

ADDITIONAL DOCUMENTS – CC-3

Payment Ref.	Date	Remittance to:	Remittance ID:	Payment Amount	Explanation of payment
0191413	9/11/15	AKAL Consultants	21519	\$13,740.00	<p>Study E76 Preparation Services – What is this for?</p> <p>Public Services - Bear Street and Bristol Street pavement rehabilitation project. This project is federally funded and is administered by Caltrans. As part of grant requirements the City needed to prepare a lot of forms including Preliminary Environmental Study (PES) and submit them to Caltrans in order to obtain authorization to proceed with construction.</p>
0191457	9/11/15	MJK Construction	22968	\$2,292.62	<p>Emergency soil sampling services – What was the emergency?</p> <p>Public Services – Corporation Yard fuel island smelled of gasoline when excavated to repair a damaged electrical line to the propane fueling system. Test found no soil contamination in the trench and below limits on the excavated soil. The soil was disposed and the repair project moved forward.</p>
0190700	9/22/15	Jays Designated Operator Services	22328	(\$710.00)	<p>Vendor deceased and check returned. Don't we still owe the funds to the estate?</p> <p>Yes. City waiting to be contacted by estate lawyer.</p>
0191679	9/25/15	Capitol Enterprises	1571	\$8,831.44	<p>Standard single door shed – What was this for? Are they secure?</p> <p>Recreation – Rocks Program Four Equipment shelters. This product is an all steel construction and is virtually vandal proof.</p>

MEJIA, JESSICA

Subject: FW: Question on tonight's Consent Item #9 - Fairview Park North Bluff Trail Realignment - Change Order No. 3

From: MUNOZ, ERNESTO

Sent: Tuesday, October 06, 2015 10:32 AM

To: GENIS, SANDRA <SANDRA.GENIS@costamesaca.gov>

Cc: FOLEY, KATRINA <KATRINA.FOLEY@costamesaca.gov>; MENSINGER, STEPHEN

<STEPHEN.MENSINGER@costamesaca.gov>; MONAHAN, GARY <GARY.MONAHAN@costamesaca.gov>; RIGHEIMER, JIM

<JIM.RIGHEIMER@costamesaca.gov>; RODELIUS, SHARON <SHARON.RODELIUS@costamesaca.gov>; HATCH, THOMAS

<THOMAS.HATCH@costamesaca.gov>; SHELTON, KELLY <KELLY.SHELTON@costamesaca.gov>; Gary Monahan

Subject: Question on tonight's Consent Item #9 - Fairview Park North Bluff Trail Realignment - Change Order No. 3

Council Member Genis,

You requested clarification regarding wording on Consent Item No. 9 in relation to mention of electrical engineering services and restoration work in the report.

Electrical Engineering Services

The proposed Contract Change Order No. 3 you are considering tonight **does not** include electrical services in its scope. Electrical engineering services are already a part of the design services that Kabbara Engineering is providing.

Restoration Work

Habitat restoration was included in the scope of work for Contract Change Order No. 3 to more efficiently manage design and construction efforts. By combining the habitat restoration (which is partially funded by an HCF grant) with this change order, we will be able to complete both projects (the trail and the restoration) at the same time.

Please let us know if additional clarification is needed on this item.

Ernesto Munoz, P.E.

Public Services Director

City of Costa Mesa

714-754-5343

ernesto.munoz@costamesaca.gov

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**PROPOSED GENERAL PLAN
LAND USE ALTERNATIVE
FOR THE YEAR 2015-2025
GENERAL PLAN UPDATE**

ADDITIONAL DOCUMENTS

October 1, 2015

E-Mail Transmittal
City Clerk's Office

Honorable Stephen M. Mensinger; and,
City Council Members
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Subject: "Emulex Property" at 3333 South Susan Street
Inclusion in General Plan Update
City Council Meeting on October 6, 2015- New Business No. 1

Dear Mayor Mensinger:

Steelwave, LLC recently purchased the "Emulex Corporation Property", located in north Costa Mesa, abutting the LA Times/Tribune property and across the street from Ikea and Segerstrom "Home Ranch" property. We have invested in your community to create a prominent office campus. The property has frontage along South Coast Drive, Susan Street, Sunflower Avenue, and sides to the LA Times property and railroad spur track. At 14.25 acres we have three buildings totaling 179,090 sf which are partially occupied by Emulex Corporation. 3.2 acres of the property are vacant along the South Coast Drive frontage with previous approval to construct a 65,000 sf fourth building.

The City is currently updating its General Plan which will address various opportunities for future growth in north Costa Mesa. At your joint study session with the Planning Commission, you recommended our neighboring property owners have their development potential increased to assist in attracting new businesses and jobs. As stated in your October 6th City Council Staff Report, you are considering increasing the maximum build-out potential of Home Ranch, diagonally across the street from us, to 1.2m sf or .64 FAR. Additionally, you are considering changing the LA Times site from industrial to a "Commercial Center" land use designation, and increasing that property to .64 FAR as well.



Mayor Stephen M. Mensinger
Emulex Property 3333 South Susan Street
October 1, 2015
Page 2.

The Emulex office campus was included in the North Costa Mesa Specific Plan and Home Ranch Master Plan with an approved building ratio of approximately .40 FAR. Since we have acquired existing office buildings only 52% occupied, it is our intent to upscale the site and attract new businesses to make this a premier office campus. However, to remain competitive with our neighboring properties, we respectfully request you designate our property for a maximum 0.64 FAR for office uses and 0.54 FAR for retail/commercial uses, with a Commercial Center land use designation. In so doing, the Home Ranch property, LA Times abutting our westerly property line, and the Emulex campus would all have a consistent floor area ratio.

We are excited to immediately market our property and attract new jobs to the community. With office space in place, we can satisfy an immediate market demand while the General Plan EIR is being prepared and Council makes its final decision. We understand inclusion in the "Proposed General Plan Land Use Alternative" is not an approval but merely authorization for your staff to analyze all property owner requests.

We apologize for the lateness of our request, but please recognize we just acquired the property this week and could not proceed until we held title to the property. With our local office in Orange County, and significant expertise in real estate development and property management, we look forward to making a major contribution to Costa Mesa and supporting the community's needs.

Sincerely,

A handwritten signature in blue ink, appearing to read "Han Jang", written over a light blue horizontal line.

Han Jang
Vice President, Acquisitions & Development

Cc: Brenda Green, City Clerk
City of Costa Mesa



October 1, 2015

City Council
City Of Costa Mesa
77 Fair Drive
Costa Mesa Ca 92626

Re: General Plan Update
Whittier Law School
3333 Harbor Blvd.

Dear City Council Members:

I am writing on behalf of the Whittier Law School, which is owned by Whittier College. As you undertake your city-wide General Plan Update, I would like to request that you include the law school property in the general plan process.

While we have not fully vetted potential long-term land use alternatives for the site, we feel that it would be beneficial to Whittier College to include the Law school site as part of the general plan update process.

Intracorp Companies, which has been active in the City of Costa Mesa in both Level 1 and Superior edge projects, will be assisting the college. We look forward to meeting with City staff to discuss the general plan process.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sharon Herzberger", with a long, sweeping flourish extending to the right.

Sharon D. Herzberger
President
Whittier College



Governor Edmund G. Brown Jr.

VIA HAND DELIVERY & EMAIL

October 6, 2015

The Honorable Stephen Mensinger
Mayor of the City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: City of Costa Mesa Regular City Council Meeting, October 6, 2015;
Proposed General Plan Land Use Alternatives for the 2015-2025 General Plan
Update, Fairview Developmental Center

Dear Mayor Mensinger:

In June of this year, the California Legislature approved and the Governor signed into law Senate Bill 82 [SB82] (Chapter 23, Statutes of 2015) which added section 14670.36 to the Government Code.

This legislation authorizes the Director the Department of General Services, with the consent of the Director of the Department of Developmental Services, to lease up to 20 acres at the Fairview Developmental Center (FDC) at a price that will permit the development of affordable housing for people with developmental disabilities (Shannon's Mountain). This legislation also requires that a minimum of twenty percent (20%) of the housing units developed shall be available and affordable to individuals with developmental disabilities served by a regional center pursuant to the Lanterman Developmental Disabilities Services Act. In addition to meeting the affordability requirements, the developer of the project will be required to comply with Section 1720 of the Labor Code, for the purpose of prevailing wage requirements.

It has come to the state's attention that the city is updating their general plan and considering new land use designations for the FDC that would include a maximum of 500 dwelling units at a density of 15 dwelling units per acre (or a maximum of 25 dwelling units per acre with a density bonus). The state intends to proceed with the Shannon's Mountain project with the city as the lead agency for purposes of CEQA, building permits and inspections. However, at this time it is important to maintain maximum flexibility on the density for the Shannon's Mountain project since the project's financial feasibility will require a unit density greater than the proposed designation of 15 units per acre in order to meet the affordability goals. The state requests that the City include the 20 acres specified in SB 82 in the general plan update allowing a maximum of up to 40 units per acre, which density would be consistent with staff's initial recommendation (City Council/Planning Commission Joint Study Session on September 8, 2015) and with staff's recommendation to include the Residential Incentive Overlay into the general plan update allowing 40 dwelling units per acre for properties along

Harbor Boulevard (October 8, City Council 2015 Agenda). Additionally, the FDC is located within a designated High Quality Transit Area which usually has a minimum of 20 dwelling units per acre; therefore higher densities should be supportable.

Moreover, the state respectfully requests that the city not take any action regarding new land use designations for the balance of the FDC property that may conflict with state law or in any way impede the state's use of the property. At the present time, no decision has been made regarding the closure of the FDC. Even if FDC closes, portions of the property will continue serving the needs of the developmentally disabled community, e.g. Harbor Village and Shannon's Mountain and/or other housing programs or specialized services. Additionally, in the event FDC closes at some future date and portions are determined to be excess to the Department of Developmental Services' (DDS) needs, the first priority would be to determine whether or not the property could be repurposed for state use.

The state looks forward to working together with the city on Shannon's Mountain to provide housing for the developmentally disabled that will minimize density impacts on the area while improving the likelihood of financial feasibility. Please contact me at Robert.McKinnon@dgs.ca.gov or (916) 376-1814 if I can provide additional information.

Sincerely,



Robert W. McKinnon
Assistant Branch Chief, Asset Management Branch
Department of General Services

cc: City Clerk, City of Costa Mesa
Mayor Pro Tem Jim Righeimer, City of Costa Mesa
Council Member Katrina Foley, City of Costa Mesa
Council Member Sandra Genis, City of Costa Mesa
Council Member Gary Monahan, City of Costa Mesa
Claire Flynn, AICP, Asst. Development Services Director, City of Costa Mesa
Fariba Shahmirzadi, Assistant Deputy Director, Administrative Operations,
Department of Developmental Services
Marie W. Maddy, Chief, Facilities Planning and Support Section, Department of
Development Services

NB – 3

**GENERAL PLAN
SCREENING GPS-14-04
FOR PROPOSED 28-UNIT
RESIDENTIAL PROJECT AT
440 FAIR DRIVE**

ADDITIONAL DOCUMENTS

MEJIA, JESSICA

Subject: FW: Opposition to Development at 440 Fair Drive
Attachments: Letter To City Council Oct 5 2015.pdf

Dear Brenda,

We are unable to attend the city council meeting on October 6. We would like the attached letter entered in to public comment as to our opposition to the proposal for 440 Fair Drive. Can you please confirm that the attached letter will be forwarded to the correct person(s)?

If you have any questions, please do not hesitate to contact me.

Sincerely,

Kelli Weber

October 5, 2015

RE: the project at 440 Fair Drive.

To whom it may concern,

As longtime residents of College Park, we would like to firmly express our disapproval with the proposed project at 440 Fair Drive. The proposed development does not fit with the current neighborhood. We told the developer as much as did our neighbors, and it appears he substantially ignored the resident's concerns. The current property at 440 Fair has little impact on the neighborhood. We are not opposed to a new use for that property, just not the current proposal as of October 5, 2015.

Following are the reasons why we are opposed to the project:

- We already have a massive high density development in College Park.
- There are already parking problems in College Park in the area surrounding 440 Fair due to Mediterranean Village not providing enough parking, this project will only make the parking issues worse.
- There will be a significant increase in traffic on Bucknell and Princeton from this project. Drivers exiting the development will not be able to turn on to Fair from Carnegie during peak traffic times.
- The development entrance/exit will focus all vehicle headlights on the properties across the street when exiting the development.
- A rooftop deck on the 3 story units "effectively" creates a fourth story.
- The homes will look into the backyards of the existing homes.
- There are only 4 guest parking spots for the 28 units. (The original plan had 0 spots).
- There is no green space in the property.

Please consider these issues and reject this terrible project.

Sincerely,

Kelli & Todd Weber
2513 Lehigh Place

MEJIA, JESSICA

Subject: FW: 440 Fair Drive Agenda Item

-----Original Message-----

From: Brian Burnett [mailto: [REDACTED]]
Sent: Tuesday, October 06, 2015 1:23 PM
To: CITY COUNCIL <CITYCOUNCIL@ci.costa-mesa.ca.us>
Subject: 440 Fair Drive Agenda Item

Dear Costa Mesa City Council,

Please leave the zoning the way it is on the 440 Fair Drive building.