



# **CITY COUNCIL AGENDA REPORT**

MEETING DATE: APRIL 18, 2006

ITEM NUMBER: \_\_\_\_\_

**SUBJECT:** TWO ORDINANCES OF THE CITY COUNCIL OF THE CITY OF COSTA MESA: (1) ORDINANCE 06-09 ADOPTING ZONING CODE AMENDMENT CO-05-05 FOR MIXED-USE DEVELOPMENT PROVISIONS AND (2) ORDINANCE 06-10 ADOPTING OVERLAY ZONE PETITION R-05-06A FOR THE A MIXED-USE OVERLAY DISTRICT IN THE SOBECA URBAN PLAN AREA

**DATE:** APRIL 5, 2006

**FROM:** DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

**PRESENTATION BY:** DONALD D. LAMM, AICP, DEPUTY CITY MGR./DEV. SVS. DIRECTOR

**FOR FURTHER INFORMATION CONTACT:** CLAIRE L. FLYNN, AICP (714) 754-5278

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## **RECOMMENDATION:**

Give second reading to the following Ordinances:

1. Ordinance 06-09 that amends Title 13 of the Costa Mesa Municipal Code (Zoning Code) establishing a mixed-use overlay district
2. Ordinance 06-10 for the adoption of Overlay Zone Petition R-06-07A for a mixed-use overlay district in the SoBECA Urban Plan area.

## **ANALYSIS:**

On April 4, 2006, City Council gave first reading to the attached ordinances. Staff has no further information on this item.

CLAIRE L. FLYNN, AICP  
Senior Planner

DONALD D. LAMM, AICP  
Deputy City Mgr. – Dev. Svs. Director

**DISTRIBUTION:** City Manager  
City Attorney  
Deputy City Manager – Dev. Svs. Dir.  
Public Services Director  
City Clerk (2)  
Staff (4)  
File (2)

**ATTACHMENTS:** 1 Ordinance 06-09  
2 Ordinance 06-10

ORDINANCE NO. 06-09

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE TO ESTABLISH A MIXED-USE OVERLAY DISTRICT.**

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Title 13 of the Costa Mesa Municipal Code is hereby amended to read as follows:

a. Amend Section 13-20 to include the following subparagraph:

**“(s) MU Mixed-Use Overlay.** This district may overlay the R2-MD, R2-HD, R3, CL, C1, C2, MG, PDR-HD, PDR-MD, or I&R districts, and it is intended to allow development of residential and nonresidential uses as mixed, integrated projects. This overlay district shall only be applied to the Zoning Map in conjunction with the adoption of an urban plan for the designated area. The urban plan is a regulating plan that shall define the unique characteristics of the overlay area, include a matrix of permitted, conditionally permitted, and prohibited uses and provide development standards. The provisions of the mixed-use overlay shall be activated by adoption of a master plan.”

b. Amend Section 13-28(g) as follows:

**“(g) Master plan.** Prior to development in the Planned Development (PD), Town Center (TC), Shopping Center (C1-S), Mixed-Use Overlay (MU), and both Institutional and Recreational (I&R and I&R-S) zoning districts, a master plan is required. Preliminary master plans are required in the TC zone, are optional in PD and MU zones, and are not required in C1-S, I&R-S, and I&R zones.

(1) Minor changes: Minor changes in the location, siting or character of buildings and structures may be authorized by the Planning Division if required by the final engineering or other circumstances not foreseen at the time the master plan was approved. No change authorized under this section may cause any of the following:

- a. A change in the use or character of the development;
- b. An increase in the overall density or floor area ratio of the development;
- c. An increase in overall coverage of structures;
- d. A reduction or change in character of approved open space;
- e. A reduction of required off-street parking;
- f. A detrimental alteration to the pedestrian, vehicular and bicycle circulation and utility networks; or
- g. A reduction in required street pavement widths.
- h. An increase of more than 6” in building height.

- i. A decrease in building setback greater than can be approved by a minor modification by the Development Services Director.

(2) Major amendments: Substantial amendments to the master plan encompassing one or more of the minor changes listed in subparagraphs (1a) through (1g), or any proposed change determined by the Development Services Director as a major amendment, shall be subject to review and approval by the Zoning Administrator. Furthermore, if the major amendment results in an overall building square footage that exceeds the maximum density or building square footage allowed by the approved master plan, the Zoning Administrator must find that the major amendment is consistent with the density, floor area ratio, and trip budget standards established by the General Plan, as applicable.

(3) Minor amendments.

- a. Minor amendments to existing master plans in planned development zones are subject to Section 13-56 MASTER PLAN REQUIRED.
- b. Minor amendments to existing master plans in the TC, C1-S, MU, I&R, and I&R-S zones may be approved by development review if the Planning Division finds that the proposed construction does not materially affect required open space, floor area ratio, and parking requirements specified in the approved master plan. Furthermore, if the minor amendment results in an overall building square footage that exceeds the maximum building square footage allowed by the approved master plan, the Planning Division must find that the minor amendment is consistent with the floor area ratio and trip budget standards established by the General Plan, as applicable.

(4) Mixed-Use Development Plan Screening Application.

Applicants for residential or mixed-use development projects in a mixed-use overlay district shall submit a screening application for consideration by City Council at a public meeting. No other concurrent application for development may be submitted for processing until City Council comments have been received. The purpose of the screening application is to receive City Council comments on the merits and appropriateness of the proposed development. No other action on the screening application will be taken by City Council. The submittal requirements for the screening review are specified on the City's planning application form, and the City Council's review comments on the proposed project for processing shall not set precedent for approval of the master plan."

c. Amend 13-29(g)(5), Master Plan findings, to include the following:

“b. Master Plan findings for mixed-use development projects in the mixed-use overlay district are identified in CHAPTER V, ARTICLE 11, MIXED-USE OVERLAY DISTRICT.”

d. Amend Section 13-30 to include the following reference:

“(g) For the mixed-use overlay district located in an urban plan area, please refer to the appropriate urban plan text for additional regulations related to development standards and allowable land uses as applicable.”

e. Amend Chapter V to add the following article:

## **“ARTICLE 11. MIXED-USE OVERLAY DISTRICT**

### **Sec. 13-83.50. PURPOSE**

It is the purpose and intent of this article:

- (a) To meet General Plan goals to create new housing opportunities in commercial, industrial, and residential areas by allowing mixed-use developments that exhibit excellence in design, site planning, integration of uses and structures, and protect the integrity of neighboring development.
- (b) To encourage mixed-use development projects, as allowed by an adopted urban plan, that combines residential and nonresidential uses, including office, retail, business services, personal services, public spaces and uses, and other community amenities as a means to revitalize a defined area in the city without exceeding the development capacity of the General Plan transportation system.
- (c) To encourage a full array of different land use types and structures, including reuse of existing structures, to create an active city life and enhance business vitality.
- (d) To ensure the appearance of buildings complementary to the existing architectural character of the area in which they are located and that on-site residential and nonresidential uses are compatible.
- (e) To ensure compatibility of mixed-use development projects with existing and future allowable development in surrounding zoning districts.
- (f) To allow residents of a live/work unit, including artists, designers, craftspeople, professionals and small-business entrepreneurs, to maintain a business and living space under common ownership.
- (g) To allow conversion of commercial or industrial properties to residential developments pursuant to the standards of an adopted urban plan.

## **Sec. 13-83.51. DEFINITIONS**

The following words, terms and phrases, when used in this article, shall have the meanings assigned to them in this section, except where the context clearly indicates a different meaning.

**Base zoning district.** A zoning district identified as R2-MD, R2-HD, R3, PDR-MD, PDR-HD, CL, C1, C2, MG, or I&R within which only certain land uses and structures are permitted, or conditionally permitted, and certain regulations are established for development of land.

**Live/Work Unit.** A type of mixed-use development with an integrated residence and working space that is occupied/utilized by a single household in a structure and that is located in a building that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

**Mixed-use building.** A building that is occupied, arranged, designed, or intended for combinations of land uses; including but not limited to residential, commercial, office, civic, cultural, educational, or recreational uses. A mixed-use building contains residential and nonresidential uses where the dwelling units are typically located on the upper levels and the nonresidential uses on the lower levels of the building. A mixed-use building may also consist of live/work units under a common ownership or residential units that may be owned and occupied separately from the nonresidential space.

**Mixed-use development.** A development that includes the following: (a) nonresidential and residential uses on the same development site, such as but not limited to, residential, office, retail, or public uses; (b) nonresidential and residential units are not necessarily located in the same building.

**Overlay Zone.** A zoning district that applies another set of zoning provisions to a specified area within an existing zoning district. The overlay zone supercedes the zoning regulations of the base zoning district, unless otherwise indicated.

**Urban Plan.** A regulating document that sets forth allowable uses, development standards, and land use regulations relating to the nature and extent of land uses and structures.

## **Sec. 13-83.52. MIXED-USE DEVELOPMENT TYPES**

The adopted urban plan shall identify the appropriate mixed-use type for the overlay area. These types may include the following:

- (a) **Live/Work Unit.** A type of mixed-use development that combines work and living quarters in the same building that has been designed or structurally modified to accommodate joint residential occupancy and work activity by a single household.

A live/work unit consists of the following:

- (1) Living/sleeping area, kitchen, and sanitary facilities in conformance with the State Building Code; and
  - (2) Adequate working space accessible from the living area, reserved for, and regularly used by, one or more of the persons residing in the space.
- (b) **Commercial/Residential Unit.** A type of vertical mixed-use development where nonresidential and residential uses are located in the same building and where the dwelling units are typically located on the upper levels and the nonresidential uses are located on the lower levels. Persons residing in the residential component do not necessarily work in or own any portion of the nonresidential component. This product type may also be designed so that nonresidential and residential uses are located adjacent to one another on the same or adjoining lots of the same development site and in separate buildings.
  - (c) **Residential Unit.** A residential unit located in a larger residential development.

## **Sec. 13-83.52. APPLICATION REVIEW PROCEDURES IN MIXED-USE OVERLAY DISTRICT**

- (a) **Mixed-Use Development Plan Screening Application required.** All residential and mixed-use development projects proposed in the mixed-use overlay district shall submit a screening application for consideration by City Council, as described in Section 13-28(g)(4) of the Zoning Code.
- (b) **Master Plan required.** All development proposed in the mixed-use overlay district requires approval of a master plan pursuant to CHAPTER III PLANNING APPLICATIONS. The final review authority for the master plan shall be the Planning Commission. Refer to Section 13-28(g), master plan, regarding the following: preliminary master plans and amendments to the master plan.
- (c) **Master Plan Findings for Mixed-Use Overlay District.** The approval of the master plan for a residential or mixed-use development project in the mixed-use overlay district shall be subject to the following findings:

- (1) The project is consistent with the General Plan, meets the purpose and intent of the mixed-use overlay district, and the stated policies of the Urban Plan as applicable.
  - (2) The project includes adequate resident-serving amenities in the common open space areas and/or private open space areas in areas including, but not limited to, patios, balconies, roof terraces, walkways, and landscaped areas.
  - (3) The project is consistent with the compatibility standards for residential development in that it provides adequate protection for residents from excessive noise, odors, vibration, light and glare, and toxic emanations.
  - (4) The proposed residences have adequate separation and screening from adjacent commercial/industrial uses through site planning considerations, structural features, landscaping, and perimeter walls.
- (d) Deviation from Development Standards. A deviation from the mixed-use development standards may be approved through the master plan process provided that the following findings are made.
- (1) The strict interpretation and application of the mixed-use overlay district's development standards would result in practical difficulty inconsistent with the purpose and intent of the General Plan and Urban Plan, while the deviation to the regulation allows for a development that better achieves the purposes and intent of the General Plan and Urban Plan.
  - (2) The granting of a deviation results in a mixed-use development which exhibits excellence in design, site planning, integration of uses and structures and compatibility standards for residential development.
  - (3) The granting of a deviation will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

### **Sec. 13-83.53. MIXED-USE DEVELOPMENT STANDARDS**

The development regulations of the base zoning district shall be superseded by the overlay district standards in this article or in the adopted urban plan, unless otherwise noted.

**(a) Floor-Area-Ratio (FAR).** As established by the General Plan, the maximum FAR for mixed-use development is 1.0. An increase to 1.25 FAR may be allowed for mixed-use developments that exhibit design excellence and are consistent with the deviation findings described in Section 13-83.52 of the Zoning Code.

**(b) Allowable Uses.** Allowable and prohibited uses shall be determined in the adopted urban plan for the mixed-use overlay area.

**(c) Residential Component**

- (1) Location.** In vertical mixed-use developments, residential uses shall be limited to floors above or behind the lower-level nonresidential uses. Lobbies, entryways, and other nonhabitable space for residential uses may be located on the street level. In horizontal mixed-use projects, siting commercial uses along the public frontage is recommended.
- (2) Common Open Space.** The common open space areas with resident-serving amenities should be centrally located within the development as an internal courtyard/common area shielded by on-site structures and should be accessed by the residents through landscaped walkways.
- (3) Single-family detached residences.** A small lot, single-family detached residential development is prohibited in a mixed-use development unless otherwise indicated in the Urban Plan.
- (4) Ownership required.** For live/work lofts, the residential space shall not be sold, rented, or leased as a separate living unit from the nonresidential space, either as a condominium or community apartment. No portion of any live/work unit shall be further divided for purposes of leasing, subleasing, or renting. The residential space of the live/work loft must be occupied by the same individual(s) who are conducting business activity in the nonresidential space. In mixed-use developments where nonresidential and residential units are distinctly located in individual units, these units may be held under separate ownership/occupancy.

**(d) Nonresidential component.**

- (1) Location.** Vertical mixed-use buildings shall be comprised of nonresidential uses limited to the ground or lower levels of a mixed-use building. Mixed-use buildings shall be located so as to be accessible in a manner that does not create traffic congestion or hazards to any street. Location of off-street parking and loading areas shall be determined as appropriate to the particular mixed-use development. Consideration shall be given to anticipated pedestrian, bicycle, and vehicular traffic, adjacent development that may provide multiple use of off-street parking facilities and the types of commercial use provided.
  - (2) Project design features.** The nonresidential component of the mixed-use development shall incorporate parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics and lighting as integrated portions of the overall mixed-use development.
- (e) Planned signing program.** A planned signing program is required for any nonresidential component of a mixed-use development.

- (f) **Additional development standards.** The adopted urban plan shall contain development standards that are applicable to a particular mixed-use overlay area.

**Sec. 13-83.54. MIXED-USE COMPATIBILITY STANDARDS**

The following standards are intended to ensure compatibility of uses in the mixed-use overlay district.

- (a) **Restriction on activities.** Commercial or light industrial uses within mixed-use development projects shall be designed and operated, hours of operation limited, so that residents are not exposed to offensive noise, including noise from traffic, trash collection, routine deliveries or late night activity. Deliveries from heavy trucks at the project site between 8:00 p.m. and 6:00 a.m. should be expressly prohibited.
- (b) **Noise and Groundborne Vibrations.** Title 13, Chapter XIII, Noise Control, of the Costa Mesa Municipal Code provides a definition of exterior areas of multi-family residential projects in residential and mixed-use developments within the Mixed-Use Overlay District. All residential development within the Mixed-Use Overlay District are subject to the City's interior and exterior residential noise standards as applicable and the Lmax standard for residential interior exposure, as indicated in Chapter XIII of Title 13. Residential uses should be oriented away from odor-generating structures and loading docks used by heavy trucks.
- (c) **Lighting.** Outdoor lighting associated with industrial/commercial uses should not adversely impact adjacent residential uses, but should provide sufficient illumination for use, access, and security. Such lighting should not blink, flash, or oscillate.
- (d) **Windows.** Residential building windows abutting industrial or commercial uses should not directly face windows of these adjacent properties unless privacy tinting, architectural elements, structures, landscaping, or other features provide adequate screening and privacy protection.
- (e) **Security.** Residential units should be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the non-residential uses on the same site. Residential units should be directly accessible to parking areas. Non-residential and residential uses should not have common entrance hallways or common balconies. These separations should be shown on the development plan and the separations should be permanently maintained.

**Sec. 13-83.55. PHASED MIXED-USE DEVELOPMENTS**

If the sequence of construction of various portions of the master plan is to occur in stages, then the open space and/or recreational facilities should be developed in proportion to the number of live/work and/or dwelling units intended to be developed during any given stage of construction."

f. Amend Section 13-86 as follows:

**"Sec. 13-86. PARKING REQUIRED IN MIXED-USE OVERLAY ZONE.**

In the mixed-use overlay zone, residential parking rates are provided in the applicable urban plan."

g. Amend the following row of Table 13-89 as indicated:

Mixed Use Developments	When there are mixed uses within a single development which share the same parking facilities, the total requirement for parking should be determined as outlined in "City of Costa Mesa Procedure for Determining Shared Parking Requirements" which are included herein by this reference and which may be amended from time to time by resolution of the City Council. A greater reduction in parking than would be allowed under this procedure may be approved by minor conditional use permit where it can be demonstrated that less parking is needed due to the hours of operation or other unusual features of the users involved.  For mixed-use developments located in the Mixed-Use Overlay zone, refer to the applicable urban plan for parking rates.
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h. Amend Section 13-105 by adding the following new text:

**"Section 13-105 (b) (2A) Mixed-Use Overlay Zone:** Landscaping should predominately consist of California native plants and should be provided as described in the appropriate Urban Plan document."

i. Amend Table 13-115, Sign Regulations, to include the following new text:

**"SIGNAGE IN MIXED-USE OVERLAY DISTRICT – Refer to the appropriate Urban Plan for signage regulations in the mixed-use overlay district."**

j. Amend Chapter XII, Noise Control, by adding the following text:

**"Section 13-278 Definitions**

Exterior residential noise environment. The exterior environs of a residential development which include private yard of single-family residence, multi-family private patio or balcony which is served by means of exit from inside the dwelling, private balconies greater than 6 feet in depth, and common open space areas containing resident-serving amenities (i.e. pool, spa, tennis courts). Exception: For multi-family residential development or live/work units approved pursuant to a Master Plan in a Mixed-Use Overlay District where the base zoning district is nonresidential, the exterior residential noise environment does not include the following areas: private balconies or patios regardless of size, private or community roof decks/roof terraces, internal courtyards and landscaped walkways that do not include resident-serving, active recreational uses such as community pool, spa, tennis courts, barbeque, and picnic areas.

Interior residential noise environment. The interior environs of a residential dwelling unit or live/work unit which includes all interior spaces such as, but not limited to, bathrooms, closets, corridors, kitchen, living room/family room, bedrooms, playroom, and office.”

k. Amend Chapter XII, Noise Control, by adding the following text to Section 13-280 Exterior Noise Standards:

“(d) The exterior noise standards shown in subsection (a) shall not apply to the following exterior areas of multi-family residential development or live/work units located within a Mixed-Use Overlay District where the base zoning district is nonresidential, approved pursuant to a Master Plan, and subject to the land use regulations of an Urban Plan:

- (1) Private balconies or patios regardless of size;
- (2) Private or community roof decks/roof terraces;
- (3) Internal courtyards and landscaped walkways that do not include resident-serving, active recreational uses such as community pool, spa, tennis courts, barbeque, and picnic areas.”

Section 2. Environmental Determination. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City’s environmental procedures, and a mitigated negative declaration has been approved by the City Council by separate resolution.

Section 3. Inconsistencies. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to affect the provisions of this Ordinance.

Section 4. Severability. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, State, or Federal law, regulation, or codes dealing with life safety factors.

Section 5: This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2006

\_\_\_\_\_  
Mayor , City of Costa Mesa

City of Costa Mesa  
STATE OF CALIFORNIA)  
COUNTY OF ORANGE) ss  
CITY OF COSTA MESA)

I, Julie Folcik, City Clerk and ex-officio clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Ordinance No. 06-\_\_ was introduced and considered section by section at a regular meeting of said City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2006, and thereafter passed and adopted as a whole at a regular meeting of said City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2006, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Costa Mesa this \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
City Clerk and ex-officio  
Clerk of the City Council of the  
City of Costa Mesa

ORDINANCE 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 SOBACA 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.

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1:** A Mixed-Use Overlay (MU) District is hereby superimposed over the Commercial Limited District (CL), Local Business District (C1), General Commercial District (C2), and General Industrial District (MG) of all the real property shown on attached Exhibit "1" and situated in the City of Costa Mesa, County of Orange, State of California.

**SECTION 2:** Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Zoning Map of the City of Costa Mesa is hereby amended to define the boundaries of the mixed-use overlay district of the SoBECA Urban Plan area, generally located south of Baker Street, east of the SR-73 Freeway, and north of the intersection of the SR-73/SR-55 Freeway, and as identified in Section 1 and Exhibit "1" hereof.

**SECTION 3:** This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Mayor, City of Costa Mesa



City of Costa Mesa  
STATE OF CALIFORNIA)  
COUNTY OF ORANGE) ss  
CITY OF COSTA MESA)

I, Julie Folcik, City Clerk and ex-officio clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Ordinance No. 06-\_\_ was introduced and considered section by section at a regular meeting of said City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2006, and thereafter passed and adopted as a whole at a regular meeting of said City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2006, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Costa Mesa this \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
City Clerk and ex-officio  
Clerk of the City Council of the  
City of Costa Mesa

