

**From:** RODELIUS, SHARON  
**Sent:** Tuesday, April 07, 2015 3:01 PM  
**To:** 'Gary Monahan'; CITY COUNCIL  
**Cc:** DEPARTMENT DIRECTORS  
**Subject:** Additional Warrant Information

Payment Ref.	Date	Remittance to:	Remittance ID:	Payment Amount	Explanation of payment
0187210	3/27/15	Minoo Ashabi	19219	\$300	<p><i>CA license fee – What is this for?</i></p> <p><i>This is a requirement of the California Board of AIA to keep her License as an Architect in the state up to date.</i></p>
0187211	3/27/15	Miracle Recreation Equipment	11640	\$5,133.00	<p><i>Where is this going?</i></p> <p><i>Marina View Park</i></p>
0186803	3/13/15	OC Treasurer Tax Collector	3489	\$123,644.65	<p><i>What is this for?</i></p> <p><i>Reproduction (printing) and city's share of FY 2014-2015 National Pollutant Discharge Elimination System.</i></p>
0186830	3/13/15	Consolidated Office Systems	18680	\$2,564.28	<p><i>What is 9 to 5 seating?</i></p> <p><i>Type of chairs – 9 to 5 seating link series mesh back chair with upholstered seat.</i></p>
0186833	3/13/15	Culver Newline Inc.	21554	\$3,247.56	<p><i>What are these for? What area?</i></p> <p><i>Police Dept. chairs for report writing and FTO (Field Training Officers) Offices.</i></p>
0186888	3/13/15	National Office Furniture Inc	22987	\$10,828.51	<p><i>What are we buying and where will it be used?</i></p> <p><i>Bookcase and conference table for Senior Center Library; corner seating and bookcases for lobby at Senior Center.</i></p>
0186941	3/13/15	United Rotary Brush Corp	3525	\$1,791.61	<p><i>What are these and what do they do?</i></p> <p><i>These are brooms used by the street sweepers. We will not be purchasing street sweeper brooms any longer as of March 16th. The last bill is for one final stocking to the City, that will get us through the entire next year, possibly longer. Street sweepers on the average change gutter brooms about once every week or about every 300 miles. Each broom is made up of four sections.</i></p> <p><i>CleanStreets, our new contractor supplies their sweepers with brooms.</i></p>
0186948	3/13/15	West Coast Artwear	23055	\$4,522.44	<p><i>How many shirts?</i></p> <p><i>200</i></p>

April 7, 2015

Dear Mayor and City Council Members:

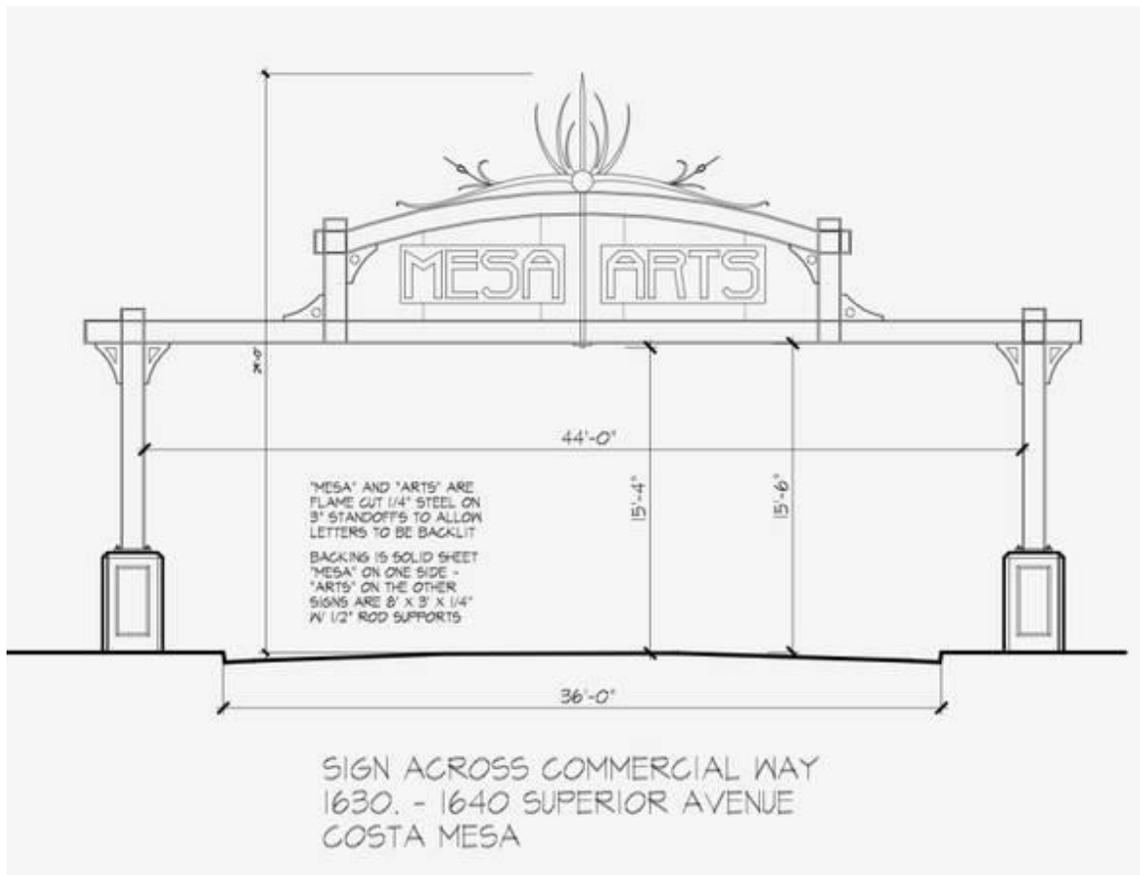
Last year the City Council and the Planning Commission met in Joint Study Sessions to work on the Visioning Statements for the General Plan Update. According to the City, below is the purpose of those study sessions:

*“Visioning” is the term given to the process that enables a city to define its future in a very public process. Visioning participants can be brought together to recognize shared values and purposes, with the aim of articulating a shared vision for the City of Costa Mesa. A vision defines what the community should look like physically, socially, and environmentally in five, 10, or 20 years. The visioning step in the General Plan update process creates a sense of ownership for City residents, business and property owners, and other stakeholders to the extent that they want to see and help make that vision a reality.*

Additionally, Council approved that the consultant team implement the “Great Reach” as a communication strategy that would be inclusive of the diverse opinions and input throughout the city as a means to make the General Plan Update a living document that will guide planning decisions going forward.

But, nowhere, does it mention in the Visioning Statement or the “Great Reach” public comments that any part of the Westside Industrial Zoned properties would become the MESA ARTS DISTRICT!!! Yes, just a few days ago, we received a Notice of a “Zoning Administrator Decision Date” on Application # ZA-15-04, regarding the erection of a “Freestanding Sign” to be installed on the private alley entrance at Commercial Way from Superior Street, as the gateway into the “Mesa Arts” District. See Below:

As submitted in ZA-15-04, by John Morehart



Although City employees may be within their duties to make such a decision in this manner, I ask the members of City Council if you believe they should! It seems as though such a "Vision" should be more deliberative and inclusive, maybe even part of the General Plan Update or at least it should be addressed through the CUP process where all the stakeholders, especially other property owners and tenants in the industrial area may be a part of such "Big Picture Thinking" – this is not the case here. Instead, a single individual property owner, who in recent years has acquired multiple parcels in the Westside Industrial area has, with the help of a City Zoning Administrator, been allowed to re-shape the Westside Industrial area into his own vision for the area. The rest of us are left to deal with parking shortages, illegal and dangerous jaywalking as patrons from his properties on one side of Superior park and then try to cross on foot to his properties on the other side of Superior. Just a few weeks ago, part of the Commercial Way alley was coned off and turned into a parking lot for large event hosted at the properties on Superior and Commercial Way.

The last time an "Arts District" was approved in the City of Costa Mesa, there was significant public input, and City Council Approval of the District. But the "Mesa Arts" District will be decided upon by only a few, and at the recommendation of the Zoning Administrator, as the notice clearly reads that there will be "NO PUBLIC HEARING" on this matter. Where the vision is going from here is to be determined, but if his recent Craigslist Posts are any indication, this property owner appears to have an insight on what the "City" really wants instead of Industrial use for the area.

(See Attached)

Sincerely,

Wayne & Suzi Iwamoto  
Gil's Catamaran

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██  
██

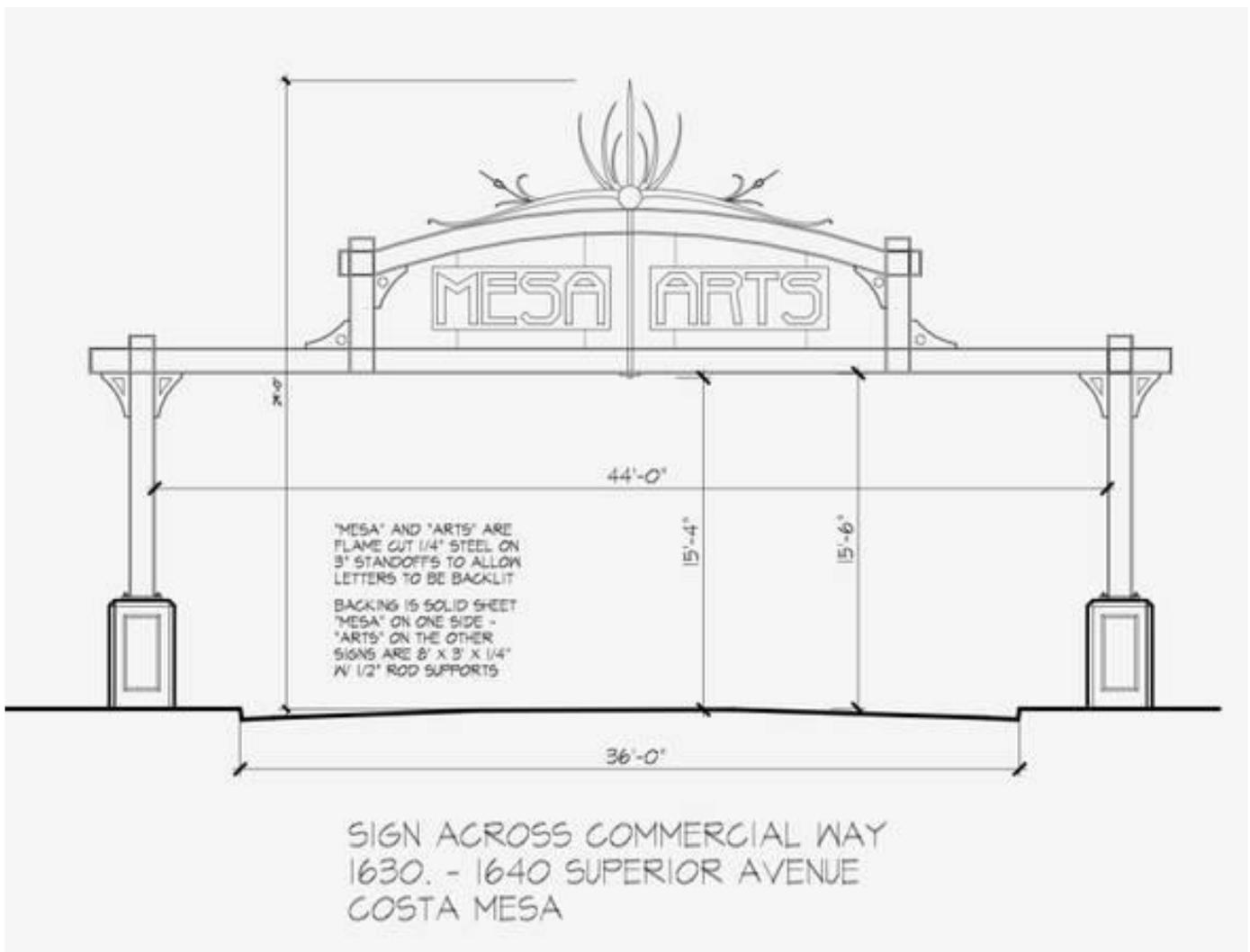
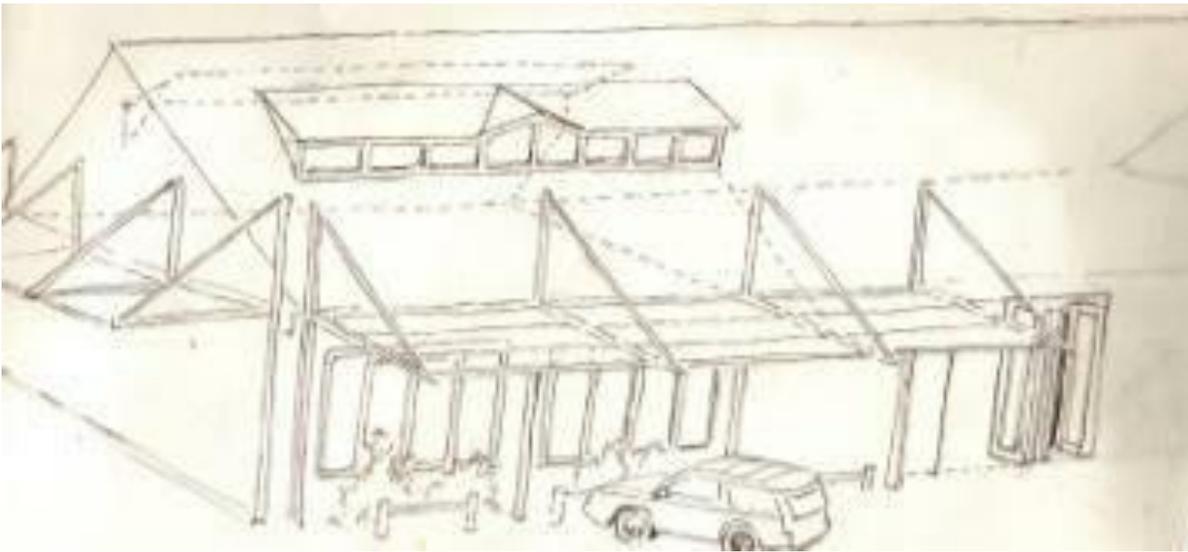
\$15000 / 15000ft<sup>2</sup> - retail / warehouse complex WESTSIDE COSTA MESA (superior ave & commercial way)











1630 Superior

prime commercial corner 15000 warehouse in the HEART of west side (SOUTH OF 17TH ST/ WEST OF NEWPORT /EAST OF SUPERIOR AVE) ; 400 new \$800,000 live work HOMES under construction IMMEDIATELY AROUND THIS PROPERTY!!

without a doubt you're looking at one of the most unique opportunities you will see this property offers the unique **"HEART OF THE WEST SIDE VILLAGE"**

currently proposed street sign ( a private commercial street) and the commercial opportunity to make this unique idealic setting in the heart of the WEST SIDE of costa mesa a unique and magnificent landmark unreal setting for service industry to handle the many people with money to consume products from the adjacent 438 newly constructed or on going construction of homes (this is the "golden triangle" of costa mesa and newport beach (between newport blvd and superior ave below 17th street )

**PERFECT COMMERCIAL USE FOR BREWERY , SHOPS, RETAIL CITY WANTS TO SEE SERVICE BASED INDUSTRIES TO SUPPORT THE NEAR 400 X \$1,000,000 HOMES BEING CONSTRUCTED AND SOLD NEARBY**

**LARGE STREET SIGN BEING DESIGNED AND PERMITTED TO CROSS COMMERCIAL WAY TO ENHANCE THE "MESA ARTS" DISTRICT**

steel trussed ceilings; old concrete floors LARGE SKYLIGHTS corner location in the most cherished creative west side commercial district (superior ave runs down to the balboa peninsula) fronting on both public and private streets. the layout allows freedom from many constraints and offers greater use and opportunity with fewer bureaucratic concerns 3 BUILDINGS CREATE A CAMPUS OF MIXED USE offices warehouse and studios IN A GARDEN LIKE SETTING

1st building: 7500 street front building w large vaulted loft , full kitchen 5 bathrooms, shower, hi steel trussed ceilings ; additional 2000 sf of bonus mezzanine

2nd building consists of 4 separate units for a total of 1750 sf of garden suites or great little shops etc w 3 roll up doors

3rd building; a stand alone 1000 sf with separate bathroom (6 in total) ; 3x 500 sf studios(

4th building : an additional 500 sf separate entry street front shop/retail or? ground level entry or warehouse flex space

5th building is a large carport and parking lot perfect to house the cars (45) to facilitate the parking

total sq ftge of building; 15000 sf plus this areas has 400 live work homes under construction within 1/2 block of this property average home value is \$750,000 and selling briskly this property will be an optimum commercial service provider for these live work lofts this is a tremendous opportunity to service a use of convenience, brewery, restaurants, shops cafes; all within the new scope of the needed service area of these new homes fenced yard 25 parking spaces ; **could increase parking to include another 24 spaces** totally unique full of personality just waiting for the right new occupant space offers high flexibility to operate a myriad of business including retail , manufacturing, industrial ideal as a design collaborative w large open areas and smaller offices looking inward ; owner will cooperate to provide more open airy skylights, roll back glass doors removal of all interior partitions etc this building has been consistently leased and tenant only vacated this week due to our desire to renovate and recreate the space to make it more of a village cooperative surrounding business include vibrant non profits w dynamic growth, social events ,fund raising parties, design collectives etc

john morehart

- do NOT contact me with unsolicited services or offers

post id: 4935733473/posted: 18 days ago/updated: 9 days ago/ 3/25/15

**Second CRAIGSLIST AD – Superior AVE**

**\$1200 / 600ft<sup>2</sup> - 600 to 6000 sf retail mecca (costa mesa 17th superior)**





sparkle pop shiny and bright from 600 to 5000 sf available of prime retail space

a cool magnet, a bit of bling in a the highly sought after west side retail market over 450 live work units planned on the adjacent neighboring property (currently undergoing construction) pick 600 ft to 6000 sf loft w terrific exposure and delightful charm 17th st and superior ; 1 block (50 yards) from newport blvd and 17th st, the busiest, best known interesection in costa mesa; the heart of the west side Mecca classic details, old charm numerous bathrooms kitchens etc in a renovated space arty hip trendy look make this idealic spot perfect for

someone looking to stand out and make a statement ; tremendous traffic w the new rave WAFFLEAHOLIC next door; outside tables and approved for light food, take am look at this campus of eclectic shops and see for yourself what effort and enthusiasm has gone into creating this magical space first time available in 20 years, all photos are accurate but the interior shots are not the exact spot , they do however reflect the feel and imagery of the space; by the way this space may be able to add additional space adjacent up to 5000 sf ! i have other unique and marvelous spaces available in COSTA MESA WEST SIDE and invite your inquiry; thank you for looking!

john morehart



post id: 4935736424/posted: 18 days ago/updated: 9 days ago<sup>[2]</sup> 3/25/15

## COUNCIL POLICY

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
CITY COUNCIL CONFERENCE, MEETING & TRAINING EXPENDITURES	100-8	11/15/05	1 of 1

PURPOSE

The purpose of this regulation is to establish clear rules on the use of funds from the City Council's Meetings and Conferences Account as it pertains to discretionary expenditures. Nothing in this policy is intended to supplant or otherwise change existing policies, code provisions or other legal restrictions on the expenditure of public funds.

POLICY

All expenditures from the City Council Meetings and Conference Account shall be processed in accordance with existing Purchasing Rules & Regulations. Funds appropriated to this account are for the express purpose of conference & meeting attendance and professional development & training, as follows:

1. Each member of the City Council is permitted to select the specific training, conference or event of their choosing, subject to the provisions of this policy.
2. City staff shall be responsible for making all arrangements and processing payments in connection with Meeting & Conference attendance. City Council members are asked to advise staff of their interest in selected training and conference attendance sufficiently in advance of the event so as to avoid late registration expenses and/or increased costs for travel or lodging.
3. ~~Any out of state travel within the United States outside of a 700 mile radius from Costa Mesa will require prior approval of the full City Council.~~
4. Upon adoption of this policy, each member of the City Council shall be entitled to expend up to ~~\$2,000~~ **\$4,000** annually for Meetings and Conferences. This amount may be adjusted annually by adoption of the City's Operating Budget. Unexpended funds in this account will not be carried over from one fiscal year to another.
5. Nothing in this policy shall preclude any member of the City Council from requesting the full City Council to authorize additional funds for Meeting & Conference attendance. Such a request must be made at a regular meeting of the City Council and follow the normal posting and noticing requirements.

PROCEDURE

All purchases shall be processed in accordance with adopted purchasing procedures and with the required, supporting documentation. The City Manager's Office is required to produce a summary report of all expenditures from the City Council Meetings and Conference account. This report shall be made available to each City Council member and available for public review in the City Clerk's Office.