



PARKS AND RECREATION COMMISSION AGENDA REPORT

ATTACHMENT 1

MEETING DATE: OCTOBER 27, 2004

ITEM NUMBER: 9c

SUBJECT: CONSIDERATION OF RECREATIONAL USE CONCEPT PLANS FOR CERTAIN PROPERTIES WITHIN THE CITY

DATE: October 15, 2004

FROM: WILLIAM J. MORRIS, PUBLIC SERVICES DIRECTOR
HOWARD PERKINS, ACTING ADMINISTRATIVE SERVICES DIRECTOR

PRESENTATION BY: WILLIAM J. MORRIS

FOR FURTHER INFORMATION CONTACT: WILLIAM J. MORRIS at (714) 754-5343

RECOMMENDATION

The Commission may consider approving a recommendation to City Council requesting that staff be directed to include for consideration in the proposed FY 05-06 budget sufficient funds to investigate and develop concept plans, where applicable, for possible recreational use of the properties listed in the City Council/Planning Division staff report of June 7, 2004 (Attachment 1).

BACKGROUND

At the June 23, 2004 Parks and Recreation Commission Meeting, Commissioner de Arakal requested that the Commission investigate the possibility of creating a master "recreational use concept plan" for properties within the city that may become available for purchase at some point in the future. If approved, the Commission would be providing a "longer term vision" to meet the recreational needs of the city.

This request came as a result of a recent City Council staff report that reviewed all of the existing government-owned properties in the city (other than city-owned) that had the potential to be sold and/or redeveloped in the future. This report (Attachment 1) was generated by the city's Planning Division, and was reviewed by the City Council at their June 7, 2004 meeting. Also attached is copy of the action taken by City Council on this item (Action Minutes, Attachment 2).

ANALYSIS

Considerable time and effort may be required to review the ten (10) potential properties as listed in the June 7th report, and to determine their acceptability as a possible site for future recreational uses. Also, a review of the existing Parks and Recreation Master Plan (Master Plan) would be required to determine which types of recreational uses could be installed on these parcels to meet the future needs of the community.

If the study is ultimately approved, and if certain properties are deemed suitable for recreational uses, staff believes the intent of the original request was to develop "concept plans" for those properties. In this way, the city would be creating a "long range, site specific" plan to assist in efforts to provide additional recreational facilities for the community, as identified by the Master Plan.

Due to the amount of work that Public Services and Recreation staff may have to devote to this project, it is suggested that, if the Commission wishes, it be tailored to coincide with the budget process for Fiscal Year 05-06. Otherwise, and in accordance with City Council Policy 000-2, authorization would be required for work to begin at this time due to the number of staff hours it would entail.

ALTERNATIVES CONSIDERED

One alternative to the recommended action would be to request City Council to authorize staff to begin the investigation at this time. No funds are budgeted at this time to allow staff to hire a consultant to assist in this work effort.

Another alternative is to analyze properties as they become available for purchase. Currently, city staff searches for available properties, both public and private, on an ongoing basis, with the purpose of providing additional recreational facilities to the community. As properties become available, the city would then determine what types of facilities may be appropriate for the site, as identified in the existing Master Plan, and how funding may be generated to purchase the property.

FISCAL REVIEW

At this point, staff does not have an estimate of the cost to review the subject sites in the June 7th report and to provide concept plans for any sites deemed suitable for recreational uses. This estimate would be done as part of the FY 05-06 budget process, if requested by this Commission to do so.

If the review of parcels, and subsequent creation of concept plans, is ultimately approved by City Council as part of the next budget process, no funding currently exists to purchase any of the parcels should they become available in the future. However, the concept plans would yield preliminary cost estimates for the installation of improvements on the site, and could be used as a basis for a future "recreational land acquisition/construction funding" plan to meet the needs of the Parks and Recreation Master Plan.

LEGAL REVIEW

No legal review is required at this time.

CONCLUSION

The Commission has requested staff to consider a review of existing public lands that may become available to the city in the future. This review would include a determination as to the appropriateness of the site for recreational uses, and if so, a concept plan to identify how the property may be used.

If a recommendation is made in this regard, it is suggested that any funding for the study be considered as part of the FY 05-06 budget deliberations.


WILLIAM J. MORRIS
Public Services Director


HOWARD PERKINS
Acting Administrative Services Director



MARC R. PUCKETT
Director of Finance

Attachments- 1. City Council Staff Report for June 7, 2004 Meeting
2. Action Minutes for June 7, 2004 Council Meeting

Cc: Allan L. Roeder, City Manager
Steven E. Hayman, Assistant City Manager
Don Lamm, Development Services Director
Jana Ransom, Recreation Manager



CITY COUNCIL AGENDA REPORT

MEETING DATE: JUNE 7, 2004

ITEM NUMBER:

SUBJECT: ANALYSIS OF LAND USE REGULATION FOR GOVERNMENT-OWNED PROPERTIES

DATE: MAY 27, 2004

FROM: DEVELOPMENT SERVICES/ PLANNING DIVISION

PRESENTATION BY: DONALD D. LAMM, DEP. CITY MGR.- DEVELOPMENT SVS. DIRECTOR-

FOR FURTHER INFORMATION CONTACT: KIMBERLY BRANDT, SR. PLANNER, (714) 754-5604

RECOMMENDATION:

Provide staff direction as to whether current City land use regulations sufficiently address Council's policies for development of surplus properties owned by other government agencies.

BACKGROUND:

At the May 5, 2004 City Council meeting, Council Member Cowan requested staff to identify properties in the City of Costa Mesa that are owned by other public agencies. She also requested staff to identify the City zoning of these sites and necessary proactive steps the City would have to take to ensure that future uses for these properties would be limited to parks and open space.

ANALYSIS:

Several government agencies and school districts may eventually sell their surplus land in response to their needs and budgetary constraints. The sale and development of property, such as the Orange County Fairgrounds or State Fairview Developmental Center, could have extraordinary impacts on the City's provision of community services, depending on the ultimate land use developed on these sites. While current development regulations for most publicly owned land allow the City discretion over future land uses, Council may wish an in-depth review of which regulations apply to these surplus public properties.

The attached Table 1 identifies 10 properties in the City owned by other public agencies that are either surplus property or being used for ancillary uses. These properties are indicated in Figure 1 and Figures 2a-2i (Attachment 2), and as can be noted, the surplus properties are located throughout the City. The City's General Plan designates six of these properties as Public/Institutional; however, none has a master plan that designates the site for a future park or open space. The General Plan designates the remainder of the sites with other types of land use designations. See Table 1.

It is difficult for the City to ensure long-term preservation of properties for open space or park uses when they are owned by other government agencies. While the General Plan and Zoning Code may establish the City's view of the appropriate uses of these properties, these regulations are not necessarily binding on other public agencies. It appears that there are only two ways for the City to ensure long-term control over any surplus site. Specifically, the City may purchase the property for park or open space purposes or enter into a long-term lease agreement with that particular public agency.

ALTERNATIVES CONSIDERED:

Council may direct staff to provide more in-depth analysis as to future City options for preserving these properties for future park or open space uses, or the Council may determine that the City current land use regulations are sufficient.

FISCAL REVIEW:

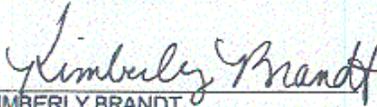
This report does not require fiscal review.

LEGAL REVIEW:

This report does not require legal review.

CONCLUSION:

Several government agencies and school districts may eventually sell their surplus land in response to their needs and budgetary constraints. Staff is seeking Council direction as to whether or not current City land use regulations sufficiently address Council's policies for development of these surplus properties.


KIMBERLY BRANDT
Senior Planner


DONALD D. LAMM
Deputy City Mgr.-Dev. Svs. Director

DISTRIBUTION: City Manager
City Attorney
Public Services Director
City Clerk (2)

ATTACHMENTS: 1 Table 1- GOVERNMENT-OWNED PROPERTY
2 Figures 1, 2a-2i

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ATTACHMENT 1

TABLE 1

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TABLE 1 GOVERNMENT-OWNED PROPERTY
CITY OF COSTA MESA

OWNER	SITE ADDRESS	ACRES	GENERAL PLAN DESIGNATION	ZONING	COMMENTS
1. Coast Community College District	1370 Adams Avenue	12.14 to 13.77 acres	Public/Institutional	I & R	This property is currently zoned for park and other types of recreational or institutional uses. However, the District is interested in entering into a long-term lease with a developer to construct multiple-family rental housing. While the District did select a potential developer, staff was recently informed that the District will reissue the RFP to correct deficiencies in the previous bid process.
2. State of California- Department of Developmental Services	NW corner of Harbor Boulevard and Fair Drive	6.7 acres	High Density Residential *	PDR-HD	The General Plan allows a maximum of 20 units per acre on this site, which equates to 134 units. The state has initiated efforts to dispose of this property.
3. State of California- Department of Developmental Services	"Shannon's Mountain"	10-12 acres	Public/Institutional	I & R	This property is currently zoned for park and other types of recreational or institutional uses.
4. Orange County Fair and Exposition Center	88 Fair Drive	150 acres	Fairgrounds*	I & R	Updated master plan recently approved. Any land use that is not consistent with "normal" Fairgrounds operations would require City approval.

**TABLE 1 GOVERNMENT-OWNED PROPERTY
CITY OF COSTA MESA**

OWNER	SITE ADDRESS	ACRES	GENERAL PLAN DESIGNATION	ZONING	COMMENTS
5. National Guard Armory (Dept. of Navy)	2650 Newport Boulevard	7.2 acres	Public/Institutional	I & R	Preliminary discussion of possible move to the City of Irvine.
6. Orange County Flood Control District	1100 Bristol Street	6.2 acres	General Commercial*	C1	Current land uses are mini-storage and recreational vehicle storage. The 10-year lease and conditional use permit will expire on September 1, 2004.
7. County of Orange	3180 Airway Ave.	2.39 ac	Industrial Park *	MP	Vacant
8. Newport-Mesa Unified School District (Harper School)	425 E. 18 th Street	9.09 ac	Public/Institutional	I & R	Existing educational facility.
9. Newport-Mesa Unified School District (Lindbergh School)	2340 Orange Ave.	4.56 ac	Public/Institutional	I & R	Existing educational facility.
10. Newport-Mesa Unified School District (Mesa Verde Elementary)	2990 Mesa Verde Dr.	10.4 ac	Public/Institutional	I & R	Existing educational facility.

*Requires a General Plan Amendment/Rezzone to preserve as permanent open space and/or park for public purposes

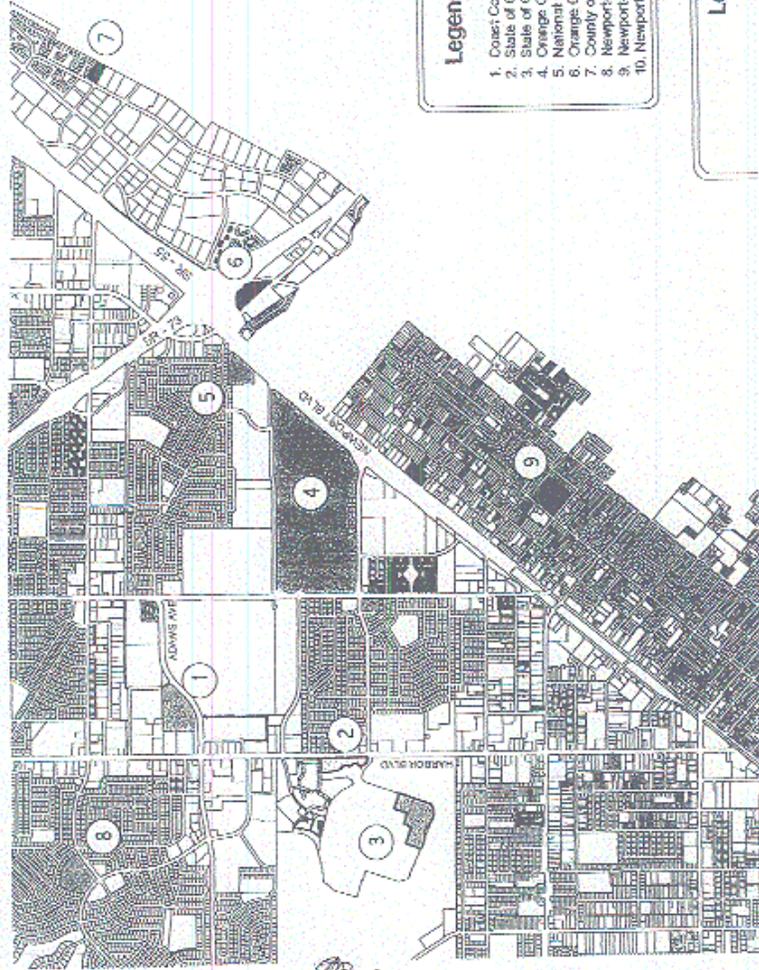
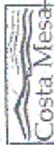
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ATTACHMENT 2

FIGURES 1, 2A-2I

Potential Park / Open Space Areas



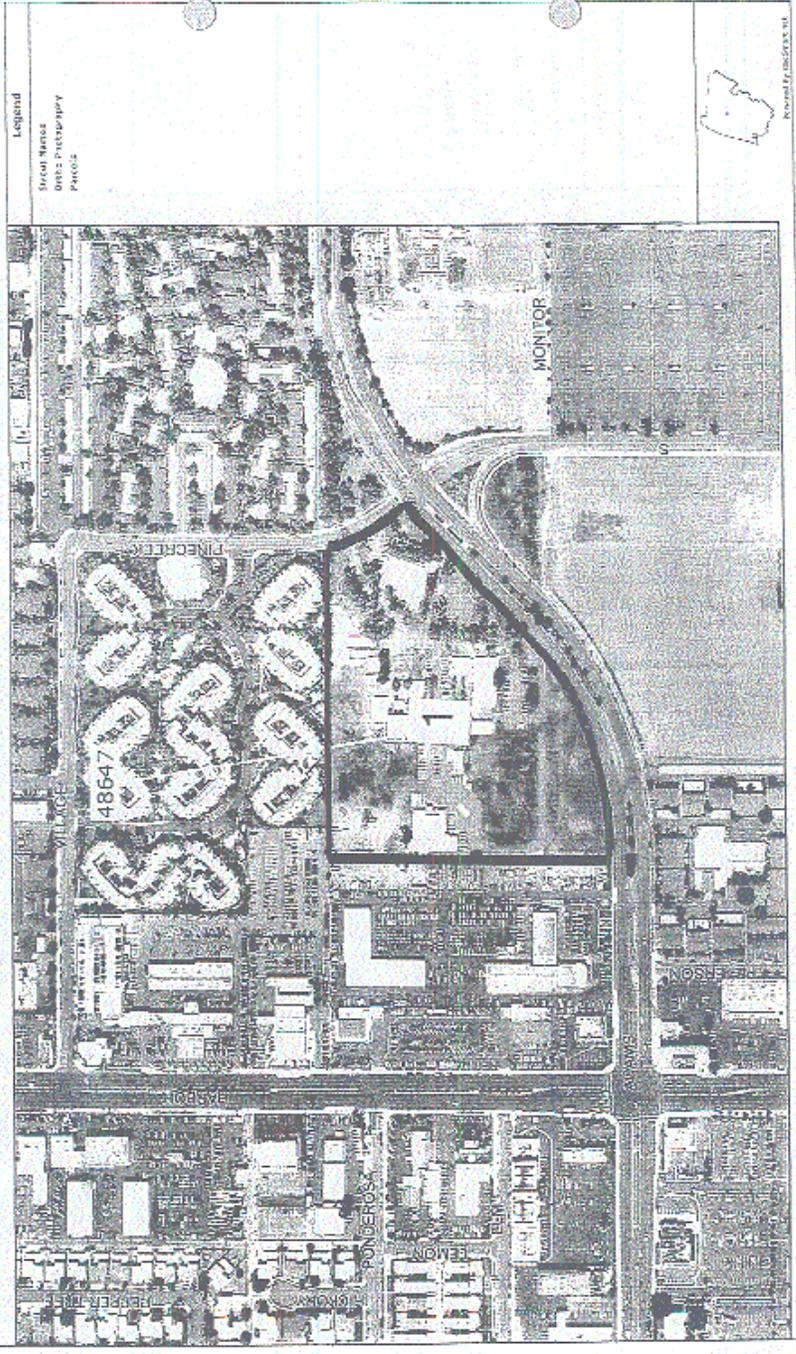
Legend - Property Owners

- 1. Coast Community College District
- 2. State of California
- 3. Orange County Fair and Exposition Center
- 4. National Guard Armory
- 5. Orange County Flood Control District
- 6. County of Orange
- 7. Newport-Mesa Unified School District
- 8. Newport-Mesa Unified School District
- 9. Newport-Mesa Unified School District
- 10. Newport-Mesa Unified School District

Legend - Zoning

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Site 1 - Coast Community College District



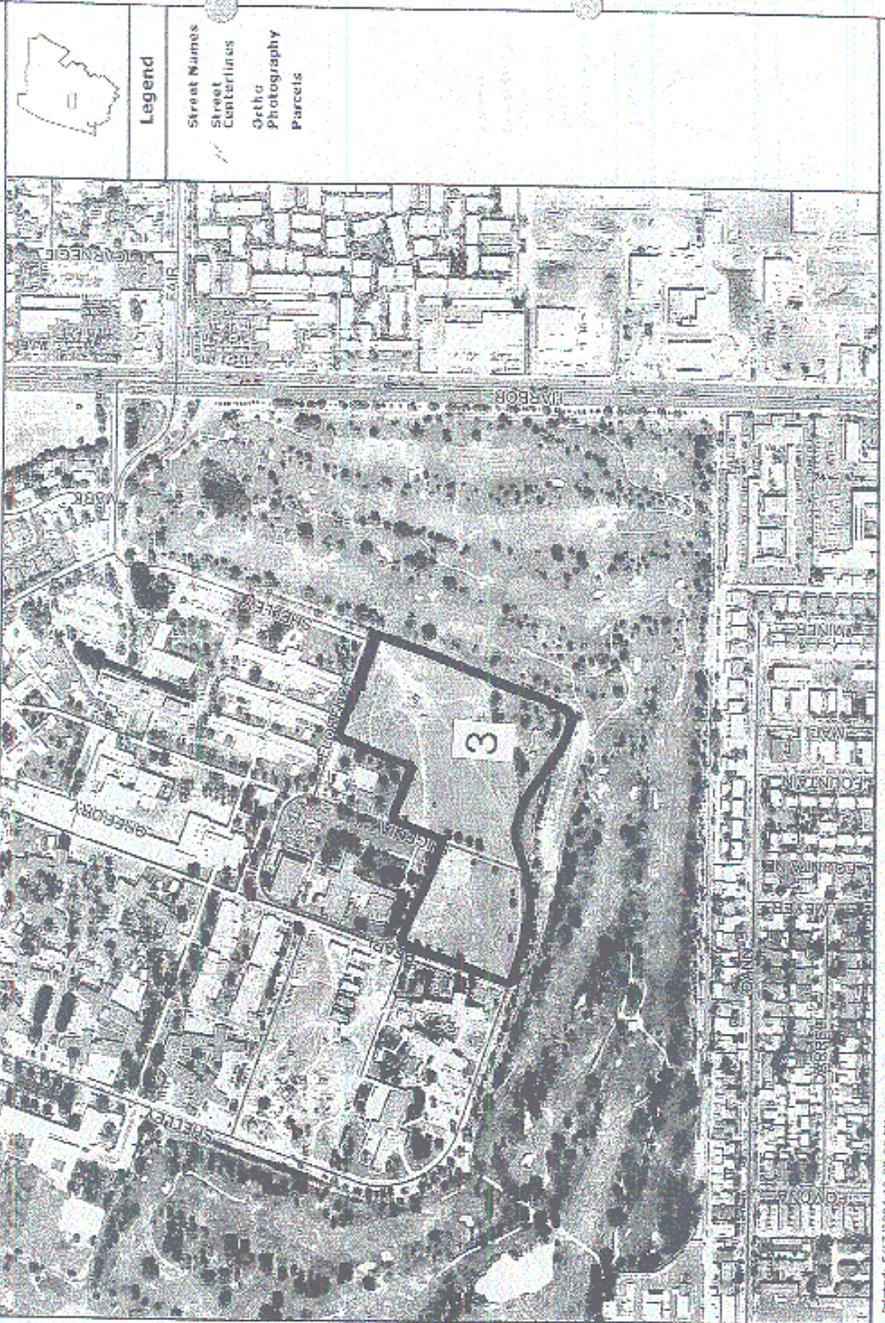
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FIGURE 2A

Site 3- State of California

Shannon's Mountain

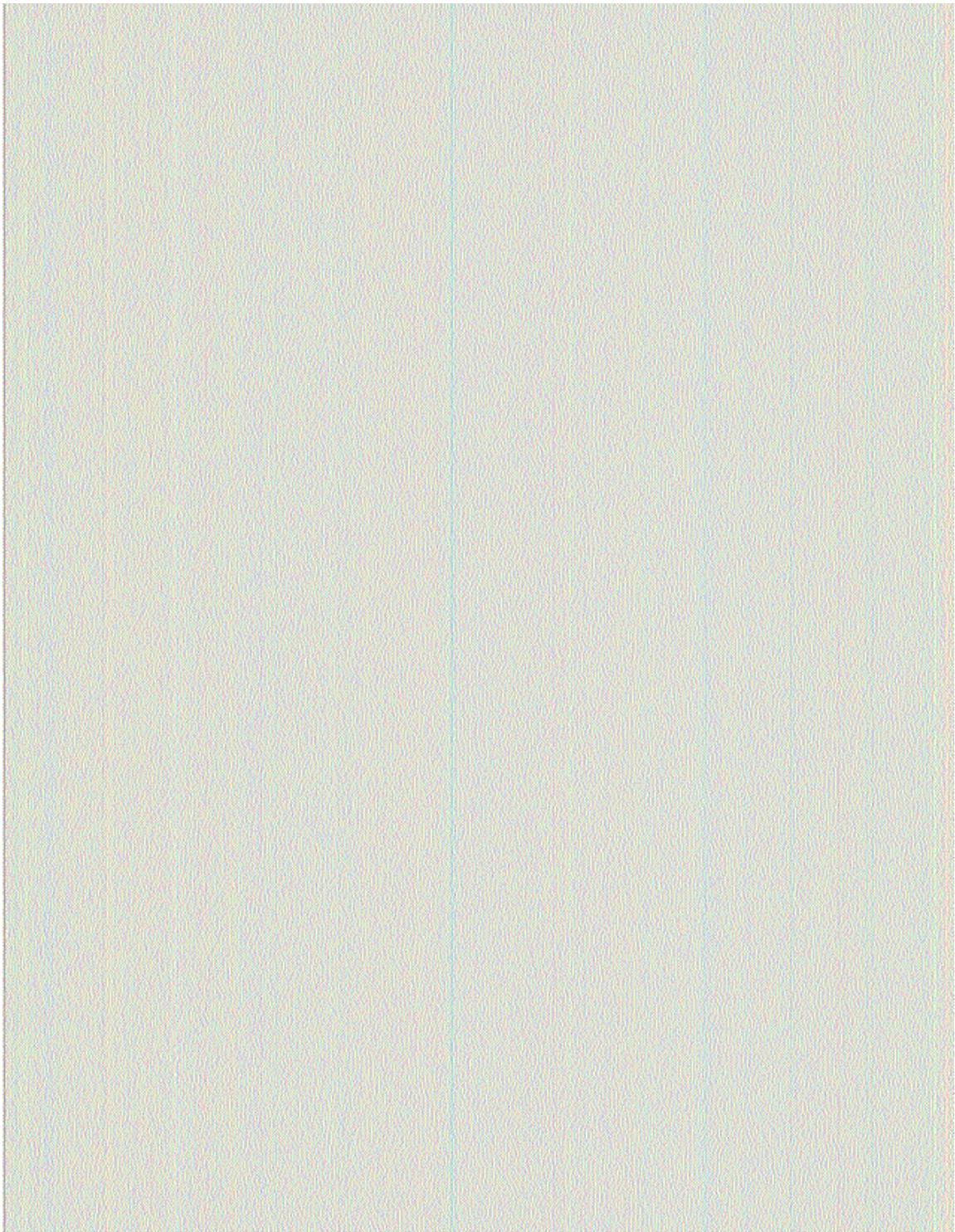


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Site 7 - County of Orange



- Legend**
- Selected Features
 - Parcel
 - Address
 - Hydrology Channels
 - Street Names
 - City Boundary
 - Ortho Photography
 - Parcels

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Site 8 - Harper School

425 E. 18th Street



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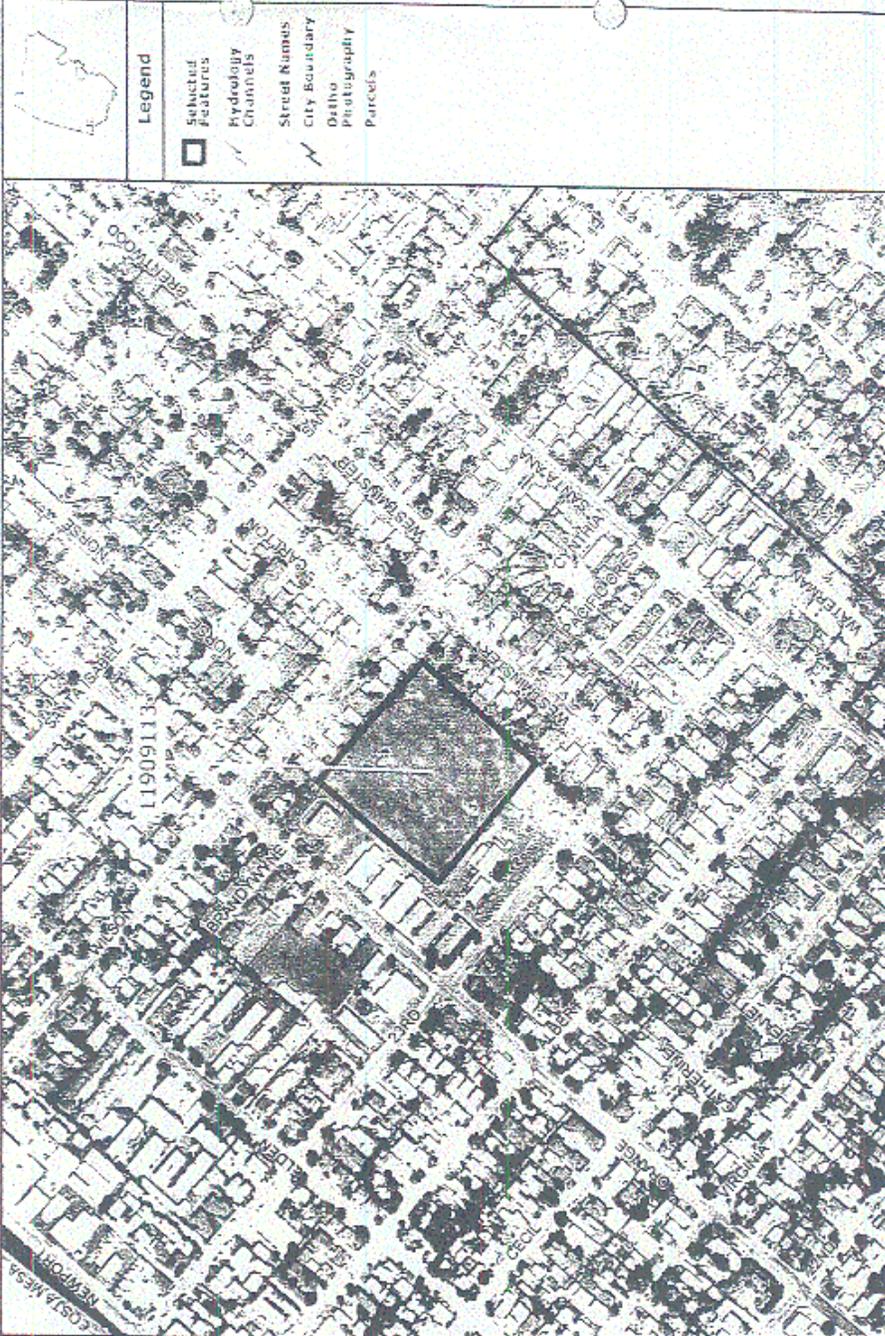
FIGURE 2G

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Site 9 - Lindbergh School

2340 Orange Av



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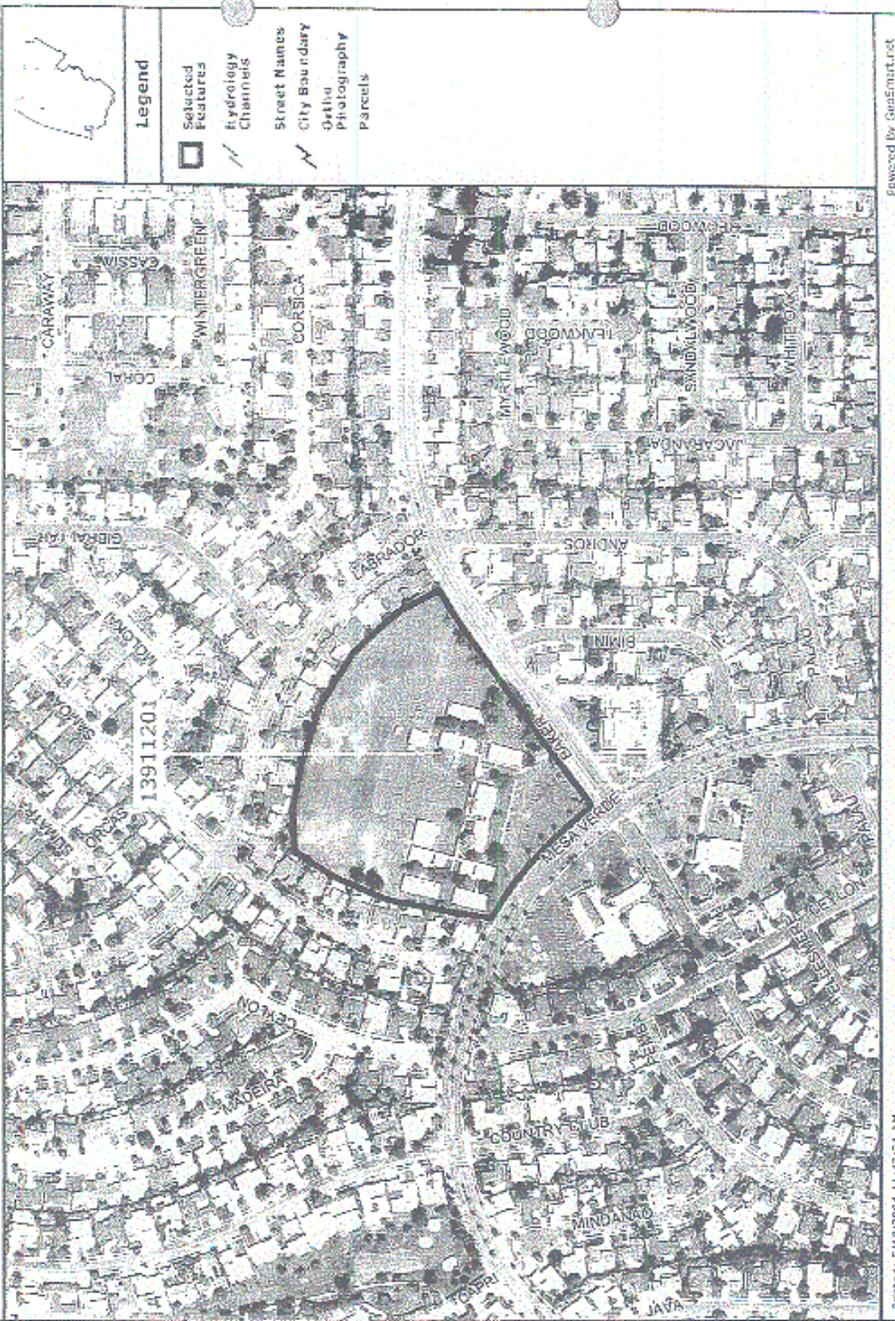
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Site 10 - Mesa Verde Elementary School

2990 Mesa Verde Dr



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FIGURE 21

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City of Costa Mesa Council Agenda ACTION AGENDA

Gary Monahan
Mayor

Allan Mansoor
Mayor Pro Tem

Chris Steel
Council Member

City Manager
Allan Roeder

Libby Cowan
Council Member

Mike Scheafer
Council Member

Acting City Attorney
Tom Wood

Development Services Director
Donald Lamm

Director of Public Services
William Morris

Deputy City Clerk
Julie Folcik

COUNCIL MEETS 1ST & 3RD MONDAYS - 6:30 PM - 77 Fair Drive

SPEAKERS: PLEASE PRINT YOUR NAME AND ADDRESS ON THE YELLOW CARDS AT THE PODIUM.

COUNCIL POLICY 000-4 - TIME LIMIT FOR COUNCIL MEETINGS - Except for extenuating circumstances, Council meetings shall conclude at midnight. If there is unfinished business on the Agenda, these items will be continued to a future council meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Deputy City Clerk, (714) 754-5223. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. The Council meets for an Agenda Review Study Session beginning at 6:00 p.m. in Conference Room 1-A of City Hall. The public is welcome to attend. No action may be taken by the Council prior to the 6:30 p.m. meeting.

JUNE 7, 2004

- I PLEDGE OF ALLEGIANCE Mayor Pro Tem Mansoor
- II MOMENT OF SOLEMN EXPRESSION Pastor Craig Coffin, Calvary Chapel of Costa Mesa
[Per Council Policy 000-12, these presentations are made by community volunteers stating their own views. Interested presenters, please contact the City Clerk's office.]
- III ROLL CALL
- IV MINUTES
- MOTION To read all ordinances and resolutions by title only
- ACTION: Approved, (5-0)**
- PRESENTATION Mayor's Award, Timothy Montag
Presentation of Award from the American Planning Association for the Fairview Park Mitigation Bank Program
Employees of the Month, Neighbors for Neighbors Staff

23

V PUBLIC COMMENTS

VI CONSENT CALENDAR

Written Communications

1. Reading Folder.
Recommendation: Receive and process

ACTION: Received and processed, (5-0)

Warrants

2. Warrant Resolution 2006, funding City operating expenses for \$495,922.27.
Recommendation: Approve

ACTION: Approved, (5-0)

3. Warrant Resolution 2007, funding Payroll No. 411 for \$1,899,173.44, Payroll No. 410A for \$11,896.32, and City operating expenses for \$1,556,082.91, including payroll deductions.

Recommendation: Approve

ACTION: Approved, (5-0)

4. Warrant Resolution 2008, funding City operating expenses for \$2,510,068.45.
Recommendation: Approve

ACTION: Approved, (5-0)

5. General Municipal Election on November 2, 2004:

- (a) Resolution calling and giving notice of the holding of a General Municipal Election to be held Tuesday, November 2, 2004, for the election of certain officers as required by the provisions of the laws of the State of California relating to General Law Cities, for the purpose of electing three members of the City Council for the full term of four years.

Recommendation: Adopt resolution

ACTION: Adopted Resolution 04-35, (5-0)

- (b) Resolution requesting the Orange County Board of Supervisors to consolidate a General Municipal Election to be held November 2, 2004, with the Statewide General Election to be held on that date, pursuant to Section 10403 of the Elections Code, and instructing the Orange County Registrar of Voters Elections Department to provide specific services in the conduct of the consolidated election.

Recommendation: Adopt resolution

ACTION: Adopted Resolution 04-36, (5-0)

City Council Agenda –June 7, 2004

6. Award Bid Item No. 1074, One New Animal Control Vehicle, a 2004 Ford F-250 4 x 2 Series truck with attached animal control truck body built by Pacific Truck Equipment, to Pearson Ford, 4300 El Cajon Boulevard, San Diego, for \$32,301.30.

Recommendation: Approve

ACTION: Approved, (5-0)

7. Award contract for Roof Replacement at the Balearic Community Center, 1975 Balearic Drive, Project No. 04-07, to Cabral Roofing and Waterproofing Corporation, 815 West Olympic Boulevard, Montebello, for \$56,237.00.

Recommendation: Approve; authorize Mayor and Clerk to sign

ACTION: Approved; authorized Mayor and Clerk to sign, (4-1, Mayor Pro Tem Mansoor voting no)

- (a) Budget Adjustment No. 04-083 for \$20,000.00.

Recommendation: Approve

ACTION: Approved, (4-1, Mayor Pro Tem Mansoor voting no)

8. Award contract for Bristol/Newport Signal Improvement, Project No. 04-08, to KDC, Inc., d.b.a. Dynalectric, 4462 Corporate Center Drive, Los Alamitos, for \$212,230.00.

Recommendation: Approve; authorize Mayor and Clerk to sign

ACTION: Approved; authorized Mayor and Clerk to sign, (5-0)

9. Parkway Concrete Repair and New Sidewalk Construction, Project No. 04-04:

- (a) Reject all bids.

Recommendation: Approve

ACTION: Approved, (5-0)

- (b) Direct staff to re-advertise the project.

Recommendation: Approve

ACTION: Approved, (5-0)

10. Completion of street improvements at 1450 Baker Street by Costa Mesa Square II, LLC, 101 North Westlake Boulevard, Suite 201, Westlake Village, in connection with Encroachment Permit No. PS03-00705 (DR-03-02).

Recommendation: Accept work; refund cash deposit

ACTION: The work was accepted, and refund of the \$18,086.14 cash deposit was approved, (5-0)

City Council Agenda –June 7, 2004

11. Completion of Replacement of the H.V.A.C. Unit on the 2nd Floor of City Hall, 77 Fair Drive, Project No. 03-21, by Refrigerated Air Mechanical Systems, 2050 Loara Street, Anaheim.
Recommendation: Accept work; authorize Clerk to file a Notice of Completion; release retention funds 35 days thereafter; exonerate the Labor and Material Bond 7 months thereafter; exonerate the Performance Bond 12 months thereafter

ACTION: The work was accepted; the Deputy City Clerk was authorized to file a Notice of Completion; authorization was given to release retention monies 35 days thereafter; the Labor and Material bond was ordered exonerated 7 months thereafter; and the Performance Bond was ordered exonerated 12 months thereafter, (5-0)

12. Completion of Newport Boulevard/Victoria Street Improvement, Project No. 03-09, by Palp, Inc., d.b.a. Excel Paving co., 2230 Lemon Avenue, Long Beach.
Recommendation: Accept work; authorize Clerk to file a Notice of Completion; release retention funds 35 days thereafter; exonerate the Labor and Material Bond 7 months thereafter; exonerate the Performance Bond 12 months thereafter

ACTION: The work was accepted; the Deputy City Clerk was authorized to file a Notice of Completion; authorization was given to release retention monies 35 days thereafter; the Labor and Material bond was ordered exonerated 7 months thereafter; and the Performance Bond was ordered exonerated 12 months thereafter, (5-0)

13. Costa Mesa Senior Center:

- (a) Amendment to an agreement with the Costa Mesa Senior Center Corporation to extend the operation of the Costa Mesa Senior Center, 695 West 19th Street, for the final one-year option ending June 30, 2005.

Recommendation: Approve; authorize Mayor and Clerk to sign

ACTION: Approved amendment; authorized Mayor and Clerk to sign, (5-0)

- (b) Direct staff to negotiate a long-term agreement with the Costa Mesa Senior Corporation for operation of the Costa Mesa Senior Center.

Recommendation: Approve

ACTION: Approved, (5-0)

14. Agreement with Evercom Systems, Inc., 8201 Tristar Drive, Irving, Texas, to upgrade the current Inmate Pay Telephone System for the Costa Mesa City Jail, 99 Fair Drive, provide service for five years, and the City shall receive a royalty of forty percent (40%) of the monthly gross billed revenue.

Recommendation: Approve; authorize Police Chief to sign

ACTION: Approved; authorized Police Chief to sign, (5-0)

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

VII PUBLIC HEARINGS

1. PUBLIC HEARING: Resolution re-authorizing the Business Improvement Area assessment of two percent (2%) for City of Costa Mesa hotels and motels for fiscal year 2004-2005.

Recommendation: Adopt resolution

ACTION: Adopted Resolution 04-37, (5-0)

VIII OLD BUSINESS

1. From the meeting of May 17, 2004, second reading and adoption of Ordinance 04-6, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING REZONE PETITION R-01-04 CHANGING THE ZONING OF 330 AND 340 WEST BAY STREET TO MEDIUM-DENSITY, MULTI-FAMILY RESIDENTIAL (R2-MD).

Recommendation: Adopt Ordinance 04-6

ACTION: Adopted Ordinance 04-6, (4-1, Council Member Steel voting no)

2. From the meeting of May 17, 2004, ordinance amending Special Event Permit Regulations.

Recommendation: Give ordinance first reading

ACTION: Gave Ordinance No. 04-7 first reading, as amended, adding to Section 9-207 (c), "... the State of California or other governmental entity or any church that is legally operated in the City or has City approval to operate as a church either by a conditional use permit or master plan approval..."; amending Section 9-207(a)(2) to read, "Does not use amplified sound outdoor"; amending Section 9-211(d) by deleting "Council Policy" and adding "resolution"; and further amending the ordinance by substituting "City Council," deleting reference to the City Manager, regarding appeals of the special event permits, (3-2, Council Member Cowan and Council Member Scheafer voting no)

- (a) Resolution establishing pre-designated event routes for special events requiring street closures.

Recommendation: Adopt resolution

ACTION: Adopted Resolution 04-38, (3-2, Council Member Cowan and Council Member Scheafer voting no)

IX NEW BUSINESS

1. Analysis of Land Use Regulations for Government-Owned Properties.
Recommendation: Provide direction to staff as to whether current City land use regulations sufficiently address Council's policies for development of excess government-owned property

ACTION: Received and filed, directing staff to further study a General Plan designation, zoning, and other characteristics of the State of California property at the northwest corner of Harbor Blvd. and Fair Drive, Property No. 2, (5-0)



X REPORTS

City Attorney

1. Pursuant to subdivision (c) of Section 54956.9 of the California Government Code, a closed session has been scheduled for the City Council to confer with the legal counsel regarding matters involving anticipated litigation – possible initiation of two (2) potential cases.

ACTION: No action was taken

City Manager

XI COUNCIL MEMBERS REPORTS, COMMENTS, AND SUGGESTIONS

1. Council Member Scheafer
2. Council Member Steel
3. Council Member Cowan
4. Mayor Pro Tem Mansoor
5. Mayor Monahan

XII ADJOURNMENT