

**ACTION REPORT**  
**CITY OF COSTA MESA**  
**SPECIAL CITY COUNCIL, HOUSING AUTHORITY, AND**  
**SUCCESSOR AGENCY TO THE REDEVELOPMENT**  
**AGENCY\* MEETING**

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

**MONDAY, OCTOBER 17, 2016**  
**CITY COUNCIL CHAMBERS, 77 FAIR DRIVE**  
**SPECIAL MEETING – 5:45 P.M.**

**STEPHEN M. MENSINGER**  
Mayor

**JAMES M. RIGHEIMER**  
Mayor Pro Tem

**GARY MONAHAN**  
Council Member

**SANDRA GENIS**  
Council Member

**KATRINA FOLEY**  
Council Member

City Attorney  
**Thomas Duarte**

Chief Executive Officer  
**Thomas R. Hatch**

**SPECIAL MEETING OF THE CITY COUNCIL, HOUSING AUTHORITY,**  
**AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY –**  
**5:45 P.M.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE** Mayor Pro Tem Righeimer

**MOMENT OF SOLEMN EXPRESSION**

*[Per Council Policy 000-12, these presentations are made by community volunteers stating their own views. The City Council disclaims any intent to endorse or sponsor the views of any speaker.]*

Sayed Mostafa Qazwini, Imam of the Islamic Educational Center of Orange County,  
Costa Mesa

# FOR INFORMATIONAL PURPOSES ONLY

## ROLL CALL

Present: Council Member Genis, Mayor Pro Tem Righeimer and Mayor Mensinger

Absent: Council Member Foley and Council Member Monahan

## CITY ATTORNEY CLOSED SESSION REPORT -

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

## CONSENT CALENDAR:

**MOTION:** Approve recommended actions for Consent Calendar Item Nos. 1 through 7 except for 2, 3 and 5.

**MOVED/SECOND:** Mayor Pro Tem Righeimer/Council Member Genis

The motion carried by the following roll call vote:

Ayes: Council Member Genis, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: None

Absent: Council Member Foley and Council Member Monahan

Motion carried: 3-0-2

### 1. READING FOLDER

Claims received by the City Clerk: Marian Boquette

#### **ACTION:**

City Council received and filed.

### 4. CLEARBROOK LANE ALLEY (ALLEY NO. 46), FLOWER STREET ALLEY (ALLEY NO. 81), BROADWAY ALLEY (ALLEY NO. 89), MAGNOLIA STREET ALLEYS (ALLEY NO. 91, ALLEY NO. 93 AND ALLEY NO. 94), AND 18TH STREET ALLEY (ALLEY NO. 96) IMPROVEMENT PROJECT - CITY PROJECT NO. 15-13

#### **ACTION:**

1. City Council accepted the work performed by Blackrock Construction Company and authorized the City Clerk to file the Notice of Completion; and
2. Authorized the release of the Labor and Material Bond seven (7) months after the filing date; release of the Faithful Performance Bond one (1) year after the filing date; and release of the retention monies 35 days after the Notice of Completion filing date.

**FOR INFORMATIONAL PURPOSES ONLY**

**6. RELEASE OF BONDS IN CONNECTION WITH ENCROACHMENT PERMIT NO. PS15-00147 FOR STREET IMPROVEMENTS LOCATED AT 2562 SANTA ANA AVENUE, COSTA MESA, CALIFORNIA**

**ACTION:**

City Council authorized the release of the Performance and Labor and Material Bonds (Certificate No. 802544S) in the amounts of \$19,583.00 each for street improvements to NTH 5, LLC (Developer), 418 Via Lido Nord, Newport Beach, CA 92663.

**7. FUNDING FOR PURCHASE OF THE ORANGE COUNTY 800 MHZ COUNTYWIDE COORDINATED COMMUNICATIONS SYSTEM UPGRADE PROJECT DISPATCH CONSOLES AND PARTNERSHIP COSTS**

**ACTION:**

1. City Council approved and authorized the Chief Executive Officer (CEO) to sign the sole source purchase request and authorized the purchase of eight (8) Dispatch Consoles and accessories designed to interface with the existing Orange County ASTRO 25 System offered by Motorola in the amount of \$1,103,107.00; and
2. Approved payment of \$371,267.00 to the County of Orange for 800 MHz Next Generation Project partnership costs; and
3. Authorized the CEO to use up to \$1,326,000.00 from the City's Equipment Replacement Fund 601 (with no interest) and be repaid in FY 17-18 for this and related equipment.

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

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

**1. GENERAL PLAN AMENDMENT GP-16-05 CHANGING THE LAND USE DESIGNATION OF A 2.07 ACRE SITE FROM GENERAL COMMERCIAL (GC) TO LOW DENSITY RESIDENTIAL (LDR); AND FIRST READING OF ORDINANCE 16-XX OF THE CITY COUNCIL OF THE CITY OF COSTA MESA FOR REZONE R-16-05 TO REZONE (OR CHANGE) A 2.07 ACRE SITE FROM C1 (LOCAL BUSINESS DISTRICT) TO R1 (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR THE PROPERTY LOCATED AT 2850 MESA VERDE DRIVE EAST**

**MOVED/SECOND:** Mayor Pro Tem Righeimer/Council Member Genis

The motion carried by the following roll call vote:

Ayes: Council Member Genis, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: None

Absent: Council Member Foley and Council Member Monahan

Motion carried: 3-0-2

## FOR INFORMATIONAL PURPOSES ONLY

### **ACTION:**

1. City Council approved the Initial Study/Negative Declaration

### **MOVED/SECOND:** Mayor Pro Tem Righeimer/Council Member Genis

The motion carried by the following roll call vote:

Ayes: Council Member Genis, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: None

Absent: Council Member Foley and Council Member Monahan

Motion carried: 3-0-2

### **ACTION:**

2. City Council adopted Resolution No. 16-78 approving the General Plan Amendment GP-16-05 to change the land use designation of a 2.07-acre site from GC (General Commercial) to LDR (Low Density Residential) and to include the following conditions of approval: 1. Neither the applicant nor property owner shall turn off utilities and/or commence removal of the existing tenants or demolition of the existing structures or otherwise make the property un-inhabitable until expiration of the final lease at the property. No lease shall be terminated, other than for a violation of any provision thereof as permitted by law, prior to 9 months from the effective date of this resolution. Nothing herein shall require the property owner to extend any lease beyond 12 months from the effective date of this resolution; and 2. The applicant and/or property owner shall provide appropriate documentation as to the history of the buildings (photographs, building plans, etc.) to the Development Services Department prior to demolition of the existing development.

### **MOVED/SECOND:** Mayor Pro Tem Righeimer/Council Member Genis

The motion carried by the following roll call vote:

Ayes: Council Member Genis, Mayor Pro Tem Righeimer and Mayor Mensinger

Nays: None

Absent: Council Member Foley and Council Member Monahan

Motion carried: 3-0-2

### **ACTION:**

3. City Council gave first reading to Ordinance No. 16-11 for R-16-05 to rezone (or change) a 2.07-acre site from C1 (Local Business District) to R-1 (Single Family Residential District - eight (8) dwelling units per acre maximum density allowed).

## FOR INFORMATIONAL PURPOSES ONLY

2. **SECOND AMENDMENT TO THE SOBEC A URBAN PLAN (SP-05-06 A2) TO ALLOW INDIVIDUAL RESIDENTIAL DEVELOPMENT AT MAXIMUM DENSITY OF 40 DU/ACRE AND AN OVERALL DEVELOPMENT CAPACITY OF 450 UNITS**

**MOVED/SECOND:** Mayor Mensinger/Mayor Pro Tem Righeimer

**MOTION:** City Council approve SoBECA Urban Plan Amendment (SP-05-06 A2) to allow residential development at maximum density of 40 du/acre and an overall development capacity of 450 units within the urban plan area by adoption of Resolution 16-79.

Council Member Genis left the dais prior to the vote (8:37 p.m.).  
No action due to lack of quorum.

**The City Clerk adjourned the meeting due to a lack of quorum at 8:38 p.m.**

**THE FOLLOWING ITEMS PULLED FROM THE CONSENT CALENDAR WERE NOT HEARD.**

2. **WARRANT RESOLUTION NO. 2565 OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS, INCLUDING PAYROLL REGISTER NO. 16-21 FOR \$2,153,330.61 AND CITY OPERATING EXPENSES FOR \$1,983,488.41; AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID**
3. **MINUTES OF THE REGULAR CITY COUNCIL, HOUSING AUTHORITY, AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF OCTOBER 4, 2016**
5. **EAST 17TH STREET LANDSCAPE ENHANCEMENT PROJECT, FEDERAL PROJECT NO. RPSTPLE – 5312(091), CITY PROJECT NO. 13-12**