

**REGULAR MEETING OF THE CITY COUNCIL
CITY OF COSTA MESA**

April 04, 2006

The City Council meeting of the City of Costa Mesa, California met in regular session April 04, 2006, at 5:00 p.m., in the Council Chambers of City Hall, 77 Fair Drive, Costa Mesa. The meeting was called to order by the Mayor.

ROLL CALL

Council Members Present: Mayor Allan Mansoor
Mayor Pro Tem Eric Bever
Council Member Linda Dixon
Council Member Gary Monahan

Council Members Absent: None

Council Members Excused: Council Member Katrina Foley

Officials Present: City Manager Allan Roeder
City Attorney Kimberly Hall Barlow
City Clerk Julie Folcik

PUBLIC COMMENT

There were no public speakers.

CLOSED SESSION

1. Bristol Street Mini-Storage

(a) Conference with real property negotiators pursuant to California Government Code Section 54956.8 for property at 1100 Bristol Street, Costa Mesa, California. Agency Negotiator: Allan Roeder. Negotiating Parties: Bristol Street Mini-Storage LLC (Lee Jamieson) and County of Orange (Rob Richardson).

(b) Conference with legal counsel - anticipated litigation. Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9 of the California Government Code, one case, Bristol Street Mini-Storage.

Mayor Mansoor recessed the meeting at 5:04 p.m. to the closed session in Conference Room 1B.

The Mayor reconvened the meeting at 6:00 p.m.

PLEDGE OF ALLEGIANCE - Council Member Gary Monahan

MOMENT OF SOLEMN EXPRESSION - Pastor Dave Manne, Calvary Chapel of Costa Mesa

ROLL CALL

Council Members Present: Mayor Allan Mansoor
Mayor Pro Tem Eric Bever
Council Member Linda Dixon
Council Member Katrina Foley
Council Member Gary Monahan

Council Members Absent: None

Officials Present: City Manager Allan Roeder
City Attorney Kimberly Hall Barlow
Transportation Services Manager Peter Naghavi
Recreation Manager Jana Ransom
Principle Planner Kimberly Brandt
Senior Planner Claire Flynn
City Clerk Julie Folcik

CLOSED SESSION REPORT

The City Attorney announced that the Tolling Agreement for the Bristol Street Mini-Storage was extend for an addition 90 days to and including July 6, 2006.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Gary Monahan.

Noes: None.

Absent: Council Member Katrina Foley.

PRESENTATIONS

Employee Service Recognition for 25, 30 and 35 Years of Service - The Mayor introduced the Employee Recognition Program, and recognized Allan Roeder, City Manager for 30 years of service. The City Manager commented that it was a privilege to serve the City Council and the community. He then congratulated Carol Proctor, Management Analyst, and Fire Chief James Ellis, for 25 years of service. Fire Chief Ellis congratulated Marty Huguenin (Retired), Paul Moody (Retired), Dan Mudra, Brian Roberts (Retired), Jim Solliday (Retired), Captain Steve Tiedeman, and Fire Fighter/Paramedic Jon Whitcomb, and Captain Curt Yoder for 30 years of service and Engineer John Dailey, Captain Eric Johnson, Captain Herb Ohde, Engineer Tom Stewart, and Engineer Bob Walters, for 25 years of service. Police Chief John Hensley, congratulated Captain Jim Watson, for 35 years of service, and Sergeant Richard Allum, Lieutenant Dale Birney,

Officer Mike Cacho, Lieutenant Tom Curtis, Detective Bob Fate, K.C. Gleason, Helicopter Pilot, Officer Larry Hennen, Officer Bob Phillips, Burt Santee (Retired), Officer Robert Stinman, and Officer Gerry Stukkie for 25 years of service. The Director of Public Service congratulated Christopher Arnold, Senior Maintenance Worker, Donald Brown, Senior Maintenance Technician, Russell Yanki, Maintenance Supervisor for 30 years of service, and Mike Basso, Lead Maintenance Worker, Christopher Boyd, Senior Maintenance Worker and Greg Edwards, Senior Maintenance Worker for 25 years of service.

California Building Officials Association Presentation of the "2006 Building Department of the Year" Award

Jay Elbettar, from the California Building Officials Association, presented the award of "Building Department of the Year Award 2006" to the Costa Mesa Building Department in recognition of their outstanding contribution in public health, education and the successful implementation of the Fall 2005 Residential Remodeling Incentive Program (RRIP).

PUBLIC COMMENT

James Robert Reade, Anaheim, spoke regarding the removal of public speaker at a previous meeting and the Police officers response and involvement.

Alma Ramirez, Anaheim, quoted Maria Teresa, Queen of Hungary and Bohemia, and commented about the demonstration that was organized by a high school students relative to immigration issues.

Chris Blank, Costa Mesa, complimented the Costa Mesa Police officers for their efforts in maintaining an orderly demonstration regarding immigration issues, held the previous weekend; spoke against the ICE Proposal, and challenged the Mayor to set the record straight.

Bill Orton, Costa Mesa, spoke regarding living in other countries and of his support of the Mayor's leadership.

Ann Hogan Shereshevsky, Costa Mesa, informed the public of a white bucket used to collect batteries for hazardous disposal, was located at the Costa Mesa Senior Center; invited all to attend an upcoming Red Hat Society event; and reiterated her belief that leaf-blowers should be banned in Costa Mesa.

Mike Berry, Costa Mesa, spoke about immigration control systems, and commented on the deterrents of illegal immigration.

Judi Berry, Costa Mesa, comment on the flying of a variety of flags of different countries.

Ron Bell, Costa Mesa, read a quote former President Theodore Roosevelt and related a recent incident when dining at a local restaurant, and faced by protestor's against the ICE proposal. He encouraged the Council to stand their

ground.

Paul Flanigan, Costa Mesa, read " Who is My Neighbor" commenting that he felt that it was necessary to address the root causes relative to immigration for reform, not through sanctions.

Richard Gillock, Costa Mesa, asked the Council to reconsider the ICE program decision, He felt that the Police Department should be allowed to "get back to real law enforcement."

Patricia Araujo, Costa Mesa, felt that there are peaceful solutions that can be met regarding immigration.

Eileen Garcia, Laguna Beach, spoke in support the ICE Proposal, and her perception of the protest relative to immigration staged the previous weekend.

Mirna Burciaga, Costa Mesa, read "The Why of Illegal Immigration" which indicated that a way to stop illegal immigration is to work to help the Mexican economy.

Bernard Carroll, Anaheim, spoke of his support of the Council's decision on the ICE proposal, and commented that the organization of the demonstrations were by professional organizations.

MOTION: To continue Public Comments until after New Business Item No. 2. Moved by Mayor Allan Mansoor, seconded by Council Member Linda Dixon.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Council Member Linda Dixon, Council Member Katrina Foley, Mayor Pro Tem Eric Bever, Council Member Gary Monahan.

Noes: None.

Absent: None.

V. COUNCIL MEMBERS REPORTS, COMMENTS, AND SUGGESTIONS

Mayor Pro Tem Eric Bever invited the public to attend the local "Artist Showcase" presented by the Costa Mesa Cultural Arts Committee to be held on Thursday, April 6, 2006, at the Neighborhood Community Center, from 6:00 p.m to 9:00 p.m. Referencing a letter from the Marina Highlands Association asked that staff look into the condition of the neighborhood's surface streets.

Council Member Gary Monahan requested the City Manager to provide the Council some information on the legislation recently passed relative to dangerous dogs.

Mayor Allan Mansoor thanked those who were in support in upholding the law.

Council Member Katrina Foley referring to the polling recently conducted relative

to the Undergrounding of Utilities asked that the Council receive a copy of the survey questions. She also requested a copy of the questionnaires and rating sheets for the recently conducted interviews for CDBG grant interviews held by the 3 R Committee. Reporting on a recent letter sent by the Mayor to Congressman Dana Rohrabacher opposing the legislature's desire to reduce CDBG funds, asked for updates on the status of the CDBG funds. Referencing a letter sent to the Sea Bluff Village Home Owners Association regarding encroachments into Canyon Park, Council Member Foley requested information on what has been done to prevent the encroachments. She also congratulated the Costa Mesa youth who qualified for the United States Snow Boarding Association Nationals recently held in Lake Tahoe.

VI. CONSENT CALENDAR

MOTION: Approve the recommended actions for Consent Calendar Item Nos. 1 through 14.

Moved by Council Member Gary Monahan, seconded by Council Member Linda Dixon.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley, Council Member Gary Monahan

Noes: None.

Absent: None.

1. Reading Folder.

ACTION: The following claims were received and processed:
Enterprise Rent-A-Car (on behalf of Jose Morales), Struan A. Glass; Greg Ross, Christopher A. Zahorchak.

The following Requests for Alcoholic Beverage Control Licenses were received and processed:

Luna Eduardo Isaac, dba: Tacos & Co., 1175 Baker Street, Suite E25, Costa Mesa, for a type 41 license (on sale beer and wine for a bona fide eating place).

V & J Sushi Inc., dba: Teriyaki Time (Maki Yaki 31 Japanese Grill) 270 Bristol Street, Suite 108, Costa Mesa, for a type 41 (on sale beer and wine for a bona fide eating place).

Le Phuong Dong dba: OC Pizza, 1420 Baker Street, Suite B, Costa Mesa, for a person-to-person transfer of a type 41 license (on sale beer and wine for a bona fide eating place).

2. **Regular meeting of March 21, 2006.**

ACTION: Approved.

3. **Warrant Resolution 2102, funding City operating expenses for \$1,337,714.24.**

ACTION: Approved.

4. **Warrant Resolution 2103, funding Payroll No. 606 for \$2,165,961.61, and City operating expenses for \$507,649.09, including payroll deductions.**

ACTION: Approved.

5. **Claim from Rosanna Locke (alleges storm drain floods property).**

ACTION: Rejected.

6. **Claim from Glenn Morton (alleges defective street design caused auto accident).**

ACTION: Rejected.

7. **Claim from James Turner (alleges property wrongfully seized and not returned).**

ACTION: Rejected.

8. **A RESOLUTION OF THE CITY OF COSTA MESA, CALIFORNIA, AUTHORIZING RECORDS DESTRUCTION FOR THE RECORDS DIVISION OF THE POLICE DEPARTMENT OF THE CITY OF COSTA MESA, PURSUANT TO ORDINANCE NO. 75-60.**

ACTION: Adopted Resolution No. 06-25.

9. **Amendment No. 1 to Cooperative Agreement No. D99-128, with the County of Orange, the Orange County Flood Control District, the Irvine Ranch Water District (IRWD), the Irvine Company, and the "Watershed Cities," for the Toxics Total Maximum Daily Load (TMDL) studies in the Newport Bay Watershed, adding CalTRANS, Tustin Legacy Community Partners (TLCP) Lennar Great Park Corporation (GPC) as parties to the agreement.**

ACTION: Approved; and authorized the Mayor and the City Clerk to sign on behalf of the City.

10. **Completion of street improvements located at 120 Monte Vista Avenue, by West Coast Concrete Contractor, 707 13th Street, Huntington Beach, in connection with Encroachment Permit No. PS04-00682.**

ACTION: Accepted work and order the bonds exonerated.

11. **Completion of street improvements located at 373 Monte Vista Avenue, by Joe Cefalia, P.O. Box 551, Newport Beach, in connection with Encroachment Permit No. PS03-00707.**

ACTION: Accepted work and ordered the bonds exonerated.

12. **Exterior Painting of Costa Mesa Senior Center (695 W. 19th Street), Project No. 05-16:**

- (a) **Reject non-responsive bid from A.J. Fistes Corporation.**

ACTION: Approved.

- (b) **Reject non-responsive bid from Three Star Construction and Painting.**

ACTION: Approved.

- (c) **Award Contract to Southwest Coatings, Inc., 503 Harker Street, San Pedro, in the amount of \$33,500.00.**

ACTION: Approved and authorized the Mayor and the City Clerk to sign on behalf the City.

13. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, AUTHORIZING APPLICATION FOR AND ACCEPTANCE OF FISCAL YEAR 2006 BRYNE JUSTICE ASSISTANCE GRANT (JAG) ALLOCATION, in the amount of \$21,280.00.**

ACTION: Adopted Resolution No. 06-26; and accepted grant.

- (a) **Agreement with the County of Orange to Transfer Funds for the 2005 Edward Byrne Memorial Justice Assistance Grant (JAG) Program.**

ACTION: Approved and authorized the Mayor and the City Clerk to sign on behalf the City.

- (b) **Allocation of \$21,280.00 from the 2006 Edward Byrne Memorial Program JAG proceeds for the Orange County ProActive Methamphetamine Laboratory Task Force.**

ACTION: Approved and authorized the Mayor and the City Clerk to sign any documents necessary to effectuate allocation.

14. **Fiscal Year 2005-2006 Mid-Year Budget Report:**

- (a) **Budget Adjustment No. 06-040 for \$2.6 million.**

ACTION: Approved.

(b) Budget Adjustment No. 06-041 for \$28,100.00.

ACTION: Approved.

VII. PUBLIC HEARING

The City Clerk announced that this was the time and place set for a public hearing to consider:

1. PUBLIC HEARING: General Plan Amendment GP-05-03 and Zoning Code Amendment CO-06-03 for Density Bonuses and other incentives. Environmental Determination: exempt.

(a) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT GP-05-03 REGARDING DENSITY BONUSSES AND OTHER INCENTIVES.

(b) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING ZONING CODE AMENDMENT CO-06-03 THAT AMENDS TITLE 13 OF THE COSTA MESA MUNICIPAL CODE REGARDING DENSITY BONUSSES AND OTHER INCENTIVES.

The affidavit of publication is on file in the City Clerk's Office.

The Principal Planner summarized the agenda report and responded to questions from the City Council.

There being no public speakers the Mayor closed the public hearing.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley, Council Member Gary Monahan

Noes: None.

Absent: None.

MOTION: Adopt Resolution No. 06-27; and give first reading to Ordinance No. 06-7, to be read by title only and to waive further reading.

Moved by Mayor Allan Mansoor, seconded by Mayor Pro Tem Eric Bever.

Council Member Monahan recused himself from the discussion and determination of the following public hearing due to the close proximity to his lease hold.

The City Clerk announced that this was the time and place set for a public hearing to consider:

2. **PUBLIC HEARING: General Plan Amendment GP-05-06, Rezone 05-05, and Lot Line Adjustment LL-05-02, for Charles Margolin, authorized agent for Robert L. Smith, to amend the General Plan designation from Medium Density Residential to General Commercial, and rezone from R2-MD (Multiple Family Residential, Medium Density) to C2 (General Business District), to facilitate a proposed lot line adjustment between 1944 Newport Boulevard and 1941 Church Street. Environmental Determination: exempt**

(a) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT GP-05-06 FOR THE PROPERTY LOCATED AT 1941 CHURCH STREET.

(b) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING PETITION R-05-05, CHANGING THE ZONING OF THE NORTHWESTERLY PORTION OF 1941 CHURCH STREET TO GENERAL BUSINESS (C2) TO ACCOMMODATE A LOT LINE ADJUSTMENT.

(c) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT LL-05-02 FOR THE PROPERTY LOCATED AT 1944 NEWPORT BOULEVARD AND 1941 CHURCH STREET.

The affidavits of publication and of mailing are on file in the City Clerk's office.

The principle planner summarized the agenda report.

Charles Margolin, Newport Beach, applicant, complimented the planning staff for their assistance in this process.

MOTION: Adopt Resolution No. 06-28: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT GP-05-06 FOR THE PROPERTY LOCATED AT 1941 CHURCH STREET.

Moved by Mayor Allan Mansoor, seconded by Council Member Linda Dixon.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley

Noes: None.

Abstain: Council Member Gary Monahan

Absent: None.

MOTION: Give first reading to Ordinance No. 06-8: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING PETITION R-05-05, CHANGING THE ZONING OF THE NORTHWESTERLY PORTION OF 1941 CHURCH STREET TO GENERAL BUSINESS (C2) TO

ACCOMMODATE A LOT LINE ADJUSTMENT, to be read by title only and waive further reading.

Moved by Mayor Allan Mansoor, seconded by Council Member Linda Dixon.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley

Noes: None.

Abstain: Council Member Gary Monahan

Absent: None.

MOTION: Adopt Resolution No. 06-29: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT LL-05-02 FOR THE PROPERTY LOCATED AT 1944 NEWPORT BOULEVARD AND 1941 CHURCH STREET.

Moved by Mayor Allan Mansoor, seconded by Council Member Linda Dixon.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley

Noes: None.

Abstain: Council Member Gary Monahan

Absent: None.

Council Member Monahan returned to the Council Chamber at 7:15 p.m.

The City Clerk announced that this was the time and place set for a public hearing to consider:

3. PUBLIC HEARING: General Plan Amendment GP-05-11A, Zoning Code Amendment CO-05-05, Mixed Overlay Zoning District R-05-06A, and SoBECA Urban Plan for Bristol Street Corridor Area SP-05-06. Environmental Determination: Mitigated Negative Declaration.

(a) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING SOBECA INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND GENERAL PLAN AMENDMENT GP-05-11A, REGARDING A MIXED-USE OVERLAY DISTRICT.

(b) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING ZONING CODE ADMENDMENT C0-05-05 THAT AMENDS TITLE 13 OF THE COSTA MESA MUNICIPAL CODE REGARDING A MIXED-USE OVERLAY DISTRICT.

(c) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA

MESA, CALIFORNIA, ADOPTING OVERLAY ZONE PETITION R-05-06A FOR A MIXED-USE OVERLAY DISTRICT IN THE SOBECA URBAN PLAN AREA, LOCATED SOUTH OF BAKER STREET, EAST OF THE SR-73 FREEWAY, AND NORTH OF THE INTERSECTION OF THE SR-73/SR-55 FREEWAYS.

(d) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING SOBECA URBAN PLAN SP-05-06 FOR THE BRISTOL STREET CORRIDOR AREA LOCATED SOUTH OF BAKER STREET, EAST OF THE SR-73 FREEWAY, AND NORTH OF THE INTERSECTION OF THE SR-73/SR-55 FREEWAYS.

The affidavits of publication and of mailing are on file in the City Clerk's office.

The principle planner summarized the agenda report and responded to questions from the City Council.

Mike Berry, Costa Mesa, complimented the Council during this process.

Al Marshall, business owner, believes that the plan is a tremendous plan for the area. Commended the staff and Council and encourage the plans' adoption.

Sam Clark, Costa Mesa, former committee member of the SoBECA Committee, he encouraged the Council to go forward with the plans due to the positive effect it will have on the area.

Jerry Russell, business owner, commented that he felt there are not adequate protection for the industrial businesses and was concerned about having the change the nature of his business. He encouraged that the intent and some wording relative to the protection of existing industrial and commercial businesses be included in the ordinance.

In response to Council Member Foley, the Senior Planner read into the record suggested wording, as suggested by Mr. Russell, for the SoBECA Urban Plan and the Mesa West Bluffs Urban Plan, relative to the mitigation of impacts by the proposed new developments.

Shaheen Sadeghi, business owner and Bristol Street Mixed-Use Overlay Committee member, expressed his support of the plan, explained the history of the Bristol Street Mixed-Use Overlay Area.

In response to Council member Foley he indicated that he would enjoy some flexibility regarding the street furnishings which would allow for some artistic creativity.

Linda Sadeghi, Costa Mesa, complimented the Committee, considered the area as a gateway to the City, emphasized the diversity which should be highlighted to make a vibrant and energetic community.

Mayor Pro Tem Bever pointed out language that he felt was in conflict with the

intent of the plans and recommended additional language changes:

Referencing page 8 of the Mesa West Residential Ownership Urban Plan, page 14 of the 19 West Urban Plan, page 15 of the SoBECA Plan and page 15 of the Mesa West Bluff Urban Plan, he suggested that "Architectural" be deleted from the description of "Land Use Compatibility"; to delete reference to paragraph that reads "New development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements. In addition the proposed massing of buildings in new development shall be proportional to the mass and scale of other structures on the same block." He further suggested to delete the paragraph that reads "Project Design features: Proposed development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements, and projects shall be subdivided into massing that is proportional to the mass and scale of other structures on the same block." Mayor Pro Tem Bever explained that he felt that the current concepts for "compatibility" were confusing, were not working, will inhibit the market. He further commented that he agreed with Planning Commissioner Eleanor Egan that "the Commission needs to look at it on a case-by-case basis." He felt that "there is no reason to tie the future to the dysfunctional past" and that development standards should be the guide and the wisdom of our leaders and staff to be the deciding factor should there be a need.

In addition he commented that on page 16 of the SoBECA Plan referencing the "Mixed-Use "Monitoring" every Two Years" that the paragraph that reads "A comprehensive "Mixed-Use Monitoring Status Report" shall be prepared every two years to evaluate the results of the Urban Plan's implementation, verify assumptions and/or recommend changes, as appropriate." He felt that it was a very labor intensive directive that was redundant as the traffic impacts will be assessed annually on the "Development Phasing report." He suggested deletion of the language or to expand it to a five (5) year cycle.

MOTION: Adopt Resolution No. 06-30; give Ordinance No. 06-9 first reading to be read by title only and to waive further reading; give Ordinance No. 06-10, first reading to be read by title only and to waive further reading; and to adopt Resolution No. 06-31, as amended, deleting Architectural from the "Land Use Compatibility" in the the SoBECA Plan (page 15); to delete the paragraph that reads "New development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements. In addition the proposed massing of buildings in new development shall be proportional to the mass and scale of other structures on the same block"; and that compatibility with existing development will be on a case-by-case basis; to delete the paragraph that reads "Project Design features: Proposed development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements, and projects shall be subdivided into massing that is proportional to the mass and scale of other structures on the same block"; to delete on page 16 of the SoBECA Plan paragraph the "Mixed-Use "Monitoring" Every Two Years: A comprehensive "Mixed-Use Monitoring Status Report" shall

be prepared every two years to evaluate the results of the Urban Plan's implementation, verify assumptions and/or recommend changes, as appropriate."

Moved by Council Member Gary Monahan, seconded by Council Member Linda Dixon.

Council Member Foley requested the maker of the motion to include the suggested language on page 14 of the SoBECA Urban Plan and the Mesa West Bluffs Urban Plan that all new proposed development will be required to provide onsite mitigation of impacts associated with surrounding non-residential land uses. The addition was agreed to by Council Member Monahan and Council Member Dixon.

Council Member Foley also requested additional wording be included in the plans that would allow for some flexibility to the parkway standards for the street furniture. Council Member Monahan stated that he was comfortable with the current language relative to the street furniture.

Mayor Pro Tem Bever suggested that perhaps proposed changes to the standards be taken on a case-by-case basis.

Council Member Monahan confirmed with Council Member Dixon the committee's intent relative to the standards established for the street furnishings. It was agreed by both the maker of the motion and the seconder to the addition of language that would provide some flexibility within the standards.

The motion restated:

MOTION: Adopt Resolution No. 06-30: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING SOBECA INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND GENERAL PLAN AMENDMENT GP-05-11A, REGARDING A MIXED-USE OVERLAY DISTRICT; give first reading to Ordinance No. 06-9 : AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING ZONING CODE ADMENDMENT C0-05-05 THAT AMENDS TITLE 13 OF THE COSTA MESA MUNICIPAL CODE REGARDING A MIXED-USE OVERLAY DISTRICT, to be read by title only and to waive further reading; give first reading to Ordinance No. 06-10, : AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING OVERLAY ZONE PETITION R-05-06A FOR A MIXED-USE OVERLAY DISTRICT IN THE SOBECA URBAN PLAN AREA, LOCATED SOUTH OF BAKER STREET, EAST OF THE SR-73 FREEWAY, AND NORTH OF THE INTERSECTION OF THE SR-73/SR-55 FREEWAYS, to be read by title only and to waive further reading; and to adopt Resolution No. 06-31: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING SOBECA URBAN PLAN SP-05-06 FOR THE BRISTOL STREET CORRIDOR AREA LOCATED SOUTH OF

BAKER STREET, EAST OF THE SR-73 FREEWAY, AND NORTH OF THE INTERSECTION OF THE SR-73/SR-55 FREEWAYS, as amended, deleting Architectural from the "Land Use Compatibility" in the SoBECA Plan (page 15); to delete the paragraph that reads "New development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements. In addition the proposed massing of buildings in new development shall be proportional to the mass and scale of other structures on the same block"; and that compatibility with existing development will be on a case-by-case basis; to delete the paragraph that reads "Project Design features: Proposed development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements, and projects shall be subdivided into massing that is proportional to the mass and scale of other structures on the same block"; to delete on page 16 of the SoBECA Plan paragraph the "Mixed-Use "Monitoring" Every Two Years: A comprehensive "Mixed-Use Monitoring Status Report" shall be prepared every two years to evaluate the results of the Urban Plan's implementation, verify assumptions and/or recommend changes, as appropriate"; to include language on page 14 of the SoBECA Urban Plan and the Mesa West Bluffs Urban Plan that all new proposed development will be required to provide onsite mitigation of impacts associated with surrounding non-residential land uses.

Moved by Council Member Gary Monahan, seconded by Council Member Linda Dixon.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley, Council Member Gary Monahan

Noes: None.

Absent: None.

The City Clerk announced that this was the time and place set for a public hearing to consider:

4. PUBLIC HEARING: General Plan Amendment GP-05-11B, Mixed-Use Overlay Zoning District R-05-06B, 19 West Urban Plan SP-05-07, Mesa West Bluffs Urban Plan SP-05-08, and Mesa West Residential Ownership Urban Plan SP-05-09. Environmental Determination: Mitigated Negative Declaration.

(a) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE WESTSIDE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND GENEAL PLAN AMENDMENT GP-05-11B REGARDING A MIXED-USE OVERLAY DISTRICT IN WESTSIDE COSTA MESA.

(b) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING OVERLAY ZONE PETITION R-05-06B FOR A MIXED-USE OVERLAY DISTRICT IN WESTSIDE URBAN PLANS AREA, GENERALLY BOUND BY WILSON STREET (NORTH), HARBOR BOULEVARD AND SUPERIOR BOULEVARD (EAST), AND THE CITY'S CORPORATE LIMITS (WEST/SOUTH).

(c) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE 19 WEST URBAN PLAN SP-05-07 FOR AN APPROXIMATELY 103-ACRE AREA GENERALLY BOUND BY 19TH STREET AND VICTORIA STREET (NORTH), SUPERIOR BOULEVARD (EAST), AND THE CITY'S CORPORATE LIMITS (WEST/SOUTH).

(d) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE MESA WEST BLUFFS URBAN PLAN SP-05-08 FOR AN APPROXIMATELY 277-ACRE AREA BOUND BY VICTORIA STREET (NORTH), SUPERIOR AVENUE (EAST), AND THE CITY'S CORPORATE LIMITS (SOUTH AND WEST).

(e) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE RESIDENTIAL OWNERSHIP URBAN PLAN SP-05-09 FOR AN APPROXIMATELY 238-ACRE AREA IN WESTSIDE COSTA MESA.

The affidavits of publication and of mailing are on file in the City Clerk's office. The Senior Planner summarized the agenda report and responded to questions from the City Council.

Judi Berry, Costa Mesa, expressed support of the overlay for the westside of Costa Mesa, and suggested buffer zones around commercial properties that are situated next to a residential property.

Kathleen Eric, Costa Mesa, spoke in the support of the revitalization of the westside.

Christopher Eric, Costa Mesa, expressed support of the implementation of the overlay plan. He expressed concern relative to the compatibility provision for the area, and suggested that absent the establishment of an acceptable standard that the provision be removed, identifying it as unworkable.

Harvey Berger, Newport Beach, commented the staff on the preparation of the Urban Plans, he felt that this allows a rebirth of housing stock in Costa Mesa which would allow home ownership reducing the traffic and increasing the real estate tax revenue.

Anish Baker, Irvine, legal representative for the Westside Revitalization Association, outlined the Association's opposition to the overlay zones.

Jean Forbath, Costa Mesa, reminded the council of the General Plan

requirement relative to the percentage of very-low to moderate income housing that must be provided in new development.

Martin Pickett, representative of an industrial business on the westside, voiced opposition to the urban plans stating that there is not adequate protection for the existing businesses, felt that specific measures that address the mixed use conflicts should first be identified and encouraged Council to delay adopting the plan until that point.

Gregory Bowler, Costa Mesa, questioned if the type of commercial businesses had been considered when establishing the overlay plan. Expressed the need to attract the commercial businesses that offer real value to the community and hoped that the project would offer new unique opportunities.

Fred Bockmiller, Costa Mesa, advised of a correction (north east corner of Monrovia and Center Street), to identifying the location that is requested for removal from the designation; he encouraged the need to maintain the established trees and advised that the Mesa Consolidated Water District did review the EIR and determined that it would be able to serve the area.

Mike Evans, Costa Mesa, commented that while he supported the proposed overlay plans he expressed concern for local businesses and the compatibility of the mixed uses.

Carole Burr, Costa Mesa, expressed that attention should be given to traffic flow, parking, the businesses, medium and high density, and pointed out that conflict with existing property owners should be avoided.

John Hawley, Newport Beach, westside business-owner, was appreciative of the progress made, but encouraged careful consideration be taken before taking action and supported the production of an EIR.

Dan Gribble, former member of Westside Revitalization Oversight Committee, and business owner, expressed concern relative to density, traffic, and use compatibility issues. He encouraged the Council to delay action to allow additional time for consideration and felt that the proposed overlay uses conflict with the existing uses violating the property rights of the existing property owners and businesses.

Ken Stueve, Costa Mesa, spoke in support of the proposed urban plans, and felt that it will be something positive for the city.

Doug Sutton, Orange, felt that the plans should be presented to the individual communities within the City for input and asked that Council delay a determination.

Mike Harrison, business owner, expressed his concerned for the protection of the industrial business owner and encouraged the Council to take time for further

review.

Mike Berry, Costa Mesa, was hopeful that the Council would move forward on the plan.

Bill Turpit, Costa Mesa, relative to competing land uses, he suggested that the definition of a nuisance, may be helpful mitigating some of the confusion.

Paul Johnson, Costa Mesa, supported the proposal he felt that in certain areas a buffer zone would be needed.

Roger MacGregor, business owner, expressed concern regarding super high density and big-box residential. He expressed satisfaction with the 13 unit per acre but was concerned about 23 units per acre building which could promote severe overcrowding. He supported the livework environment and suggested allowing medical facilities within the zoning.

Frank Guterrez, business owner, he encouraged the Council to think of the needs of the community into the far future.

(Inaudible) Mota, Costa Mesa, expressed concern regarding the relaxing of the parking in the proposed areas.

Bill Modic, Costa Mesa, questioned how to avoid overcrowding, and incompatibility issues.

Ryan Fitzpatrick, Costa Mesa, expressed concern regarding pedestrian traffic in the alley ways, extreme amounts of graffiti, and trash.

The Mayor recessed the meeting at 9:38 pm.

The Mayor reconvened the meeting at 10:07 p.m.

Council Member Monahan listed recommended changes and with the help of staff proposed the following wording for amendments to the urban plans.

For the 19 West Urban Plan: 1. Add language for a Mixed-use Regulation, which provides that lots abutting the rear of the properties that have frontage on W. 19th Street shall be consolidated to create a resultant parcel with frontage on W. 19th Street.

To delete Architectural from the "Land Use Compatibility" in the Mesa West Residential Ownership Urban Plan (page 8), the 19 West Urban Plan (page 14), and in the Mesa West Bluff Urban Plan (page 15); to delete the paragraph that reads "New development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements. In addition the proposed massing of buildings in new development shall be proportional to the mass and scale of other structures on the same block"; and that compatibility with existing development will be on a

case-by-case basis; to delete the paragraph that reads "Project Design features: Proposed development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements, and projects shall be subdivided into massing that is proportional to the mass and scale of other structures on the same block"; to delete in the Mesa West Residential Ownership Urban Plan (page 16), the 19 West Urban Plan (page 15), and the Mesa West Bluff Urban Plan (page 16) the paragraph regarding the "Mixed-Use "Monitoring" Every Two Years: A comprehensive "Mixed-Use Monitoring Status Report" shall be prepared every two years to evaluate the results of the Urban Plan's implementation, verify assumptions and/or recommend changes, as appropriate."

For the Mesa West Residential Ownership Urban Plan an exclusion in the parcel map of the Northeast corner of Monrovia Street and Center Street (per the request of Mr. Fred Bockmiller).

Mayor Mansoor asked if the Council Member would be willing to include the Cultural Arts Committee signage suggestions to phase in the signage if and when the "Arts District" and the "Artist's Village" evolve. Council Member Monahan concurred.

To add to language to the 19 West Urban Plan (page 13), and the Mesa West Bluff Urban Plan (page 14): That proposed new development would be required to provide onsite mitigation of impacts associated with surrounding non-residential land uses.

To add to language to the the 19 West Urban Plan, and the Mesa West Bluff Urban Plan relative to a establishing a buffer zone from J.C. Carter (671 West 17th Street) and CLA-VAL (1701 Placentia Avenue) industrial properties of a minimum of 50-foot distance between property lines.

Three additional objectives that are to be added to the 19 West Urban Plan (page 4) and the Mesa West Bluffs Urban Plan (page 4):

1. Stimulate improvement in the 19 West Urban Plan and the Mesa West Bluffs Urban Plan areas through well-designed and integrated urban development that is nontraditional in form and design with flexible open floor plans and complements the surrounding existing development.
2. Promote a new type of urban housing that would be target-marketed to people seeking alternative housing choices in an industrial area. An urban loft would be an alternative to traditional single-family residence, tract home, or small-lot division.
3. Encourage the design and development of urban residential structures reflecting the urban character of the surrounding area both in the interior and exterior design.

MOTION: Adopt Resolution No. 06-32: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE WESTSIDE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND GENEAL PLAN AMENDMENT GP-05-11B REGARDING A MIXED-USE OVERLAY DISTRICT IN WESTSIDE COSTA MESA.

Moved by Council Member Gary Monahan, seconded by Council Member Katrina Foley.

Mayor Pro Tem Bever expressed concern regarding the added objective for improvement through non-traditional housing. He commented that that he would like to include traditional urban residential housing when considered possible development for the Whittier Avenue West.

Council Member Monahan confirmed with staff the objective was not to discourage traditional development but was instead to encourage non-traditional housing and that each project would be reviewed on a case-by-case basis.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley, Council Member Gary Monahan

Noes: None.

Absent: None.

MOTION: Give first reading to Ordinance No. 06-11: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING OVERLAY ZONE PETITION R-05-06B FOR A MIXED-USE OVERLAY DISTRICT IN WESTSIDE URBAN PLANS AREA, GENERALLY BOUND BY WILSON STREET (NORTH), HARBOR BOULEVARD AND SUPERIOR BOULEVARD (EAST), AND THE CITY'S CORPORATE LIMITS (WEST/SOUTH), to be read by title only and to waive further reading.

Moved by Council Member Gary Monahan, seconded by Council Member Katrina Foley.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley, Council Member Gary Monahan

Noes: None.

Absent: None.

The Transportation Manager responded to comments in a letter from the City of Newport Beach, relative to the environmental document. He indicated that this plan did not indicate any significant impact in Costa Mesa or in Newport Beach.

MOTION: Adopt Resolution No. 06-33: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE 19 WEST URBAN PLAN SP-05-07 FOR AN APPROXIMATELY 103-ACRE AREA

GENERALLY BOUND BY 19TH STREET AND VICTORIA STREET (NORTH), SUPERIOR BOULEVARD (EAST), AND THE CITY'S CORPORATE LIMITS (WEST/SOUTH);

For the 19 West Urban Plan: 1. Add language for a Mixed-use Regulation, which provides that lots abutting the rear of the properties that have frontage on W. 19th Street shall be consolidated to create a resultant parcel with frontage on W. 19th Street;

To delete Architectural from the "Land Use Compatibility" in the 19 West Urban Plan (page 14); to delete the paragraph that reads "New development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements. In addition the proposed massing of buildings in new development shall be proportional to the mass and scale of other structures on the same block"; and that compatibility with existing development will be on a case-by-case basis; to delete the paragraph that reads "Project Design features: Proposed development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements, and projects shall be subdivided into massing that is proportional to the mass and scale of other structures on the same block.";

To delete in the 19 West Urban Plan (page 15), the paragraph regarding the "Mixed-Use "Monitoring" Every Two Years: A comprehensive "Mixed-Use Monitoring Status Report" shall be prepared every two years to evaluate the results of the Urban Plan's implementation, verify assumptions and/or recommend changes, as appropriate."

To add to language to the 19 West Urban Plan (page 13), that proposed new development would be required to provide onsite mitigation of impacts associated with surrounding non-residential land uses.

To add to language to the the 19 West Urban Plan, relative to a establishing a buffer zone from J.C. Carter (671 West 17th Street) and CLAVAL (1701 Placentia Avenue) industrial properties of a minimum of 50-foot distance between property lines.

Three additional objectives that are to be added to the 19 West Urban Plan (page 4):

1. Stimulate improvement in the 19 West Urban Plan area through well-designed and integrated urban development that is nontraditional in form and design with flexible open floor plans and complements the surrounding existing development.

2. Promote a new type of urban housing that would be target-marketed to people seeking alternative housing choices in an industrial area. An urban

loft would be an alternative to traditional single-family residence, tract home, or small-lot division.

3. Encourage the design and development of urban residential structures reflecting the urban character of the surrounding area both in the interior and exterior design.

Moved by Council Member Gary Monahan, seconded by Council Member Linda Dixon.

Mayor Mansoor asked if the Council Member would be willing to include the Cultural Arts Committee signage suggestions to phase in the signage if and when the "Arts District" and the "Artist's Village" evolve. Council Member Monahan concurred.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley, Council Member Gary Monahan

Noes: None.

Absent: None.

MOTION: Adopt Resolution No. 06-34, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE MESA WEST BLUFFS URBAN PLAN SP-05-08 FOR AN APPROXIMATELY 277-ACRE AREA BOUND BY VICTORIA STREET (NORTH), SUPERIOR AVENUE (EAST), AND THE CITY'S CORPORATE LIMITS (SOUTH AND WEST).

To delete Architectural from the "Land Use Compatibility" in the Mesa West Bluff Urban Plan (page 15); to delete the paragraph that reads "New development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements. In addition the proposed massing of buildings in new development shall be proportional to the mass and scale of other structures on the same block"; and that compatibility with existing development will be on a case-by-case basis; to delete the paragraph that reads "Project Design features: Proposed development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements, and projects shall be subdivided into massing that is proportional to the mass and scale of other structures on the same block.";

To delete in the Mesa West Bluff Urban Plan (page 16) the paragraph regarding the "Mixed-Use "Monitoring" Every Two Years: A comprehensive "Mixed-Use Monitoring Status Report" shall be prepared every two years to evaluate the results of the Urban Plan's implementation, verify assumptions and/or recommend changes, as appropriate."

To add to language to the Mesa West Bluff Urban Plan (page 14): That proposed new development would be required to provide onsite mitigation of impacts associated with surrounding non-residential land uses.

To add to language to the Mesa West Bluff Urban Plan relative to a establishing a buffer zone from J.C. Carter (671 West 17th Street) and CLAVAL (1701 Placentia Avenue) industrial properties of a minimum of 50-foot distance between property lines.

Three additional objectives that are to be added to the Mesa West Bluff Urban Plan (page 4):

1. Stimulate improvement in the Mesa West Bluff Urban Plan area through well-designed and integrated urban development that is nontraditional in form and design with flexible open floor plans and complements the surrounding existing development.

2. Promote a new type of urban housing that would be target-marketed to people seeking alternative housing choices in an industrial area. An urban loft would be an alternative to traditional single-family residence, tract home, or small-lot division.

3. Encourage the design and development of urban residential structures reflecting the urban character of the surrounding area both in the interior and exterior design.

Moved by Mayor Allan Mansoor, seconded by Council Member Linda Dixon.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley, Council Member Gary Monahan

Noes: None.

Absent: None.

MOTION: Adopt Resolution No. 06-35: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE RESIDENTIAL OWNERSHIP URBAN PLAN SP-05-09 FOR AN APPROXIMATELY 238-ACRE AREA IN WESTSIDE COSTA MESA;

To delete Architectural from the "Land Use Compatibility" in the Mesa West Residential Ownership Urban Plan (page 8); to delete the paragraph that reads "New development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements. In addition the proposed massing of buildings in new development shall be proportional to the mass and scale of other structures on the same block"; and that compatibility

with existing development will be on a case-by-case basis; to delete the paragraph that reads "Project Design features: Proposed development in the mixed use overlay district shall be compatible with existing development through vertical/horizontal articulation or architectural enhancements, and projects shall be subdivided into massing that is proportional to the mass and scale of other structures on the same block.";

To delete in the Mesa West Residential Ownership Urban Plan (page 16), the paragraph regarding the "Mixed-Use "Monitoring" Every Two Years: A comprehensive "Mixed-Use Monitoring Status Report" shall be prepared every two years to evaluate the results of the Urban Plan's implementation, verify assumptions and/or recommend changes, as appropriate";

For the Mesa West Residential Ownership Urban Plan a exclusion in the parcel map of the Northeast corner of Monrovia Street and Center Street (per the request of Mr. Fred Bockmiller).

Moved by Mayor Allan Mansoor, seconded by Council Member Linda Dixon.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley, Council Member Gary Monahan

Noes: None.

Absent: None.

VIII. OLD BUSINESS

1. From the meeting of February 22, 2005, six month evaluation of Parking Restriction on Walnut Avenue between Orange Avenue and Westminster Avenue.

The Transportation Manager presented the agenda report and responded to the questions of the city council.

Bill Kelly, representing property on Walnut Avenue, conducted an informal parking study of the blocks surrounding the church, reported the high volume of traffic that was produced and proposed permitted parking for 12 months.

John Shannon, Costa Mesa, spoke in opposition to resident-only parking as it would drive the parking problem to neighboring streets.

Maura Sekas, Costa Mesa, commented that she does not think permitted parking for the neighborhood was necessary.

MOTION: Receive and file.

Moved by Mayor Pro Tem Eric Bever, seconded by Council Member Linda

Dixon.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley, Council Member Gary Monahan

Noes: None.

Absent: None.

2. From the meeting of October 4, 2005, six-month review of the Action Minute format.

The City Manager outlined the agenda report.

Mayor Pro Tem Bever supported the continuation of the action minute format.

MOTION: Continue use of Action Minute format for City Council meeting minutes.

Moved by Mayor Pro Tem Eric Bever, seconded by Council Member Katrina Foley.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley, Council Member Gary Monahan

Noes: None.

Absent: None.

IX. NEW BUSINESS

1. General Plan Screen Request: GPS-06-01 for Wyndham Hotels and Resorts, 3350 Avenue of the Arts.

The Development Services Director summarized the agenda the report.

Michael Gagnet, Executive Vice President of Makar Properties, LLC, property owner and operator of the Wyndham Hotel, was available for questions of the City Council. He confirmed for the Mayor, relative to his concern regarding traffic, that they were working with traffic engineers to ensure that the traffic counts remain neutral.

MOTION: Accept General Plan Screening GPS-06-01 for processing.

Moved by Mayor Allan Mansoor, seconded by Council Member Katrina Foley.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Council Member Linda Dixon, Council Member Katrina Foley, Mayor Pro Tem Eric Bever, Council Member Gary

Monahan
Noes: None.
Absent: None.

2. Annual review of Athletic Field/Facility Use and Allocation Policy.

The Recreation Manager summarized the agenda report and responded to questions from the Council.

Kathy Whitford, Costa Mesa, referenced a letter she had submitted regarding a time share issue at Balearic Park, and she requested the use of Harper School and Killybrooke Elementary School fields.

Samaar Needham, Costa Mesa, shared the reason for importance of adult women's soccer, and requested the use of the Harper School field again, allowing for extra field time for the women's teams.

Heather Picquelle, Costa Mesa, supported the use of the Harper School and the Killybrooke Elementary School fields for adult soccer-team use.

Jose Zalmo, Costa Mesa, felt that a solution would be to reduce the number of men's adult soccer teams permitted for field use and requested the use of Killybrooke Elementary School and the Harper School fields.

MOTION: Receive and file; authorize staff to implement an Adult Allocation Formula for Group 6 organizations based upon number of documented resident players; and add Harper School, Killybrooke Elementary School back into the fields that would be available for use on Sundays.

Moved by Council Member Gary Monahan, seconded by Council Member Linda Dixon.

Mayor Pro Tem Bever asked the maker of the motion if an allocation could be established for the women adult teams. Council Member Monahan disagreed with the suggestion.

Mayor Mansoor expressed concern regarding impact on the Harper School field use, felt the allocations could be refined further and stated that he would not support the motion.

The motion carried by the following roll call vote:

Ayes: Council Member Linda Dixon, Council Member Katrina Foley, Mayor Pro Tem Eric Bever, Council Member Gary Monahan

Noes: Mayor Allan Mansoor

Absent: None.

MOTION: That if extra hours for the field use on Sunday's were available at the Harper School and Killybrooke Elementary School that it would allocated only to the youth-soccer groups.

Moved by Council Member Gary Monahan, seconded by Council Member Katrina Foley.

The motion carried by the following roll call vote:

Ayes: Mayor Allan Mansoor, Mayor Pro Tem Eric Bever, Council Member Linda Dixon, Council Member Katrina Foley, Council Member Gary Monahan

Noes: None.

Absent: None.

X. REPORTS

City Manager

Recognized Dane Bora, Video Communications Supervisor, Julie Folcik, City Clerk, and Thanh Bui, Webmaster for their efforts in the smooth implementation of the video streaming and making the technology work for members of the public. He also advised that the Orange County Transportation Authority (OCTA) approved the funding of \$3,000,000.00 for the Theater Arts District Improvements and that the Orange County Board of Supervisor's approved \$1,000,000.00, the collaborative effort with OCTA and members of the business community and staff commitment of another \$1,000,000.00, and a million dollar advance on a Measure M turn-back funds towards the TAD improvements.

ADJOURNMENT - the Mayor adjourned the meeting at 11:35 p.m. to Tuesday, April 18, 2006.

Mayor of the City of Costa Mesa

ATTEST:

City Clerk of the City of Costa Mesa