

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

**August 23, 2006**

The Parks and Recreation Commission of the City of Costa Mesa met in regular session at 6:30 p.m. on August 23, 2006 at City Hall, 77 Fair Drive, Costa Mesa, California. The meeting was called to order by Chair Leece, followed by the Pledge of Allegiance by Commissioner de Arakal.

**ROLL CALL**

Commissioners Present:

Wendy Leece, Chair  
Robert Graham, Vice Chair  
Byron de Arakal, Commissioner  
Mark Harris, Commissioner  
David Stiller, Commissioner

Also Present:

William J. Morris, Director of Public Services  
Jana M. Ransom, Recreation Manager  
Bruce Hartley, Maintenance Services Manager  
Bart Mejia, Parks Project Manager  
Robert Staples, Fairview Park Plan Administrator  
Mark Taylor, Management Analyst  
Mike Brandenburger, Recreation Coordinator

**MINUTES**

Motion made by Commissioner Harris, seconded by Commissioner Stiller and carried five to zero, to approve the minutes of the July 26, 2006 Parks and Recreation Commission meeting with the correction to remove the second sentence, in the third paragraph under the "Commissioner's Comments Continued" section, found on page 7.

**ORAL COMMUNICATIONS**

No items.

**CONSENT CALENDAR**

No items.

**PUBLIC HEARING**

**TEMPORARY LIGHTS HEARING**

Ms. Jana Ransom made a power point presentation.

Public Comment:

Christina Bolas  
Resident, Costa Mesa  
Ms. Bolas voiced her concerns on inadequate parking to support activities, noise levels, lights, safety issues, undesirable elements such as homeless people, trash, and on lower property value if the Commission considers placing temporary lights on the fields at the Balearic Community Center. Ms. Bolas suggests that the Commission does not approve staff's recommendation on placement of temporary lights at the Balearic Community Center.

Stephen Imparato  
Resident, Costa Mesa

Mr. Imparato does not support staff's recommendation in the report on placement of temporary lights at the Balearic Community Center. Mr. Imparato wanted to know which Council member decided on what were the acceptable options, which were generated from the June 28 Parks and Recreation Commission meeting.

He also wanted to know if the soccer field projects at The Farm Sports Complex were placed before the Planning Commission and whether or not the projects were subject to the California Environmental Quality Act (CEQA) initial study and determination. If so, what was the determination?

Mr. Imparato wanted to see the summaries from the survey taken at the light demonstrations.

Mr. Imparato believes that the engineering sketch attached to the staff report is not conclusive, is incomplete and inadequate evidence on the environmental impacts.

Mr. Imparato recommended that the Commission not accept staff's recommendation and suggested referring this item to the Planning Commission because it should be subject to CEQA determination as to its applicability.

Richard Mann  
Resident, Costa Mesa

Mr. Mann addressed safety and traffic issues that would be caused by having lights at the Balearic Community Center. Mr. Mann also proposed that the Commission not approve staff's recommendation on placement of temporary lights at the Balearic Community Center.

Susan Dewitt  
Resident, Costa Mesa

Ms. Dewitt voiced her concerns regarding inadequate parking, traffic and safety issues, noise, and spillage of light in the area of the Balearic Community Center. She said that she did not receive any public notice. Ms. Dewitt does not support staff's recommendation on placement of temporary lights at the Balearic Community Center.

Patrick Salomony  
Former Resident, Costa Mesa

Mr. Salomony spoke on behalf of his mother who is a current resident of Costa Mesa. Mr. Salomony inquired on how to obtain a copy of the lease between the Newport Mesa Unified School District and the City for the use of the Balearic field because he wants to examine that particular provision in the lease.

Mr. Salomony does not support staff's recommendation for temporary lights at the Balearic Community Center because of the negative effects caused by the increased amount of traffic and noise to the neighborhood.

Jan Ryan  
Resident, Costa Mesa

Ms. Ryan voiced her concerns on inadequate parking in the area of the Balearic Community Center, noise levels, undesirable elements in the park, safety issues, negative impacts to her property value, and trash. She does not support staff's recommendation on placement of temporary lights at the Balearic Community Center.

Mark Heverland

Mr. Heverland owns West Light Supply company and has many years of experience with lighting equipment. He strongly believes that placing temporary lights on the field at the Balearic Community Center would be a huge mistake because the lights would have a major negative impact for the neighboring residents.

Mr. Heverland offered his experience and services to staff in order to purchase appropriate lighting equipment.

Neil Horgan

Resident, Costa Mesa

Mr. Horgan believes that temporary lights are not suitable for the Balearic Community Center because of the increased amount of traffic and noise.

Norman Ablett

Resident, Costa Mesa

Mr. Ablett said that he did not receive any notice for the light demonstration at the Balearic Community Center. He mentioned that the light flooded into his master bedroom, which was due to the light demonstration. Mr. Ablett also mentioned that there are negative impacts such as noise and illegal actions that take place in the park and requested that the Commission consider another site to place temporary lights.

Mr. Ablett is also concerned that the temporary lights might become permanent in the future and he would not like for that to happen.

Jaime Alae

Resident, Costa Mesa

Mr. Alae is opposed to having temporary lights at the Balearic Community Center. He recommends staff consider alternative uses at Estancia High School or Fairview Park.

Martha O'Meara

Resident, Costa Mesa

Ms. O'Meara is against having temporary lights placed at any location that negatively impacts the lives of the neighboring residents, especially at the Balearic Community Center. Ms. O'Meara had pictures displayed on the overhead projector and discussed the parking and safety issues at the Balearic Community Center. She recommended that staff discuss the use of fields at Davis, Parson, Estancia High and Costa Mesa High schools with the School District and to also consider the upper level of Fairview Park as an alternative site.

John Rubright

Resident, Costa Mesa

Representing AYSO Region 120

Mr. Rubright mentioned that the Commission exhausted all efforts to select an appropriate site to place temporary lights in the City and that he supports staff's recommendation to place them at the Farm Sports Complex and at the Balearic Community Center.

Bryan Green

Resident, Costa Mesa

Mr. Green does not support having temporary lights at the Balearic Community Center. He also believes that the

residents can do without the lights and recommends that the Commission find alternative solutions. Mr. Green mentioned that he resides near the Balearic Community Center and that he did not receive any notice regarding the impact of the temporary lights in the area.

Ron Mack  
Resident, Costa Mesa

Mr. Mack mentioned that he resides close by to the Balearic Community Center and that he also did not receive any notice regarding the temporary lights. He believes that the data in the staff report is incomplete and recommends that more work be done. Mr. Mack concurs with the previous speakers on the negative impact of the temporary lights on the property values in the area and on the parking and trash issues. Mr. Mack recommended that the Commission find a better alternative.

Ron Nugent  
Resident, Costa Mesa  
Representing Costa Mesa Pop Warner Football

Mr. Nugent stated that the Commission is limited in options for lit fields. He also mentioned that staff is working closely with the school district to place temporary lights on school district fields. Mr. Nugent would like for the school district, the community and the Commission to reach an agreement to resolve the need for lit fields.

Leonard Jusca  
Resident, Costa Mesa

Mr. Jusca appreciates the park at the Balearic Community Center and that it is not a utility field. He suggested that the Commission not approve staff's recommendation on placement of temporary lights at the Balearic Community Center.

Mr. Jusca mentioned that a private group is using the field and ruining the grass on the east side of the park.

Discussion between Commissioner Harris and Ms. Ransom ensued on the location for storage of the temporary lights and on surplus properties for future athletic field sites.

Discussion between Chair Leece and Ms. Ransom took place on the availability of fields at the Fairview Development Center.

Discussion between Commissioner Stiller and Ms. Ransom occurred on permanent lights for fields 3 and 4 at The Farm Sports Complex and on whether or not another public hearing would be necessary to add temporary lights on another field at The Farm Sports Complex.

Discussion between Commissioner Harris and Ms. Ransom ensued on whether or not the number of children in the leagues is the same this year from last year.

Discussion between Commissioner Stiller and Mr. Ron Nugent took place on whether or not the league is able to fit on and use only three lit fields.

## **MOTION**

Motion made by Commissioner de Arakal, seconded by Commissioner Stiller, to:

1. Direct staff to place portable lights on The Farm Sports Complex fields 3, 4 and 6, and a field at Davis School, with the understanding that the Newport Mesa Unified School District would re-evaluate the use of portable lights on Davis School in December;
2. Configure the lights on The Farm Sports Complex fields 3 and 4 to face in a northwest and southeast direction, and to also configure the lights on field 6 to face directly south;
3. The following Conditions of Operation shall apply to the use of these portable lights:
  - a. The Farm Sports Complex fields 3 and 4 to be turned off at 9:00 p.m.
  - b. The Farm Sports Complex field 6 to be turned off at 8:00 p.m.
  - c. Davis School field to be turned off at 8:00 p.m.
4. Use of portable lights restricted for youth sports only;
5. Use of portable lights are for practices only;
6. Only City staff shall operate/set-up/secure the portable light units
7. Fence the portable light units on the Davis School field; and
8. Direct staff to contact homeowners, along the fence line where there is exposure facing The Farm Sports Complex, who do not have trees or shrubbery. If a homeowner is interested in having trees or shrubbery planted; the City will provide it for the homeowner on city property.

**SUBSTITUE MOTION**

Motion made by Vice Chair Graham and dies for a lack of second to:

1. Direct staff to place portable lights on The Farm Sports Complex fields 3, 4 and 6, and a field at Davis School, with the understanding that the Newport Mesa Unified School District would re-evaluate the use of portable lights on Davis School in December;
2. Configure the lights on The Farm Sports Complex fields 3 and 4 to face in a northwest and southeast direction, and to also configure the lights on field 6 to face directly south;
3. The following Conditions of Operation shall apply to the use of these portable lights:
  - a. The Farm Sports Complex fields 3 and 4 to be turned off at 9:00 p.m.
  - b. The Farm Sports Complex field 6 to be turned off at 8:00 p.m.
  - c. Davis School field to be turned off at 8:00 p.m.
4. Use of portable lights restricted for youth sports only;
5. Use of portable lights are for practices only;
6. Only City staff shall operate/set-up/secure the portable light units
7. Fence the portable light units on the Davis School field; and
8. Direct staff to contact homeowners, along the fence line where there is exposure facing The Farm Sports Complex, who do not have trees or shrubbery. If a homeowner is interested in having trees or shrubbery planted; the City will provide it for the homeowner on city property.
9. Restrict field usage at the Balearic Community Center on the weekends to one field at a time.

**ORIGINAL MOTION**

Motion carried four to one with Chair Leece voting “No.”

**OLD BUSINESS**

No Items.

**NEW BUSINESS**

**TREE REMOVAL REQUEST – 1786 KINGLET COURT**

**MOTION**

Motion made by Commissioner de Arakal, seconded by Commissioner Harris and carried five to zero, to continue Agenda Item 9a. Tree Removal Request – 1786 Kinglet Court to the September 27, 2006 meeting.

**TREE REMOVAL REQUEST – THE ENCLAVE – IRVINE APARTMENT COMMUNITIES**

Mr. Bruce Hartley made a power point presentation. Applicants, Ms. Allise Shingle and Mr. John Hyde, were present to address questions by the Commission.

Public Comment:

Ms. Allise Shingle  
Applicant

Representing The Collaborative West and The Irvine Company Apartment Communities

Ms. Shingle provided the Commission with more information regarding the project.

Discussion between Vice Chair Graham and Ms. Shingle occurred on the replanting of trees that will be removed.

Mr. John Hyde  
Applicant

Representing The Irvine Company Apartment Communities  
Mr. Hyde clarified on the issue to replant as many of the trees that will be removed.

**MOTION**

Motion made by Vice Chair Graham, seconded by Commissioner Harris and carried five to zero, to approve the request for the removal/relocation of seventy-three City parkway trees(s) located in the public right-of-way on Sakioka Drive and Anton Boulevard, adjacent to the recently approved Irvine Apartment Communities “Enclave” Project, per the proposed development plan and the Tree Removal and Replacement Matrix with the following conditions of approval:

1. That all relocated trees that do not survive for one year shall be replaced in a 3:1 ratio with one twenty-four inch box-size tree (or larger) planted in the same location and two fifteen gallon container-size trees provided to the City to be planted elsewhere on public property.
2. That the forty-six (46) new trees to be planted on Sunflower Avenue, as part of the development approval, shall satisfy mitigation requirements for the eleven trees that will be removed and not replanted as part of the project.

3. That any pine trees removed from the City right-of-way with diameter measurements between two inches and eight inches (2" and 8") and heights of eight to fifteen feet (8' to 15') shall be provided to the City if they are not to be placed back into the project on City property. These pines shall be removed and relocation and replanting costs shall be the responsibility of the Developer/Owner. The City will provide after-transplant care for these relocated trees, with no guaranty required of the Developer/Owner.

**CONSIDERATION OF A JOINT MEETING WITH THE CITY OF NEWPORT BEACH PARKS, BEACHES AND RECREATION COMMISSION**

Mr. William Morris presented the report.

Commissioner de Arakal stated that he would prefer to meet on October 10 or 24.

Commissioner Stiller said that he would prefer to have the meeting held in Costa Mesa and not prior to a regular Commission meeting.

Chair Leece mentioned that she is in favor of the October 3 joint meeting date at 5:00 p.m.

**MOTION**

Motion made by Commissioner de Arakal, seconded by Commissioner Harris and carried five to zero, to:

1. Direct staff to arrange for a joint meeting with the City of Newport Beach Parks, Beaches and Recreation Commission for Tuesday, October 3, 2006, at 5:00 p.m. in the City of Newport Beach in order to discuss field capacity issues and allocation of fields for AYSO Region 97;
2. Have staff provide notice to representatives of AYSO Region 97 of this scheduled meeting; and
3. Have Commission submit any agenda item(s) to staff two weeks prior to October 3, 2006.

**REQUEST OF VICE CHAIR GRAHAM:**

- i. **STAIRWAY ACCESS AND SECURITY FENCING TO FAIRVIEW PARK FROM THE SOUTH END OF CANARY DRIVE**

Vice Chair Graham presented the report along with pictures displayed on the overhead projector. Mr. William Morris, Director of Public Services, Ms. Jana Ransom, Recreation Manager, and Mr. Robert Staples, Fairview Park Plan Administrator, were present to address questions by the Commission.

Public Comment:

Liz McCormick  
Resident, Costa Mesa

Ms. McCormick submitted a letter to the Commission and suggested that the Commission considers installing some type of fencing and security gate as an access to Fairview Park. Ms. McCormick voiced her concerns with people hanging out and drinking in the area during evening hours as well as other issues such as graffiti and trash.

Robert Braun  
Resident, Costa Mesa

Mr. Braun's comments were on the current stability of the slope. He also mentioned that he would not want this area to be advertised as a public entry point into the park. Mr. Braun does not believe it is possible to incorporate a

ramp in this area.

Lori Brocansee  
Resident, Costa Mesa

Ms. Brocansee voiced her concerns with cleaning up the trash, people drinking and loud music in the area.

Discussion between Chair Leece and Ms. Brocansee took place on the number of people drinking in the area and on whether or not the police were contacted.

Mary Shaw  
Resident, Costa Mesa

Ms. Shaw said that steps would be great; however, installing a ramp would be very dangerous due to safety issues with skateboarders.

Discussion between Commissioner Harris and Mr. Staples ensued on whether or not a ramp is feasible for this area.

Discussion between Commissioner Harris and Ms. Ransom took place on securing the gate.

Discussion between Commissioner Stiller and Mr. Staples occurred on the status of Planning Area G in the Fairview Park Master Plan.

Discussion between Commissioner Stiller and Mr. Morris ensued on addressing Fairview Park goals and funding from prior year and upcoming years.

Discussion between Chair Leece and Mr. Morris took place on the approximate cost to install an access at Canary Drive.

Discussion between Vice Chair Graham and Mr. Morris occurred on having the Insurance Policy Committee review this item.

Discussion between Commissioner Stiller and Mr. Morris ensued on the property lines for the public right-of-way at Fairview Park.

## **MOTION**

Motion made by Vice Chair Graham, seconded by Commissioner Stiller, to send a letter to the Insurance Policy Committee for a lack of safe access at Canary Drive to Fairview Park, which addresses the following items:

1. Safety and trash issues.
2. Whether or not the slope is part of the park or part of the public right-of-way. If the area is a public right-of-way, consider it for immediate improvement.

## **SUBSTITUTE MOTION**

Motion made by Commissioner Harris, seconded by Commissioner de Arakal and carried three to two with Vice Chair Graham and Chair Leece voting "No," for:

1. Staff to contact Mr. Allan Roeder, City Manager, in the Safety Committee/Insurance Policy Committee to express the Commission's concerns with regards to



- the ingress/segress through the end of Canary Drive;
- 2. Staff to determine where the property line begins and ends in order to differentiate between Fairview Park and the street right-of-way; and,
- 3. Staff to report the findings back to the Commission.

**REQUEST OF VICE CHAIR  
GRAHAM CONTINUED:**

**ii. CONSIDERATION OF  
OPTIONS FOR APPROVING A  
SHADE CANOPY AT THE  
ORANGE COUNTY MODEL  
ENGINEERS MAINTENANCE  
COMPOUND**

Vice Chair Graham presented the report along with pictures displayed on the overhead projector. Mr. Robert Staples, Fairview Park Plan Administrator, introduced Mr. Kevin Tolan and Mr. Terry Cummings from the Orange County Model Engineers (OCME) who were present to address questions by the Commission.

Public Comment:

Terry Cummings  
Vice President, OCME  
Mr. Cummings provided the Commission with some history on the project.

Kevin Tolan  
President, OCME  
Mr. Tolan provided the Commission with more information on their current status for the project.

Discussion among Commissioner Harris, Mr. Cummings and Mr. Tolan ensued on the footings and it was indicated that the City's Building Division will need certain information in order to issue a permit.

No further discussion ensued on this item.

At 10:07 p.m., Commissioner Harris excused himself from the meeting.

**PARKS PROJECT MANAGER'S  
REPORT**

Mr. Bart Mejia made a power point presentation on the following topics:

- Fairview Park Wetlands and Riparian Habitat Project
- TeWinkle Park Athletic Field
- Park Monument Signs
- Raleigh Avenue Parkway Project
- Arlington Drive Parking Lot Lighting and Bark Park Lighting
- Athletic Field Lighting
- Feasibility Studies for seven facilities to future developments
- Tot Lot, Picnic Shelter and Restroom Improvements at TeWinkle Park
- Adams Avenue Sound Wall
- Canyon Park Slope Stability Study
- Costa Mesa Skate Park II at Lions Park

Discussion between Vice Chair Graham and Mr. Mejia took place on the airplane at Lions Park.

Discussion between Chair Lece and Mr. Mejia occurred on

whether or not there would be a tot lot at Lions Park.

**COMMISSIONER'S COMMENTS**

Discussion between Commission Stiller and Mr. Morris ensued on the progress and status in obtaining a price quote for a secondary gate at the Bark Park.

Commissioner de Arakal and Mr. Morris took place on comments made by Council Member Monahan in regards to a joint study session between the Commission and the City Council with respect to the Open Space Master Plan Review. Commissioner de Arakal said that he intends to agendize the Parks and Recreation Open Space Master Plan Review for long-term planning for sports organizations.

Discussion between Commissioner de Arakal and Mr. Morris occurred on the status of a permit process for the model airplane flyers at Fairview Park with Harbor Soaring Society.

Vice Chair Graham thanked staff for their hard work in preparing the staff reports.

Chair Leece thanked Vice Chair Graham for addressing the two items on his agenda report.

Chair Leece mentioned receiving a draft brochure announcing the Parks and Recreation Chairperson's Award Program and recommended that the Commissioners review and notify staff of any suggestions.

Chair Leece said that she attended an event at the Bark Park and that she enjoyed herself.

**ADJOURNMENT:**

The meeting was adjourned at **10:26 p.m.** to the regular Study Session on Wednesday, September 27, 2006, at 5:15 p.m. in Conference Room 1A, followed by the Commission meeting at 6:30 p.m. in the Council Chambers.

Submitted by:

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WILLIAM J. MORRIS  
Director of Public Services