

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

NOVEMBER 13, 2018

CALL TO ORDER

The Closed Session was called to order by Mayor Genis at 4:03 p.m. in Grand Hall 1 of the Costa Mesa Senior Center, 695 W. 19th Street, Costa Mesa, California.

ROLL CALL

Present: Council Member Foley, Council Member Righeimer, Council Member Stephens, Mayor Pro Tem Mansoor and Mayor Genis.

Absent: None

PUBLIC COMMENTS ON CLOSED SESSION – NONE

Council Member Foley spoke on Closed Session item number 1.

The City Council recessed to Room 102 at 4:08 p.m. for Closed Session to consider the following items:

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Subdivision (b)(1) of Section 54957, California Government Code
Title: City Manager

2. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Section 54957.6, California Government Code
Agency Designated Representative: Tamara Letourneau, Assistant City Manager
Name of Employee Organization: Costa Mesa Police Management Association (CMPMA)

3. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Section 54957.6, California Government Code
Agency Designated Representative: Tamara Letourneau, Assistant City Manager
Name of Employee Organization: Costa Mesa Police Association (CMPA)

4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Subdivision (d)(1) of Section 54956.9, California Government Code
Name of Case: Orange County Catholic Worker, an unincorporated association: Lisa Bell, Shawn Carroll, Melissa Fields, Larry Ford, Cameron Ralston, Kathy Schuler, Gloria Shoemake, as individuals v. Orange County, City of Anaheim, City of Costa Mesa, and City of Orange, United States District Court, Central District of California – Southern Division, Case No. 8:18-cv-00155.

5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Subdivision (d)(1) of Section 54956.9, California Government Code
Name of Case: Yellowstone Women’s First Step House, Inc., and Sober Living Network, Inc. v. City of Costa Mesa, United States District Court, Central District of California, Case No. SACV14-01852 JVS.

6. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Subdivision (d)(1) of Section 54956.9, California Government Code
Name of Case: County of Orange, Orange County Flood Control District, City of Costa Mesa, City of Orange, and City of Anaheim v. California Department of Public Health; Karen L. Smith, in her official capacity as Director and State Public Health Officer, Orange County Needle Exchange Program, Superior Court of the State of California, County of San Diego, Hall of Justice Center Courthouse, Case No. 37-2018-00039176-CU-MC-CTL.

The City Council reconvened at 6:00 p.m.

CALL TO ORDER

The meeting was called to order by Mayor Genis at 6:00 p.m. in Grand Hall 1 of the Costa Mesa Senior Center, 695 W. 19th Street, Costa Mesa, California.

PLEDGE OF ALLEGIANCE Mayor Genis

MOMENT OF SOLEMN EXPRESSION Police Department Chaplain Dave Brooks

ROLL CALL

Present: Council Member Foley, Council Member Righeimer, Council Member Stephens, Mayor Pro Tem Mansoor and Mayor Genis.

Absent: None

Officials Present: Assistant City Manager Tamara Letourneau, Deputy City Attorney Yolanda Summerhill, Economic and Development Services Director Barry Curtis, City Engineer Bart Mejia and City Clerk Brenda Green.

CITY ATTORNEY CLOSED SESSION REPORT – Yolanda Summerhill, Deputy City Attorney, reported on Closed Session number 1, in which a motion was made by Council Member Righeimer and seconded by Mayor Pro Tem Mansoor to terminate the City Manager contract. The motion passed 3-2 with Council Members Foley and Stephens voting against. A second motion was made by Council Member Righeimer and seconded by Mayor Pro Tem Mansoor to pay the amount obligated under the contract by December 15, 2018 unless otherwise agreed to by the City Manager. The motion passed 3-2 with Council Members Foley and Stephens voting against.

COIN: Ex Parte Communications pursuant to Municipal Code Section 2-238 (b) - NONE

ANNOUNCEMENTS: NONE

PRESENTATIONS:

Co-Chairman Andy Campbell presented the Fairview Park Steering Committee Annual Report. (00:02:58)

PUBLIC COMMENTS – MATTER NOT LISTED ON THE AGENDA:

Al Melone, Costa Mesa, spoke on participation in pet rescues and adoptions. (00:14:56)

Speaker, spoke on climate change and keeping California free from radioactivity. (00:17:20)

Wendy Leece, representing the Fairview Park Alliance, requested a Pacific Avenue Turnaround traffic analysis study; and expressed concern on the interpretation of the word 'safety' in Fairview Park Measure; and requested larger 'No Outlet – Dead End' signs on Adams and Pacific. (00:21:56)

Speaker, spoke on the election. (00:25:03)

Speaker, congratulated the winners of the election; and spoke on the election. (00:25:41)

Kim Hendricks, Costa Mesa, spoke on Fairview Park issues; the vernal pools; and requested a Request for Proposal (RFP) for an overall restoration plan. (00:28:00)

Speaker, spoke on the election; thanked Mayor Genis; and welcomed newly electeds. (00:31:05)

Speaker, spoke on vernal pool at Banning Ranch; and review of 500-11 policy. (00:32:40)

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Mayor Genis congratulated newly electeds; spoke on energy issues; Little League sign-ups; shooting and fire victims; and blankets of love collecting items for pets. (00:34:33)

Council Member Stephens offered condolences to the Fire Department and the family of Captain Kreza; congratulated newly electeds; and spoke on the Yellowstone case and the Needle Exchange Program litigation. (00:36:12)

Council Member Rigeimer spoke on the election results; St. John the Baptist's Veterans Affairs program; sales tax measures in four cities; termination of the City Manager contract; and congratulated newly electeds.

Mayor Pro Tem Mansoor congratulated newly electeds. (00:43:00)

Council Member Foley spoke on working together and congratulated newly electeds; spoke on the election; termination of the City Manager contract; and offered condolences to the Fire Department and the family of Captain Kreza. (00:43:10)

CONSENT CALENDAR (00:45:56)

MOVED/SECOND: Council Member Righeimer/Mayor Genis

MOTION: Approve the recommended actions for Consent Calendar Item Nos. 1 through 12 except for 3 and 9.

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Righeimer, Council Member Stephens, Mayor Pro Tem Mansoor and Mayor Genis.

Nays: None

Absent: None

Motion carried: 5-0

- 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**

ACTION:

City Council and Agency Board waived reading of Ordinances and Resolutions.

- 2. READING FOLDER - Claims received by the City Clerk: Mark Howard Henderson, Robert Isaacson, Majd Kabbani, Hala Katieh and Victor Moreno.**

ACTION:

City Council received and filed.

- 4. MINUTES OF THE REGULAR CITY COUNCIL AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY MEETING OF OCTOBER 2, 2018**

ACTION:

City Council approved the minutes of October 2, 2018.

- 5. STORAGE AREA NETWORK SOLUTION FOR THE POLICE DEPARTMENT**

ACTION:

1. City Council approved the purchase of a new storage area network (SAN) device from CDW-G for the Police Department; and
2. Authorized the City Manager to execute the purchase order in the amount of \$88,862.83; and
3. Authorized the City Manager to approve any changes or amendments to the purchase order.

6. ACCEPTANCE AND APPROVAL OF MONETARY DONATIONS AND ACCOMPANYING BUDGET ADJUSTMENTS FOR SPECIFIED YOUTH PROGRAMS

ACTION:

1. City Council accepted one (1) monetary donations for youth programs; and
2. Authorized a budget adjustment recognizing \$1,750.00 in donations and appropriating \$1,750.00 to the Parks and Community Services Department budget for the specified purposes.

7. RELEASE OF BONDS IN CONNECTION WITH ENCROACHMENT PERMIT NO. PS16-00425 FOR STREET IMPROVEMENTS LOCATED AT 1100 BRISTOL STREET, COSTA MESA, CALIFORNIA

ACTION:

City Council authorized the release of the Performance and Labor and Materials Bonds (Certificate No. 106593511) in the amounts of \$511,107.00 each for street improvements to Oltmans Construction Co. (Contractor), 10005 Mission Mill Road, Whittier, CA 90601.

8. APPROVE THE THIRD AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH BRIGHTVIEW LANDSCAPE SERVICES, INC. FOR CITYWIDE PARK AND LANDSCAPE MAINTENANCE SERVICES

ACTION:

1. City Council approved the Third Amendment to the Maintenance Services Agreement (MSA) for Citywide park and landscape maintenance services with BrightView Landscape Services, Inc. to amend the scope of work to include newly constructed sites and increase the annual compensation by \$132,330; and
2. Authorized an increase in the ten (10) percent contingency, from \$209,957 to \$223,190 resulting in a total not-to-exceed contract amount of \$2,455,087; and
3. Authorized the City Manager to execute the proposed Amendment and all future amendments.

10. FUNDING FOR HOUSING CONSULTING SERVICES WITH CIVICSTONE

ACTION:

City Council authorized additional funding in the amount of \$50,000 to continue to allow CivicStone to provide required housing services for various projects and proposals.

11. LIONS PARK LIBRARY AUDIO VISUAL PROJECT, CITY PROJECT NO. 18-14

ACTION:

1. City Council adopted the plans, specifications, and working details for the Lions Park Library Audio Visual Project, City Project No. 18-14; and
2. Awarded a construction contract to Western Audio Visual, 1592 North Batavia Street, Suite # 2, Orange, CA 92867 in the amount of \$207,727.60; and
3. Authorized an additional ten percent (10%) contingency totaling \$20,772.00 as needed for unforeseen costs; and
4. Authorized the City Manager and the City Clerk to execute the Public Works Agreement, and authorized the City Manager to execute future contract amendments.

12. HARBOR BOULEVARD AND GISLER AVENUE INTERSECTION IMPROVEMENT PROJECT, CITY PROJECT NO. 16-02

ACTION:

1. City Council accepted the work performed by Vido Samarzich, Inc. and authorized the City Clerk to file the Notice of Completion; and
2. Authorized the release of the Labor and Material Bond seven (7) months after the filing date; release of the Faithful Performance Bond one (1) year after the filing date; and release of the retention monies after the Notice of Completion is filed.

ITEMS PULLED FROM THE CONSENT CALENDAR:

3. **WARRANT RESOLUTION NO. 2608 OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS, INCLUDING PAYROLL NOS. 18-20 "A" FOR \$2,335.85; 18-21 FOR \$2,559,596.21; 18-21 "A" FOR \$649.04; 18-22 FOR \$2,501,711.71; AND CITY OPERATING EXPENSES FOR \$5,347,114.93; AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID (00:46:45)**

Public Comments:

Speaker, spoke on the costs of sober living lawsuits. (00:46:53)

MOVED/SECOND: Council Member Righeimer/Mayor Pro Tem Mansoor

MOTION: To approve the recommended action.

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Righeimer, Council Member Stephens, Mayor Pro Tem Mansoor and Mayor Genis.

Nays: None

Absent: None

Motion carried: 5-0

ACTION:

City Council approved Warrant Resolution No. 2608.

9. CITYWIDE PARKWAY MAINTENANCE PROJECT (ZONES 2 AND 5) – CITY PROJECT NO. 18-12 (00:49:00)

Public Comments:

Flo Martin, Costa Mesa, requested passing inhibiting striping and also to include double yellow center lines for the whole length of Pomona. (00:49:10)

Public Comments closed.

Bart Mejia, City Engineer, stated staff will research if it is feasible. (00:51:43)

MOVED/SECOND: Council Member Foley/Council Member Righeimer

MOTION: To approve the recommended actions.

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Righeimer, Council Member Stephens, Mayor Pro Tem Mansoor and Mayor Genis.

Nays: None

Absent: None

Motion carried: 5-0

ACTION:

1. City Council adopted the plans, specifications, and working details for the Citywide Parkway Maintenance Project (Zones 2 and 5), City Project No. 18-12; and
2. Rejected the bid submitted by Minako America Corporation, dba Minco Construction as non-responsive; and
3. Waived minor irregularities in the bid submitted by the apparent low bidder, S&H Civilworks, and award a construction contract to S&H Civilworks, 1801 Hilltop Drive, Colton, CA 92324 in the amount of \$2,942,220.00; and
4. Authorized an additional ten percent (10%) contingency totaling \$294,222.00 as needed for unforeseen costs; and
5. Authorized the City Manager and the City Clerk to execute the Public Works Agreement, and authorized the City Manager to execute future contract amendments.

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

City Council recessed into a break at 6:50 p.m.

City Council reconvened at 7:00 p.m.

PUBLIC HEARINGS – 7:00 p.m. (Resolution No. 05-55): (00:53:08)

1. PUBLIC HEARING FOR THE VACATION OF A PORTION OF EXCESS RIGHT-OF-WAY AT 292 EAST 19TH STREET (00:53:15)

Bart Mejia, City Engineer, presented the staff report. (00:53:25)

Public Hearing opened:

Robin Leffler, Costa Mesa, expressed concern on the item. (00:55:18)

Public Hearing closed.

MOVED/SECOND: Council Member Righeimer/Council Member Foley

MOTION: To approve the recommended actions.

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Righeimer, Council Member Stephens, Mayor Pro Tem Mansoor and Mayor Genis.

Nays: None

Absent: None

Motion carried: 5-0

ACTION:

1. City Council adopted Resolution No. 18-74, ordering the vacation of excess right-of-way at 292 East 19th Street; and

2. Authorized execution of the Quitclaim Deed by the Mayor and the City Clerk.

2. PUBLIC HEARING FOR THE VACATION OF A PORTION OF FORD ROAD RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS AT 390 FORD ROAD AND 1957 NEWPORT BOULEVARD (00:56:54)

Mr. Mejia presented the staff report. (00:57:08)

No public comments on this item.

MOVED/SECOND: Council Member Foley/Council Member Righeimer

MOTION: To approve the recommended actions.

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Righeimer, Council Member Stephens, Mayor Pro Tem Mansoor and Mayor Genis.

Nays: None

Absent: None

Motion carried: 5-0

ACTION:

1. City Council adopted Resolution No. 18-75 for the vacation of a portion of a Ford Road Right-of-Way, Resolution Nos. 18-76 and 18-77 for the two (2) City Public Utility easements and Resolution No. 18-78 for the one (1) City sidewalk easement at 390 Ford Road and 1957 Newport Boulevard; and
2. Authorized execution of the Quitclaim Deeds by the Mayor and the City Clerk.

3. ANNUAL REVIEW OF THE CITYWIDE TRAFFIC IMPACT FEE PROGRAM (00:59:21)

Jennifer Rosales, Transportation Services Manager, presented the staff report. (00:59:41)

Council Member Stephens spoke on traffic congestion; and increasing the current traffic impact fee to \$234. (01:06:35)

Ms. Rosales spoke on the fee range of \$176 to \$476 per ADT. (01:09:09)

Mayor Genis spoke on increasing the amount over the years. (01:11:15)

Discussion ensued on the inflation factor. (01:12:45)

Public Hearing opened:

Robin Leffler, Costa Mesa, spoke on comparison to other cities. (01:14:43)

Ralph Taboada, Costa Mesa, spoke in support of including inflation to \$235; and spoke on monies to pay for widening streets. (01:15:42)

Public Hearing closed.

Ms. Rosales spoke on the projects. (01:18:50)

MOVED/SECOND: Council Member Stephens/Mayor Genis (01:20:58)

MOTION: To approve the recommended actions except increase the current traffic impact fee from \$181 to \$235 per Average Daily Trip (ADT).

Council Member Righeimer explained costs and ADT; and spoke against the motion. (01:21:14)

Discussion ensued on the Traffic Impact Fee Options. (01:28:00)

MOVED/SECOND: Council Member Stephens/Mayor Genis

MOTION: To approve the recommended actions except increase the current traffic impact fee from \$181 to \$235 per Average Daily Trip (ADT).

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Stephens, and Mayor Genis.

Nays: Council Member Righeimer and Mayor Pro Tem Mansoor.

Absent: None

Motion carried: 3-2

ACTION:

City Council adopted Resolution No. 18-79, continuing the Citywide traffic impact fee for new development in the City of Costa Mesa and conducting the related annual review of the Citywide traffic impact fee program and capital improvement plan for transportation improvements. The resolution incorporated the recommendations from the Traffic Impact Fee Ad Hoc Committee and staff, which included:

1. Increase the current traffic impact fee of \$181 to \$235 per Average Daily Trip (ADT); and
2. Terminate the incentive program for new developments, which assessed traffic impact fees on an incremental basis for the first 100 trips; and
3. Approve allocation of up to 10% of traffic impact fees towards traffic signal synchronization projects and up to 5% of traffic impact fees towards Active Transportation projects; and
4. Approve the annual accounting of the Citywide Traffic Impact Fee Program.

4. **GENERAL PLAN AMENDMENT 18-03 TO AMEND THE CITY'S GENERAL PLAN LAND USE ELEMENT TO MODIFY THE RESIDENTIAL OVERLAY LAND USE AREAS AND CODE AMENDMENT 18-04 AMENDING THE ZONING CODE TO REVISE THE DEVELOPMENT STANDARDS FOR THE RESIDENTIAL INCENTIVE OVERLAYS INCLUDED IN TITLE 13, CHAPTER V, ARTICLE 12, OF THE COSTA MESA MUNICIPAL CODE (01:33:23)**

Minoo Ashabi, Principal Planner, presented the staff report. (01:34:00)

Public Hearing opened:

Robin Leffler, Costa Mesa, spoke on three-story buildings on Harbor and Gisler. (01:34:38)

Public Hearing closed.

MOVED/SECOND: Council Member Righeimer/Mayor Pro Tem Mansoor (01:36:55)

MOTION: To approve the recommended actions.

Council Member Righeimer spoke on the motion. (01:37:10)

Council Member Foley spoke on reducing the maximum units to 42 for Residential Incentive Overlay Node 7. (01:37:10)

Discussion ensued on the dwelling units of the motels; Residential Incentive Overlay Node 7; including language to add flexibility to the nodes; Floor Area Ratio (FAR); and Measure Y. (01:37:10)

MOVED/SECOND: Council Member Righeimer/Mayor Pro Tem Mansoor

MOTION: To approve the recommended actions.

The motion carried by the following roll call vote:

Ayes: Council Member Righeimer, Council Member Stephens, Mayor Pro Tem Mansoor and Mayor Genis.

Nays: Council Member Foley

Absent: None

Motion carried: 4-1

ACTION:

1. Following the City Council's action on October 16, 2018, City Council adopted Resolution No. 18-80 to approve General Plan Amendment 18-03 - An amendment to the City's 2015-2035 General Plan Land Use Element to update the following:
 - a) Update the Citywide Land Use Plan to reduce the Overlay Nodes to four areas.
 - b) Table LU-6 – Modify the Residential Incentive Overlay and related density (Page LU-27) from 40 du/acre to 30 du/acre (except 2277 Harbor Boulevard).
 - c) Revise the narrative on Page LU-30 to refer to the latest project approval for 2277 Harbor Boulevard.
 - d) Figure LU-9 – Revise Residential Incentive Overlay Nodes to four nodes (Page LU-58).
 - e) Table LU-15 – Revise allowable density to maximum 30 du/acre density (Page LU- 59).
 - f) Table LU-16 – Revise allowable maximum density from 40 to 30 du/acre (Page LU-60).
 - g) Figures LU-10 and LU-11 – Revise exhibits to show four nodes; three on Harbor Boulevard and one on Newport Boulevard (Pages LU-61 and LU-62).

h) Table LU-19 – Remove references to the Residential Incentive Overlay from the Medium Density and High Density land use categories.

2. To be consistent with the General Plan Amendment, City Council gave first reading to Ordinance No. 18-12 for Code Amendment 18-04 amending the Zoning Code by revising Article 12 of Chapter V of Title 13 of the Costa Mesa Municipal Code, related to maximum allowable density, height requirements, and reduced height abutting residential properties on Newport Boulevard as directed by City Council.

5. REVIEW OF PLANNING APPLICATION PA-17-11, A MASTER PLAN FOR THE FUTURE EXPANSION OF VANGUARD UNIVERSITY AT 55 FAIR DRIVE (01:53:18)

Mel Lee, Senior Planner, presented the staff report. (01:53:43)

Mayor Genis requested clarification on the construction emissions. (02:03:43)

Frank Coil, First Carbon Solutions, spoke on the Localized Significance Thresholds (LST) and potential impacts from the project related to air quality. (02:04:38)

Discussion ensued on the parking structure. (02:07:00)

Dr. Mike Beals, President of Vanguard University and Megan Gaunce from HPI Architecture, provided a powerpoint presentation. (02:11:51)

Discussion ensued on views; costs of moving the fields; safety review; driveway location concerns; and a legal right to a view from the residents. (02:46:52)

Public Hearing opened:

Speaker, Costa Mesa, spoke against the proposed location of the Maintenance and Operations/Warehousing facility (M & O). (03:06:29)

Leanne Brown, Costa Mesa, spoke against the proposed location of the M & O. (03:08:34)

Speaker, expressed concerns regarding a truck entrance on the curve; speeding on Vanguard Way; and parking issues. (03:11:44)

Robin Leffler, Costa Mesa, spoke against the proposed location of the M & O facility. (03:15:38)

Heather Clements, Costa Mesa, spoke in support of the Master Plan. (03:17:24)

Savanna Paddock, Costa Mesa, spoke in support of the Master Plan. (03:19:30)

Cindy Marillo, Costa Mesa, spoke in support of the Master Plan. (03:21:17)

Speaker, spoke in support of the Master Plan. (03:24:40)

Elisa Chan Evangelista, Costa Mesa, spoke in support of the Master Plan. (03:27:07)

Speaker, Costa Mesa, spoke in support of the Master Plan. (03:30:00)

Priscilla Zigler, Costa Mesa, spoke in support of the Master Plan. (03:32:15)

Sarah Busler, spoke in support of the Master Plan. (03:34:24)

Ashley Bleaker, spoke in support of the Master Plan. (03:36:02)

Tara Serven, Costa Mesa, spoke in support of the Master Plan. (03:38:13)

Amanda La Rec, spoke in support of the Master Plan. (03:41:23)

Christopher Moore, spoke in support of the Master Plan. (03:43:50)

Lindsay Leer, Costa Mesa, spoke against the proposed location of the M & O facility. (03:45:21)

Jackson Brand, Costa Mesa, spoke against the proposed location of the M & O facility. (03:48:26)

Speaker, Costa Mesa, spoke against the proposed location of the M & O facility. (03:51:35)

Denise Cutler, Costa Mesa, spoke against the proposed location of the M & O facility. (03:54:33)

Bill Mitchell, Costa Mesa, spoke against the proposed location of the M & O facility. (03:57:30)

Geoff Youd, Costa Mesa, spoke in support of the Master Plan. (03:59:25)

Speaker, Costa Mesa, spoke against the proposed location of the M & O facility. (04:01:50)

Public Hearing closed.

Ex Parte Communications: Council Member Righeimer, Mayor Pro Tem Mansoor and Council Member Stephens spoke to Vanguard representatives and residents. (04:05:28)

Discussion ensued on the alternative locations for the proposed M & O facility; parking issues; vehicular traffic; and loss of the softball field. (04:06:09)

Council Member Righeimer spoke on unobstructed views over people's properties; easement rights; and property rights. (04:17:13)

Discussion ensued on moving the M & O facility to the other side of the soccer field; a feasibility study; and building a parking structure. (04:21:30)

Mayor Genis spoke on view easements. (04:27:13)

Discussion ensued on the cardboard compactor; and low frequency sounds. (04:31:40)

Discussion ensued on the optional location along Newport Boulevard; parking and safety issues; creating surface parking; and increasing the parking structure to 5 stories. (04:34:48)

MOVED/SECOND: Council Member Righeimer/Mayor Genis (04:43:24)

MOTION: To uphold the Planning Commission's decision to approve the following: **Planning Application 17-11** is a request for a Master Plan for the future expansion of the Vanguard University Campus. The proposed Master Plan establishes a comprehensive plan for future development at the University and is intended to supersede previous Master Plan approvals. It is anticipated that the Master Plan will accommodate up to 2,700 enrolled students (2,098 students are currently enrolled) and is comprised of at least 12 separate projects that involve the removal and/or construction of buildings on the campus. The Master Plan would establish Development Areas and Development Guidelines for future buildings and related site improvements within a Master Plan framework. It is intended that the Development Areas and Development Guidelines would remain fixed while allowing for the future development of buildings of various types, size and heights within these Areas, consistent with the Guidelines. The following buildings are included in the Vanguard University Campus Master Plan:

- **Project A:** Gym/Events Center—This project would replace the existing gymnasium and provide facilities for Vanguard's athletics program. The center court would also transform into an events center for the campus to gather at during planned events. This facility would remove parking (existing Parking Lot K) that is internal to the campus. An outdoor space/quad would be created to the east of the facility, connecting this building to the campus core and improving pedestrian circulation.
- **Project B:** Student Center—This project will remove the existing Café and Cove/Bookstore on campus, replacing them with a Student Center. The development area for this facility includes the removal of Parking Lot L. The perimeter road that connects Vanguard Way to parking Lot M will remain. NOTE: This portion of the project was approved by the Planning Commission on June 25, 2018 via Planning Commission Resolution Number PC-18-48, along with approval of the Initial Study/Mitigated Negative Declaration for the project via Planning Commission Resolution Number PC-18-47.

- **Project C: Maintenance and Operations/Warehouse Facility**—This project would relocate facilities for maintenance and operations to the southwest corner of the University. This would create a new access point to the campus for deliveries. Deliveries would enter from Vanguard Way, directly to the facility. Campus vehicles would distribute materials as needed throughout the campus.
- **Project D: STEM & Kinesiology**—This project would replace antiquated Science, Technology, Engineering, Math and Kinesiology facilities on campus. The project is planned in two phases within one development area along Newport Boulevard. Because of the location of the existing Smith Building, Phase 1 would ideally retain the facility, while Phase 2 would require the demolition of Smith Building. In addition to the academic facilities, limited parking and a service road would connect the North and South Parking Lots along Newport Boulevard. This project would remove Parking Lots E & F.
- **Project E: Multi-Disciplinary Academic Building**—This project would locate a new academic facility south of Scott Academic Center and west of Heath Academic Center. This project would replace existing modular offices and classrooms and provide permanent classrooms and offices.
- **Project F: Learning Resource Center**—This project would locate a new Learning Resource Center (LRC) along the south edge of the campus core. The new LRC would replace the existing library.
- **Project G: Student Housing**—This project would locate a Student Housing facility east of the new LRC. This facility could accommodate approximately 300 students, depending on design and room size.
- **Project H: Central Plant**—This project would locate a central plant on campus. Depending upon further engineering studies, the following sites within the Institutional Areas would be considered: Project A (Gym/Events Center), Project B (Student Union), Project D (STEM & Kinesiology).
- **Project I: Athletics**—This project identifies ongoing improvements to the athletic facilities.
- **Project J: North East Parking**—This project would create a new front entry for Vanguard University. Relocating the primary entry drive to the east would allow direct access for vehicles to move into the parking lot and would provide a formalized campus drop-off. The project also would remove open space and re-organize Parking Lots C and D.
- **Project K: Parking Structure**—This project would remove Parking Lots H and G and locate a four-level parking structure along Newport Boulevard.
- **Project L: Campus Beautification/Infrastructure**—This project would address ongoing site improvements on campus.

Discussion ensued on the Council's discretion on the application. (04:43:38)

Dr. Beals stated that rejection of the M & O facility will require the re-design of the Master Plan; and spoke on property rights. (04:45:09)

Mayor Pro Tem Mansoor spoke on safety concerns. (04:49:15)

Ms. Rosales spoke on the crash history for Vanguard Way; and parking. (04:52:33)

Council Member Foley spoke on continuing the item to a future City Council meeting. (04:54:37)

SUBSTITUTE MOTION/SECOND: Council Member Foley/Council Member Stephens (04:58:44)

SUBSTITUTE MOTION: To continue the Public Hearing item to the January 15, 2019 City Council meeting.

Dr. Beals spoke on being good neighbors and citizens. (04:59:04)

Council Member Righeimer spoke against the substitute motion. (05:01:08)

Discussion ensued on the number of truck trips per day; and continuance of the item. (05:04:29)

SUBSTITUTE MOTION/SECOND: Council Member Foley/Council Member Stephens (04:58:44)

SUBSTITUTE MOTION: To continue the Public Hearing item to the January 15, 2019 City Council meeting.

The motion carried by the following roll call vote:

Ayes: Council Member Foley, Council Member Stephens, and Mayor Pro Tem Mansoor.

Nays: Council Member Righeimer and Mayor Genis.

Absent: None

Motion carried: 3-2

ACTION:

City Council continued the Public Hearing item to the January 15, 2019 City Council meeting.

OLD BUSINESS: NONE

NEW BUSINESS: NONE

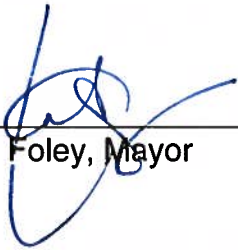
ADDITIONAL COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS – NONE

REPORT – CITY MANAGER - NONE

REPORT – CITY ATTORNEY - NONE


ADJOURNMENT – Mayor Genis adjourned the meeting at 11:19 p.m. in memory of Captain Mike Kreza.

Minutes adopted on this 4th day of December, 2018.



Katrina Foley, Mayor

ATTEST:



Brenda Green, City Clerk