINGS—continued

Recommendation

1. 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).

Give first reading to ordinance

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- (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 sq.-ft. retail, 45-foot tall building (IKEA) located at the southeast corner of Harbor Blvd. and South Coast Dr., with a minor conditional use permit to allow compact parking spaces. Adopt resolution approving PA-99-34/ZA-01-36, subject to conditions
- (f) Development Agreement DA-00-01, to establish a development agreement for the Segerstrom Home Ranch project. Give first reading to ordinance
- 2. PUBLIC HEARING: Continued from the meeting of November 5, 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. Give first reading to ordinance
  - (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. Adopt resolution approving PA-01-26

**PUBLIC HEARINGS—continued**

Recommendation

- 3. 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. Adopt resolution affirming, modifying, or denying DR-01-22
- 4. PUBLIC HEARING: Application from Council Member Robinson appealing the Planning

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Commission's approval of Planning Application PA-00-37, for The Regents Group, 420 McKinley Street, Suite 111, Corona, authorized agent for Russell Garner, South Coast R. E. Investments, 303 Broadway, Suite 210, Laguna Beach, for a variance from parking requirements (24 spaces required, 16 proposed), and to allow 3 compact parking spaces; and a minor modification to allow a trash enclosure to encroach 1 foot, 3 inches into the required 20-foot front setback, in conjunction with the conversion of residential dwelling units to commercial uses at 248 Victoria Street, in a C2 zone. Environmental Determination: Exempt.

Continue to the meeting of December 3, 2001

5. PUBLIC HEARING: Application from Council Member Robinson appealing the Planning Commission's approval of Planning Application PA-01-19 for Bruce H. Corzine, property owner, for a conditional use permit to legalize a counseling center in an existing industrial building at 2950 Airway Avenue, Suite B3, in an MP zone. Environmental Determination: Exempt.

Continue to the meeting of December 3, 2001

**PUBLIC HEARINGS—continued**

6. PUBLIC HEARING: Application from Mayor Pro Tem Dixon appealing the Planning Commission's approval of Minor Conditional Use Permit ZA-01-38, for Chip Cox, authorized agent for James R. Lewis, 26272 Yolanda St., Laguna Hills, to allow an automotive impound yard for Jim's Towing, 913 and 917 West 18<sup>th</sup> Street, in an MG zone. Environmental Determination: Exempt.

Recommendation

Continue to the meeting of December 3, 2001

**VIII OLD BUSINESS**

1. Request from Eugene Chan and Gladys Chock

Determine if sufficient

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for rehearing of the City Council's October 15, 2001, decision to uphold the Planning Commission's denial of PA-01-25 for a conditional use permit to allow truck rental at the mini-storage located at 2458 Newport Blvd.

evidence exists to warrant conducting a rehearing

2. Huscroft House proposals.

Direct staff to pursue either Proposal No. 1 or Proposal No. 2; or proceed with demolition and authorize the City Manager to execute a future agreement

IX NEW BUSINESS

1. Resolution relating to the discharge of wastewater to the Pacific Ocean.

Consider whether to adopt resolution

NEW BUSINESS—continued

Recommendation

2. Revisions to Council Policy No. 800-4, Acceptance and Recognition of Donations to City Parks and Public Facilities:

(a) Circle of Service and the Memorial Plaques to remain in the policy but to be identified separately within the policy, each having their own set of criteria while sharing common procedures.

Approve

(b) Costa Mesa Community Foundation, the City's nonprofit corporation which also accepts donations to be used for projects that benefit the City, be included in the policy.

Approve

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