

**AGENDA**  
**CITY OF COSTA MESA**  
**REGULAR CITY COUNCIL, AND SUCCESSOR AGENCY**  
**TO THE REDEVELOPMENT AGENCY\* MEETING AND**  
**SPECIAL JOINT MEETING WITH THE COSTA MESA**  
**HOUSING AUTHORITY\***

\*NOTE: ALL AGENCY AND AUTHORITY MEMBERSHIPS ARE REFLECTED IN THE TITLE "COUNCIL MEMBER."

**TUESDAY, NOVEMBER 17, 2015**  
**CITY COUNCIL CHAMBERS, 77 FAIR DRIVE**  
**CLOSED SESSION – NONE**  
**REGULAR MEETING – 5:45 P.M.**

**STEPHEN M. MENSINGER**  
Mayor

**JAMES M. RIGHEIMER**  
Mayor Pro Tem

**GARY MONAHAN**  
Council Member

**SANDRA GENIS**  
Council Member

**KATRINA FOLEY**  
Council Member

City Attorney  
**Thomas Duarte**

Chief Executive Officer  
**Thomas R. Hatch**

**Note regarding agenda-related documents provided to a majority of the City Council after distribution of the City Council agenda packet (GC §54957.5):**

[Any related documents provided to a majority of the City Council after distribution of the City Council Agenda Packets will be made available for public inspection. Binders containing these agenda-related documents are located in the Council Chambers lobby. In addition, such documents may be posted—whenever possible on the city's website at \[www.costamesaca.gov\]\(http://www.costamesaca.gov\)](#)

Your attendance at this public meeting is valued and appreciated. If you have questions regarding the agenda, public comments or wish to obtain copies of documents please contact the City Clerk office at (714) 754-5225 or e-mail [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov)

## WELCOME TO THE CITY COUNCIL MEETING

**PUBLIC COMMENTS – MATTER NOT LISTED ON THE AGENDA:** If you wish to address the City Council on a matter not on the agenda, please complete and submit a **yellow** speaker card to the City Clerk. Speaker cards may be submitted to the City Clerk during the Public Comment period for non-agenda items, up to 6:40 p.m. or prior to the last speaker, whichever is earlier. Any speakers on non-agenda items not heard prior to 6:40 p.m. will be allowed to speak at the end of the meeting. Members of the public shall only address the City Council one time at any given meeting for non-agenda items. Speakers may only complete one card per person. Each speaker is limited to three minutes.

**PUBLIC COMMENTS – MATTER LISTED ON THE AGENDA:** If you wish to address the City Council on a matter listed on the agenda, please complete and submit a **green** speaker card to the City Clerk. Speaker cards must be submitted prior to the start of Public Comments on the item. Please identify which item on the agenda you would like to address. Each speaker is limited to three minutes.

The speaker cards are located on the table at the entrance to the City Council Chamber.

**Please take notice that** the order of scheduled agenda items may be modified by the Mayor or the City Council during the course of the meeting, so please stay alert.

1. Any written communications, photos, or other material for copying and distribution to the City Council that is 10 pages or less, must be submitted to the City Clerk **NO LATER THAN 3:00 P.M.** If the public wishes to submit written communication, photos, or other material for distribution to the City Council at the meeting AFTER 3:00 p.m., 10 copies will need to be provided for distribution. Please note that NO copies of written communication will be made AFTER 3:00 p.m. Any materials to be displayed on the overhead projector at the Council Meeting must be submitted to the City Clerk **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.**
2. In accordance with Costa Mesa Municipal Code, Sec. 2-64 (1): No person in the audience shall engage in disorderly, disruptive, disturbing, delaying or boisterous conduct.
3. **All cell phones and other electronic devices are to be turned off or set to vibrate.** Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.
4. In accordance with City Council Policy 000-11, and among other requirements, any video submitted for display at a public meeting must have been previously reviewed by staff to verify appropriateness for general audiences. A copy of this policy is available at City Hall during normal office hours.
5. Free Wi-Fi is available in the Council Chamber during the meetings. Two networks are available: council1 and council2. The password for either network is: cmcouncil.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification of 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].

**REGULAR MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AND SPECIAL JOINT MEETING WITH THE COSTA MESA HOUSING AUTHORITY – 5:45 P.M.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE** Council Member Foley

**ROLL CALL**

**CITY ATTORNEY CLOSED SESSION REPORT**

- COIN: Ex Parte Communications pursuant to Municipal Code Section 2-238 (b)

**ANNOUNCEMENTS:** There's always something happening in Costa Mesa! The Mayor will play a video clip of the "Costa Mesa Minute," featuring upcoming events and activities in the community.

**PRESENTATIONS:**

Mayor's Award – Hydee Beth & Donna Barnhard-Swift

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## **COUNCIL MEMBERS' REPORTS, COMMENTS, AND SUGGESTIONS**

1. Council Member Foley
2. Council Member Genis
3. Council Member Monahan
4. Mayor Pro Tem Righeimer
5. Mayor Mensinger

### **REPORT – CHIEF EXECUTIVE OFFICER (CEO)**

#### **CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the City Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion.

1. **PROCEDURAL WAIVER: MOTION TO APPROVE THE READING BY TITLE ONLY OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED**

#### **RECOMMENDATION:**

City Council adopt and approve Ordinances and Resolutions by reading title only, and further reading waived.

2. **READING FOLDER**

- a. Claims received by the City Clerk: Victoria Backstrom, Dorothy Bayliss and Michael Patrick Killelea

#### **RECOMMENDATION:**

City Council receive and file.

3. WARRANT RESOLUTION NO. 2546 OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS, INCLUDING PAYROLL REGISTER NOS. 15-22 "A" FOR \$62,398.63; AND 15-23 FOR \$2,100,482.57; AND CITY OPERATING EXPENSES FOR \$1,703,085.25; AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID – Finance Department

RECOMMENDATION:

Approve Warrant Resolution No. 2546, to be read by the title only, and waive further reading.

4. AWARD THE PURCHASE OF ONE NEW 2016 DUMP TRUCK – Public Services Department/Maintenance Services Division

RECOMMENDATION:

City Council approve and authorize the Chief Executive Officer to execute a purchase order for the purchase of one new 2016 114SD Freightliner Conventional Chassis with a compressed natural gas powered engine and a fifteen foot (15') 10/12 cubic yard capacity dump bed, through the National Joint Powers Alliance (NJPA) #102811, in conjunction with National Auto Fleet Group, 490 Auto Center Drive, Watsonville, CA 95076 in the amount of \$181,344.16.

5. MINUTES OF CITY COUNCIL SPECIAL CLOSED SESSION MEETING OF OCTOBER 29, 2015 – Chief Executive Officer's Department/ City Clerk's Office

RECOMMENDATION:

City Council approve the minutes.

6. AWARD THE PURCHASE OF ONE NEW 2016 FORD F750, NIXON-EGLI, PB, BC-4 ASPHALT PATCH TRUCK – Public Services Department/Maintenance Services Division

RECOMMENDATION:

City Council approve and authorize the Chief Executive Officer to execute a purchase order for the purchase of one 2016 Ford F-750, regular cab XLT truck with a 'Nixon-Egli' asphalt patch truck bed through the National Joint Powers Alliance (NJPA) #113012-in conjunction with Nixon-Egli Equipment Company, 2044 South Vineyard Avenue, Ontario, CA 91761 in the amount of \$173,044.96.

7. **REQUEST FOR A “RESIDENT ONLY” PARKING RESTRICTION ON MURRAY LANE, FERNHEATH LANE, DONNYBROOK LANE, WARREN LANE, ROYCE LANE, AND KILLYBROOKE LANE BETWEEN BAKER STREET AND WATSON AVENUE** – Public Services Department/Transportation Services Division

RECOMMENDATION:

1. City Council adopt Resolution No. 15-XX, to be read by title only and further reading waived, approving the implementation of a “Resident Only” parking restriction on Murray Lane, Fernheath Lane, Donnybrook Lane, Warren Lane, Royce Lane, and Killybrooke Lane between Baker Street and Watson Avenue; and
2. Authorize the Transportation Services Manager to extend the “resident only” parking restriction for a maximum of 1,000 feet, as needed.

8. **REQUEST FOR A “RESIDENT ONLY” PARKING RESTRICTION ON PARSONS STREET BETWEEN VICTORIA STREET AND THE SOUTH END OF THE CUL-DE-SAC** – Public Services Department/Transportation Services Division

RECOMMENDATION:

1. City Council adopt Resolution No. 15-XX, to be read by title only and further reading waived, approving the implementation of a “Resident Only” parking restriction on Parsons Street between Victoria Street and the south end of the cul-de-sac; and
2. Authorize the Transportation Services Manager to extend the “resident only” parking restriction for a maximum of 1,000 feet, as needed.

9. **A RESOLUTION CHANGING THE DAY AND START TIME OF THE HOUSING AUTHORITY MEETINGS TO OCCUR CONCURRENTLY WHEN THE CITY COUNCIL MEETINGS ARE HELD** – City Clerk’s Office

RECOMMENDATION:

Staff recommends that the Housing Authority adopt Resolution No. 2015-01 entitled: A RESOLUTION OF THE COSTA MESA HOUSING AUTHORITY APPROVING AND ADOPTING THE SECOND AMENDED AND RESTATED BYLAWS OF THE COSTA MESA HOUSING AUTHORITY.

**10. SOLE SOURCE PURCHASE OF TWO (2) PIERCE ARROWXT FIRE ENGINES**  
– Fire Department

**RECOMMENDATION:**

City Council authorize the sole source purchase of two (2) Pierce ArrowXT Fire Engines from South Coast Fire Equipment, Inc., 2020 South Baker, Ontario, CA 91761. The total net purchase cost, including state/local taxes and manufacturer-discount shall be \$1,340,961.44.

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

**PUBLIC HEARINGS – 7:00 p.m. (Resolution No. 05-55): NONE**

**OLD BUSINESS:**

**1. SECOND READING OF ORDINANCE NO. 15-14 FOR REZONE NO. R-14-04 AND ORDINANCE NO. 15-15 FOR CODE AMENDMENT NO. CO-14-02 – 2277 HARBOR BOULEVARD – MOTOR INN** – Development Services Department/ Planning Division

**RECOMMENDATION:**

1. City Council give second reading to Ordinance No. 15-14, to be read by title only, and further reading waived, approving Rezone R-14-04 for a rezone of the zoning classification from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density) for the 4.15-acre development site located at 2277 Harbor Boulevard; and
2. City Council give second reading to Ordinance No. 15-15, to be read by title only, and further reading waived, approving Code Amendment CO-14-02 to amend Costa Mesa Municipal Code Title 13 for a site-specific density of 54 dwelling units per acre for the 2277 Harbor Boulevard, as established by General Plan Amendment GP-14-04. The amendment is proposed to Table 13-58 (Planned Development Standards) to allow a site-specific density of 54 dwelling units per acre for this project.

2. [SECOND READING OF ORDINANCE NO. 15-11 AND ORDINANCE NO. 15-13 FOR CODE AMENDMENT NO. CO-15-04 – MFR GROUP HOME](#) – Development Services Department/Planning Division

**RECOMMENDATION:**

1. City Council give second reading and adopt Ordinance No. 15-11 to be read by title only, and waive further reading revising Title 13 of the Costa Mesa Municipal Code with regard to group homes, state licensed facilities and boardinghouses in the Multiple-Family Residential (KMJFR) zones and Planned Development zones (“MFR Group Home Ordinance”); and
2. City Council give second reading and adopt Ordinance No. 15-13 to be read by title only, and waive further reading revising Title 9 of the Costa Mesa Municipal Code with regard to operator’s permits for group homes in the MFR zones.

**NEW BUSINESS:**

1. [CONSIDERATION OF THE NEW DONALD DUNGAN LIBRARY, NEIGHBORHOOD COMMUNITY CENTER, AND PARK IMPROVEMENTS PROJECT AT LIONS PARK](#) – Parks and Recreation Division

**RECOMMENDATION:**

City Council approve the Donald Dungan Library, Neighborhood Community Center, and Park Improvements Project, specifically regarding the following:

1. City Council review and approve the recommended option to build new library building; renovate existing Donald Dungan library to serve as the new Neighborhood Community Center (NCC); demolition of the NCC; and proposed parking and landscape developments in two (2) phases; and
2. City Council review and approve in concept for further development funding option 3 as described in the Fiscal Review section of this report and Attachment 1C Part 3 including Fire Station 1 and direct staff to return with an update on the funding options as part of the FY 15-16 mid-year budget report; and
3. City Council authorize the Mayor to execute a second professional services agreement with Johnson Favaro for architectural services for the new Donald Dungan Library, NCC, and Park Improvements Project at Lions Park (City Project No. 800015), in the amount of \$2,991,287, for a five (5) year term, and execute the option for a two-year extension if needed.

## ITEMS REMOVED FROM THE CONSENT CALENDAR

### REPORT – CITY ATTORNEY

### ADJOURNMENT

#### UPCOMING COMMUNITY ACTIVITIES, EVENTS AND MEETINGS

- October 15, 2015 – November 29, 2015, **KURIOUS – Cabinet Curiosities, Cirque do Soleil**, OC Fair and Events Center, for more information, please visit [www.cirquedusoleil.com](http://www.cirquedusoleil.com)
- Thursday, November 19, 2015 at 8 p.m., **Flamenco Fire**, Segerstrom Center for the Arts, 600 Town Center Drive. For more information visit: <http://www.scfta.org/Events/Detail.aspx?id=13017>
- Thursday, November 19, 2015 – Saturday Nov. 21, 2015 at 7 p.m. Newport Harbor High School Drama presents **Pygmalion**. Robin-Loats Theatre, 600 Irvine Avenue, Newport Beach, <http://www.nhhsdrama.com/>
- Friday, November 20, 2015 from 5:30 a.m. – 7:30 a.m. – **Walk with the Mayor** – Estancia High School Parking Lot – 2323 Placentia Avenue, Costa Mesa.
- Friday, November 20, 2015 from 1 p.m. – 2 p.m., **Thanksgiving Dessert Social**, Senior Center, 695 W 19<sup>th</sup> St. FREE event serving pie and ice cream. Contact the Senior Center for more information.
- Saturday, November 21, 2015 – Sunday, Nov 22, 2015, **SCIC's Annual Pow Wow**. OC Fair and Event Center, for more information, please visit <http://ns.ocfair.com/ocf2/Calendar/ViewEvent.asp?EventId=3722>
- Saturday, November 21, 2015 at 8 p.m., **Cheyenne Jackson**, Segerstrom Center for the Arts, 600 Town Center Drive. For more information visit: <http://www.scfta.org/Events/Detail.aspx?id=12873>
- Monday, November 23, 2015 at 12:45 p.m., **Movie Mondays – Black or White**, Senior Center 695 W 19<sup>th</sup> St. Popcorn and light refreshments are served. Contact the Senior Center for more information.
- Thursday and Friday, November 26, 2015 – November 27, 2015 – **Thanksgiving Holiday** – City Hall will be closed.