



CITY COUNCIL AGENDA REPORT

MEETING DATE: NOVEMBER 6, 2007

ITEM NUMBER: _____

SUBJECT: REQUEST BY THE ORANGE COUNTY MODEL ENGINEERS TO PLACE A TEMPORARY BUILDING AT THE FAIRVIEW PARK MODEL TRAIN STATION

DATE: OCTOBER 25, 2007

FROM: PUBLIC SERVICES DEPARTMENT

**PRESENTATION BY: ROBERT STAPLES, FAIRVIEW PARK PLAN ADMINISTRATOR
(714) 754-5303**

FOR FURTHER INFORMATION CONTACT: ROBERT STAPLES, FAIRVIEW PARK PLAN ADMINISTRATOR (714) 754-5303

RECOMMENDATION

Per Council Policy 500-11, provide staff with final direction regarding the placement of a temporary building on the east side of Fairview Park by the Orange County Model Engineers (OCME). If approved, it is recommended that all City requirements, permits, and approvals as listed in this report, and as applicable to the request, be applied to the project.

BACKGROUND

OCME is a 501c(3) non-profit organization dedicated to the preservation of train history and folklore. Since 1988, OCME has been operating the model train facility on the eastside of Fairview Park under a 25-year lease agreement. The extensive narrow gauge rail system is open to the general public at no charge the third weekend of every month. The model train rides average approximately 35,000 passengers per year.

OCME has requested that they be permitted to place a 40' X 50' (2000 sq. ft.) temporary building at Fairview Park near the model train station (Attachment 1). The building will be used to temporarily house a donated model train collection. Both passive exhibits and an operating train layout are proposed for this building. The exhibit would be staffed by OCME members and open on public train "run" days and at other times for interested groups by appointment. OCME would be responsible for the maintenance of the building and its contents.

ANALYSIS

Per Council Policy 500-11 (Attachment 2), all proposed projects at Fairview Park must be submitted to the Public Services Department. Upon receipt of the application, the Public Services Department submitted a report to the City Council at their August 21, 2007, meeting. At this meeting, the City Council directed staff to proceed with the application per Council Policy 500-11. Staff then presented the proposed project to the Parks and Recreation Commission at their September 26, 2007, meeting. At this meeting, the Commission voted 3-0 to recommend that the project is consistent with the Fairview Park Master Plan and for the appropriate City departments to work with OCME to move the project forward (Attachment 3).

Public Services Department staff has been working with OCME and Doug Hansen of Angels Charity on certain master-planned accessibility projects at the model train station area. During his research, Mr. Hansen found a local philanthropist interested in donating funds and his model train

collection to OCME for the enjoyment of the public. The model train collection is quite extensive and is said to be valued at approximately \$1 million. The donor would like the model trains to be displayed and viewed by the public (Attachment 4).

The proposed idea is to display a portion of the trains in a temporary building (Attachment 5) while fundraising and grants are pursued to construct a permanent museum/multi-purpose building at Fairview Park. The permanent museum/multi-purpose building is an approved project on the Fairview Park Master Plan (Attachment 6). However, the type of items to be displayed in the museum is not specifically identified in the master plan. The Master Plan does state that the potential museum site would provide more active recreation, education, and interpretation opportunities directly linked to the history and archaeology of Fairview Park. The possible size of the future structure is not indicated on the existing Master Plan.

OCME and Angel's Charity have answered questions raised by the City Council via the attached letter (Attachment 7). The application was forwarded to various City departments for their comments and code requirements. All code requirements and departmental regulations required will be conditions that must be met by OCME to place a temporary building at Fairview Park. The following are the comments received by the departments:

Building Division

- Compliance with California Code of Regulations Title 24 (California Building Standards Code) including full disabled accessibility for the site, to and within the building.
- Compliance with the Orange County Grading Manual. Site conditions, grading, and drainage must be considered.
- A permanent foundation will be required (a soils report will be required with at least one bore to a depth of 15').
- Compliance with the California Department of Food and Agriculture (CDFA) to determine if Red Imported Fire Ants exist on the property prior to ANY soil movement or excavation.
- An erosion control plan will be necessary.
- Describe utilities that will be fed to the building, e.g., power, heating and ventilation/air-conditioning (HVAC), and water.

Transportation Services Division

- Transportation Services does not have any concerns as long as the transport route and parking lots are not impacted.

Planning Division

- Applicant shall submit a landscape plan to the Development Services Director for review and approval. The landscape plan shall consist predominantly of native California plants or other living plants that have been successfully cultivated in Fairview Park. Applicant shall coordinate with the Maintenance Services Director on an ongoing basis, as needed, to ensure proper installation and maintenance of the landscaped area.

Police Department

- The Police Department has no concerns.

Fire Department

- The Fire Department has no concerns, as there is a fire hydrant across the street and an existing road to the proposed building.

Engineering Division

- Prior to starting work, the contractor is required to submit his plans to the Public Services Department and obtain a construction access permit.

ALTERNATIVES CONSIDERED

The Council can decide to deny the request by OCME to place a temporary building at Fairview Park.

FISCAL REVIEW

No fiscal review is required at this time.

LEGAL REVIEW

No legal review is required. Council Policy 500-11 spells out the Fairview Park Master Plan Implementation Procedures, as well as how any proposed changes to the Master Plan are addressed.

CONCLUSION

The Parks and Recreation Commission and City staff have determined that the proposed placement of a temporary building by OCME on the east side of Fairview Park for the display of model trains is consistent with the Fairview Park Master Plan. Final direction on the proposal is requested from City Council

WILLIAM J. MORRIS
Director of Public Services

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Parks Project Manager

ROBERT STAPLES
Fairview Park Plan Administrator

- Attachments: 1 - [OCME Request](#)
2 - [Council Policy 500-11](#)
3 - [September 26, 2007, Parks and Recreation Commission Recommendation](#)
4 - [Fairview Park Master Plan Map with Potential Temporary Building Location](#)
5 - [Photograph of Proposed Temporary Building](#)
6 - [Fairview Park Master Plan](#)
7 - [Response Letter from Angels Charity and OCME](#)

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