

CITY OF COSTA MESA
P. O. Box 1200
Costa Mesa, CA 92628-1200

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13 SEP 24 PM 4:29

APPLICATION FOR REVIEW, APPEAL OR REHEARING

CITY OF COSTA MESA
BY _____

Applicant Name Sandra Genis
Address 1586 Myrtlewood, CM
Phone 714-754-0814 Representing* People of Costa Mesa as Council Member

REQUEST FOR: REVIEW** APPEAL REHEARING

Decision of which review, appeal or rehearing is requested: (give number of rezone, zone exception, ordinance, etc., if applicable, and the date of the decision, if known.) Public Hearing #2, Fairview Entryway
Concept Plans Appeal, September 17, 2013
(possibly Sept. 18 - if after midnight)

Decision by: _____

City Council Reasons for requesting review, appeal or rehearing: _____

Please see attached.

Date: 24 Sept. 2013

Signature: 

For office use only - do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:
If review, appeal or rehearing is for person or body other than City Council/Planning
Commission, date of hearing of review, appeal or rehearing:

* If you are serving as the agent for another person, please identify the person you represent and provide proof of agency.

** Review may be requested only by City Council or City Council Member

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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September 24, 2013

Via email

Tom.Hatch@costamesaca.gov

Tom Hatch
Chief Executive Officer
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Dear Mr. Hatch:

RE: FAIRVIEW PARK ENTRYWAY CONCEPT PLAN

As we mentioned in our email correspondence of September 23, 2012, the Office of Historic Preservation has been contacted by various individuals with concerns about the impact to CA-ORA-58 by the park improvements approved by City Council September 17, 2013. These include the replacement of the existing asphalt concrete path from Canyon; Drive and from Placentia Avenue just north of Estancia High School to Talbert Nature Reserve; the construction of new parking lots at the end of Pacific Avenue and in the area south of the Placentia Bridge; parking lot lighting; and entryway improvements at the three entries.

We have reviewed the following documents:

- City of Costa Mesa Fairview Park Master Plan, March 1998 (updated November 2008)
- Negative Declaration and Initial Study, October 21, 1997
- Costa Mesa 2002 General Plan, Historical and Cultural Resources Element, January 2002
- City Council Agenda, September 17, 2013
- Appeal by Sandra Genis for rehearing of Old Business 8a, meeting of August 22, 2013
- Parks and Recreation Commission Agenda Report for August 22, 2013 meeting
- Parks and Recreation Commission Unofficial Minutes for August 22, 2013 meeting

We have also had extensive conversations with archeologists Patricia Martz, PhD, Professor Emeriti, California State University, Los Angeles, and Sylvere Valentin, MA, RPA. In addition to being a respected professional in the field of prehistoric archaeology, Dr. Martz also served as a member and chair of the State Historic Resources Commission, a gubernatorial appointment.

Based on concerns from the public, a review of pertinent documents, and conversations with professionals in the field of prehistoric archaeology, we have the following comments.

The prevailing Mitigated Negative Declaration for the Fairview Park Master Plan is now sixteen years old. That in and of itself does not make the document invalid. However, the lead agency does have a responsibility to ask the following questions: Has the project or plan addressed in the MND changed significantly? Do the standards, customs and practices used to assess

impact in the original document meet the professional standards, customs and practices of today? If either of criteria is met, the city should reexamine its extant environmental document.

The Historical and Cultural Resources Element of the General Plan addresses treatment of known archeological resources. The element raised several issues regarding cultural resources including the damage or destruction caused to resources through development of sites, such as construction of buildings and roads, and the problems of vandalism and "pot-hunting." Objective HCR-1A.3 of the Historic and Cultural Resources Element states:

Require development on land containing known archaeological resources to use reasonable care to locate structures, paving, landscaping, and fill dirt in such a way as to preserve these resources undamaged for future generations when it is the recommendation of a qualified archaeologist that said resources be preserved in situ.

Avoiding the site is recommended rather than monitoring and the recovery of artifacts. One of the issues that appears to be at the heart of the matter that the city is relying on the site boundaries of ORA-58 that were established at the time it was identified by Dr. Keith Dixon in 1967, listed in the National Register of Historic Places in 1972 and on a later, 1993, effort to identify boundaries. Boundary descriptions of subsurface sites are rarely definitive. There is now evidence put forth by qualified archeologists that surface cultural material related to ORA-58 exists much further south than originally thought, extending to the area where the roundabout is planned at Pacific Avenue. In fact it is likely that a village site that includes both ORA-58 and ORA-506 extends all along the top of the bluff above the Santa Ana River in the vicinity of the park. We recommend that the city review current information about the location of cultural material and reexamine its proposals in order to avoid impacts.

The Master Plan calls for a bluff trail in the archaeological site area over shell midden to allow the park user to experience contact with evidence of "a much earlier human use." While this does seem to support the desired passive use of the park, it is not standard practice today to expose cultural remains in situ to the public in an uncontrolled environment.

Another issue that has been raised is that the proposed south entrance improvements are larger than originally proposed in the Master Plan. Based on information from last week's City Council meeting, trenching to install pipelines at a depth of 3 to 5 feet in depth, will occur with the construction of the roundabout. This trenching does not seem to be addressed in the Master Plan. Based on the probable expanded boundaries of ORA-58, the city should reexamine that issue to determine the extent of impacts to cultural resources.

It is obvious that what is needed are project plans that superimpose proposed trails, buildings, parking lots, trenching and other activities over the information that we know today about ORA-58 and other cultural resources that extend over the top of the bluff, outside of the boundaries established first in 1967, 1972 and then in 1993.

Today's standards, customs and practices regarding environmental review under CEQA, include consultation with Native American tribes. We see no evidence that this occurred in the preparation of the environmental documents in 1997. This omission should be corrected and we recommend government-to-government consultation with the Gabrielino and Juaneño tribes. In addition, we recommend contacting the Native American Heritage Commission to determine if there are sacred sites located in Fairview Park and most likely descendants.

Mr. Hatch
September 24, 2013
Page 3

We understand that that in order to complete park improvements; the city has either applied for, received, or will apply for federal dollars. Be aware that assistance by federal agencies requires those agencies to comply with Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. We strongly recommend that the city coordinate its local review under CEQA with those federal agencies. Section 106 must be complete prior to the expenditure of funds, granting of permits or any irrevocable action by the lead agency.

Based on new information about the extent of the Fairview site that brings into question the boundaries cited in 1967, 1972, and 1993, and the potential to significantly impact cultural resources that were not addressed in the 1997 MND; on changes to park development not addressed in the Master Plan; and on current industry standards, customs and practices for the treatment of archaeological properties, we recommend that the city evaluate and revise its Initial Study for Fairview Park development. We also respectfully request, that the City Council reconsider its September 17, 2013 vote regarding the Fairview Park Entryway Concept Plans Appeal.

If you have questions, please do not hesitate to contact Lucinda Woodward, State Historian III and Supervisor of the Local Government Unit, at (916 445-7028 or at Lucinda.Woodward@parks.ca.gov.

Sincerely,



Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

Cc: Patricia Martz
Sylvere Valentin
Sandra Genis

The motion carried unanimously:

ACTION: City Council conducted the public hearing, and introduced for first reading, Ordinance 13-_, to be read by title only, and waived further reading, regarding Public Nuisance Abatement Ordinance.

2. FAIRVIEW PARK ENTRYWAY CONCEPT PLANS APPEAL (04:40:42)

Council Member Genis stated she the reasons for the appeal and provided a power point presentation. (04:41:40)

Speaker, Costa Mesa, expressed concern regarding traffic; and requested preserving the park. (04:49:02)

Kim Hendricks, Costa Mesa, spoke on acquiring 1,000 signatures opposing the parking lot; 500-11 policy violation; non-profit organization; and on the Master Plan regarding the grasslands and Vernal Pools. (04:50:47)

Kevin Nelson, Costa Mesa, spoke on preserving the park (04:53:28)

Speaker, Costa Mesa, spoke in opposition to the project. (04:56:39)

Rhonda Gilbert, Costa Mesa, spoke regarding the two sides of Fairview Park; street signage, paving, and speed bumps. (04:58:28)

Speaker, Costa Mesa, spoke on park access; and bluff preservation. (05:01:40)

Terry Koken, Costa Mesa, spoke on park preservation; and opposition to the parking lot. (05:04:41)

Speaker, Costa Mesa, spoke opposing the parking lot; and preserving the park (05:07:17)

Todd Winter, Costa Mesa, spoke regarding preserving the park; street traffic; pedestrian walkway; turnaround; and the Master Plan. (05:08:47)

Mr. Valentin, Long Beach, stated he is a professional archeologist, and spoke on the footprint of the project impacting several archeologist sites, CEQA, and notification to the tribes. (05:12:20)

Greg Ridge, Costa Mesa, spoke on preserving park; and cleaning up Pacific. (05:13:35)

Jay Humphrey, Costa Mesa, spoke on preserving the park; and turnarounds. (05:16:19)

Anna Vrska, Costa Mesa, member of the Fairview Park Advisory Committee, spoke in opposition to the parking lot; and in support of preserving the park. (05:19:29)

Robin Leffler, Costa Mesa, spoke in opposition to the parking lot and tot lot; paving over an archeological site; and approval of the re-hearing. (05:20:43)

Sue Lester, Costa Mesa, requested clarification on the size of the turnaround. (05:23:03)

Speaker, Costa Mesa, spoke in support of preserving the park. (05:24:30)

Beth Refakes, Costa Mesa, spoke in support of preserving the park. (05:27:41)

Speaker, stated she is a Cherokee Indian, spoke in support of protecting the park due to it being a native Indian site. (05:29:46)

Mayor Righeimer called for a motion to continue past midnight. (05:32:56)

MOTION/SECOND: Council Member Leece/Mayor Pro Tem Mensinger
Motion carried unanimously: To continue the meeting past midnight

Mayor Righeimer called for a 5 minute break. (05:33:05)

Speaker, Costa Mesa, spoke in support of preserving the park and that Pacific Ave. was not built to support heavy traffic. (05:37:40)

Speaker, Costa Mesa, spoke regarding his on-line petition and in support of preserving the park. (05:41:29)

Jason Webster spoke regarding reward money for the vernal pools vandalism. (05:42:36)

Eva Veruski, Costa Mesa, spoke in support of preserving the park and to keep the park passive. (05:43:10)

Speaker, Costa Mesa, spoke on park preservation and in opposition to the parking lot. (05:44:39)

Bill Bowman, Costa Mesa, spoke regarding changing the design, that Pacific Ave. was not built for high traffic, the tot lot is too close to the bluff, and that a smaller turnaround makes sense. (05:46:33)

Council Member Leece inquired on the size of the turnaround. (05:49:29)

Fire Chief Seguin responded that staff can look at a smaller imprint.

Mayor Righeimer asked for clarification that since Pacific is a dead end street, does the fire department need a turnaround for safety purposes. (05:51:38)

Fire Chief Seguin responded that for safety purposes a turnaround is needed so that the truck does not have to back up down the street. (05:52:11)

Discussion ensued on the size of the turnaround and the size of trucks.

Mayor Righeimer inquired if the ten space parking lot, the turnaround, and the play area are in the Master Plan. (05:54:20)

Mr. Munoz affirmed these elements are included in the Master Plan.

Mayor Righeimer asked Mr. Munoz if he is aware of any archeological sites in the area. (05:54:53)

Mr. Munoz stated that staff is not aware of any archeological sites in the area and that they are not identified in the Master Plan. (05:55:01)

Mayor Righeimer asked if there are archeological sites in other places of the park. (05:55:12)

Mr. Munoz stated there were and they are identified in the Master Plan. (05:55:15)

Council Member Leece inquired on a registered archeological site on the West side. (05:55:20)

Mr. Munoz replied that archeological sites have been identified, one on the Mesa northerly of the vernal pool, and other identified sites are on the East side of the park. Also, no archeological sites have been identified on the Southern end of the park. (05:55:42)

Mayor Righeimer inquired on the distance from the bluff.

Mr. Munoz replied approximately 65' and there would be no structural damage to the bluff.

Mayor Righeimer inquired on piping in regards to water flowing in a ditch. (05:56:26)

Mr. Munoz responded that piping is part of the improvement and would take pipe waters away from the condominiums and the piping would be subterranean. (05:58:18)

Council Member Genis asked how deep it would be excavated. (05:58:40)

Mr. Munoz stated it could be 4 to 5 feet and would require an archeologist to be present, as stated in the Master Plan, like any other construction done in the park. (05:58:43)

Mayor Righeimer stated the public hearing is closed. (05:59:11)

Council Member Genis explained that excavation site information should not be released, spoke on archeological sites which at one time were considered to be one big site, that archeological sites existed on Pacific Ave., and believed to be mostly destroyed by the homes, and remains being found at the Mesa Verde County Club Clubhouse location. (6:00:14)

Mr. Munoz spoke on the erosion of the bluffs, bluff maintenance, water drainage, and street improvements on Pacific Ave., (06:01:00)

Council Member Leece stated in the General Goal statement for Fairview Park that was approved by the City Council and the Fairview Park Citizens Advisory Committee it states that preservation of archeological sites will be a top priority, and the Parks Commission

may not have had information regarding the federally protected sites when they made their decision. (06:09:08)

Mr. Munoz stated that the improvements being proposed are not within an archeological site identified in the Master Plan. (06:10:04)

Council Member Leece stated it might border it or may be touching on it. (06:10:15)

Mr. Munoz stated replied that the archeological site shown in the Master Plan is far from that location. (06:10:19)

Council Member Leece stated that the point she wanted to make it that the residents of this neighborhood do not want this tot lot or the turnaround. (06:10:37)

Council Member Genis stated that any mapping of archeological sites on the Master Plan would have been extremely schematic and not intended to reflect the specific sites, and spoke on bluff erosion. (06:11:04)

MOTION/SECOND: Mayor Righeimer/Council Member Monahan

Motion: To approve a turnaround at the end of Pacific with no parking; reduce the diameter to accommodate a quint truck; include proper signage and plants, add a tot lot to the play area; and for the Fairview Park Advisory Committee to consider a location for the 10 parking spaces. (06:12:36)

Council Member Genis stated the Master Plan does not need amending; and suggested another location would be more appropriate for a tot lot. (06:15:59)

Council Member Leece stated she would not be supporting the motion as Fairview Park is a rural area and needs to be left as such. (06:18:12)

Mayor Righeimer suggested that an alternative location for the tot lot could be brought back to Council.

The motion passed by the following roll call vote:

Ayes: Mayor Righeimer, Mayor Pro Tem Righeimer, and Council Member Monahan

Noes: Council Member Genis, and Council Member Leece

The motion carried 3-2:

ACTION: City Council approved a turnaround at the end of Pacific with no parking; reduced the diameter of the turnaround to accommodate a quint fire truck; included proper signage and plants, add a tot lot to the play area; and for the Fairview Park Advisory Committee to consider a location for the 10 parking spaces.

OLD BUSINESS - None

RECEIVED
CITY CLERK



City of Costa Mesa

Parks + Rec

13 AUG 26 PM 1:56

- Appeal of Planning Commission Decision/Rehearing - \$1,220.00
- Appeal of Zoning Administrator/Staff Decision - \$690.00

CITY OF COSTA MESA
BY

APPLICATION FOR APPEAL, REHEARING, OR REVIEW

Applicant Name* Sandra Genis
 Address 1586 Myrtlewood, CM,
 Phone 714-754-0814 Representing People of the city of Costa Mesa

REQUEST FOR: REHEARING APPEAL REVIEW**

Decision of which appeal, rehearing, or review is requested: (give application number, if applicable, and the date of the decision, if known.)

*Old Business 8a, Meeting of August 22, 2013
 Fairview Park Entry way + Parking Lot, etc.*

Decision by: Parks + Rec Commission

Reasons for requesting appeal, rehearing, or review:

*Concern re: Consistency with Master Plan
 Impact on park resources
 due to various elements,
 including parking lot + play area
 Impact on community
 Appropriateness + practicality of
 plant palette*

Date: 26 Aug 2013

Signature: [Signature]

*If you are serving as the agent for another person, please identify the person you represent and provide proof of authorization.
 **Review may be requested only by Planning Commission, Planning Commission Member, City Council, or City Council Member

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SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:
 If appeal, rehearing, or review is for a person or body other than City Council/Planning Commission, date of hearing of
 appeal, rehearing, or review:



PARKS AND RECREATION COMMISSION AGENDA REPORT

MEETING DATE: AUGUST 22, 2013

ITEM NUMBER: 8a

SUBJECT: FAIRVIEW PARK ENTRYWAY CONCEPT PLANS

DATE: AUGUST 13, 2013

FROM: PUBLIC SERVICES DEPARTMENT

PRESENTATION BY: BALTAZAR MEJIA, PARKS PROJECT MANAGER

FOR FURTHER INFORMATION CONTACT: BALTAZAR MEJIA AT (714) 754-5291

RECOMMENDATION:

Approve a conceptual design for the south entryways to Fairview Park.

BACKGROUND:

On December 4, 2012, the Costa Mesa City Council awarded a contract to Kabbara Engineering for the design of improvements at Fairview Park. The work under this contract includes the replacement of the existing asphalt concrete path from Canyon Drive and from Placentia Avenue just north of Estancia High School to Talbert Nature Preserve; the construction of a new multipurpose trail between Pacific Avenue and Canyon Drive; the construction of new parking lots at the end of Pacific Avenue and in the area south of the Placentia Bridge; parking lot lighting; and entryway improvements at the three entries.

On July 25, 2013, the Commission reviewed two proposed concept plans for the south entryways to Fairview Park and received public input. The Commission voted to bring the item back after staff confirms that the proposed parking facility at the end of Pacific Avenue is consistent with the Fairview Park Master plan, and to notify the residents within 700 feet (700') of the area at least five (5) days prior to the meeting date.

ANALYSIS:

The two concepts being presented (Attachments 1 and 2) are essentially the same as the concepts presented at the July 25, 2013 meeting, but with only ten (10) parking spaces for the parking lot at the end of Pacific Avenue.

Staff has confirmed that the proposed cul-de-sac parking at the end of Pacific Avenue, as presented, is a master planned element identified in the Fairview Park Master Plan as a cul-de-sac with parking for ten (10) cars. The amenities that surround the parking area include pedestrian and bicycle paths, landscape with a plant palette that utilizes native plants that are currently found in the park, and a number of architectural features designed to capture the essence of the park and provide an inviting gateway to its many features and recreational opportunities.

Other master-planned elements included in the concept plans are the construction of multi-purpose trails between Pacific Avenue and Canyon Drive, and a play area.

ALTERNATIVES CONSIDERED:

The Commission may select one of the proposed concept plans; or, may select one of the concepts as a base layout but revised to re-arrange, delete, or add elements.

FISCAL REVIEW:

Funding for this project was allocated by City Council in FY 2012/13, which includes the construction of over one mile of concrete trails, two parking lots, and the proposed entryways is as follows: \$835,959 from the Orange County Transportation Authority (OCTA) Bicycle Corridor Improvement Program (BCIP) – a federal grant, \$175,000 from the Park Development Fund, and \$985,000 from the Capital Improvement Fund.

LEGAL REVIEW:

A legal review is not required for this item.

CONCLUSION:

It is recommended that the Commission approve one of the proposed concept plans for the south entryways to Fairview Park.



ERNESTO MUNOZ
Public Services Director



FARIBA FAZELI
Interim City Engineer

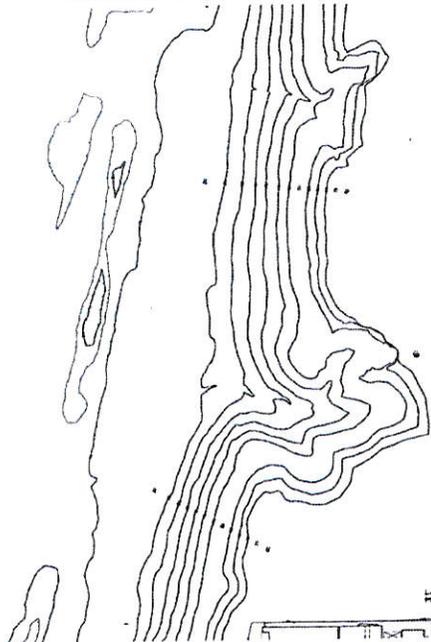
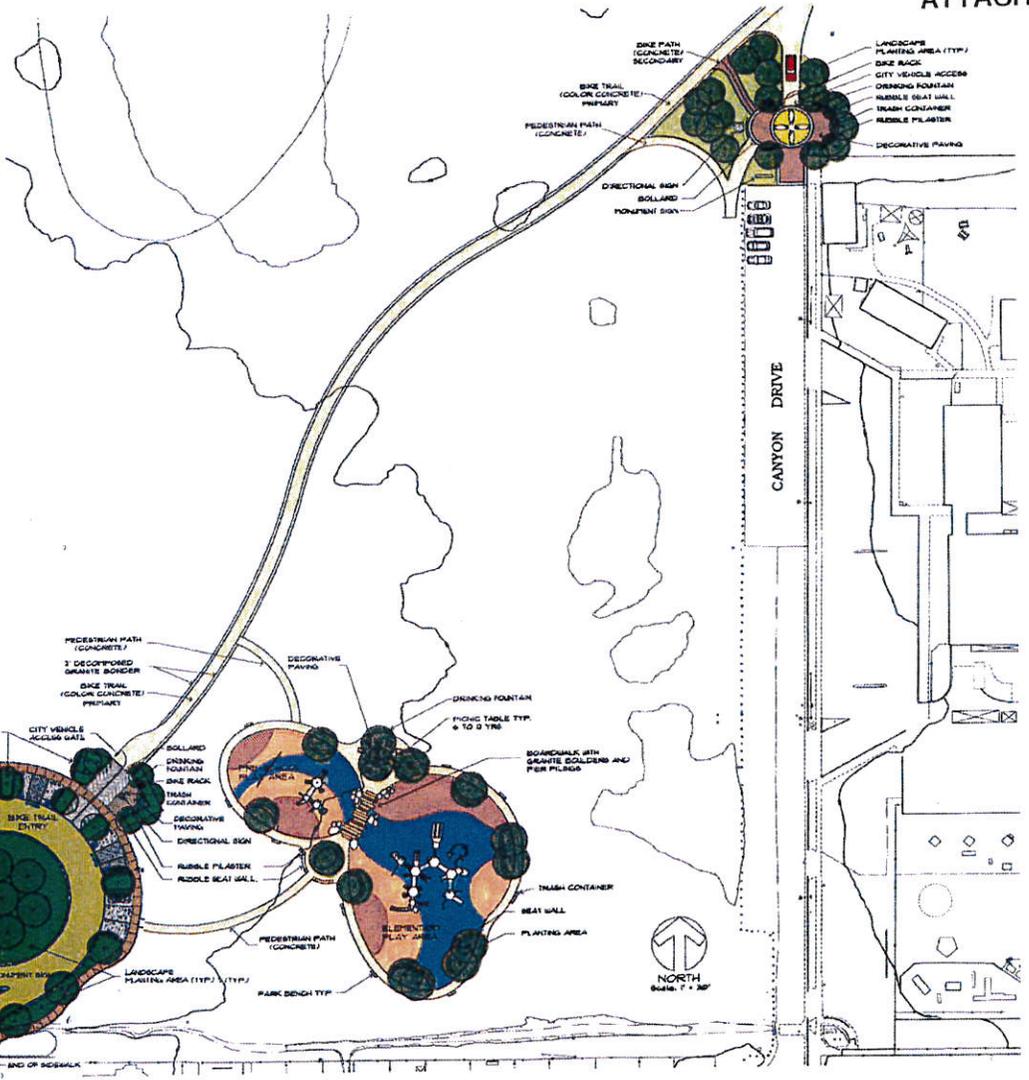
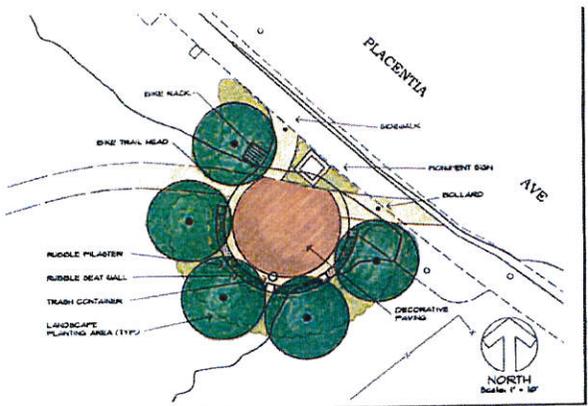


BALTAZAR MEJIA
Parks Project Manager

Scroll down for:

- Attachments: 1. Conceptual Layout Plan A
 2. Conceptual Layout Plan B

- Distribution: Chief Executive Officer
 Assistant Chief Executive Officer
 Staff
 File



FAIRVIEW PARK: CONCEPTUAL SITE PLAN B
CITY OF COSTA MESA

Robyn Casco
LANDSCAPE ARCHITECTURE
11848 S. JENSEN BLVD., SUITE 200
COSTA MESA, CA 92626
PHONE: (949) 440-1811
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**THE CITY OF COSTA MESA
REGULAR MEETING OF THE
PARKS AND RECREATION COMMISSION**

AUGUST 22, 2013

The Parks and Recreation Commission of the City of Costa Mesa, California met in regular session at 6:00 p.m. on Thursday, August 22, 2013, in the Council Chambers at City Hall, 77 Fair Drive, Costa Mesa, California.

1. Call to Order: Chair Byron de Arakal

2. Pledge of Allegiance: Vice Chair Pederson

3. Roll Call

Commissioners Present: Commissioner Dean Abernathy
Vice Chair Kim Pederson
Chairman Byron de Arakal
Commissioner Donald Harper
Commissioner Robert Graham

Officials Present: Mr. Bruce A. Hartley, Maintenance Services Manager
Mr. Bart Mejia, Parks Project Manager
Mr. Robert E. Knapp, Recreation Manager
Mr. Ernesto Munoz, Public Services Director

4. Approval of the Minutes of the July 25, 2013, Meeting

MOTION made by Vice Chair Pederson, seconded by Commissioner Abernathy, carried five to zero to approve the minutes of the July 25, 2013, meeting.

a. Presentation - Costa Mesa County Club Entryway Improvement

Mr. Munoz presented a visual report to the commission.

Chair de Arakal called for questions from the commissioners.

Vice Chair Pederson questioned how far down the fencing would be.

Mr. Munoz responded 30- to 40-feet.

Chair de Arakal called for additional comments.

Commissioner Graham questioned the 4-way stop at the entrance.

Mr. Munoz indicated it would remain.

Commissioner Graham asked if there would be any plans to make that safer.

Mr. Munoz stated staff would look at that.

Commissioner Harper stated the proposed changes would make it safer.

5. Oral Communications

1. Mary Tengdin, Costa Mesa
Ms. Tengdin provided photos of the sidewalk entering Costa Mesa at Hamilton/Victoria; requesting it be extended.

Chair de Arakal asked Mr. Munoz if the displayed photo of Victoria is outside of the city limits.

Mr. Munoz believes it is outside of city limits and perhaps it is county property.

2. Art Goddard, Costa Mesa

Mr. Goddard spoke of the need for a bike rack at Estancia Park.

Chair de Arakal asked Mr. Knapp if this was possible.

Mr. Knapp indicated it is being evaluated.

Chair de Arakal asked Mr. Hartley about the price of bike racks.

Mr. Hartley indicated they are \$300 to \$500, and installation is minimal.

3. Richard Mehren, Costa Mesa

The California Fish and Game has become involved in the vernal pool in question at Fairview Park.

Chair de Arakal acknowledged that information.

4. Lisa Manfredi, Costa Mesa

Ms. Manfredi suggested that when the federal agency makes their recommendations that the trail should not be reinstated.

5. Cindy Black, Costa Mesa

Ms. Black quoted items from the masterplan. She believes a new EIR is necessary.

6. **Consent Calendar**

No items.

7. **Public Hearing**

No items.

8. **Old Business**

Fairview Park Entryway Concept Plans

The report was presented by Mr. Mejia.

Landscape Architect, Mr. Roger Kobata, was introduced, as well as a Design Engineer from Kabbara Engineering.

Mr. Kobata explained Conceptual Site Plan A with an octagon-pattern parking lot.

Mr. Kobata explained Conceptual Site Plan B with a circular parking lot.

Mr. Mejia continued with the report.

Mr. Kobata explained the Plant Pallet Concept.

Chair de Arakal inquired if lighting was proposed at the parking facility at the end of Pacific.

Mr. Mejia responded that lighting is not ready to come before the commission at this time. Only hardscape and landscape are proposed at this time.

Commissioner Abernathy asked about the location of the tot lot and how that was determined.

Mr. Kobata responded the masterplan displays it to the south.

Commissioner Graham noted that consideration was given to the turnaround at Pacific and asked if the same consideration was being given to Canyon.

Mr. Mejia responded the masterplan did not call for a turnaround at the end of Canyon.

Vice Chair Pederson asked about funding.

Mr. Mejia stated the grant was given to the City due to the construction readiness of this project. The target is to have the project under construction by early 2014.

Commissioner Harper asked if funding is jeopardized by changing the layout and/or footprint of the project.

Mr. Mejia indicated the granting agency would need to be reapproached to get a time extension and perhaps they may come back and indicate the project is not ready and grant the funds to another agency.

Chair de Arakal inquired about irrigation strategy for the trees that have been proposed.

Mr. Mejia stated Fairview Park has access to reclaimed water. Previously Mr. Kobata explained the plants rely on irrigation until they are established. It takes between three (3) to five (5) years for the plants to be established and then they can survive on their own. Eventually irrigation will be minimized and the plants will rely on rain water.

Mr. Kobata suggested the poplar, sycamore and riparian trees like to grow by streams, so watering will be necessary. In late summer deciduous trees go into a dormant stage and remain dormant from fall until spring. They can exist on only four (4) inches of water per year. Within a few years they will be self-sustaining with no water. The shrub areas require no water once they are established.

Chair de Arakal asked if the deep watering was above-ground.

Mr. Kobata indicated it is below ground.

Chair de Arakal asked about the eastern edge proximity of the tot lot to the vernal marsh.

Mr. Mejia commented there was ample buffer between the vernal marsh and the play area.

Vice Chair Pederson asked if the Fish & Game Department and/or other agencies have a say in this project.

Mr. Mejia answered the layout of the project is to avoid all sensitive areas within the park. The process and studies will demonstrate that those will not be affected.

1. Richard Mehren – Costa Mesa

Mr. Mehren suggested the tot lot is misplaced and needs covering, and there are no restroom facilities nearby. Mr. Mehren believes the parking lot is too close to homes and should be placed 150-feet into the park.

2. Harold Weitzberg – Costa Mesa

Bathrooms near the playground are essential. The parking lot further into the park might help with traffic.

3. Bill Bowman – Costa Mesa

The tot lot should be moved to the park's major entryway. The parking lot is too close to homes.

4. Jay Humphrey – Costa Mesa

Mr. Humphrey indicated this project is encroaching on the passive nature of the park. He recommended residents go to the General Plan meetings that are coming up and provide suggestions.

5. Cheryl Gleeson – Costa Mesa

Ms. Gleeson spoke of not wanting the park open on Pacific, nor expanding Canyon. Parking is a problem currently and both streets are narrow.

6. Ronda Gilbert – Costa Mesa

Ms. Gilbert is not in favor of a playground, parking or lights.

7. Kim Hendricks – Costa Mesa

Ms. Hendricks indicated the goal for Fairview Park is the enhancement and protection of native fauna in the park. Residents indicate they don't want changes.

8. John Vozenilek – Costa Mesa

Mr. Vozenllek questioned if there was a provision that the planned 10 spaces could not be changed into 40 spaces.

9. Bill Gilbert – Costa Mesa

Mr. Gilbert indicated there are 105 spaces for parking right now, and he suggested adding to them.

10. Jim Tolan – Costa Mesa

Mr. Tolan commended the commission on the current improvements to the park. A pedestrian entrance was suggested.

11. Celina Stratton – Costa Mesa

The other side of Placentia needs a playground. Ms. Stratton loves the passive nature of the park.

12. Lisa Manfredi – Costa Mesa

After reviewing the masterplan and listening to tonight's presentation, Ms. Manfredi believes the parking lot is four times the original plan and the tot lot is five times larger than the original plan. She recommended a parking study to see if a parking lot is necessary.

13. Jeff Kline – Costa Mesa

The ten-space parking is close to a bluff failure. The playground does not have bathrooms and he suggested workout equipment instead.

14. Patrick Clinton – Costa Mesa

Mr. Clinton stated the residential streets are not designed for additional traffic.

15. David Burns – Costa Mesa

Mr. Burns is a Canyon Bluffs HOA board member. He asked if there is an environmental impact report for this project.

Chair de Arakal suggested the project doesn't qualify and that will be explained by staff later.

16. Todd Winter – Costa Mesa

Mr. Winter thanked the commission for their effort to keep the park passive thus far. Increased traffic in the area would be a problem.

17. Susie Forbath – Costa Mesa

Ms. Horvath resides on Pacific Avenue and expressed concern about the size of the parking lot as opposed to the size reflected in the masterplan.

18. Kevin Nelson

Mr. Nelson requests the bluff remain quiet and organic.

19. Ms. Thompson

Ms. Thompson expressed that the parking lot and tot lot will attract more people to Fairview Park. She stated a pedestrian entrance would be better suited.

20. Erica Norgaard – Costa Mesa

Ms. Norgaard encouraged the commission to recognize and hear the citizens concerns about keeping Fairview Park a passive park.

21. Peter Zehnder – Costa Mesa

Mr. Zehnder suggested moving the parking lot further into the park. He asked the commission to counsel with the fire department about access requirements and perhaps those standards have changed.

Chair de Arakal called for questions from the commissioners.

Commissioner Abernathy inquired of staff if moving the tot lot has been explored.

Mr. Mejia reiterated if Commissioner Abernathy was suggesting relocating the tot lot near Estancia High School.

Commissioner Abernathy replied correct.

Mr. Mejia indicated that alternative plan has not been explored as that was not in the masterplan and if direction is given to explore that, the FPCAC would comply.

Commissioner Abernathy asked if the size of the turnaround was dictated for the CMFD.

Mr. Mejia provided a photo and suggested the engineer would address the turnaround radius.

Chair de Arakal asked if fire has reviewed the plans.

Mr. Mejia provided a sketch of the turnaround for fire/rescue apparatus. Mr. Mejia asked the engineer to expand on that radius.

Ms. Kabbara addressed the layout for the end of Pacific. The urban search and rescue vehicle is one of the largest vehicles that could possibly be used and the layout of the parking lot on Pacific accommodates the vehicle. The fire department suggested their preference for this layout. If the City wished to restrict use of the cul-de-sac for their larger vehicle, the 25' wheelbase can be utilized.

Commissioner Harper asked if there are fire department regulations that had to be met.

Ms. Kabbara indicated there are. The design is planned for worse-case scenarios. When the vehicle access is created, the department has a set of criteria based on the size of the vehicles. Currently larger emergency vehicles would have to back out.

Commissioner Graham requested Conceptual Plan B be displayed. The outlined vernal ponds and the water run east to west, and he inquired of Mr. Mejia if the flow of water will go through that area.

Mr. Mejia indicated when there is a big enough storm, the water flows into the marshes.

Vice Chair Pederson asked if there is a gate for restriction after certain hours.

Mr. Mejia indicated both entrances will have gates (at the end of Pacific and the end of Canyon).

Commissioner Harper asked if the tot lot was larger than the masterplan.

Mr. Mejia suggested there is no square footage limitation for the play area on the masterplan. The masterplan shows what appears to be a general location, which is taken from that idea. No square footage is provided.

Commissioner Harper asked how the size and features were determined.

Mr. Mejia stated the type of equipment determines the dimension and minimum distances are determined by the equipment.

Commissioner Harper asked how the play area was determined to be needed.

Mr. Mejia indicated via the masterplan.

Commissioner Harper asked if the plan was changed to a pedestrian area and if there was no playground area, how the grant is affected.

Mr. Mejia stated if direction was given, it would be entertained to revise the plans to accommodate that. The granting agency would be conferred with.

Chair de Arakal asked when the proposed parking cul-de-sac and play area were incorporated into the masterplan.

Mr. Mejia believes it could have gone back to 1998, and the master plan was revised in 2001 and again in November of 2002.

Chair de Arakal spoke about the community outreach and workshop that went into the revisions.

Chair de Arakal asked about proposed drainage improvements.

Mr. Mejia explained the water off of Pacific and Canyon runs into a ditch to a lower elevation and then south. That water will be intercepted and be utilized and kept in the confines of Fairview Park.

Chair de Arakal asked about an explanation of the water run-off in the parking lot.

Mr. Kobata stated the pervious pavers will collect the water and take it down. The water on the paved area will filter into the landscaped areas.

Chair de Arakal asked about the trees around Goat Hill Junction Railroad property. He suggested they don't seem to be performing well. Was there a watering strategy for those to establish the trees.

Mr. Mejia requested Mr. Hartley provide information to that. Mr. Mejia believed that they were hand-watered by a water truck.

Mr. Hartley responded the Coast Live Oak and Sycamore trees were on the plant palette and were planted eight (8) to ten (10) years ago. They were lined around the railroad tracks. The sycamores rely on annual rains and they are water trucked in the summer. The oaks are doing well and don't rely on watering. They (sycamores) are good for riparian areas but not on the top.

Chair de Arakal asked if there are constraints to moving the parking lot further into the park.

Mr. Mejia deferred the question to Mr. Kobata.

Mr. Kobata suggested it would be an intrusion into the park further to the north. It is believed penetrating into the park would not ease the turnaround.

Chair de Arakal asked if the two (2) elements have been studied by SEQUA in previous years.

Mr. Mejia agreed and stated when the masterplan was adopted the following elements were taken into account; the play area and parking lot.

Commissioner Graham asked for an explanation of SEQUA.

Chair de Arakal provided the explanation.

Vice Chair Pederson thanked the audience for coming to the meeting and sharing their concerns. This project is adhering to an already developed masterplan.

Commissioner Harper stated he took notes tonight in regard to the comments presented. He shared support for the staff's work and the masterplan.

Commissioner Graham spoke of enhancing the value of the park and expressed his opinion on the parking lot and the playground. He stated he would not support the plan.

Chair de Arakal expressed gratitude to those who shared their concern. He stated Fairview Park is not entirely passive. There is concern that the cul-de-sac parking would prevent the park from being a passive use location. All the elements have been a part of the masterplan for eleven (11) to twelve (12) years. Chair de Arakal is in support of the cul-de-sac plan as designed.

Commissioner Abernathy suggested there have been reasonable comments on these plans. These plans resolve some access issues and it follows the City's guidelines and history. The intent of the masterplan is carried out with this.

Commissioner Harper suggested the entrances will solve problems. He indicated those involved in the masterplan had done enough work to make this move.

Commissioner Graham suggested staff have another month to modify the plans to what the residents want.

Chair de Arakal reiterated that the fire department is accepting of these plans and they originated from the masterplan.

Chair de Arakal called for a motion from the commissioners.

Chair de Arakal called for a 5-minute recess.

The Parks and Recreation Commission meeting resumed in five (5) minutes.

MOTION made by Chair de Arakal, seconded by Vice Chair Pederson, carried four to one, with Commissioner Graham voting no, to approve Conceptual Plan B.

9 New Business

Chair de Arakal requested that New Business Item 9c be moved to the first position.

9c Tree Removal Request – 3050 Madison Avenue

The report was presented by Mr. Hartley.

Chair de Arakal asked if the Applicant was present.

1. Suzanna Cummins – Costa Mesa

Ms. Cummins indicated that the trees are causing her health issues as she is allergic to them, validated by doctor's notification.

Chair de Arakal called for commissioner questions.

Commissioner Harper questioned if it is certain the allergies are due to the trees in question.

Ms. Cummins reported that her doctors can confirm this information and she has suffered with this condition for several years.

Commissioner Harper asked Mr. Hartley if the trees fit the general landscape for the neighborhood and what their lifespan is.

Mr. Hartley said the tree in question is the street tree. The trees on Paularino match the theme on Madison. Their lifespan, absent some awkward conditions, they could live another 30 or 40 years. There is no decline to the trees on the street.

Chair de Arakal called for questions from the commissioners.

Commissioner Graham indicated the trees make the street look good.

Commissioner Abernathy inquired of Mr. Hartley how many pines were on this street.

Mr. Hartley responded possibly 24 trees.

Commissioner Harper asked if one tree was worse than another.

Ms. Cummins indicated the ones on Paularino are worse as they hang over the fence and into her backyard.

Commissioner Graham asked Ms. Cummins if the trees on Paularino were removed and the one on Madison was left, if that would provide assistance.

Ms. Cummins feels the removal of the tree on Madison would make the street look better and responded that anything would help.

Vice Chair Pederson thanked the Applicant for recognizing she would bear the cost on anything that goes forward.

Commissioner Graham made a motion, and asked for clarification on Discretionary Removal of City-Owned trees.

Chair de Arakal provided that explanation.

Mr. Hartley reconfigured the total cost as \$1,890, opposed to \$2575 that was listed in the report.

Chair de Arakal called for any public comments.

Chair de Arakal restated Commissioner Graham's motion, which Commissioner Graham concurred was accurate.

Vice Chair Pederson questioned Mr. Hartley if he would assist Ms. Cummins in choosing a tree that would be better suited to her health issues.

Mr. Hartley indicated he would do so.

MOTION made by Commissioner Graham, seconded by Chair de Arakal, and carried five to zero, for the Discretionary Removal of City-owned parkway Trees #2 and #3 located in the public right-of-way at 3050 Madison Avenue, facing Paularino Avenue. Per the Streetscape and median Development Standards, Section 4.0.3 – Discretionary Removals require the replacement of each tree with one (1) twenty-four inch box-size tree to be planted at the same address and two (2) fifteen gallon-size trees to be planted elsewhere on City property. The Applicant would pay all removal and replacement costs. The request to remove Tree #1 in the public right-of-way at 3050 Madison Avenue was denied.

9a Tree Removal Request – 248 24th Place

Chair de Arakal resumed New Business Item 9a.

Mr. Hartley presented the report.

Chair de Arakal called for any questions for Mr. Hartley. None were asked.

Chair de Arakal asked if the Applicant was present and no one stepped forward.

MOTION made by Vice Chair Pederson, seconded by Commissioner Abernathy and carried five to zero to deny removal of the City-parkway tree located in the public right-of-way at 248 24th Place.

9b Tree Removal Request – 3164 Yellowstone Drive

Mr. Hartley presented the report.

Chair de Arakal called for the Applicant.

1. Ray Cullen

The pine needles from the tree have prevented the resident from landscaping in a drought-resistant fashion. The needles get wedged in the vehicle windshield wipers and the sap drips on vehicles. The Applicant stated he would pay for the removal.

Commissioner Graham asked Mr. Cullen if he parks his vehicle under the tree.

Mr. Cullen indicated it is close to the tree, but not directed under it.

Commissioner Harper asked how long the Applicant lived at the home.

Mr. Cullen answered 17 years. The sap has been present on the tree for about one (1) year.

Mr. Hartley believes the contributing trees across the street are being windswept across the street to the Applicant's home.

Vice Chair Pederson thanked the Applicant for extending the financial expense of this request.

MOTION made by Vice Chair Pederson, seconded by Commissioner Harper and carried four to one with Commissioner Abernathy voting no, for the Discretionary Removal of the City-owned tree located in the public right-of-way at 3164 Yellowstone Drive. Per the Streetscape and Median Development Standards, Section 4.0.3 – Discretionary Removals require the replacement of each tree with one (1) twenty-four inch box-size tree to be planted at the same address and two (2) fifteen gallon-size trees to be planted elsewhere on City property. The applicant would pay all removal and replacement costs.

9d Tree Removals at Brentwood Park

Mr. Mejia presented the report, and introduced Mr. Tom Munoz, the landscape architect.

Chair de Arakal asked the commission if they had questions of staff.

Vice Chair Pederson thanked staff for a job well done at Brentwood Park.

Commissioner Abernathy recommended an additional bike rack on the other side of the park. He suggested the design is going to enhance the park.

Commissioner Graham inquired about the two (2) large eucalyptus trees being removed at Monte Vista.

Mr. Mejia stated the trees are in the way of alignment for the path. The masterplan and the designer have addressed the closeness of the playground in relationship to the street.

1. Karen Dixon – Costa Mesa

Ms. Dixon spoke of a eucalyptus tree in the park that is close to a residents block wall fence.

Mr. Munoz, the landscape architect, indicated no additional eucalyptus trees would be added to the park. Mr. Munoz spoke of rules that apply when planting trees.

Mr. Mejia stated the tree was planted in the first phase, approximately four (4) years ago.

Commissioner Harper asked if the tree in question will cause problems.

Mr. Tom Munoz indicated it would in the future.

Commissioner Harper asked if there is consideration to remove the tree.

Chair de Arakal asked if that could be removed without agendizing the topic.

Mr. Mejia indicated that if direction is given to do so and it is a good candidate, it can be done. A relocation can take place. If the tree required to be removed, then it would come back to the commission.

Mr. Hartley is unsure if the tree has been properly identified. He requested that Ms. Dixon could assist in that identification.

Chair de Arakal suggested that could be done between Mr. Hartley and Ms. Dixon when the meeting concluded.

MOTION made by Chair de Arakal, seconded by Vice Chair Pederson, and carried five to zero for the removal of ten (10) trees from Brentwood Park as part of the Brentwood Park Improvement Project.

10. Recreation Manager's Report

Mr. Knapp presented the report with the following points:

Congratulations were given to Ashley Ocasio and Cecily Renteria, who promoted within Recreation.

There were 796 participants registered in the 2012/2013 ROCKS program. Adams and Pomona elementary schools will be new sites for the upcoming school year.

The summer ROCKS program had in excess of 700 participants.

The Teen Center had 184 registered participants at TeWinkle and Costa Mesa middle schools. A proposed site is Downtown Recreation Center in conjunction with MIKA teen program.

Summer Day Camp was a nine (9) week program with 80 participants each week, Kindergarten through 6th grade.

Discussed were some new programs: Youth Basketball; ROCKS Health and Fitness Program; and Junior high school Flag Football Program in the spring 2014.

The new Recreation Guide is out to the public.

October 18 the Costa Mesa Senior Center is sponsoring a fundraiser, "The Gatsby Affair".

Congratulations were extended to Hank Lloyd of the Costa Mesa Tennis Center as he was presented the Pete Brown Lifetime Achievement Award. September 17-22 is the USTA Professional Costa Mesa Classic.

Mr. Knapp presented monthly revenue totals for the programs and facilities.

Chair de Arakal thanked Mr. Knapp for the range of programs offered to the community.

Vice Chair Pederson expressed thanks to the recreation staff.

11. Commissioner's Comments

Commissioner Harper shared thanks with staff for their hard work and to the commissioners.

Commissioner Graham thanked everyone.

Commissioner Abernathy extended thanks to Mr. Mejia for his presentations.

Vice Chair Pederson thanked the commissioners for working through some tough issues. He questioned Chair de Arakal about the bark park report.

Mr. Knapp offered the bark park report is slated for the Sept. 17 City Council meeting.

Chair de Arakal spoke of the "bridge to nowhere". A casual outreach has been done to develop a program with the historical society, the city and the school district wherein students in elementary school will learn about Fairview Park and take a field trip to the location. The students participating in this program will suggest names for the bridge. Perhaps a proposal will be ready by the students in January or February. Chair de Arakal will be absent from the September meeting with Vice Chair Pederson presiding.

12. Adjournment

The meeting was adjourned at 10:21 p.m. to the next regular scheduled agenda review on Thursday, September 26, 2013, at 5:15 p.m. in Conference Room 3A of City Hall, followed by the Commission meeting at 6:00 p.m. in the Council Chambers.

Submitted by:

ERNESTO MUNOZ
Public Services Director