

**CITY OF COSTA MESA
PARKS AND RECREATION COMMISSION**

May 26, 2004

The Parks and Recreation Commission of the City of Costa Mesa met in regular session at 6:30 p.m., May 26, 2004, at City Hall, 77 Fair Drive, Costa Mesa, California. The meeting was called to order by Chairman Harris followed by the Pledge of Allegiance by Commissioner Leece.

ROLL CALL:

Commissioners Present:

Mark Harris, Chairman
Mirna Burciaga, Commissioner
James Fisler, Commissioner
Wendy Leece, Commissioner

Commissioners Absent:

Byron de Arakal, Vice Chairman

Also Present:

William J. Morris, Public Services Director
Steven E. Hayman, Administrative Services Director
Jana Ransom, Recreation Manager
Bruce Hartley, Maintenance Services Manager
Bart Mejia, Parks Project Manager
Ron Molendyk, Fairview Park Plan Administrator
Ruth Raheb, Recreation Supervisor
Kyle Quatman, Intern

PRESENTATIONS:

A. TYLER BLACKNEY

Chairman Harris presented Tyler Blackney with a Certificate of Appreciation in recognition of his valuable contributions to the Hamilton Community Garden. Mr. Bart Mejia, Parks Project Manager and Kris Gold, City employee, were also recognized for their efforts in putting this community garden together.

B. ACT COMMITTEE

Ms. Jana Ransom, Recreation Manager, introduced members of the ACT (Advisory Committee of Teens). The group gave a PowerPoint presentation on their goals and objectives as well as the current projects they are working on (Battle of the Bands, Neighbors for Neighbors, Disaster relief, etc.)

MINUTES

A motion was made by Commissioner Leece, seconded by Commissioner Fisler, and carried 4 to 0 (Vice Chairman de Arakal absent) to approve the minutes of the April 28, 2004 meeting as received.

ORAL COMMUNICATIONS

No Oral Communications.

CONSENT CALENDAR

No Consent Calendar items.

OLD BUSINESS

No Old Business items.

NEW BUSINESS

REQUEST TO RELOCATE SIDEWALK AND REMOVE THREE PARKWAY TREES – 544 & 548 BERNARD STREET

Mr. Bruce Hartley made the presentation.

Responding to comments from Chairman Harris, Mr. Hartley confirmed that most of the existing sidewalks along Bernard Street are located at the back of curb, and that relocating the sidewalk to the back of curb would give the appearance of a larger frontal area. Mr. Hartley indicated that the right of way width would remain the same and that the City has the authority to approve or disapprove any improvements that go in there.

John Morehart, 126 East 16th Street, Costa Mesa, indicated that he feels very fortunate to be involved in the rehabilitation of this house. He noted that the sidewalk in front of the house is the only one that is set back on either side of the street. He said that the planting of trees and vegetation will add value to the area, and had no objections to Mr. Hartley's planting requirements. He indicated that he was hopeful of finding a way to make things work for both the house and the street.

A discussion ensued regarding the intent of the 3:1 replanting ratio and the more immediate impact of planting larger than 24-inch box size trees.

Commissioner Burciaga indicated that she had visited the site. She noted how awful the sidewalk looks and said something needs to be done.

Responding to comments and questions from Commissioner Burciaga, Mr. Hartley indicated that the City's Engineering Division is currently putting together a project that will be adding sidewalks to this neighborhood.

Commissioner Fisler, indicating that this is a unique project, explained what his reasoning was for recommending a tree larger than 24-inch box size to be replanted at this site.

MOTION

A motion was made by Chairman Harris, seconded by Commissioner Burciaga, and carried 4 to 0 (Vice Chairman de Arakal absent) to: 1) Relocate the sidewalk to the back of curb, with staff's condition that the property owner must gain approval from the Public Services Director prior to installation of any future improvements in the public right-of-way that is behind the relocated sidewalk, and 2) Remove three City-owned parkway trees, with the requirement that the applicant replace the trees on a three-to-one ratio per the Streetscape and Median Development Standards, with a minimum of two 24-inch box-size trees to be replanted at 548 Bernard Street.

ANNUAL REVIEW OF FIELD ALLOCATION POLICY

Ms. Jana Ransom made the presentation.

Responding to a question and comments from Commissioner Burciaga regarding the rest and renovation program, Ms. Ransom indicated that it applies to all the City's fields. She noted that the

School District sets their own rest and renovation period for their fields.

Ms. Ransom responded to a question from Commissioner Burciaga regarding the new Allocation Percentage Formula.

Responding to a question from Commissioner Leece, Ms. Ransom indicated that revenue generated from the use of the fields goes into the City's general fund to offset all of the City's costs.

Commissioner Leece indicated that there is a concern among people that do pay fees for the use of the fields about the dangerous conditions of some of them. She suggested future discussions about how these conditions could be improved.

Responding to Commissioner Leece's comments, Ms. Ransom indicated that many of the School District's fields were built to be playgrounds and not competitive sports fields, whereas the Farm was built specifically for soccer and is maintained at a much higher level than the School District can maintain their fields. She said that the mowing responsibility that the City staff has worked into the Joint Use Agreement allows staff to at least make sure that the height of the grass is consistent on the fields that the community uses. She noted how the user groups and the Little Leagues in particular do projects to enhance the fields. Ms. Ransom indicated that staff has to make sure to keep all the interests in mind when looking at the improvement of fields.

Responding to comments from Commissioner Leece, Ms. Ransom indicated that the School District wants to make sure that any plans coming from user groups to do improvements at TeWinkle School go to them to make sure that they meet the first need of maintaining a playground for their kids. She indicated that City staff has been asked to step back as middle man and only gets involved to make sure that everybody is doing all the things that need to happen correctly.

Responding to a question and comments from Commissioner Fisler, Ms. Ransom clarified that the \$118,000 collected in field revenues from adult user groups is only representative of about 10,000 hours of field use and that the rest of it is rest and renovation, Orange County Fair, Measure A, City programs, etc.

Ms. Ransom, in response to a question from Commissioner Burciaga, indicated that groups of the same status wanting to exchange allocations must go through City staff.

Chairman Harris indicated that he is very pleased with the report being presented tonight, and noted that this policy would not work if the Field Ambassadors program were not in place.

Ms. Ransom indicated that groups wanting to have temporary lights would need to conduct a public hearing and deliver notices to each household within 500 feet of the boundaries of the location that they want to have temporary lights at. She confirmed that the group requesting the temporary lights pays for all the costs involved in this process.

MOTION

A motion was made by Chairman Harris, seconded by Commissioner Leece, and carried 4 to 0 (Vice Chairman de Arakal absent) to approve the amended Field Use and Allocation Policy with the new Priority Group One Strike Procedure, the Temporary Light Policy, and Allocation Percentage Formula.

**LANDSCAPE
IMPROVEMENTS FOR
CERTAIN PARKWAYS AND
NEIGHBORHOOD
ENTRYWAYS**

Mr. Bart Mejia made the presentation and introduced Mr. Peter Weisbrod, president and owner of Land Architecture.

Mr. Weisbrod briefly explained each proposed project, as follows:

Parkways:

1. Placentia Avenue – Adams Avenue to Swan Circle
2. Harbor Boulevard – Between Fair Drive and Wilson on the west side of street adjacent to the Costa Mesa Golf and Country Club
3. Harbor Boulevard – 405 – 19th Street both sides of the street (various locations)

Responding to a question from Chairman Harris, Mr. Weisbrod indicated that the reason why the Mexican Fan Palm was chosen was business owners opposing to major canopy trees that obstruct view to their businesses and to the signage.

Chairman Harris suggested having an alternate tree for this particular proposed project, in case the City Council was not in favor of the Palm Trees.

4. Newport Boulevard from Industrial Way to 17th Street, east side of street
5. Newport Boulevard from Rochester street to 19th Street, east side of street
6. Newport Boulevard – Del Mar Avenue to Bristol Street, east side of freeway
7. Newport Boulevard – Wilson Street to Bristol Street, west side of freeway
8. Del Mar Avenue – At Elden Avenue northwest corner
9. Paularino Drive – Manistee Drive to Ludington Street, north side of street
10. Bear Street from St. Clair Street to flood control channel
11. Arlington Avenue – TeWinkle Park adjacent to Bark Park (project being take care of by City Maintenance staff)
12. Arlington Avenue – Adjacent to Costa Mesa High School (project being taken care of by City Maintenance staff)
13. Adams Avenue – Santa Ana River to Mesa Verde Drive East
14. Gisler Road – California Avenue to Santa Ana River

Neighborhood Entryways

15. Fairview Road at McCormack Lane (Entry Hall of Fame Tract)
16. Fairview Road at Adams (Entry into Mesa del Mar Tract)
17. Loren Lane at Baker Street (Median) (Hailcrest Tract)
18. Adams Avenue at Mesa Verde West and Shantar Drive (2 intersections, 3 corners)
19. California Street at Flood Control Channel
20. Tanager Drive at Golf Course Entry

Mr. Weisbrod reiterated that once approved, working drawings will be completed in one package, and that each individual project can be taken out and constructed separately if need be.

Gloria Degallanda, San Juan Lane, Mesa del Mar homeowner, went over improvements made to the wall along Fairview Road and the two entrance ways into Mesa del Mar tract paid for from subscriptions from the Mesa del Mar homeowners. She indicated that it is a

waste of money for the City to now be recommending these improvements, and suggested landscaping and irrigating the area instead.

Mr. Mejia indicated that the purpose of presenting these concepts to the Commission tonight is to have a set of working drawings that can be utilized in the future. He indicated that the improvements mentioned by Ms. Degallanes could be incorporated into the working drawings being presented tonight, and that the only things that would need to be modified are the pilasters and the top of the wall.

Mr. Mejia went over a mechanism on a 50/50 participation program between homeowners and the City. He indicated that if funding is available, and both parties can agree on a project, this could now take place because staff will now have a concept that can be utilized.

Responding to a question from Chairman Harris, Mr. Mejia indicated that the comments that were made tonight by the Commission were noted on each one of the projects and that they will be incorporated in the final report.

Responding to questions from Commissioner Leece, Mr. Mejia confirmed that no funding is currently allocated for construction of any of these projects. He indicated that staff would follow the procedures for the 50/50 participation being requested early during the year and will ask the City Council for approval. Mr. Mejia confirmed that the 50/50 participation program deals with walls and entryways.

Chairman Harris asked staff to work with and take input from homeowner groups that come forward like Ms. Degallanda had tonight on entryways and things of this nature.

MOTION

A motion was made by Chairman Harris, seconded by Commissioner Fisler, and carried 4 to 0 (Vice Chairman de Arakal absent) to: 1) Approve the report prepared by Land Architecture (Attachment 1) and the priority list (Attachment 2) for the proposed landscape improvements for certain parkways and neighborhood entryways with associated design and construction cost estimates; and 2) Recommend to the City Council the approval of the attached resolution (Attachment 3) for the incorporation of the approved prioritized list into Section 8 of the Streetscape and Median Development Standards.

FAIRVIEW PARK SIGNAGE

Mr. Ron Molendyk and Kyle Quatman made the presentation.

Commissioner Fisler indicated that he loved the idea of a condensed information sign.

In response to comments made by Commissioner Fisler, Mr. Quatman indicated that remote controlled cars are not allowed at the park.

Mr. Molendyk confirmed that there is a sign prohibiting remote controlled vehicles in the park. He indicated that this is an enforcement issue that will be shared with the Park Rangers at one of their staff meetings.

Responding to a question from Chairman Harris, Mr. Quatman indicated that a total of 5 signs would be at each entrance point to the park. He noted that these signs would be affixed to metal posts or recycled plastic, which takes on the look of a wooden post.

Responding to a question from Chairman Harris, Mr. Molendyk indicated that due to vandalism, there would be provisions to anchor the benches and trashcans. He indicated that park furniture should encourage the use of the park, and that the three benches are part of an interpretive program for the park.

Mr. Quatman specified that staff is trying to establish a look for the park by using a wooden look rather than concrete to try and take on a “nature park” look. He indicated that he feels that these three items can be implemented at a relatively low cost and will right away give the community a feel of which direction staff is trying to go with the Master Plan.

MOTION

No motion made. Item to be received and filed only.

**CONSIDERATION OF
REMOVAL AND
REPLACEMENT OF SEVEN (7)
PARKWAY TREES ON
FAIRVIEW ROAD**

Mr. Morris made the presentation, noting that the replacement tree will be a Crape Myrtle.

Responding to a question from Chairman, Mr. Morris indicated that the proposal is to make the dimension of the tree wells either 6 or 8 feet in length to be able to water the tree and to have less potential for it to lift up the adjoining sidewalk.

Responding to a question and comments from Chairman Harris on City participation in arterial wall construction, Mr. Morris explained that once in the past, a homeowner did approach the City, the City did budget funds and then the homeowner decided to not go through with the 50/50 program. He indicated that he would expect that under better financial circumstances staff will be going out particularly to areas where wooden fences are in disrepair, and actively pursue and request funds from the homeowner and the City Council to share in building a new wall.

Commissioner Fisler commented that this was the second item on tonight’s agenda where a variation in the 3:1 replacement ratio is appropriate.

MOTION

A motion was made by Commissioner Burciaga, seconded by Commissioner Leece, and carried 4 to 0 (Vice Chairman de Arakal absent) to recommend approval of the removal of seven (7) trees on the west side of Fairview Road between Fair Drive and Wilson Street, and replacement with seven (7) twenty-four inch (24”) box trees in larger tree wells.

**RECREATION MANAGER’S
REPORT**

Ms. Ransom, indicating the Recreation Division has had a great month, briefed the Commission on the following programs and activities: Camp Costa Mesa Summer Camp, Hamilton Community Garden opening event, ACT (Advisory Committee of Teens) Battle Of The Bands event, Adult Basketball program and Adult Softball league.

She reminded the Commission and the public of the following upcoming events: Concerts in the Park Series beginning Tuesday, July 6 with the Dooh-Wah Riders at 6:15 p.m. at Fairview Park, Shakespeare By The Sea on July 22 at Fairview Park, Dining Through the Decades event on June 25th, the CostaMazing tree planting and commemorative plaque presentation on June 25th at 11:00 a.m., and the Circle of Service induction ceremony on July 23 at 11:30 a.m. at the Neighborhood Community Center.

She also reported that a Family Day Out event to take a cruise around

the Newport Bay is scheduled for June 26th, and a Kids Night Out “end of school year beach bonfire” event is scheduled for June 19th. She invited the Commissioners to the Early Childhood Program graduation ceremonies.

**MAINTENANCE SERVICES
MANAGER’S REPORT**

Mr. Hartley reported on work being done by four realtors and City staff to re-fly American flags at several parks in the City, Maintenance Services staff’s participation in the Neighbors for Neighbors event, and the repaving of the Arlington Avenue parking lot at TeWinkle Park.

**PARKS PROJECTS
MANAGERS REPORT**

Mr. Mejia showed pictures of a new entry monument sign located on the west side of Newport Boulevard, pictures of landscaping work along Newport Boulevard and of the park monument sign at TeWinkle Park which will be utilized as a model for a new monument sign for Estancia Park, currently under design.

**COMMISSIONERS
COMMENTS**

Commissioner Burciaga shared how impressed and moved she was with the ACT (Advisory Committee of Teens) presentation tonight and noted her excitement about the Fairview Park signage program.

Chairman Harris reported that he had a great time at the opening ceremonies of the Hamilton Community Garden and suggested painting a farming mural on the wall on the east side.

ADJOURNMENT:

The meeting was adjourned at 9:25 p.m. to the Study Session on Wednesday, June 23, 2004 at 5:15 p.m. in Conference Room 1A, followed by the regular Commission meeting at 6:30 p.m. in the Council Chambers.

Submitted by:

William J. Morris
Public Services Director