

**THE CITY OF COSTA MESA  
REGULAR MEETING OF THE  
PARKS AND RECREATION COMMISSION**

**July 25, 2013**

The Parks and Recreation Commission of the City of Costa Mesa, California met in regular session at 6:00 p.m. on Thursday, July 25, 2013, in the Council Chambers at City Hall, 77 Fair Drive, Costa Mesa, California.

**1. Call to Order: Chair Byron de Arakal**

**2. Pledge of Allegiance: Commissioner Graham**

**3. Roll Call**

Commissioners Present: Commissioner Dean Abernathy  
Vice Chair Kim Pederson  
Chairman Byron de Arakal  
Commissioner Donald Harper  
Commissioner Robert Graham

Officials Present: Ms. Fariba Fazeli, Interim Public Services Director  
Mr. Bruce A. Hartley, Maintenance Services Manager  
Mr. Bart Mejia, Parks Project Manager  
Mr. Robert E. Knapp, Recreation Manager

**4. Approval of the Minutes of the June 27, 2013, Meeting**

**MOTION made by Vice Chair Pederson, seconded by Commissioner Abernathy, carried five to zero to approve the minutes of the June 27, 2013, meeting.**

**5. Oral Communications**

1. Lisa Manfredi, Costa Mesa

Ms. Manfredi spoke of the Fairview Park Citizens Advisory Committee's discussions. She requested information about the DG trails recently observed at the park. Ms. Manfredi requested meeting notices arrive more timely.

2. Dana Fisher, Costa Mesa

Feels the city is encroaching on the preserve by adding fields, sidewalks, etc. Ms. Fisher is questioning where the funds are coming from to pay for the discussed projects.

Chair de Arakal reiterated that the citizens advisory board is tasked to understand what the Fairview Park Master Plan is about, assess the needs of the community, and look at the park to decide what can or cannot be met at the location. This will be an approximate 10-month effort. The Capital Improvement Project plan was explained to the audience and they were encouraged to stay engaged.

3. Jeff Kline, Costa Mesa

Mr. Kline received the meeting notice card two (2) days prior to the meeting. Mr. Kline commended the city for their efforts in bringing wildlife back to the area. Mr. Kline spoke of dangers on the bluff and also the unstableness of the area.

**6. Consent Calendar**

No items.

**7. Public Hearing**

No items.

**8. Old Business**

No items.

**9 New Business**

**9a Tree Removal Request – 2737 Cardinal Drive**

Chair de Arakal recused himself for Item 9a.

The report was presented by Mr. Hartley.

Vice Chair Pederson invited the commission to propose questions.

Commissioner Abernathy queried if the type of tree in question is one that is typically problematic.

Mr. Hartley indicated that sewer problems from this species are not typical.

Commissioner Harper inquired if one of the trees is causing problems, but staff is unsure which one.

Mr. Hartley responded yes.

Commissioner Harper asked if it is possible that since it is out in the sewer line, could it be the tree in question.

Mr. Hartley said it could. This tree is the closest tree to the Y in the street.

Commissioner Graham asked if the property owner owns the sewer lateral from his home to the street.

Mr. Hartley indicated that the property owner owns and is responsible for the lateral, including the Y, into the mainline.

Vice Chair Pederson invited the Applicant to the podium.

**1. Tom Lightvoet – Applicant**

Mr. Lightvoet provided clarification to which tree is invading the lateral. He referenced to a photo from the sanitary district of the Y, which a third has been cleared out. This photo accompanied a letter that requested it be cleaned. The homeowner did such. The roots were attributed to the tree per conversation with the city arborist. Mr. Lightvoet asked if the commission had any questions.

Vice Chair Pederson called for questions from the commissioners.

Commissioner Abernathy inquired if any of Mr. Lightvoet's neighbors have had problems.

Mr. Lightvoet indicated that immediate neighbors are not fans of the pine tree. The asphalt is being raised due to roots coming up in the street.

Vice Chair Pederson thanked the Applicant for bringing his documentation and doing his research. He questioned if he had looked into relining.

Mr. Lightvoet indicated he had and the lowest bid was \$5500.

Vice Chair Pederson asked if the commission voted to remove the tree, would he put in another.

Mr. Lightvoet indicated if the city removed it, he would replace it.

Commissioner Harper asked Mr. Lightvoet how long he has resided at the location.

Mr. Lightvoet replied 22 years.

Vice Chair Pederson asked for public comment.

No comments were provided.

Vice Chair Pederson asked the commission if they had any further questions.

Commissioner Graham brought up the fact that trees bring the neighborhood together. The sewer district is willing to assist in paying for part of the cost for lining.

Vice Chair Pederson asked Mr. Hartley if the city has any assistance to homeowners with putting in lining.

Mr. Hartley indicated it is a district and a private property issue.

Commissioner Harper endorsed the Applicant for his responsibility.

Vice Chairman Pederson inquired of Mr. Hartley if the commission moved to have the tree removed and the Applicant is willing to put a tree back, would a new tree that is on the palette that would be less intrusive.

Mr. Hartley indicated they can find trees that are less invasive. If the sewer line leaks and the roots find that area, the roots will gravitate to the sewer line.

Commissioner Abernathy asked if there was a compatible pine on the list.

Mr. Hartley indicated there are none on the council-approved list.

Commissioner Abernathy asked if it's a matter of opening up the list.

Mr. Hartley indicated the Streetscape Standards were going to be updated in the next year.

Vice Chair Pederson asked for a motion and/or comments.

**MOTION made by Commissioner Graham died for lack of second.**

**MOTION made by Commissioner Harper, seconded by Commissioner Abernathy, carried three to one with Commissioner Graham voting no and Chair de Arakal recusing himself, to remove one (1) City-owned parkway tree located in the public right-of-way at 2737 Cardinal Drive, and replace it with a tree compatible to the neighborhood.**

#### **9b Tree Removal Request – 3198 Sicily Avenue**

The report was presented by Mr. Hartley.

Chair de Arakal opened up questions to the commissioners.

Vice Chair Pederson inquired what the timeframe was when the sidewalk was worked on.

Mr. Hartley indicated the trees were root pruned in 2012.

Vice Chair Pederson asked if any ramping or grinding had been done.

Mr. Hartley indicated no grinding was done at that time. He indicated that when a request is submitted, two (2) work orders are created; one for the arborist and one for the street crew to do whatever is warranted.

Chair de Arakal invited the Applicant to the podium.

The Applicant was not present.

Chair de Arakal called for public comment.

No public comments were shared.

Chair de Arakal invited the commissioners to ask questions.

Commissioner Graham indicated the trees make a statement at this property.

Chair de Arakal asked if the Applicants were contacted.

Mr. Hartley confirmed they were notified.

The Clerk also confirmed the information.

Vice Chair Pederson asked if the sidewalk was due for any work.

Mr. Hartley indicated it was and there are markings on the sidewalk accordingly.

Vice Chair Pederson spoke of the damage that was evident.

Chair de Arakal called for comments or a motion.

Chair de Arakal asked when the work on the sidewalk would be conducted.

Mr. Hartley indicated in a few months.

**MOTION made by Commissioner Abernathy, seconded by Vice Chair Pederson, carried five to zero to deny the request for the removal of two (2) City-owned parkway trees located in the public right-of-way in front of 3198 Sicily Avenue.**

### **9c Fairview Park Entryway Concept Plans**

Mr. Mejia presented the report.

Chair de Arakal inquired of the gentleman accompanying Mr. Mejia.

Mr. Mejia introduced the consultant, Mr. Roger Kobata with Kobata Associates Inc..

Chair de Arakal thanked Mr. Kobata for being present.

Chair de Arakal called for questions from the commissioners.

Vice Chair Pederson asked for clarification that this idea was in the Fairview Park Master Plan.

Mr. Mejia indicated that was correct.

Vice Chair Pederson spoke that this is planned movement as money and grants become available.

Commissioner Graham asked to revisit one of the slides. Interfacing people with the park is what is necessary. He asked for clarification on the location of stairs to the bluff.

Mr. Mejia indicated the location.

Commissioner Graham endorsed access to the park and the continuation of 10 years of planning.

Commissioner Harper asked if feedback from the neighbors has occurred.

Mr. Mejia indicated that this is the first time these concept plans are being presented. They have been identified in the master plan.

Commissioner Harper asked when the card went out and the short notice of it.

Mr. Mejia clarified that after the agenda is on the City website is when the notices can go out.

Chair de Arakal asked Mr. Mejia about the utilization of pervious concrete in the parking stalls.

Mr. Mejia indicated that the goal is to keep all of the water concentrated in this area in the park. The pervious concrete and improvements will take the runoff water from the area and allow it to drain into the newly constructed ponds.

Mr. Kobata indicated using the pervious concrete paving serves as a reservoir. All of the water will be utilized.

#### **1. Mr. Carl Ba-Seal, Costa Mesa**

Mr. Ba-Seal would like to have viewed the plans prior to tonight. The proposed playground is too close to the unprotected bluff for children. The expense of restrooms near the playground would be counterproductive. Moving it to the location off Placentia would be better suited. Sidewalks on Pacific should be ungraded to accommodate the parking.

#### **2. Ms. Lisa Manfredi, Costa Mesa**

The master plan noted there would be ten (10) parking spots and the concept indicates forty-two (42) parking spots. If there's a tot lot there should be a restroom. Propose not to approve the plan this evening.

#### **3. Ms. Dana Fisher, Costa Mesa**

It was indicated that the additional parking would have a dominant effect on other issues. More parking increases traffic in the area. She suggested that this topic be tabled and look at the big picture of this project.

#### **4. Mr. Erin Sloan – Costa Mesa**

Mr. Sloan is a longtime Costa Mesa resident. If the area is opened up to move people, the chances of accidents are greater. Currently the street cannot handle the traffic going into the area. He queried if the parking lot will be locked in the evening. Stability of the bluff is a concern.

5. Ms. Margaret Gillingham – Costa Mesa

There will be noise pollution and pollution from the vehicles. Seems like a waste of land to pave it over. It destroys the view, peace and quiet, degrades property values, and loss of view. Move the parking structure to another part of the park, for example, off of Placentia.

6. Erica Norgaard, Costa Mesa

Ms. Norgaard questioned who received cards and was informed that residents within 500-feet received notification cards. Ms. Norgaard is concerned with the number of parking spaces.

7. Mr. Jeff Kline, Huntington Beach

The street is not equipped to handle that many extra vehicles. He expressed that he hopes the entrance is gated. A playground without bathrooms is not a good idea. The parking structure should be off Placentia. The community needs to be made aware of what is going on and he encouraged the commissioners to walk the location and they will observe a major erosion area.

7. Mr. Peter Zender, Costa Mesa property owner

The natural preserve is wonderful and it's not an improved grassy area. It is a nature preserve. The objective needs to be defined and studied.

8. Mr. Brian Burnett, Costa Mesa

Mr. Burnett enjoys Fairview Park for the nature and peace it offers. This is undeveloped land that should remain as such.

9. Mr. Strickland, Costa Mesa

Mr. Strickland welcomed the master plan and the 10 parking stalls when it was viewed online. He likes the signage and the fact of being conscious of the environment. Mr. Strickland indicated the sound carries in the park. He would like this to be tabled until further critique is provided.

Note: A blue card was turned in by Mr. Todd Winter; however, he did not speak.

Chair de Arakal asked the commissioners for comments or questions.

Commissioner Abernathy asked Mr. Mejia and/or Mr. Kobata if there was something specific behind the size and shape of the parking lot.

Mr. Kobata indicated the entire park takes on the form of circles indicating moving lines, and also for emergency vehicle access.

Commissioner Abernathy asked if there were plans for other sidewalks down the street.

Mr. Mejia responded that improvements to Pacific, from Wilson to Victoria are separate from the Fairview Park Master Plan. Availability of funding will dictate this.

Commissioner Graham stated Fairview Park is not a neighborhood park. Reasonable access is necessary. The stairs at the north end are heavily used.

Vice Chair Pederson indicated that the timing in receiving the cards was too close. Mr. Mejia was asked if plans to do some stabilization work would be occurring.

Mr. Mejia indicated affirmative and this is part of the master plan.

Vice Chair Pederson suggested the bluffs and their stability will be addressed. Perhaps native or native-like plants could be planted.

Commissioner Harper shared appreciation to staff for their efforts. Noticing should have been handled sooner. He would like to defer the issue and will walk the area.

Commissioner Graham stated the neighbors will probably benefit from the extra parking.

Chair de Arakal asked for explanation of noticing requirements.

Mr. Mejia stated the requirements are the agenda is posted 72-hours before the meeting, which occurred on Friday. At that time notice could be sent to the neighbors.

Chair de Arakal indicated that notification was conducted the way it is required. Question was proposed to Mr. Mejia about a cable railing at the user-defined trail along the bluffs.

Mr. Mejia indicated there are proposals for additional cable railing in the upper mesa from where it ends now going southerly toward the housing complex.

Chair de Arakal asked the width of the trail that leads from the parking area to the entry point at Canyon.

Mr. Mejia indicated it is 8' wide concrete with 2' shoulders as a buffer.

Chair de Arakal questioned if it was a multiuse trail.

Mr. Mejia responded yes.

Chair de Arakal stated the items in the master plan are not a secret and asked if they have gone through the appropriate associations keeping the natural habitat in mind.

Mr. Mejia responded yes.

Chair de Arakal queried if the current master plan indicates ten (10) parking spaces.

Mr. Mejia says it does at the end of Pacific.

Chair de Arakal queried if having 42 spaces is consistent with the master plan. Deviating from the master plan is believed to require variances, etc. Further information needs to be gained regarding the inconsistencies of the current master plan.

Mr. Mejia stated this schematic is in general compliance with the master plan. The recommendation was ten (10) parking spaces and consultation with the legal department can be accommodated.

Chair de Arakal would like this brought to the commission in August. He suggested street renderings from Pacific and Canyon, a plant palette, and clarification on consistency with the masterplan. The August meeting might include an amendment to the master plan to include forty-two (42) spaces.

Chair de Arakal asked the commissioners if they wanted to make recommendations to the signs.

Commissioner Abernathy asked if the above items could be approved tonight. He inquired of Mr. Mejia if a bathroom was going to be put near the tot lot.

Mr. Mejia suggested that the master plan would need to be amended to include that.

Commissioner Graham suggested endorsing a concept plan this evening and modifications could be made as necessary.

Chair de Arakal indicated if a conceptual plan is approved tonight the next step would be construction drawings. There are other items being requested, in addition to the inconsistencies to the master plan. If a motion wants to be made to hold a public meeting prior to approving a concept plan, Commissioner Graham was encouraged to do so.

Commissioner Harper suggested the August meeting should be a public meeting and neighbors would be re-noticed.

Chair de Arakal indicated re-noticing is what needs to be done prior to the August meeting.

Commissioner Graham asked if the tot lot could be left out of the motion.

Chair de Arakal asked Mr. Mejia if funding is available for the tot lot.

Mr. Mejia indicated a grant application is in motion for that and suggested that this item could be pending upon grant funding.

**MOTION made by Chair de Arakal, seconded by Vice Chair Pederson and carried five to zero to bring to the commission at the August 22, 2013, meeting Conceptual Plans A & B; in addition to a plant palette, images of hardscape materials, lighting specs, street level renderings from Pacific Avenue and Canyon Drive, and verifying consistency of the master plan in regard to parking. Request was made to provide a 5-day notice and notice residents within 700-feet of the area prior to the August 22, 2013, meeting.**

Chair de Arakal recommended moving onto the sign and seating elements.

Vice Chair Pederson indicated he was ready to propose some options.

Commissioner Abernathy commented on his preference in signs and seating area.

Commissioner Harper commented on his preference in signage.

***Entryway Monument Signs, Directional Sign and Seatwall:***

**MOTION made by Vice Chair Pederson, seconded by Dean Abernathy, carried three to one with Commissioner Harper abstaining and Commissioner Graham voting no, to accept Monument Sign Stone Concept Design B; Directional Signage Concept Design A; and Stone Seatwall at Trailhead Design A**

**9d Costa Mesa Country Club Update – Informational Report**

Mr. Knapp presented the report.

Chair de Arakal called for questions from the commission.

Vice Chair Pederson expressed concern about fees for residents/non-residents.

Commissioner Graham commented on the lack of identification of the golf course on Harbor Blvd.

Chair de Arakal had reviewed the RFP and feels the course could be presented better and supports a revised fee structure.

**10. Maintenance Services Manager's Report**

Mr. Hartley provided a report on the following:

- Canyon Park Accessibility Project – Sidewalk Construction
- Suburbia II Park – Bench Project
- Costa Mesa Tennis Center – Fence Improvements
- Sports Turf Renovations – “Drill & Fill” Aerification
- Jack Hammett Sports Complex - Sod
- City Hall Tree Replacement – Tree Replacement
- Gisler Park – Tree Planting
- TeWinkle Park – Tree Replacement
- Wilson Park - Hydroseeding
- City Hall Japanese Garden– Art of Tree Trimming Club Project
- City Hall Pond – New Layer of Glass
- Lions Park – Airplane Repainting Volunteer Project

Commissioner Abernathy quiered if there was a plan to reseed the lawn at Fairview Park.

Mr. Hartley responded that perhaps next year new grass will be installed.

Chair de Arakal asked for when the bark park item will go before city council and questioned if the eucalyptus trees at Paularino Park have been removed and if the shelter will be replaced.

Mr. Hartley indicated the item will go to council in September regarding the bark park and the LOU. Paularino Park eucalyptus trees have been removed and appropriate replanting will occur. The Paularino Park shelter has not been removed.

Chair de Arakal asked if it could be cleaned up.

Commissioner Graham advised Mr. Hartley of a dead tree at Heller Park.

**11. Commissioner's Comments**

Commissioner Abernathy shared the last Concerts in the Park will occur the following Tuesday and also provided information on cable programs showing the concerts.

Commissioner Graham spoke of suggestions to use on the arbor at Pinkley Park. Perhaps cooperation with the sanitary district could be extended in regard to lining in the sewers for homeowners. An option for additional indoor basketball courts could be utilizing Edison School.

Commissioner Harper expressed gratitude to staff, the residents for coming out and the commission.

Vice Chair Pederson thanked the community for coming out to the 60<sup>th</sup> Anniversary. At the school district liaison meeting in May discussed items were marijuana use (medical marijuana cards) and NMUSD's partnership with the city in regard to fields.


Chair de Arakal expressed gratitude to the school district for the partnership with the City. He reiterated that providing facilities for children to keep healthy is important. He thanked the Fairview Park Citizens Advisory Committee members for their passion and Mr. Mejia for putting together a work structure for the meetings. Chair de Arakal has had numerous meetings regarding Volcom Skatepark, in particular with Lt. Manley, CEO Tom Hatch and city legal counsel. Some initial ideas

were discussed with Chief Executive Officer and an action plan is being developed about confrontation from skaters and reinforcing required equipment. Laws need to be enforced at the location. He would like staff to review restructuring hours of operation; supervision; and security, ie: cameras. Chair de Arakal will not be present at the September meeting, therefore, before the end of the year an action plan can be provided.

**12. Adjournment**

The meeting was adjourned at **9:20 p.m.** to the next regular scheduled agenda review on Thursday, August 22, 2013, at 5:15 p.m. in Conference Room 3A of City Hall, followed by the Commission meeting at 6:00 p.m. in the Council Chambers.

Submitted by:



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**ERNESTO MUÑOZ**  
Public Services Director