



# City of Costa Mesa Council Agenda

**Gary Monahan**  
Mayor

**Chris Steel**  
Mayor Pro Tem

**Allan Mansoor**  
Council Member

City Manager  
Allan Roeder

**Libby Cowan**  
Council Member

**Mike Scheafer**  
Council Member

Acting City Attorney  
Tom Wood

Development Services Director  
Donald Lamm

Director of Public Services  
William Morris

Deputy City Clerk  
Julie Folcik

## **COUNCIL MEETS 1<sup>ST</sup> & 3<sup>RD</sup> MONDAYS - 6:30 PM - 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, 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 the 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 6:00 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 6:30 p.m. meeting.

## **JULY 7, 2003**

- |     |                      |                                                                                   |
|-----|----------------------|-----------------------------------------------------------------------------------|
| I   | PLEDGE OF ALLEGIANCE | Council Member Cowan                                                              |
| II  | INVOCATION           | Robert Krattli, First Church of Christ Scientist                                  |
| III | ROLL CALL            |                                                                                   |
| IV  | MINUTES              | Special meeting of May 12, 2003, and regular meetings of June 2 and June 16, 2003 |
|     | MOTION               | To read all ordinances and resolutions by title only                              |
|     | PRESENTATION         | Mayor's Award, Lou DeSandro<br>Employee of the Month, Wayne Mitchell              |

- 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 Oral Communications 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

1. Reading Folder.  
**Recommendation: Receive and process**

Warrants

2. Warrant Resolution 1958, funding City operating expenses for \$1,123,627.59.  
**Recommendation: Approve**
3. Warrant Resolution 1959, funding Payroll No. 313 for \$2,006,860.32, Payroll No. 312A for negative \$924.43, and City operating expenses for \$1,388,062.75, including payroll deductions.  
**Recommendation: Approve**
4. Warrant Resolution 1960, funding City operating expenses for \$1,436,797.46.  
**Recommendation: Approve**

Administrative Actions

5. [Amendment to an agreement with LSA Associates, 20 Executive Park, Suite 200, Irvine, for \\$76,500.00, to expand the scope of services to include the preparation of an Environmental Impact Report for the 1626/1640 Newport Boulevard General Plan Amendment GP-02-06 project.](#)  
**Recommendation: Approve; authorize Mayor and Clerk to sign**

CONSENT CALENDAR—continued

Administrative Actions

6. [Agreement with Siemens Building Technologies, Inc., 10775 Business Center Drive, Cypress, for sole source purchase of a camera and recording system for the Costa Mesa jail, for an amount not to exceed \\$42,833.00 for Phase I \(the project will be completed in two phases\).](#)  
**Recommendation: Approve; authorize Mayor and Clerk to sign**
  
7. [Award contract for Traffic Signal Installation at Victoria Street and Maple Street, Federal Project No. STPLH-5312\(041\), City Project No. 03-13, to Pouk and Steidle, Inc., P.O. Box 3039, Riverside, for \\$88,230.00.](#)  
**Recommendation: Approve; authorize Mayor and Clerk to sign**
  
8. [Change Order No. 2 to the contract with Azteca Landscape, 1910 South Archibald Avenue, Suite N, Ontario, for \\$3,138.93, to add eight additional school sites to the turf and landscape services contract \(as provided for in the Joint Use Agreement with the Newport-Mesa Unified School District\).](#)  
**Recommendation: Approve; authorize Mayor to sign**
  
9. [Resolution providing for additional temporary partially paid military leave of absence and continuation of benefits for City of Costa Mesa employees called to active duty with the armed forces, providing the City Manager with discretionary authority to extend the salary and benefits \(effective the pay period that includes July 13, 2003\).](#)  
**Recommendation: Adopt resolution**
  
10. [Purchase of One New Tymco Model No. 600 Alternative-Fuel Powered Regenerative Air Street Sweeper from GCS Western Power and Equipment, 8271 Commonwealth Avenue, Buena Park, for \\$173,606.80, acquired through participation in the Los Angeles County bid and contract process, as authorized by Resolution 94-11, adopted March 7, 1994.](#)  
**Recommendation: Approve**
  - (a) Budget Adjustment No. 03-145, for \$75,000.00.  
**Recommendation: Approve**

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

VII PUBLIC HEARINGS

**ADJOURN CITY COUNCIL MEETING; CONVENE SPECIAL JOINT MEETING OF THE CITY COUNCIL/REDEVELOPMENT AGENCY**

ROLL CALL

1. [PUBLIC HEARING: Reconsideration of the April 14, 2003, Special Joint Meeting of the City Council and Redevelopment Agency decision regarding 1901 Newport Plaza Residences Project located at 1901 Newport Boulevard, for Dave Eadie, Rutter Development, authorized agent for property owner Kennedy/Rutter Development, for a 161-unit residential condominium project in the Planned Development Commercial \(PDC\) Zone. Environmental Determination: Final EIR No. 1050.](#)  
**Recommendation:** Continue to a Joint Meeting of the City Council/ Redevelopment Agency on August 4, 2003; provide direction to staff to prepare an Inclusionary Housing Report evaluating alternatives related to providing affordable housing units on-site
  - (a) Certification of Final EIR No. 1050.
  - (b) General Plan Amendment GP-02-04 and Title 13 amendments for a site-specific floor area ratio (FAR) for the commercial component (0.35 FAR allowed; 0.70 FAR proposed), for a site-specific density for the residential component (20 du/ac allowed; 45 du/ac, proposed), and for the proposed 5-level parking structure [applies to General Plan] (4-stories allowed; 5-stories proposed).
  - (c) Final Master Plan approval PA-02-11 for the proposed mixed-use project and variance from residential parking requirements (455 residential parking spaces required; 415 residential parking spaces proposed).
  - (d) Inclusionary Housing Plan for the 1901 Newport Plaza Residences project.
  - (e) Amendment to the 1999-2004 Implementation Plan for the Downtown Redevelopment Plan to include Inclusionary Housing Provisions [Redevelopment Agency action item].

**ADJOURN SPECIAL JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING; RECONVENE CITY COUNCIL MEETING**

PUBLIC HEARINGS—continued

2. PUBLIC HEARING: Application from John Morehart appealing the Planning Commission’s denial of portions of Planning Application PA-03-02 for Barry Walker for a relocation permit/master plan/minor design review to replace one of four existing residential dwelling units with the 2-story “Huscroft House”; divide the property into three lots; with variances from open space requirement (40 percent required; 34 percent to 36 percent provided), parking requirements (14 spaces required; 10 spaces provided), minimum lot area (12,000 sq. ft. required; 3,001, 3,670, and 4,895 sq. ft. proposed), vehicle back-out requirements (25 feet required; 24 feet proposed), rear setback requirements (20 feet required; 7 feet proposed), and street frontage requirements, administrative adjustments from front setback requirements (20 feet required; 12.5 feet proposed), and side setback requirements (5 feet required; 3 feet proposed); and a conditional use permit to allow shared parking between the proposed lots, located at 548 Bernard Street in an R2-HD (Multiple-Family Residential District, High Density) zone. Environmental Determination: Exempt.  
**Recommendation: Adopt resolution to uphold, reverse, or modify the Planning Commission decision**
  
3. PUBLIC HEARING: Application from Ken Woods and application from Carl and Carolee Stevens appealing the Planning Commission’s approval of Conditional Use Permit PA-03-14 for Diane Cuniff, authorized agent for Glenn and Leone Beeler, for a dog day care, both inside and outside of an existing industrial building, located at 1629 Superior Avenue in an MG (General Industrial) zone. Environmental Determination: Exempt.  
**Recommendation: Adopt resolution to uphold, reverse, or modify the Planning Commission decision**

VIII OLD BUSINESS

1. Disposition of City-owned property at Hamilton Street and Charle Street.  
**Recommendation: Provide direction to staff**

IX NEW BUSINESS

1. Review of mobile home park conversion permit requirements.  
**Recommendation: Provide direction to staff regarding possible amendment of the City’s regulations**

NEW BUSINESS—continued

2. [TeWinkle Park softball field dimension options.](#)  
**Recommendation:** Consider outfield dimensions provided by staff; if modification of one or more of the fields is approved, appropriate funds from the Net Revenue Special Projects account for approved modifications
3. [Request from the Orange County Regional Airport Authority \(OCRAA\) for adoption of a resolution in support of efforts by the City of Los Angeles to operate a commercial airport at El Toro.](#)

X REPORTS

City Attorney

City Manager

XI COUNCIL MEMBERS REPORTS, COMMENTS, AND SUGGESTIONS

1. Council Member Scheafer
2. Council Member Mansoor
3. Council Member Cowan
4. Mayor Pro Tem Steel
5. Mayor Monahan

XII ADJOURNMENT