



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 1ST & 3RD 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.

AUGUST 4, 2003

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| I | PLEDGE OF ALLEGIANCE | Council Member Mansoor |
| II | INVOCATION | Pastor Bob Moore, South Coast Christian Church |
| III | ROLL CALL | |
| IV | MINUTES | Regular meetings of July 7 and July 21, 2003 |
| | MOTION | To read all ordinances and resolutions by title only |
| | PRESENTATION | Mayor's Award, Rick Miller |

- 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 1963, funding Payroll No. 315 for \$2,037,766.87, Payroll No. 314A for \$511.95, and City operating expenses for \$1,667,015.12, including payroll deductions.
Recommendation: Approve
3. Warrant Resolution 1964, funding City operating expenses for \$1,175,901.66.
Recommendation: Approve

Claims

4. Claim from Rita Joy Kunkel (trip and fall on City sidewalk).
Recommendation: Reject

CONSENT CALENDAR–continued

Administrative Actions

5. [Completion of street improvements at 2636 Santa Ana Avenue, by Cross Communities, Inc., 8141 East Kaiser Boulevard, Suite 120, Anaheim, in connection with Encroachment Permit No. PS01-00345 \(Tract 16030\).](#)
Recommendation: Accept work; exonerate bonds

6. [Completion of street improvements at 744 West 19th Street, by Autozone, Inc., 123 South Front Street, Memphis, Tennessee, in connection with Encroachment Permit No. PS00-00523 \(DR-99-19\).](#)
Recommendation: Accept work; exonerate bonds

7. [Completion of street improvements at 2115 Newport Boulevard, by Lusardi Construction Company, 1570 Linda Vista Drive, San Marcos, in connection with Encroachment Permit No. PS01-00381 \(PA-99-07\).](#)
Recommendation: Accept work; exonerate bonds

8. [Award contract for Replacement of Carpeting at Various Locations, Project No. 03-12, to Dupont Flooring Systems, d.b.a. The Invironmentalists, 1355 South Acacia Avenue, Fullerton, for \\$30,205.00.](#)
Recommendation: Approve; authorize Mayor and Clerk to sign

9. [Award contract for Furnish and Install Sun Screens at the Police Facility, 99 Fair Drive, Project No. 03-14, to Crystal Glass, Inc./Crystal Glass and Mirror, 505 South Harbor Boulevard, Santa Ana, for \\$3,429.72.](#)
Recommendation: Approve; authorize Mayor and Clerk to sign

10. [Agreement with One Town Center Associates, 3315 Fairview Road, Costa Mesa, for installation of flashing in-pavement lights at the existing mid-block crosswalk located on Town Center Drive, at no cost to the City.](#)
Recommendation: Approve; authorize Mayor to sign

-----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: Continued from the meeting of July 7, 2003, 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.
 - (a) Certification of Final EIR No. 1050.
Recommendation: Adopt resolution certifying Final Environmental Impact Report (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).
Recommendation: Adopt resolution approving General Plan Amendment GP-02-04
 - (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).
Recommendation: Adopt resolution approving Final Master Plan PA-02-11
 - (d) Inclusionary Housing Plan for the 1901 Newport Plaza Residences project.
Recommendation: Give first reading to ordinance amending Title 13 related to a site-specific FAR and site-specific density

PUBLIC HEARINGS—continued

- (e) Amendment to the 1999-2004 Implementation Plan for the Downtown Redevelopment Plan to include Inclusionary Housing Provisions [Redevelopment Agency action item].
Recommendation: Adopt Redevelopment Agency resolution accepting amendment to 1999-2004 Implementation Plan

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

VIII OLD BUSINESS

- 1. [Request for Rehearing from Mayor Pro Tem Steel of the decision of the City Council at its regular meeting of July 7, 2003, of the TeWinkle Park Softball Field Dimensions.](#)
Recommendation: Determine whether to reconsider the TeWinkle Park Softball Field Dimensions

- 2. [From the meeting of July 21, 2003, Commercial Recreation Zone.](#)
Recommendation: Approve Planning Commission recommendation to direct staff research General Plan and/or Zoning Code amendments to encourage development and/or retention of commercial recreation uses

IX NEW BUSINESS

- 1. [Request from Target Greatlands, 3030 Harbor Boulevard, Unit A, for a public convenience or necessity finding for a premise-to-premise transfer of a Type 20 ABC License \(off-sale beer and wine\).](#)
Recommendation: Make the necessary finding of public convenience or necessity

- 2. [Traffic Impact Fee Ad Hoc Committee Appointments.](#)
Recommendation: Approve appointment of new members

NEW BUSINESS—continued

3. [General Plan Amendment Screening Request GPS-03-02 for 330/340 West Bay Street.](#)
Recommendation: Accept for processing and expand study area to include adjacent parcels at 2025-2037 Newport Boulevard

4. [2002-2003 Fourth Quarter Community Objectives Update.](#)
Recommendation: Receive and file
 - (a) Move the following Community Objectives to the completed or ongoing list: 98-D4/Develop Neighborhood Improvement Strategy for the redevelopment/improvement of the Baker/Mendoza/Coolidge neighborhoods; 03-C1/Reduction/elimination of abandoned grocery carts.
Recommendation: Approve

5. [Resolution to amend the City's Streetscape and Median Development Standards regarding Development of Landscape Medians and Rehabilitation of Neighborhood Entryways and Arterial Walls.](#)
Recommendation: Adopt resolution

6. [Designation of Voting Delegate for Annual League of California Cities Conference.](#)
Recommendation: Designate a Delegate and an Alternate Delegate for the upcoming Annual League of California Cities Conference

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