

**MEJIA, JESSICA**

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**Subject:** FW: 3 Minute Presentation at City Council Meeting-Nov 17, 2015  
**Attachments:** Summer learning lag letter to Mayor.pdf; SSLG costa mesa presentation.pptx

**From:** Fauzia Ansari [REDACTED]  
**Sent:** Monday, November 16, 2015 12:46 PM  
**To:** GREEN, BRENDA <[brenda.green@costamesaca.gov](mailto:brenda.green@costamesaca.gov)>  
**Cc:** Farooq Ansari [REDACTED] Feroz Ansari [REDACTED]  
**Subject:** 3 Minute Presentation at City Council Meeting-Nov 17, 2015

Dear Ms. Green,

I spoke to one of your colleagues at the City Clerk's office and they informed me that I can make a 3 minute non-agenda item presentation at the council meeting tomorrow. Please find attached the PowerPoint presentation and a copy of the letter that I plan to deliver to the Mayor and Council Members.

I will be most grateful if you can arrange the PowerPoint presentation to be projected during my speech. I plan to arrive at the meeting by 5:30 PM and will bring 10 hard copies. The goal of the presentation is to raise awareness among our civic leaders about the impact of summer learning lag on children from underprivileged families.

If you have any questions, please send me an email or call/text at 949-293-6464. I will appreciate if you can confirm the receipt of this email.

Farooq Ansari  
President  
Solving the Summer Learning Lag Club at Sage Hill School  
<http://www.solvingthesummerlearninggap.com/>

November 17, 2015

The Mayor & City Council Members  
City of Rancho Santa Margarita  
Rancho Santa Margarita, CA 92679

Honorable Mayor Stephen Mensinger & City Council Members,

As elected members of our community, you bear the most direct responsibility to improve the life of the citizens in our community. My name is Farooq Ansari, and I am the President of Solving the Summer Learning Gap Club at Sage Hill School in Newport Beach. Today, on behalf of our club, I will present to you the most important problem that is impacting the K-12 education system in our community and our country. The problem is "The Summer Learning Lag" or "The Summer Slide". Summer learning lag refers to the loss of learning that takes place in underprivileged families and the long-term impact of summer on their children.

The inspiration for founding this club came from reading the works of Malcolm Gladwell. He is one of the most influential and powerful thinkers, journalists and thought leaders on a variety of issues, including education. In his books, he emphasizes the academic achievement gap between children of low socioeconomic backgrounds and their peers from wealthier families. Through various research endeavors and analysis of scientific studies, Gladwell and now a host of researchers have concluded that there is a definite link between this achievement gap and what happens during the summer.

So, what exactly is the summer learning gap? This term refers to how children from low socioeconomic backgrounds fall behind academically during the summer, while their middle- and upper-class peers continue to advance during the vacation. In fact, summer learning loss accounts for 2/3 of the achievement gap by ninth grade.

Studies reveal that children from both wealthy and poor families progress at the same rate academically during the school year, but the main discrepancy in performance occurs during the summer. In fact, the child from a wealthier family gains at least 2 months in math and reading during the summer, while the student with fewer resources loses about 1 month. By the time both these students reach 5<sup>th</sup> grade, the gap has stretched to 2 to 3 years, and it continues to widen into high

school; essentially, the summer learning gap traps poorer children in an everlasting cycle of academic underperformance, and they can never regain that lost ground.

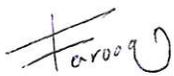
As leaders of our community, you have the power to bring about change. You have the ability to influence and implement policy measures that will close this gap. We at SSLG request you to consider the following ideas:

- Declare that your city has active programs to reduce summer learning lag
- Provide financial assistance to children from underprivileged families to enroll in academic summer programs
- Advocate school districts to develop and implement academic summer programs for underprivileged children
- Encourage institutions that can deliver quality summer educational programs to underprivileged children

We are also enclosing a brief presentation that provides more detail about this critical problem. We would also like to request a meeting with you and your staff to discuss ideas on how to close this gap. You can contact us at [18ansarif@sagehillschool.org](mailto:18ansarif@sagehillschool.org) [REDACTED]

Thank you for your consideration.

Sincerely,



Farooq Ansari (President)  
Members of Solving the Summer Lag Club  
<http://www.solvingthesummerlearninggap.com>

*Enclosure:  
Summer learning lag presentation*



# **Solving the Summer Learning Gap (SSLG) Club**

**Presentation to:  
The Mayor & City Council Members  
City of Costa Mesa**

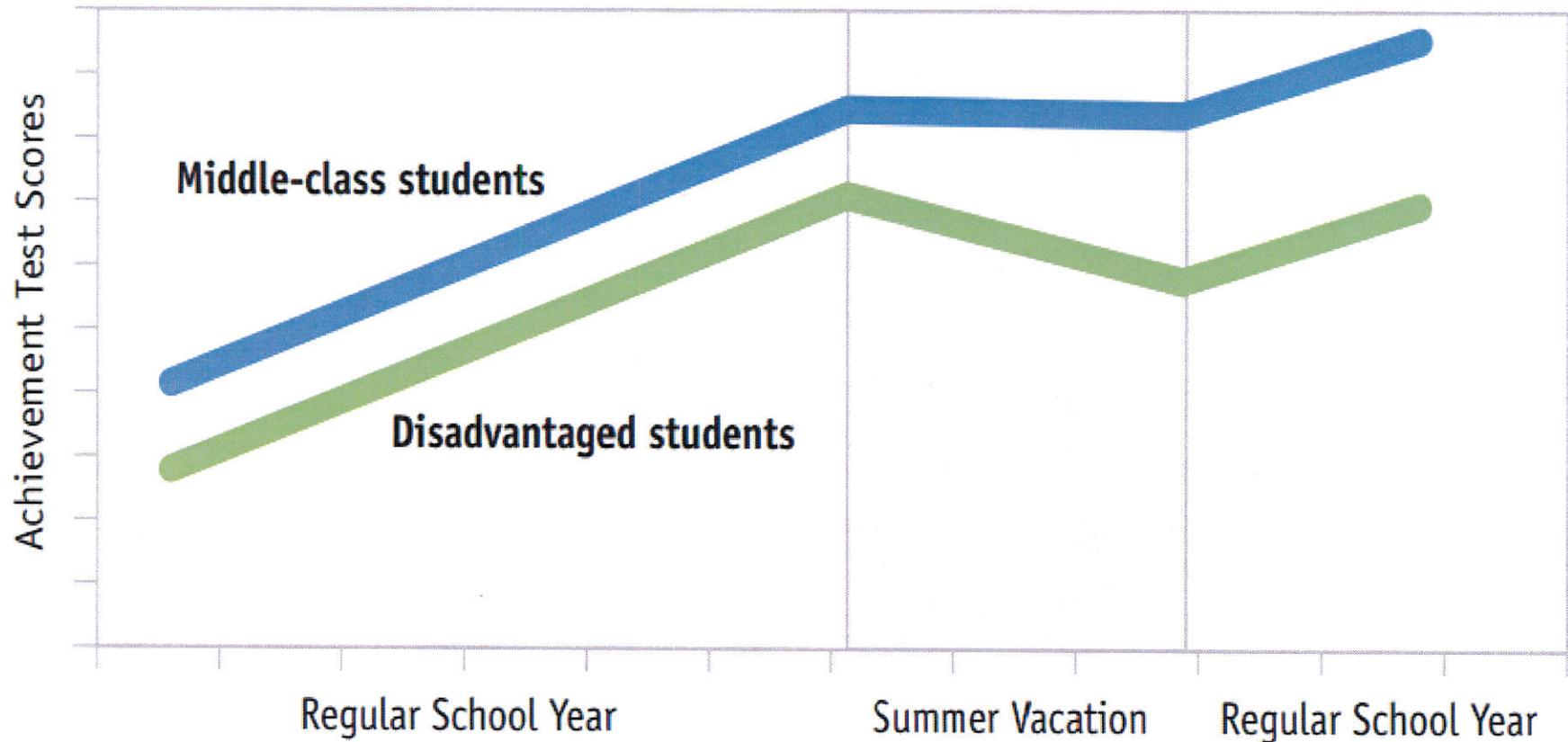
**Presentation By: Farooq Ansari  
Founder of SSLG at Sage Hill School**

**<http://www.solvingthesummerlearninggap.com>**

## **What is the “Summer Learning Gap?”**

- **The summer learning gap, or slide, refers to children with fewer resources falling behind in academics during the summer, while their middle- and upper-class peers continue to advance during the vacation**

## From Different Income Groups

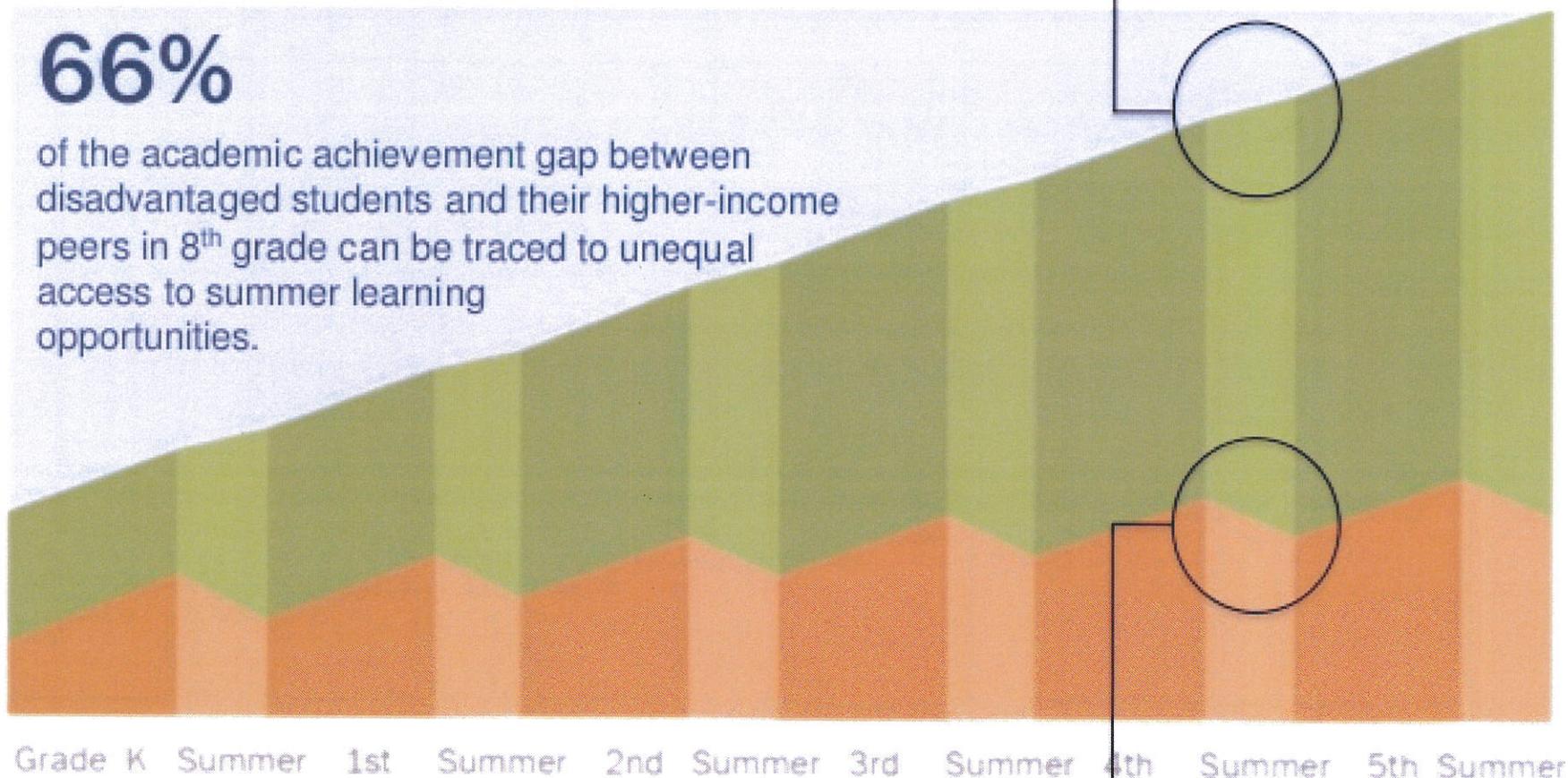


Cooper et al, conducted a meta-analysis, which is a review and synthesis of multiple research studies. They reviewed 93 evaluations of summer school programs serving grades K through 12, and also reviewed qualitative data from the program evaluations, including interviews with teachers, parents, and administrators.

# Summer Learning Loss

## 66%

of the academic achievement gap between disadvantaged students and their higher-income peers in 8<sup>th</sup> grade can be traced to unequal access to summer learning opportunities.



**+1 Month**

Middle-Income Students Gain Academic Skills in the Summer

**-2 Months**

Disadvantaged Students Lose Academic Skills in the Summer



- Reading Achievement, Middle - Income Student
- Reading Achievement, Disadvantaged Student

Source: National Summer Learning Association

# How can YOU help beat the “Summer Learning Gap”?

- Declare that Cosat Mesa will have active programs to reduce summer learning lag
- Provide financial assistance to children from underprivileged families to enroll in academic summer programs
- Advocate school districts to develop and implement academic summer programs for underprivileged children
- Encourage institutions in Costa Mesa that can deliver quality summer educational programs to underprivileged children

**ADDITIONAL DOCUMENTS CC-3**

WARRANT INFORMATION					
Payment Ref.	Date	Remittance to:	Remittance ID:	Payment Amount	Explanation of payment
0192606	10/30/15	Kato Landscaping Inc.	0000021744	\$3,704.76	<p>(Restoration) - What location is this for?</p> <p><i>This was one-time work to repair the damaged electrical supply to an irrigation controller on the landscaped median on Adams Ave. just west of Fairview Rd.</i></p>
0192687	11/06/15	Athletic Field Specialists	0000023215	\$4,650.00	<p>What did we spray? (Spraying services)</p> <p><i>This was the application of pre-emergent herbicide to the hybrid Bermuda sports turf at Jack Hammett Soccer Complex and TeWinkle Athletic Complex.</i></p>
0192724	11/06/15	General Data Company	0000023334	\$1,039.28	<p>What printers got repair? Should we have purchased new ones?</p> <p><i>The invoice was for three printers:</i></p> <p><i>PD-CSI: pickup rollers</i>  <i>Engineering: plotter drive belt replaced</i>  <i>HR: pickup rollers</i></p> <p><i>Operations will work with the departments to assess the printers for replacement if necessary.</i></p>

MEJIA, JESSICA

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**Subject:** FW: Item CC-7 RESIDENT ONLY PARKING PERMIT.

**From:** [REDACTED]  
**Sent:** Monday, November 16, 2015 7:43 PM  
**To:** CITY COUNCIL <[CITYCOUNCIL@ci.costamesa.ca.us](mailto:CITYCOUNCIL@ci.costamesa.ca.us)>  
**Subject:** Item CC-7 RESIDENT ONLY PARKING PERMIT.

Honorable Mayor and City Council,

I am in support of City Council approving Item#CC-7 on November 17th 2015, Request for Resident Only Permit Parking on Murray Lane, Fernheath Lane, Donnybrook Lane, Warren Lane, Royce Lane, Killybrook Lane, between Baker Street and Watson Avenue.

This is a very serious issue to me. I had planned on attending and speaking at the council meeting, unfortunately it appears I will be unable to attend or speak. Please read my below statement.

I am a 42 year resident of Costa Mesa and home owner at 3024 Warren Lane with three young children. I have watched the parking problems get worse and worse over the past several years. At the same time, I have watched the amount of residents in the "Multi family" Apartments on Baker Street increase and multiply to over capacity. I have personally witnessed and have seen several garages/parking areas being used as living spaces in the Baker Street Apartments. On several occasions, I have seen the designated apartment parking spaces empty and unused while the surrounding streets and neighborhood is filled with vehicles that should be in those spaces. It is my belief that the number of families that live and vehicles that drive in the Baker Street Apartments, far exceeds what they were originally approved and designed to hold.

Many evenings, late nights, and entire weekends the vehicle traffic, lack of parking, general noise level, foot traffic, that is all caused by our current parking problem is unbelievable. This goes on at all hours of the day and night, every day of the week. Many vehicles stay parked for multiple days, some routinely stay from Friday evening until Monday morning. Some of those vehicles include beat-up trucks full of gardening equipment, taxi cabs, and other commercial vehicles. Some nights car alarms will go off over and over because the vehicle owner lives in the Baker Street Apartments and can't hear it. More times than not, it is not even possible to park in front of or near my own home. Guests to my home are forced to park several houses away, if they get lucky.

With the heavy amount of vehicles and strangers on our streets, it tends to leave an unsafe feeling among my neighbors and I. We clean up trash and alcohol bottles/cans left by these same vehicles on a regular basis. We have also experienced several items being stolen from our and other neighbors front and side yards. Occasionally we even find people sleeping or doing drugs in vehicles. Resident Only Parking Permits would solve all these problems.

**Our quality of life and the quality of our neighborhood has changed for the worse. I am asking that you approve the Request for Resident Only Permit Parking for Murray Lane, Fernheath Lane, Donnybrook Lane, Warren Lane, Royce Lane, Killybrook Lane, between Baker Street and Watson Avenue.**

**There are many reasons why such a overwhelming majority of our neighbors and streets have come together. We are all experiencing similar situations as stated above. We need the City of Costa Mesa's help to clean up our neighborhood.**

**Sincerely,**

**Chris Yagerlener**

**Costa Mesa, CA 92626**

## ADDITIONAL DOCUMENTS CC-7

**MEJIA, JESSICA**

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**Subject:** FW: November 17th Meeting - Agenda Public Comment  
**Attachments:** Nov 10 Tues 12AM on Fernheath Lane.jpg; Nov 10 Tues 12AM on Fernheath Lane 2.jpg;  
Nov 10 Tues 12AM on Fernheath Lane 3.jpg; Nov 12 Thurs 6PM on Fernheath Lane  
1.jpg; Nov 12 Thurs 6PM on Fernheath Lane 2.jpg; Nov 12 Thurs 6PM on Fernheath  
Lane 3.jpg

**From:** Jen H [REDACTED]  
**Sent:** Monday, November 16, 2015 8:42 PM  
**To:** CITY CLERK <CITYCLERK@ci.costa-mesa.ca.us>  
**Subject:** November 17th Meeting - Agenda Public Comment

Hello,

There was a last minute change to my schedule and I will not be able to attend tomorrow's meeting but was interested in commenting on item #7 on the agenda: REQUEST FOR A "RESIDENT ONLY" PARKING RESTRICTION ON MURRAY LANE, FERNHEATH LANE, DONNYBROOK LANE, WARREN LANE, ROYCE LANE, AND KILLYBROOKE LANE BETWEEN BAKER STREET AND WATSON AVENUE.

I live on Baker St in one of the multi-family units. The limited street parking on Baker St. is almost always filled to the max and parking is only allowed on one side of the street. As a single women it will be very hard for me to walk several blocks or not able to find near by parking at night. I've only lived in the area for a few months but I have never seen a parking problem for the streets mentioned in the agenda item. I driven the mentioned streets in the evenings and even late night and parking has never been an issue and there always seemed to be plenty of open spaces. In contrast, Baker St very rarely has open street parking spaces.

I've attached photos that I was able to capture that show the lack of parking issues that I've seen.

I do not live on the mentioned streets but I am still a local resident and unless we are given an alternative for parking that will be a safe distance from our dwellings I do not think that making "resident only" parking is the answer. I've lived in beach cities and in areas with true parking issues but the mentioned streets always seem to have plenty of available parking and they do not truly have need to restrict parking.

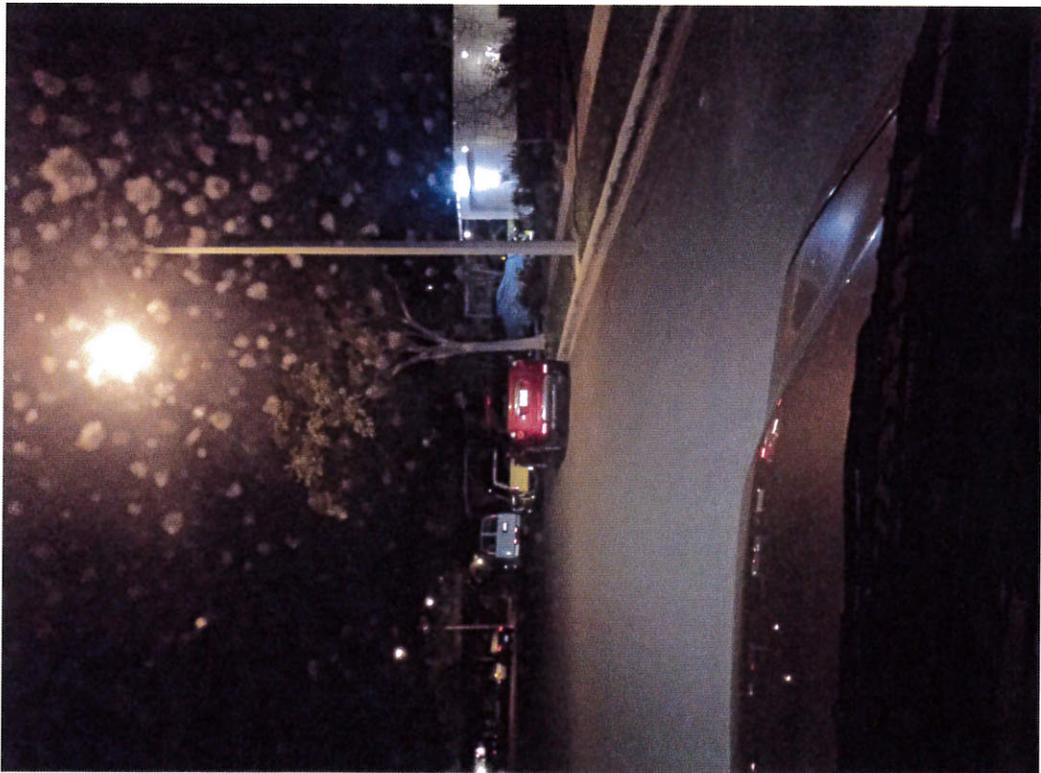
I attached a few pictures to reference and hopefully this comment makes it into the meeting tomorrow.

Thank you!

Regards,

Jennifer Hernandez  
[REDACTED]







**MEJIA, JESSICA**

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**Subject:** FW: Parking proposal Royce Lane  
**Attachments:** image1.jpeg; ATT00001.txt; image2.jpeg; ATT00002.txt; image3.jpeg; ATT00003.txt; image4.jpeg; ATT00004.txt; image5.jpeg; ATT00005.txt; image6.jpeg; ATT00006.txt

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

From: Dan Wales [mailto:████████████████████]  
Sent: Monday, November 16, 2015 8:15 AM  
To: SETHURAMAN, RAJA <RAJA.SETHURAMAN@costamesaca.gov>  
Subject: Parking proposal Royce Lane

Dear Mr Sethuraman,

I am writing to object in the strongest terms to the proposal for permit parking requirement on Royce Lane, Costa Mesa.

I have lived on this street for over ten years and own several houses on Royce lane. There is absolutely no bases for parking regulation on our street and I submit these pictures as proof:













# Memorandum

To: Mayor and City Council, City of Costa Mesa

From: Sharon Gates, [REDACTED], Costa Mesa, CA 92626

Date: November 17, 2015

Re: Request for a "Resident Only" parking restriction on Murray Lane, Fernheath Lane, Donnybrook Lane, Warren Lane, Royce Lane, and Killybrooke Lane between Baker Street and Watson Avenue.

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I am writing in support of Item #7 on tonight's Council agenda. I have lived in Costa Mesa for approximately 20 years, and on Warren Lane for almost 10 years. Because of the large number of non-resident vehicles that are parked on my street, I and my neighbors are often unable to park near our own homes. We are subjected to car alarms, radios, loud conversations, and the incessant beeping of horns as drivers lock and unlock their vehicles.

With drivers having to park their cars far from their homes, they can't hear when their car alarm goes off during the night. My family has called the police on a number of occasions when a car alarm has been going off in front of our house for 20 minutes or more in the middle of the night and no one has come by to turn it off.

As Warren Lane provides access to the part of the neighborhood north of Watson Avenue, it carries a substantial amount of traffic, especially when people are going to and from work. Most mornings when I leave for work, there is at least one large vehicle parked in front of my house, blocking my view as I leave my driveway. This makes it more dangerous for me to pull out of my driveway.

For these and many other reasons, I strongly support implementation of "Resident Only" parking restrictions in my neighborhood. I look forward to a quieter and safer neighborhood when people from outside our neighborhood are no longer clogging our streets with their parked vehicles.

**MEJIA, JESSICA**

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**Subject:** FW: Parking Permits  
**Attachments:** 20131216\_075849 cropped compressed.jpg; 20131216\_075901 cropped compressed.jpg; 20131216\_080754 rotated compressed.jpg

Halecrest resident Jay Murata will not be able to attend the meeting tonight, but would like to have his original email and pictures forwarded to the City Council for consideration.

Elizabeth Palacio  
Engineering Technician II  
Ph. (714) 754-5634

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

From: Jay Murata [mailto: [REDACTED]]  
Sent: Monday, December 16, 2013 10:51 AM  
To: 'CHO, DAVID'  
Cc: 'raja.sethuraman@costamesaca.gov'; 'doug.johnson@costamesaca.gov'; 'cmprepared'; 'jtorres@costamesaca.gov'  
Subject: RE: Parking Permits

David,

The insufficient parking at the apartments along Baker between Fairview and Harbor causes the apartment residents to park in the Halecrest neighborhood. As a Halecrest resident for over 43 years the parking problem is reaching an all time high. Today, one car was actually parked under my car and partially blocking our driveway and another car was a few inches from the front bumper and parked on the curve. I couldn't move without someone's vehicle being damaged. This is unacceptable and unsafe. Please see the attached pictures.

If you look at the pictures you can notice the green CRV was parked under the spare tire of our Hummer and partially hanging over the driveway. Worse yet, the driver of the CRV ran across Baker with her 3 children. I don't know if crossing the street at Baker and Murray is legal but it certainly isn't smart especially with children. One day a fatal accident will happen if apartment residents continue to park in the Halecrest neighborhood and dash across Baker.

I called the police this morning to check out the cars from the apartments blocking my vehicle, unfortunately the officer was unable to respond before the vehicles left.

My neighbors and I would like to apply for residential parking permits. Does the city have official forms that you can send me? If you do that would be a great help.

Thank you,

Jay Murata  
[REDACTED]

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

From: CHO, DAVID [mailto:DAVID.CHO@costamesaca.gov]  
Sent: Friday, December 13, 2013 9:55 AM  
To: 'Jay Murata'  
Subject: RE: Parking Permits

Mr. Murata: you would need to submit a formal request in writing to our Transportation Manager.

Raja Sethuraman  
Transportation Services Manager  
77 Fair Drive  
Costa Mesa CA 92626

Basically, a petition is required with majority support from residents and staff would need to document that there is significant parking intrusion unrelated to the neighborhood. I have attached the permit parking guidelines for your reference. Note that if resident-only permit is approved for a street, it is in effect at all times.

Thank you,

David Cho  
Assistant Engineer  
Transportation Services Division  
City of Costa Mesa  
phone: 714.754.5017  
fax: 714.754.5028  
email: david.cho@costamesaca.gov

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

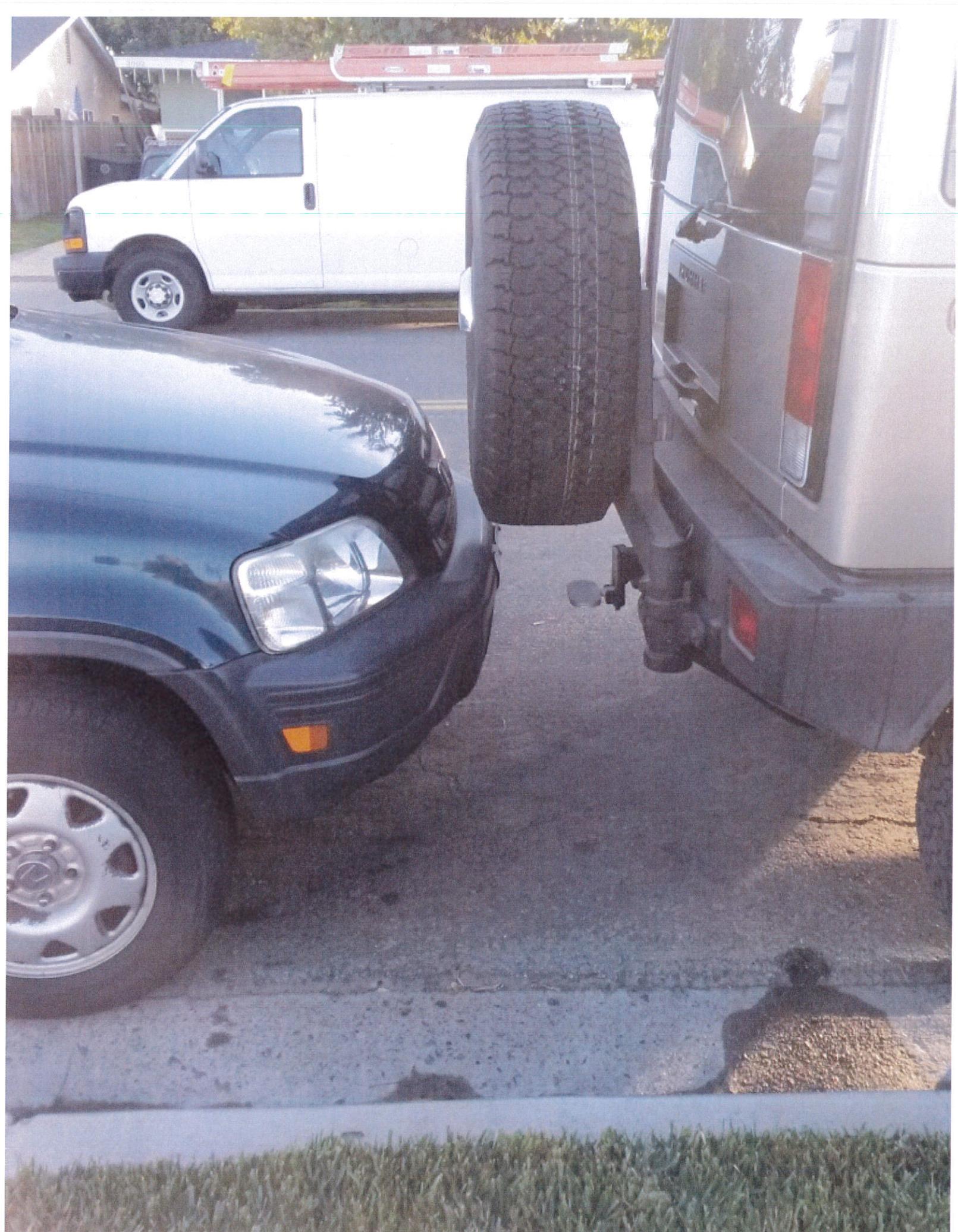
From: Jay Murata [mailto:   
Sent: Thursday, December 12, 2013 5:19 PM  
To: CHO, DAVID  
Subject: Parking Permits

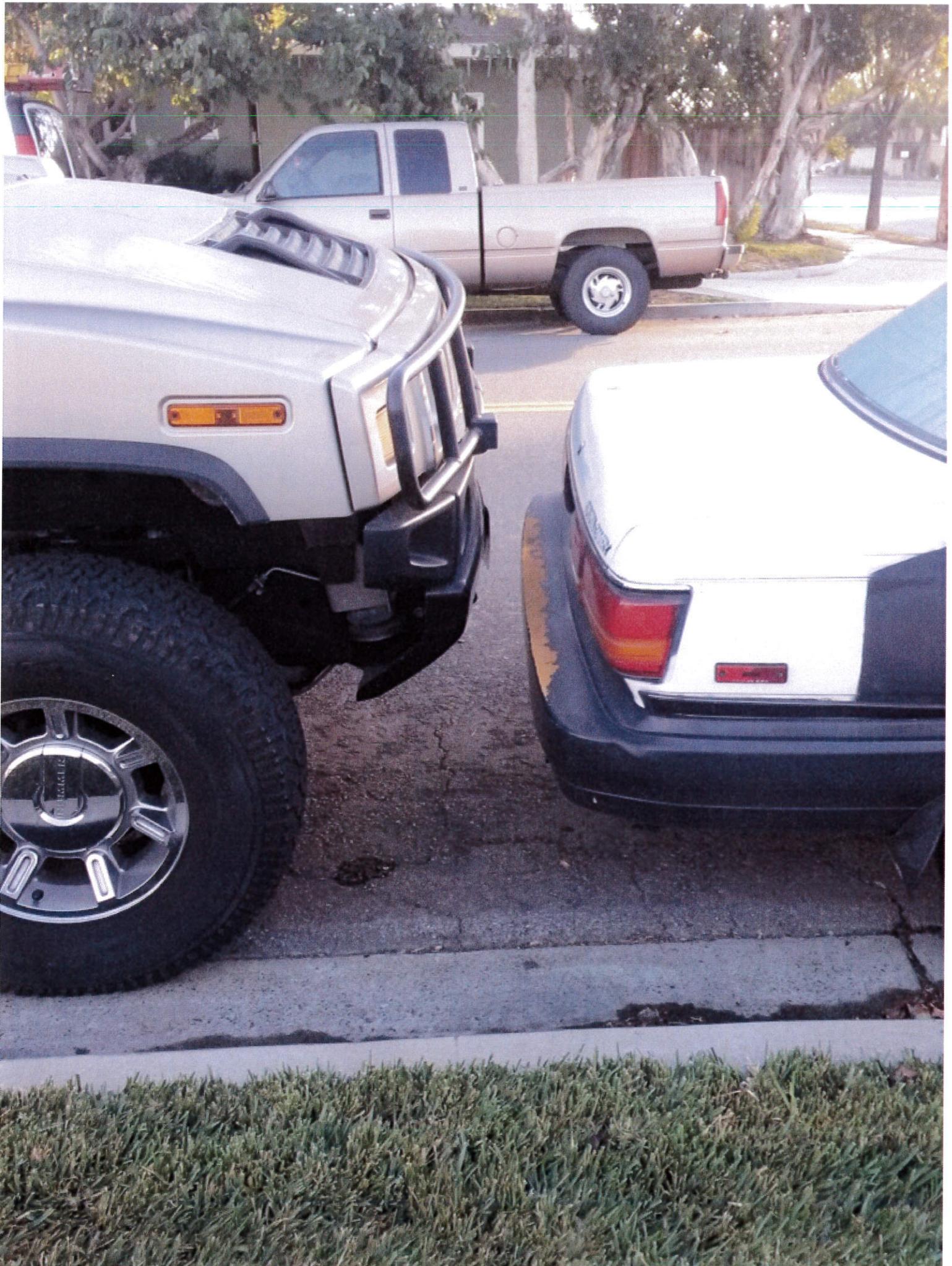
Hello,

Could you please tell me how the residents on our street can obtain parking permits?

Thank you,

Jay Murata








  
**PUBLIC LAW CENTER**
  
 PROVIDING ACCESS TO JUSTICE
   
 FOR ORANGE COUNTY'S LOW INCOME RESIDENTS

November 17, 2015

Mayor Steven Messinger  
 Costa Mesa City Council  
 City of Costa Mesa  
 77 Fair Drive  
 Costa Mesa, California 92626

Re: Objection to Second Reading of Ordinance No. 15-14 for Rezone No. R-14-04 and Ordinance No. 15-15 for Code Amendment No. Co-14-02 – 2277 Harbor Boulevard – Motor Inn November 17, 2015 City Council Agenda, Old Business Item No. 1

Dear Mayor Steven Messinger and Councilmembers :

Public Law Center strongly objects to the redevelopment of the Costa Mesa Motor Inn into luxury apartments without affordable housing, as it violates state Density Bonus Law and the City of Costa Mesa's current Housing Element. The proposed project will detrimentally displace the low-income residents of the Costa Mesa Motor Inn.

First, we write to reiterate that approving the redevelopment of the Costa Mesa Motor Inn into a luxury apartment building at 54 units per acre is contrary to the state Density Bonus Law. Currently, the City appears poised to approve spot zoning for several motel parcels from General Commercial to 40 units/acre High Density Residential. However, it appears that the City also intends to approve changing 2277 Harbor Blvd. to only 20 units per acre, as of the time of approval of the development. In addition to that density, Miracle Mile Properties has requested a "development incentive" that would allow a site-specific density of 54 units/acre, as well as a site-specific height for a parking structure. Granting that bonus would contravene state law.

The City Council Agenda Report for Item Number PH-1 on November 3, 2015, states:

"Per the applicant's request, the proposed base density is 166 units (40 du/acre) with a development incentive for an additional 58 dwelling units to be justified by (a) provision of 20 affordable units for moderate-income households; and (b) complete demolition of the Costa Mesa Motor Inn."

Both the City and Miracle Mile Properties suggest that the request for an increase in density of the proposed project is not a density bonus, but rather a "development incentive." However, state law defines a density bonus as "a density increase over the otherwise maximum allowable residential density as of the date of application by the applicant to the city, county, or city and county." Cal. Gov't Code § 65915(f). As of the date of application for the proposed

project, the parcel was zoned as General Commercial. City Council Agenda Report, Item PH-1 at 1 (November 3, 2015). Assuming that the City passes the targeted spot zoning of motel parcels, Miracle Mile Properties would still be requesting an increase in density over the *new* base density of 40 units/acre (which would be adopted after the date of application). Whatever the applicant or the city calls it, a request for an increase is for a density bonus, as defined in the Density Bonus Law.

“The state density bonus law is a powerful tool for enabling developers to include very-low-, low- and moderate-income housing units in their new developments. . . . The purpose of this law is to encourage municipalities to offer incentives to housing developers that will ‘contribute significantly to the economic feasibility of lower income housing in proposed housing developments.’ (§ 65917.)” *Wollmer v. City of Berkeley*, 193 Cal. App. 4th 1329, 1339 (2011). Government Code 65917 states that “[i]n the absence of an agreement by a developer in accordance with Section 65915, a locality shall not offer a density bonus or any other incentive that would undermine the intent of this chapter.” In order to qualify for a density bonus in a rental-only property, units must be set aside for very-low- or low-income families, or seniors-only, which this proposal does not purport to do. Gov’t. Code 65915(b)(1). Miracle Mile Properties is proposing zero units in those categories. Instead, it proposes twenty moderate-income rental units, which do not qualify for a bonus. By granting an increase in density above the maximum allowable without requiring units affordable to low- and very-low-income persons, the City is eliminating any incentive for a developer to build affordable units, wholly undermining the intent of the Density Bonus Law.

Second, the proposed redevelopment of the Costa Mesa Motor Inn into luxury apartments is in conflict with the City of Costa Mesa’s Housing Element. Zoning ordinances are invalid unless they are consistent with the General Plan. California Government Code § 65860; *Leshner Communications, Inc. v. City of Walnut Creek*, 52 Cal. 3d 531, 541 (1990). Under state law, the City’s General Plan, specifically the Housing Element, must plan for housing that meets the needs of all economic segments of the community. Cal. Govt. Code § 65860(d). The Housing Element must identify and analyze “existing and projected housing needs,” and state goals, policies, quantified objectives and programs “for the preservation, improvement and development of housing.” § 65583(a)(1). All subsequent land use decisions, including the adoption and amendment of zoning ordinances, must be consistent with the General Plan and its elements, including the Housing Element. §§65583(b)(2), (c)(3).

Here the redevelopment of the Costa Mesa Motor Inn conflicts with its current Housing Element. One, the City lists the Density Bonus Program as a program to offer density bonus incentives for projects that will reserve a portion of the units as housing affordable to very-low-, low-, and moderate-income housings, consistent with State law. Housing Element Costa Mesa, 2013-2021, adopted 2013, pp. 41. To qualify for Costa Mesa’s Density Bonus Program, which includes density bonus and concessions or other incentives, “the developer of a proposed housing project of at least five units must provide housing units affordable to very low, low or moderate income household. . . .” Id. Again, moderate income housing would not qualify as affordable housing if the development is a rental property. Gov’t. Code 65915(b)(1).

Two, the City lists a goal to preserve and expand affordable housing opportunities. Housing Element, pp. HOU 64-65. The City, in GOAL HOU-2, committed to promoting “the

use of State density bonus provisions to encourage the development of affordable housing for lower. . . income households.” Housing Element, pp. HOU-65. The City also promised to “continue to pursue funding, partner with nonprofits and provide incentives (such as density bonus and deferred impact fees) to developers that agree to reserve a portion of the project units for lower income households (including extremely low income). . . .” Housing Element, pp. HOU-68. The City is violating its own Density Bonus Program as it is providing incentives to the developers of CMMI, yet are not requiring the developer to reserve any portion of the units for very-low- or low-income households. The City clearly is not meeting its goals and commitment to promoting the State density bonus provision.

To make matters worse, the application states that it will demolish the Costa Mesa Motor Inn in its entirety in exchange for the density bonus, while acknowledging that there are currently at least 49 households occupied by long-term residents. If Costa Mesa provides a density bonus to Miracle Mile Properties for the redevelopment of 2277 Harbor Boulevard, it must replace every unit occupied by low- and very-low-income families to ensure no net loss in affordable units. In 2014, when long-term occupants were forced to register with the City, there were 63 units with long-term occupants. The majority, if not all, of these long-term occupants have low incomes or less. Government Code 65915(c)(3) states that an applicant is ineligible for a density bonus or other incentive “if the housing development is proposed on any property that includes a parcel . . . on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been . . . occupied by lower or very low income households, unless the proposed housing development replaces those units.” In addition to replacing those units, the developer must still provide affordable units at the percentages required by the Density Bonus Law in order to ensure no net loss of affordable units. *Id.*

Costa Mesa has long acknowledged that low- and very-low-income families reside at the Costa Mesa Motor Inn. If the City grants Miracle Mile Properties a density of 54 units per acre, it will be displacing residents and reducing the affordable housing available in Costa Mesa. That is prohibited by the Density Bonus Law and its own Housing Element.

This City Council has an obligation to Costa Mesa to require that developers reserve units as affordable housing units because its residents will be affected by the granting of density bonuses and incentives. The City will be impacted by the increase in dwelling units per acre and the City should make sure that it can take care of its low-income residents in exchange for that impact. The proposed project violates state Density Bonus Law and Costa Mesa’s current Housing Element, and we therefore urge you to vote against the proposed redevelopment of the Costa Mesa Motor Inn.

Sincerely,



For

Lili Graham

Richard Walker

Attorneys for Tim Dadey



November 17, 2015

www.kennedycommission.org  
 17701 Cowan Ave., Suite 200  
 Irvine, CA 92614  
 949 250 0909  
 Fax 949 263 0647

Mayor Stephen Mensinger and City Council Members  
 City of Costa Mesa  
 77 Fair Drive  
 Costa Mesa, CA 92626

**RE: General Plan Amendment/ Rezone/ Zoning Code Amendment and Master Plan for Costa Mesa Apartments at 2277 Harbor Boulevard Project**

Dear Mayor Mensinger and City Council Members:

The Kennedy Commission (the Commission) is a broad based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$20,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with jurisdictions in Orange County to create effective policies that has led to the new construction of homes affordable to lower income working families.

The Commission is resubmitting this letter in support of the Costa Mesa Affordable Housing Coalition's letter dated November 3, 2015 in opposition to the General Plan Amendment/ Rezone/ Zoning Code Amendment and Master Plan for Costa Mesa Apartments at 2277 Harbor Boulevard Project. The Costa Mesa Motor Inn (CMMI) provides last resort affordable housing for many lower income households and the CMMI will displace many at-risk families and lead them to homelessness. The Commission urges the City to consider the following:

1. Incorporate and implement the recommendations outlined in the Costa Mesa Affordable Housing Coalition's letter dated October 10, 2015.
2. Allow a General Plan Amendment (to change land use designation from General Commercial to High Density Residential), Rezone (to change zoning classification from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density)) and Zoning Code Amendment (to amend the Costa Mesa Municipal code to include the proposed development's site specific height of 60 feet and site-specific density of 54 du/ac in the PDR-HD zone) **ONLY IF at least 20 percent of the proposed development is affordable to lower income working households. By increasing the existing base density, the City is effectively circumventing the use of a density bonus (SB 1818) for proposed projects, which would have facilitated the development of new affordable homes for lower income households in the City.**
3. Provide replacement housing that is readily available and affordable in the City for tenants, especially for all the long-term occupants. While the proposed development is a private development, the proposed development is seeking for development incentives

(i.e., General Plan Amendment, Zoning Code Amendment and rezone) that developers were previously not entitled to. These development incentives should be considered as a form of a public subsidy. The development incentives that the City is approving and giving away to the developer has significant value to it that should be quantified and be accounted for. Because the developer is utilizing a public subsidy, the relocation assistance should be re-evaluated and replacement housing for displaced tenants at the CMMI should be provided.

4. Do not approve the second reading of this proposed development and continue the item for further discussion. The Kennedy Commission is very concerned that more information on the relocation plan need to be provided and we want to ensure the best interests for the tenants, who will be significantly impacted from this proposed development are prioritized.

The proposed relocation plan, especially the additional \$200,000, for the tenants and long term occupants at the Costa Mesa Motor Inn has not been vetted or discussed in depth with the current tenants and the community. There are many pertinent questions that have not been addressed such as:

What are the details of the additional \$200,000 relocation program? What is the cost break down of the \$200,000 (i.e. how much of the \$200,000 will go directly be set aside for the tenants and how much for administrative costs etc.)? When does the program commence and how/where can tenants start accessing this resource? Who and when will the tenants be informed of this program and the relocation plan (3 month rent and additional \$1,500 cash)?

The Commission looks forward to working in partnership with the City to create and implement effective policies and programs that will incentivize the development of homes affordable to lower income working families. Please keep us updated on the City's responses to the Costa Mesa Affordable Housing Coalition's recommendations and on any updates regarding the CMMI.

If you have any questions, please free to contact Cesar Covarrubias at (949) 250-0909 or [cesarc@kennedycommission.org](mailto:cesarc@kennedycommission.org).

Sincerely,



Cesar Covarrubias  
Executive Director

MEJIA, JESSICA

---

**Subject:** FW: pending ordinance...sober living and multi family, condos  
**Attachments:** Jeffrey - council meeting speaker on topic11122015\_00000.pdf; Jeffrey-sober living Nov 2015 article11092015\_00000.pdf

**From:** Suzanne R [REDACTED]  
**Sent:** Thursday, November 12, 2015 5:23 PM  
**To:** LEE, MEL <[MEL.LEE@costamesaca.gov](mailto:MEL.LEE@costamesaca.gov)>  
**Subject:** pending ordinance...sober living and multi family, condos

I was in earlier today, but you had a meeting set up with 2 gentlemen so I did not get to see you.

I am an owner of 2 triplexes in Costa Mesa CA 92626 (3011 Jeffrey Dr and 3014 Jeffrey Dr, 92626).

It has come to my attention that 3016 and 3018 Jeffrey Drive have recently changed hands, and given existing tenants notice to move, since it is there intent to operate 'alternative living' homes (sober living homes???)

I am very concerned with this. #1. I have tenants with children who are themselves very, very concerned about this.

#2. My adult sons (both in their thirties), also live in the property, and I am concerned for their safety and well being as well as that of all of my tenants. #3. I am concerned how this will have a negative impact on the value of my property and on the rent of my property as well. #4. This is my retirement income, so this is not a frivolous concern.

I have read a recent article regarding a 'pending ordinance' to address the sober living homes and condos and multi-family dwellings.

I feel that this is an assault on affordable housing. My tenants are nice, hard working people. To have sober living homes is an attack on a quiet, safe neighborhood. Additionally. these 2 properties share a common driveway for ingress & egress. They are definitely in closer proximity than current code allows for with single family homes (& is proposed for multi-family and condos).

It is my understanding that under current ordinances, a permit is not required for operators of sober living if the property is a multi-family or condo. Is that correct?

It is my understanding that it is the intent to begin operations as a sober living facility in Jan 2016 (just around the corner, but prior to that business plan being implemented. I want to address this right away, to potentially prevent the implementation of these sober living homes, it that is a possibility.

1. I am attaching a public comment form. I intend to attend next Tuesdays council meeting. (if I am unable to attend, I hope that my adult son, John-Paul Richmond can attend. I was advised by the city clerk's office that although the meeting started at 5:45, if I was there by 6:45 pm, I could participate in the public comment part of the meeting. It is also my intent for this email to itself be part of a public comment record. My boyfriend, John Bolan, also owns a property on Jeffrey Dr. (3037) and he also feels the same on this potential neighborhood development (he has potentially stronger feelings and concerns and understands past problems with sober living facilities, which also includes dangerous drug users).

2. I have also attached a copy of a newspaper article which addresses this issue.

3. I put a call into code enforcement last Friday a.m. (November 4

Thank you,

SUZANNE RICHMOND

# Costa Mesa extends limits on sober-living housing

By JORDAN GRAHAM  
STAFF WRITER

COSTA MESA • The city has scaled down on its battle against the spread of sober-living homes by extending the 200-foot limit on where such drug rehab facilities can operate. The Costa Mesa City Council voted on Tuesday to extend that law, which previously regulated only sober-living homes in single-family neighborhoods, to cover apartment buildings, condos and almost all zones in the city.

The restrictions limit the number of group homes that can operate in certain zones by requiring facilities to keep a 650-foot buffer between each other. The law also prevents homes

from becoming overcrowded by capping the number of operators who need to be licensed in a neighborhood. Operators will need to be licensed in a neighborhood.

The whole point of having sober-living homes in a neighborhood is to transition back to a normal residential environment, and the overconcentration is not conducive to that," Councilwoman Sandy Genis said.

At the meeting, fair housing advocates challenged the city's expanded law, saying it is illegal because it discriminates against recovering addicts - a group protected by the Americans with Disabilities Act.

Sober-living homes are supposed to provide controlled environments for recovering drug addicts and alcoholics to help them avoid temptation. The businesses have flocked to marginal Orange County residential neighborhoods, proliferating quickly, drawing good and bad operators.

Costa Mesa officials estimate the city has over 200 sober-living homes, representing nearly 30 percent of the county's total facilities. The density led residents to complain that the facilities caused and attracted excessive noise, traffic, and drug use.

**CONTACT THE WRITER:**  
jgraham@ocregister.com or  
714-796-7960

*City*  
*M*  
*526*  
*Mite Taylor*  
*Code Enforcement*

# Did you know?

Costa Mesa is home to **83** licensed rehab/sober living businesses.

That's one for every 1,351 persons.

The city of Newport Beach has 19 licensed rehab/sober living businesses.

That's one for every 4,593 persons.

The city of Santa Ana has 34 licensed rehab/sober living businesses.

That's one for every 9,830 persons.

The city of Huntington Beach has 19 licensed rehab/sober living businesses.

That's one for every 10,399 persons.

The city of Irvine has 4 licensed rehab/sober living businesses.

That's one for every 57,929 persons.

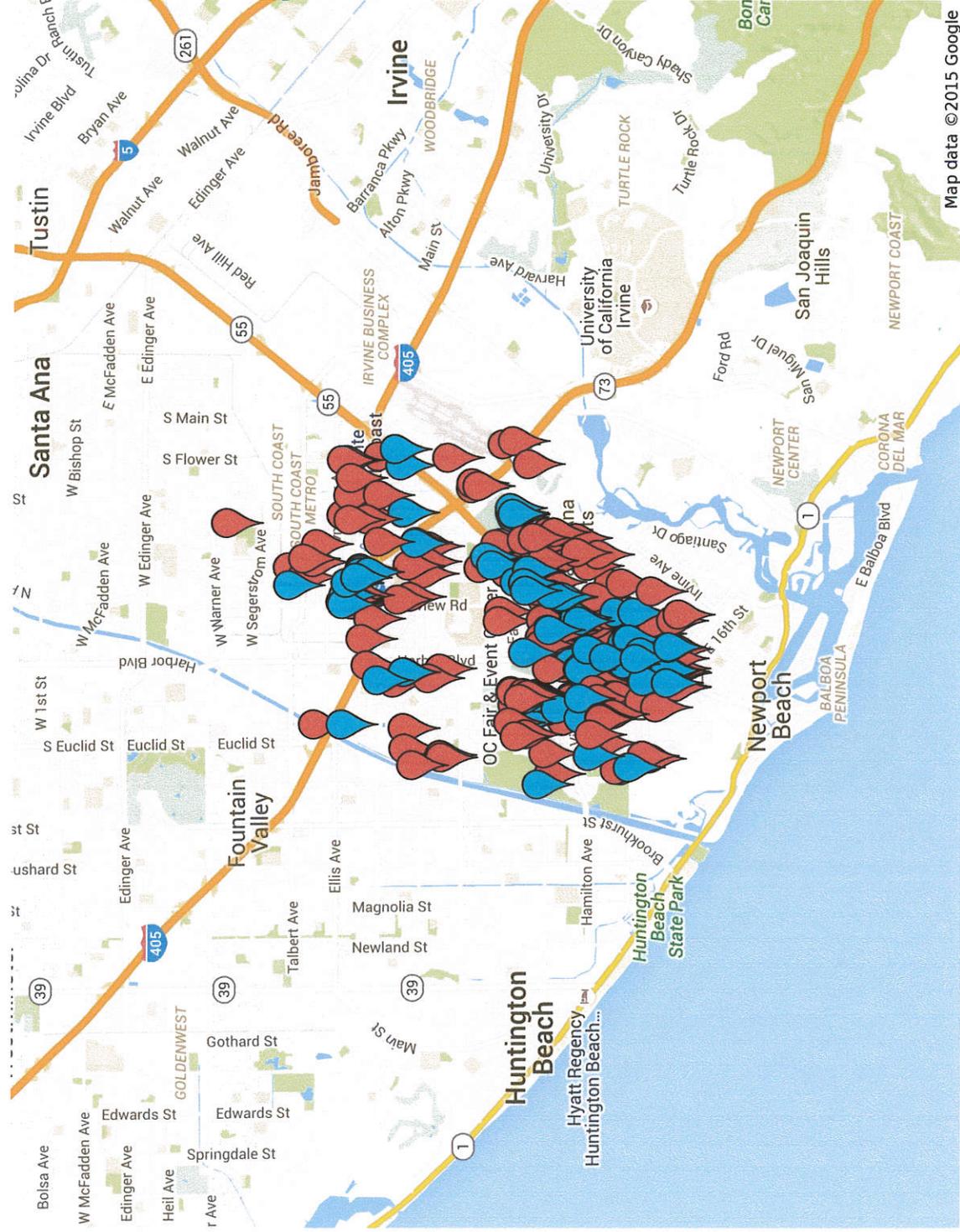
## What is going on in Costa Mesa?

## Population vs State Licensed Sober Living/Rehab Facilities

City	Licensed Facilities 2015	Population 2013	Per Capita	Percent of County Facilities	Percent of County Population	% Facilities to % Population
Costa Mesa	83	112,174	1,351	28.6%	3.8%	7.6
Laguna Beach	12	23,250	1,938	4.1%	0.8%	5.3
San Juan Capistrano	16	35,852	2,241	5.5%	1.2%	4.6
San Clemente	25	65,040	2,602	8.6%	2.2%	3.9
Dana Point	9	34,062	3,785	3.1%	1.1%	2.7
Newport Beach	19	87,273	4,593	6.6%	2.9%	2.2
Laguna Hills	6	30,880	5,147	2.1%	1.0%	2.0
Villa Park	1	5,951	5,951	0.3%	0.2%	1.7
Orange	23	139,969	6,086	7.9%	4.7%	1.7
Fountain Valley	6	56,707	9,451	2.1%	1.9%	1.1
Santa Ana	34	334,227	9,830	11.7%	11.3%	1.0
Huntington Beach	19	197,575	10,399	6.6%	6.7%	1.0
Los Alamitos	1	11,652	11,652	0.3%	0.4%	0.9
Tustin	6	78,327	13,055	2.1%	2.6%	0.8
Fullerton	7	138,981	19,854	2.4%	4.7%	0.5
La Habra	2	61,653	30,827	0.7%	2.1%	0.3
Laguna Nigel	2	64,652	32,326	0.7%	2.2%	0.3
Santton	1	38,623	38,623	0.3%	1.3%	0.3
Lake Forest	2	79,312	39,656	0.7%	2.7%	0.3
Brea	1	40,963	40,963	0.3%	1.4%	0.2
Westminster	2	91,739	45,870	0.7%	3.1%	0.2
Mission Viejo	2	96,346	48,173	0.7%	3.2%	0.2
Cypress	1	49,087	49,087	0.3%	1.7%	0.2
Aliso Viejo	1	50,175	50,175	0.3%	1.7%	0.2
Placentia	1	52,206	52,206	0.3%	1.8%	0.2
Irvine	4	231,716	57,929	1.4%	7.8%	0.2
Garden Grove	3	175,140	58,380	1.0%	5.9%	0.2
Anaheim	1	345,012	345,012	0.3%	11.6%	0.0
Buena Park	0	82,882		0.0%	2.8%	0.0
Rancho SM*	0	47,853		0.0%	1.6%	0.0
Seal Beach	0	24,605		0.0%	0.8%	0.0
Yorba Linda	0	67,032		0.0%	2.3%	0.0
La Palma	0	15,892		0.0%	0.5%	0.0
Orange County	290	2,966,808	10,230	100.0%	100.0%	

\* Google population figure is from 2010

# Sober Living/Rehab in Costa Mesa



Licensed Facilities



All items

Unlicensed Sober Living or Rehab Facilities.csv



All items

# R2/R2 Sober Living Ordinance

Mark-Green Core

Mon 11/2/2015 2:43 PM

Inbox

To:stephen.mensinger@costamesaca.gov <stephen.mensinger@costamesaca.gov>; jim.righeimer@costamesaca.gov <jim.righeimer@costamesaca.gov>; sandra.genis@costamesaca.gov <sandra.genis@costamesaca.gov>; gary.monahan@costamesaca.gov <gary.monahan@costamesaca.gov>; katrina.foley@costamesaca.gov <katrina.foley@costamesaca.gov>; brenda.green@costamesaca.gov <brenda.green@costamesaca.gov>; citycouncil@costamesaca.gov <citycouncil@costamesaca.gov>;

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City Council of Costa Mesa,

Please get this done right, the first time. Spend the money to do this right. It will be well spent. There has to be city PAC's that are successfully creating livable guidelines to support the backbones of our city. If there is not, then start one so that we don't always end up being the low spot and you know what we mean. These "Hotels" are of a completely different culture than the neighborhoods they've moved into. They're not city licensed nor taxed based on revenues. Good folks are moving. I myself am selling at a reduced value!!! These R2 places are generating way north of \$350,000/ MONTH at the expense of the neighbors and our city coffers. That's just the start, our fed and insurance dollars are

funding these ventures, but that's another story for another time. These folks don't care. We've had the city Code enforcement and CMPD numerous times, the state etc. We have spread sheets of incidents with and with out city department history numbers. When meeting with their "C Suite" staff who are not much more than graduates of their own system, when mentioned during such a meeting that the CMPD was just out the night before for exactly what they've said over and over is fixed, or that you have Audio & Video recordings, they simply ramble on as though they didn't even hear you. After a couple of years, we finally suggested they put up signs for their hotel patients to be considerate of neighbors - they thought that was a good idea - HELLO - you know they had to have thought of that many projects before. They're arrogant owners! It's smoking, choking, coughing, belching, loud chatter, cell phone speaker phones, Doors SLAMMING at all hours, their supervisors in and out of the next door units 24/7 all through the night. We can't raise a family here In our opinion, Our City isn't

turning into a waste land - it already is.

We're the only city in the county that still allows the purchase of fireworks - and then of course why leave the dump to blow them off when no rules are enforced. We've gained a real reputation across the country over the last several years and none of them seem to be topics we'd want to be associated with.

These facilities are simply money printing machines. Their websites are complete marketing tools promoting - the luxury living, the yachts, the electric boats etc.

Seldom discussing their protocols for recovery or rehab. Never any claims of recidivism rates.

It's a different culture. Most have been checked out of a normal society, they have no idea what they're doing or the effect what they do is having.

We seek your guidance and commitment to fulfill what is in the best interest of our "permanent" and/or owner residents.

---

# Sober Living regulation

Ari Henning

Wed 11/4/2015 7:50 AM

Inbox

To:katrina.foley@costamesaca.gov <katrina.foley@costamesaca.gov>;

Hello Councilwoman Foley,

I'm writing you to express concern about the rapid influx of sober living facilities in Costa Mesa.

I fully believe in the importance of such facilities, but they must be held to certain standards in order to protect the very vulnerable clients they are meant to serve and to insure our neighborhoods are not eroded.

*Sober living facilities need to be regulated and held to business and ethics standards.*

The first time I became aware of sober living homes was about a year years ago, when my brother nearly died of a heroine overdose and decided to get clean. After he'd spent a month in a detox facility I began researching options for his recovery and discovered sober living.

In calling around to several dozen SE facilities I learned that they are not all run for the benefit of addicts. I spent countless hours on the phone vetting facilities before we found one that wasn't clearly full of crooks. Many of these businesses are just that—businesses seeking a profit. Most of the facilities we called insisted that my brother have a certain health insurance plan, and that if we got him on that plan they would take him free of charge and even pay his insurance premium and give him a living stipend. I later found out that this crooked (though seemingly generous) offer is because the sober living facilities milk the insurance company for up to \$1500 a day for "treatment." Surely this practice is illegal. None of the dozen or so facilities I spoke with actually wanted us to pay cash for his treatment—they all insisted on him having the exact same insurance plan so they could rake in the cash.

Running a sober living home is hugely profitable, which is why so much property is being bought up for that purpose. Thankfully the facility we found was run by an ex-addict who genuinely cared about helping people recover their lives. Unfortunately such facilities seem to be few and far between, with most of them just looking to make huge profits off of overfilled apartments.

*Sober living facilities are degrading the quality of our neighborhoods and disrupting communities.*

Soon after my brother transitioned out of sober living, my wife and I were evicted from the tri-plex where we had been living for nearly two years. We were asked to leave at no fault of our own because the property was sold to a sober-living developer. Moving was hugely stressful, but it was worse for our neighbors who had just had their second child.

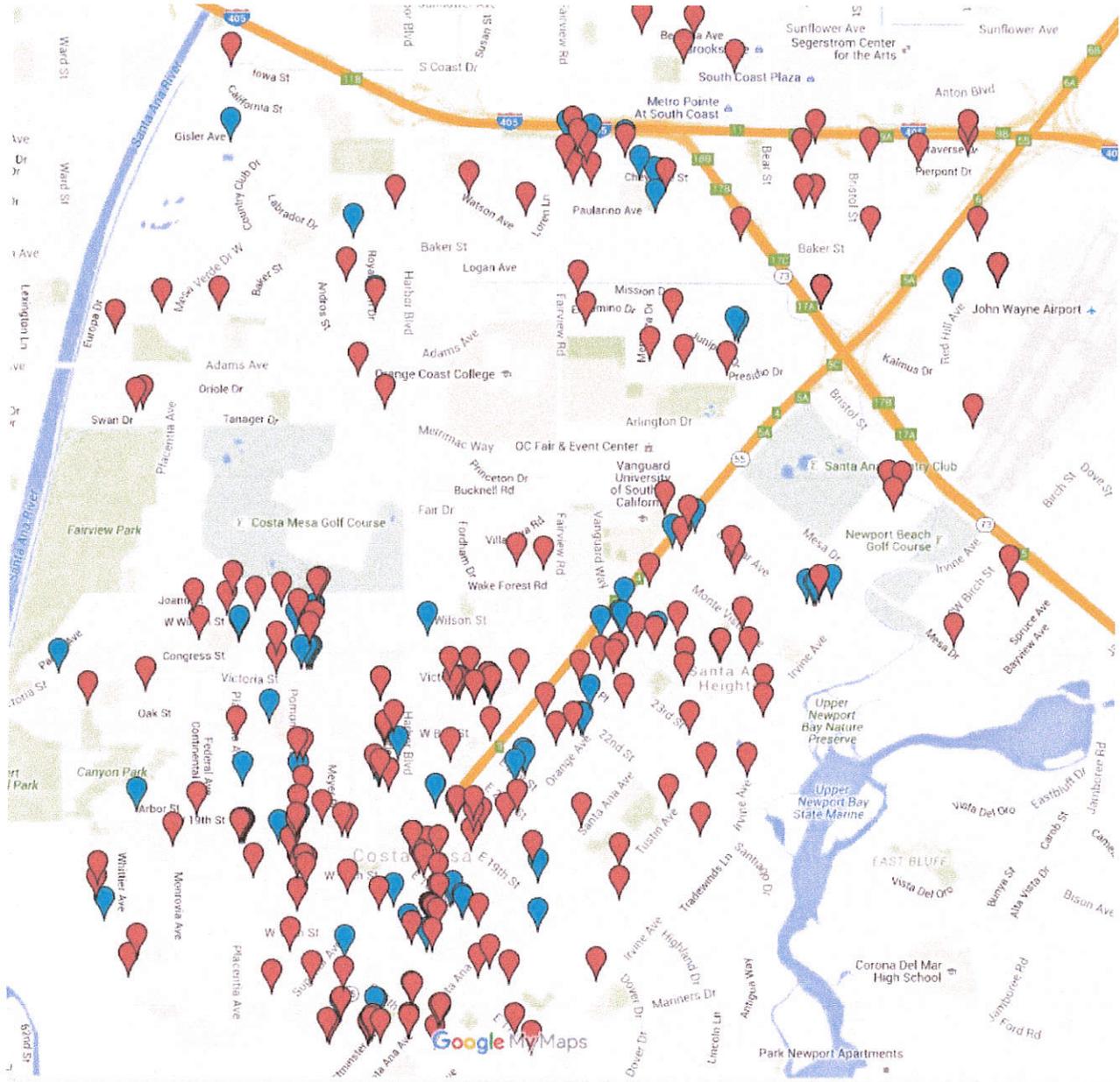
However, we were ready to leave since the neighborhood had taken a nosedive. Just a few months prior the building next to us on the same lot was sold and became sober living, and the quality of the neighborhood immediately began to degrade. Parking became a nightmare due to overcrowding and the constant turnover and there were often groups of people outside smoking on the curb late into the night. The quiet, close-knit community that we loved was lost.

Please, use your power on the City Council to create an ordinance that will protect recovering addicts and protect our neighborhoods.

Thank you.

Ari Henning

# TBON Sober Living/Rehab Home Map November 2015



Blue points are homes licensed by the state of California.

Red points are homes reported by the community.

Sober Living/Rehab in ...

43 views

SHARE

Licensed Facilities

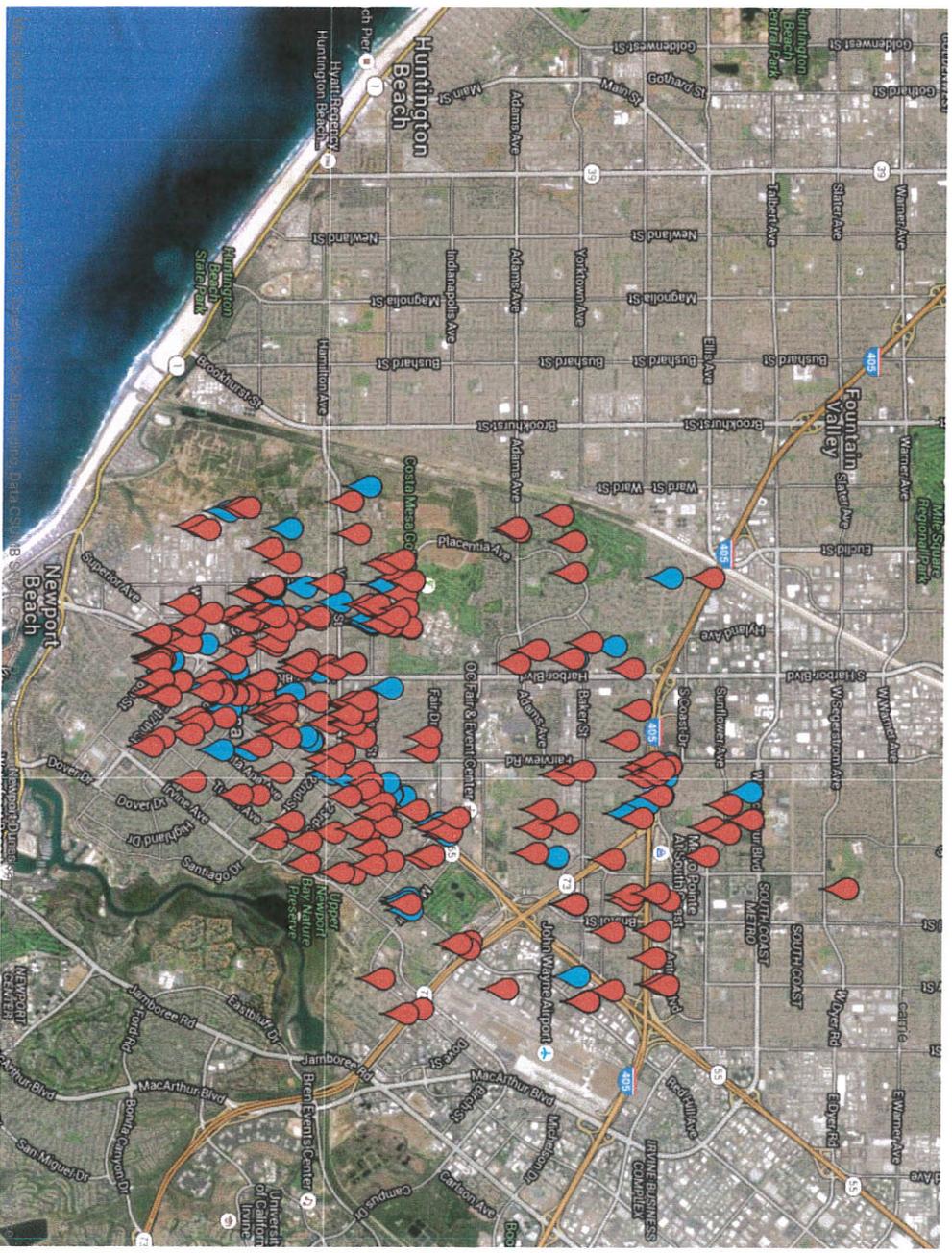
All Items

Unlicensed Sober Living or Rehab Facili...

All Items



Made with Google My Maps





# New Donald Dungan Library, NCC, & Park Improvements Project at Lions Park

City Council Meeting  
November 17, 2015  
Tammy Letourneau

# Overview

- “ **January 20, 2105 Award of Professional Services Agreement to Johnson Favaro**
- “ **Architect completed Phase I- Preliminary Design**
- “ **The study included 3 phases:**
  - **Review and assessment of existing conditions**
  - **Library and Community Meeting Center programming and option development**
  - **Final recommendation and cost estimates**

# Project Goals

- “ **Improve library services and create quality programming and event space.**
- “ **Increase facility use for both the library and community center.**
- “ **Improve outdoor space associated with all facilities at Lions Park.**
- “ **Create a space that promotes education, community, and civic engagement.**



# Phase I- Preliminary Design

## “ Architect completed:

- A 6 month Feasibility Study
- Assessed the surrounding open space in proximity to the facilities
- Completed stakeholder process
- 3 Community Outreach Meetings
- Individual meetings:
  - OCPL staff
  - City Department staff (Public Svcs., PD, Fire, and Bldg. & Safety)
  - CM Library Foundation & Friends of the Library
  - NCC User Groups (NMUSD, Yellowstone, Pat Allen Seminars, American Cetacean, and OC Soccer Referee Association)

## “ Completed preliminary project cost estimates

## “ Prepared proposed concept plans

# Presentations

- “ **Presentation of work completed in Phase I of the Library and NCC Project by the architect Steve Johnson, Johnson Favaro**
- “ **Fiscal Review presented by Interim Finance Director Stephen Dunivent**
- **Provide recommendations and obtain input and direction from the City Council**



# Recommendations

- “ Approve the option to build new library building; renovate existing Donald Dungan library facility to serve as the new NCC; demolition of the NCC; and proposed parking and landscape developments in two (2) phases.
- “ Review and approve in concept funding option 3 including Fire Station 1 and direct staff to return with an update on funding options during the FY15-16 mid-year budget report.
- “ Enter into a professional services agreement with Johnson Favaro for architectural services for the new Donald Dungan Library & NCC, and Park Improvements Project (City Project No. 800015) at Lions Park.

*Donald Dungan Library Feasibility Study*  
*Costa Mesa, CA*

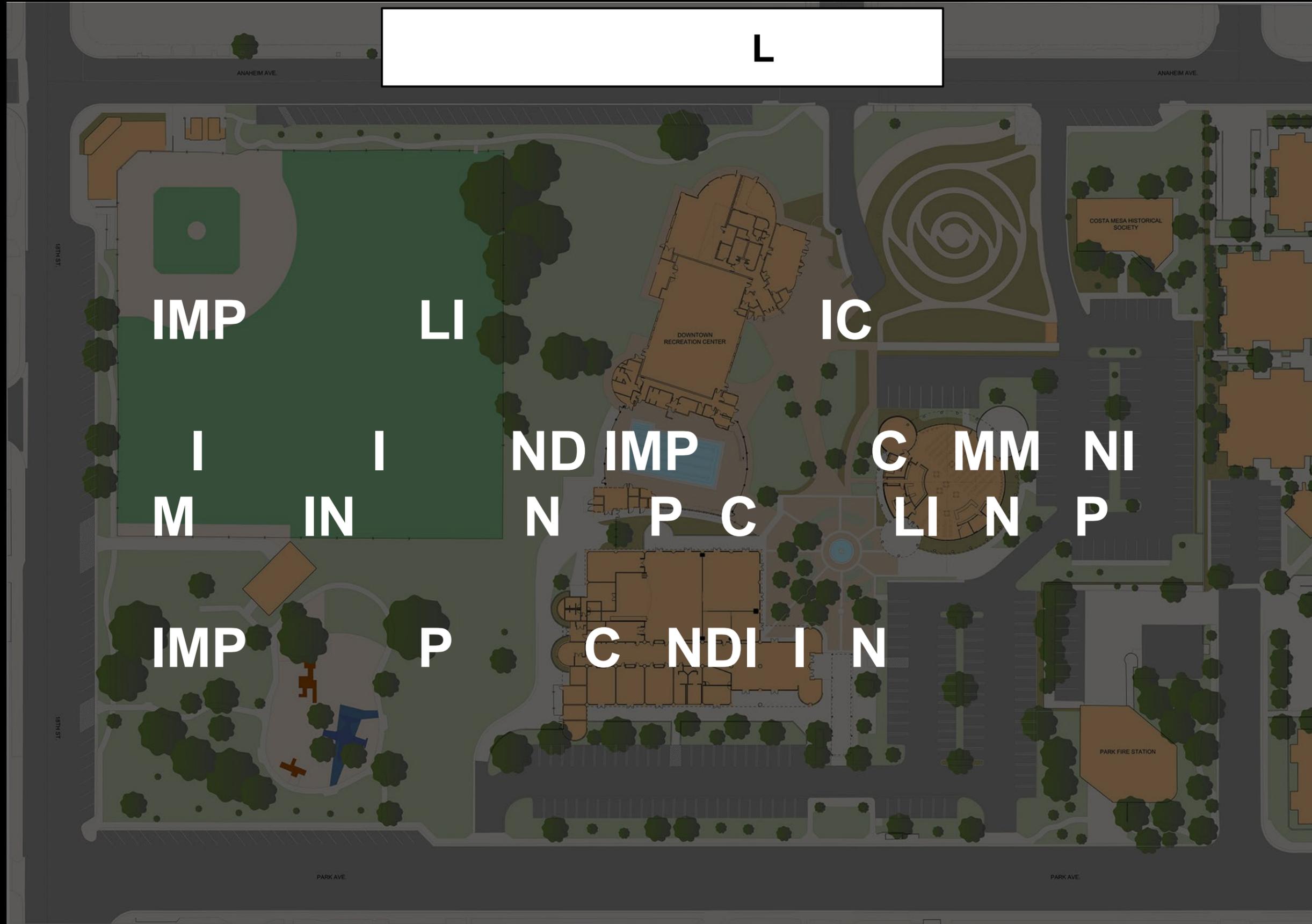


*City Council Meeting*  
*November 17, 2015*

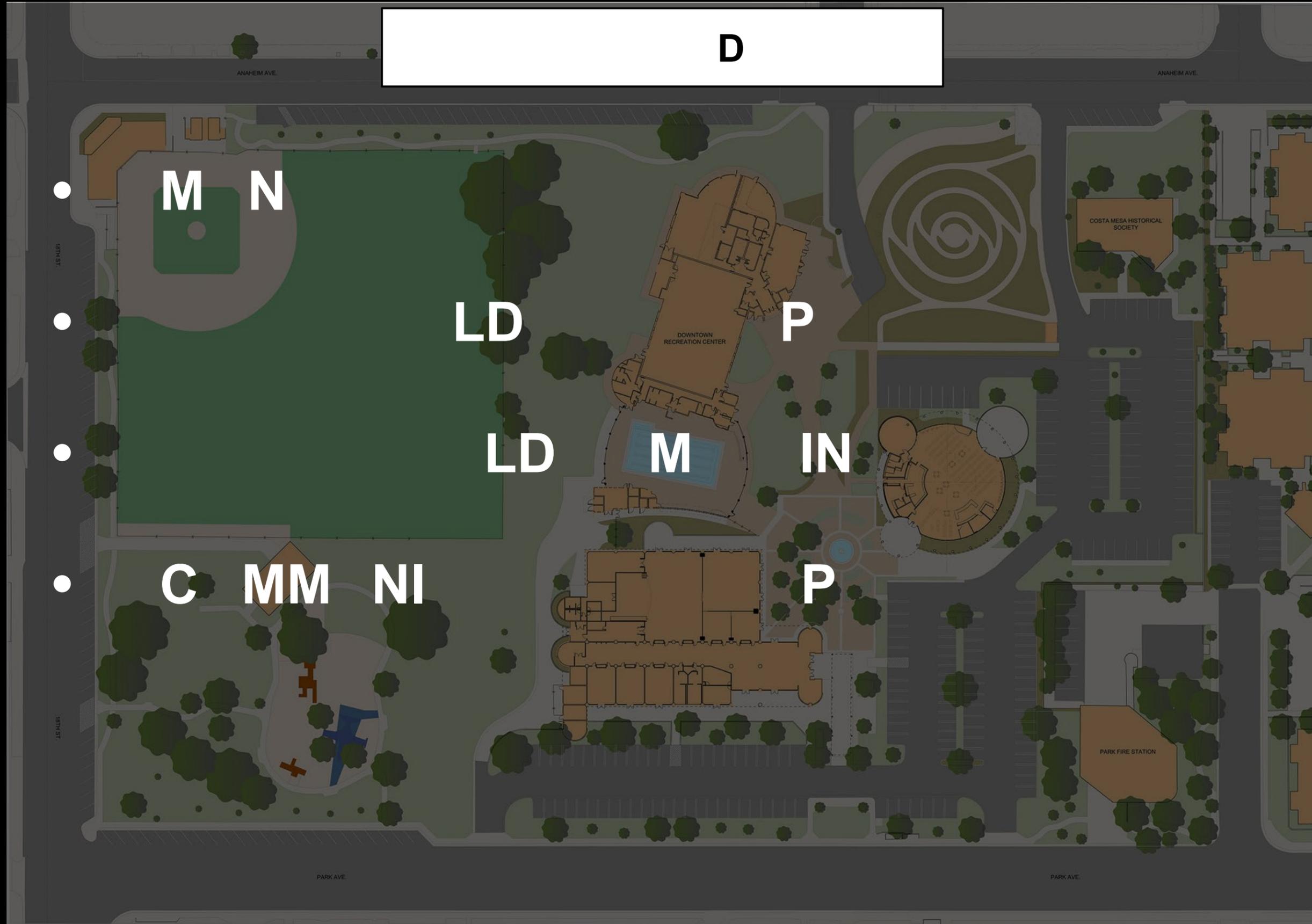
# Tonight

- Pre-Design Study Recommendation.....Steve
- Library needs and building program.....Linda
- Options, Cost and Next Steps.....Steve

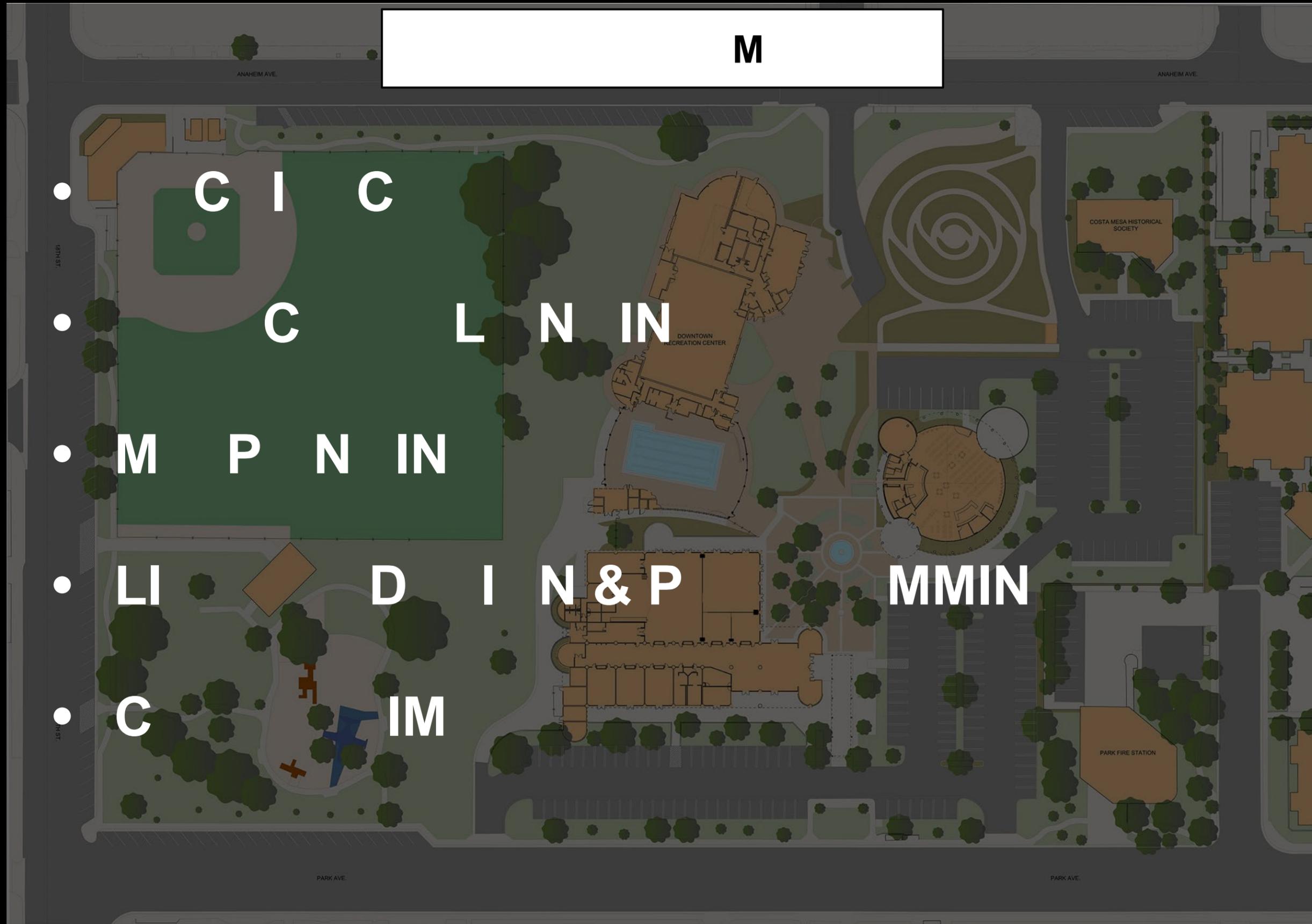
# Recommendation



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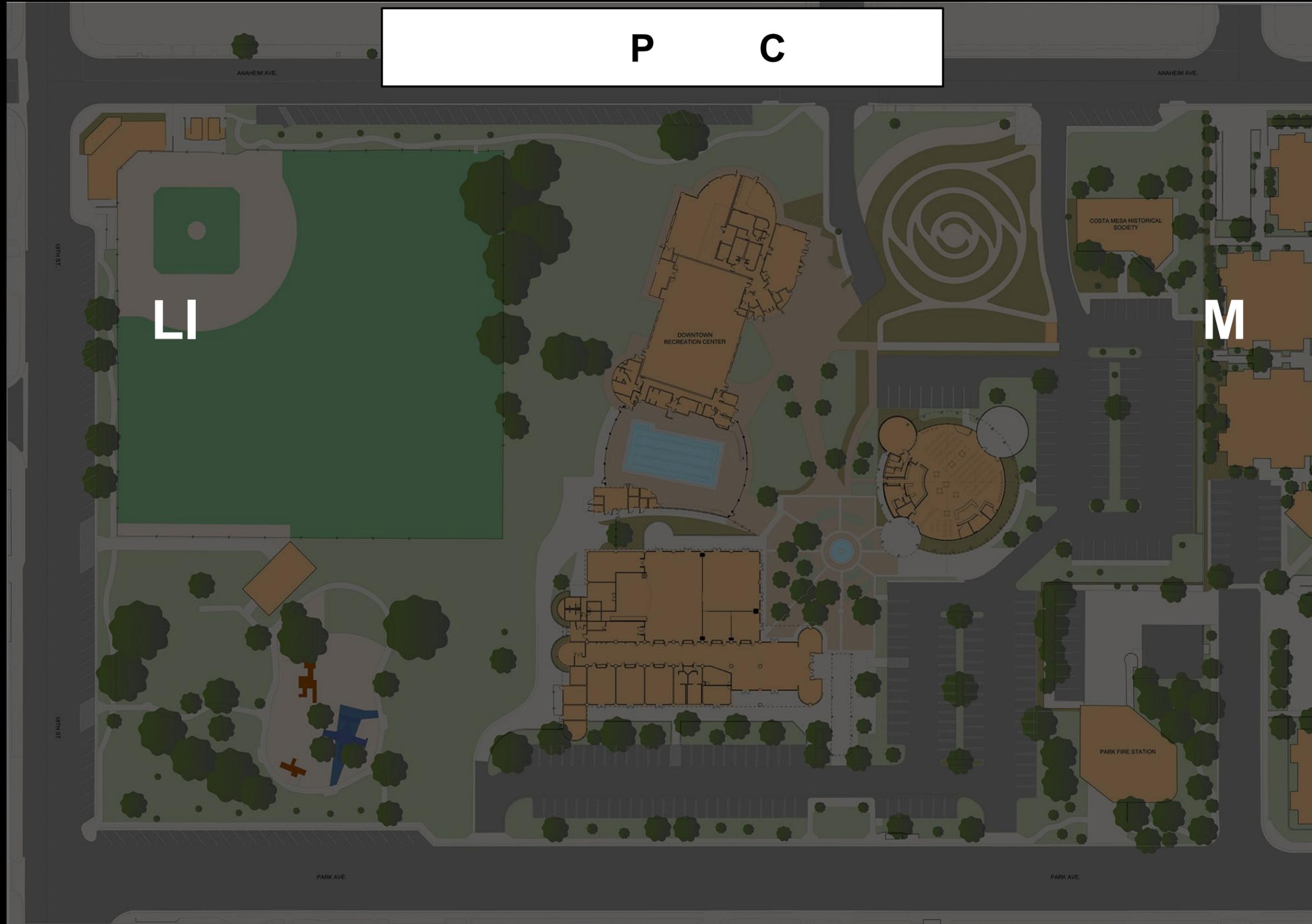
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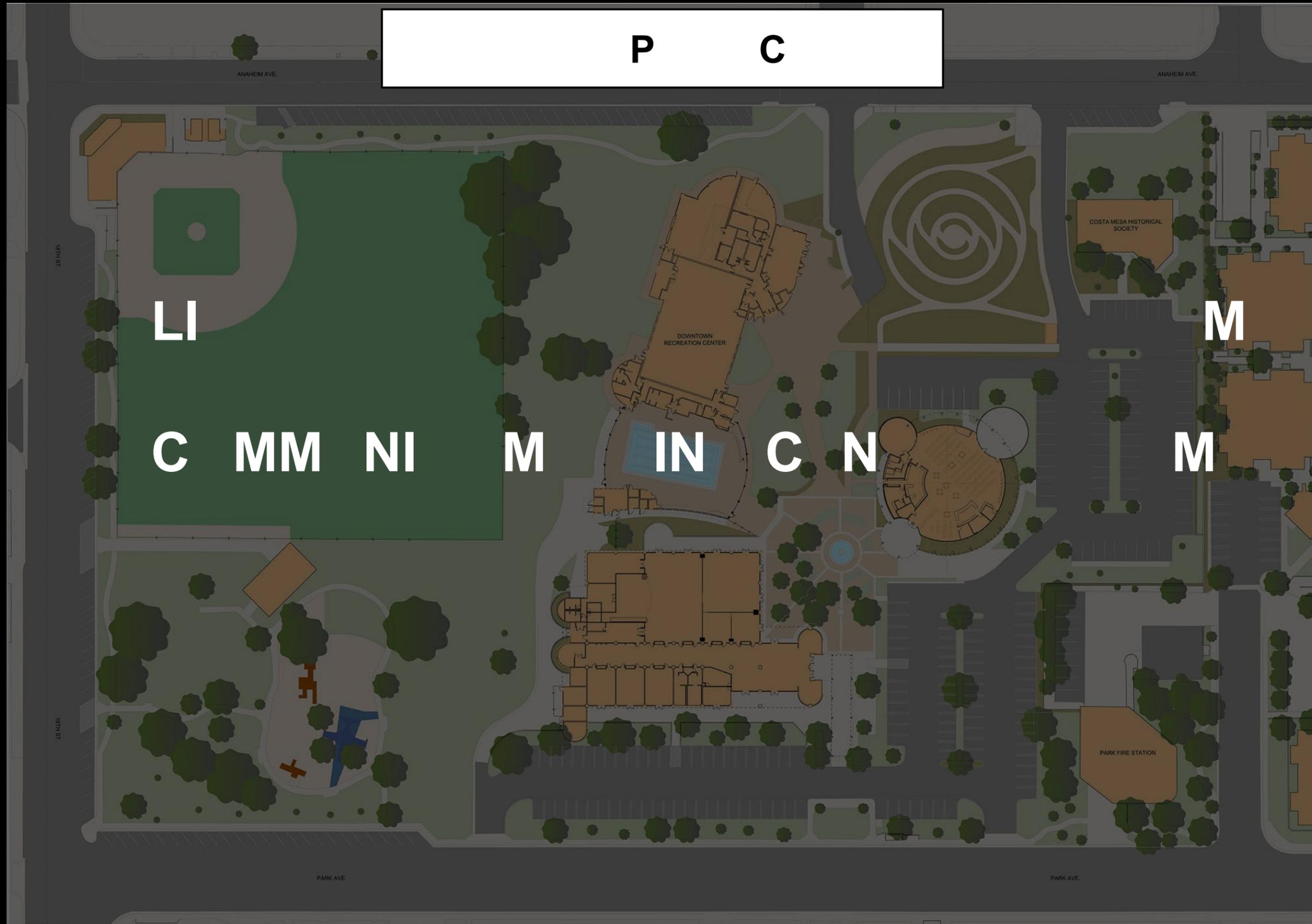
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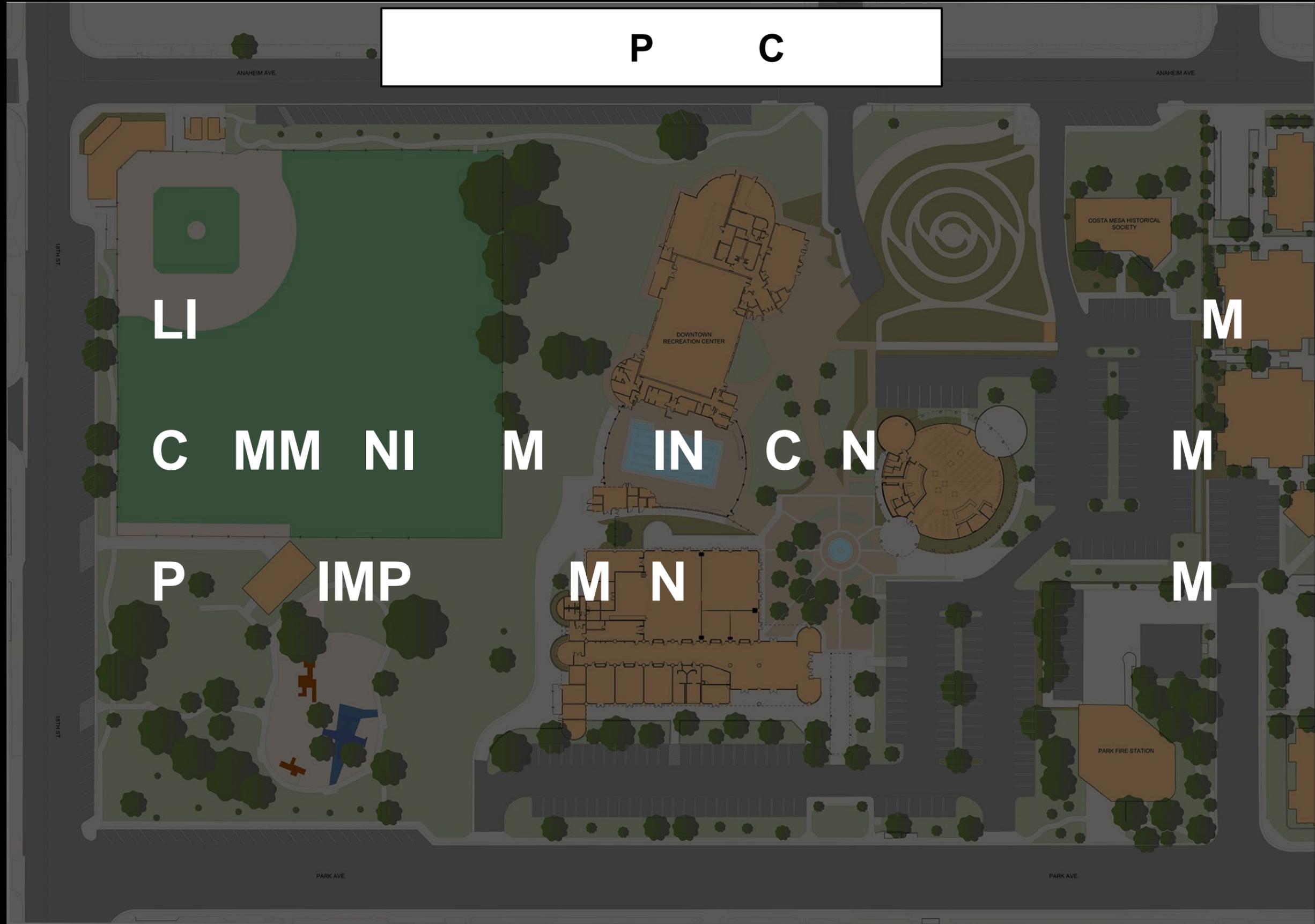
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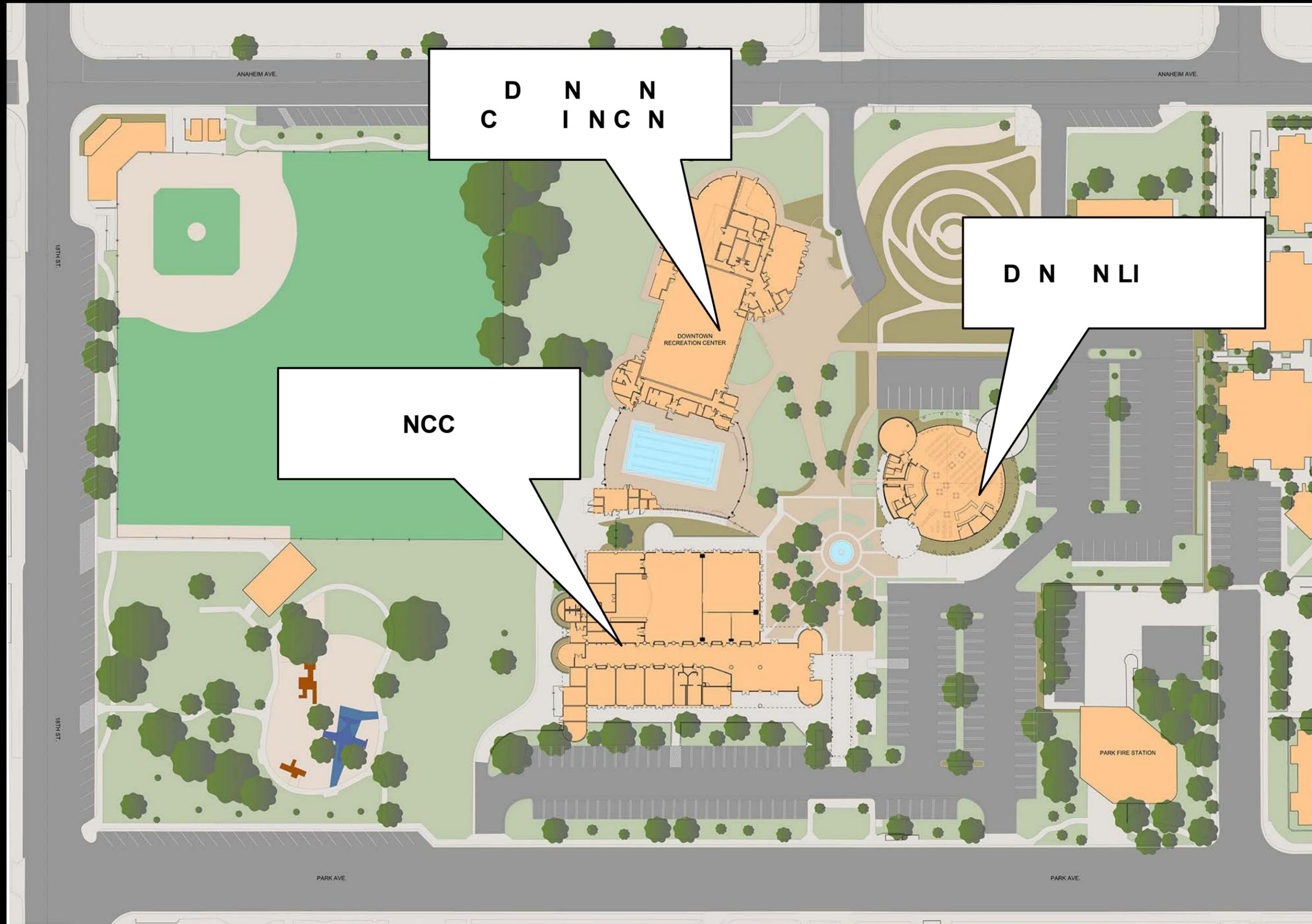
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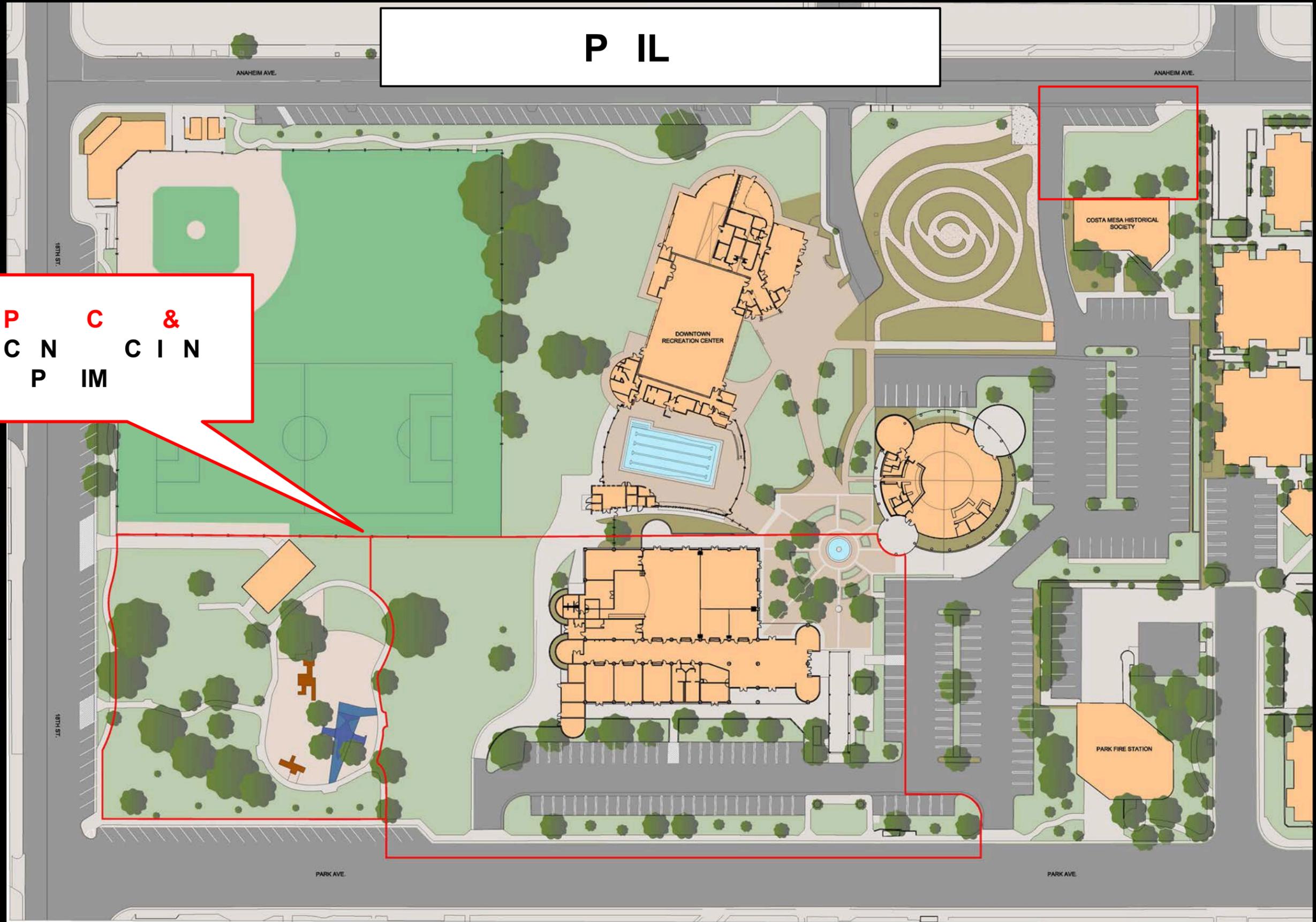


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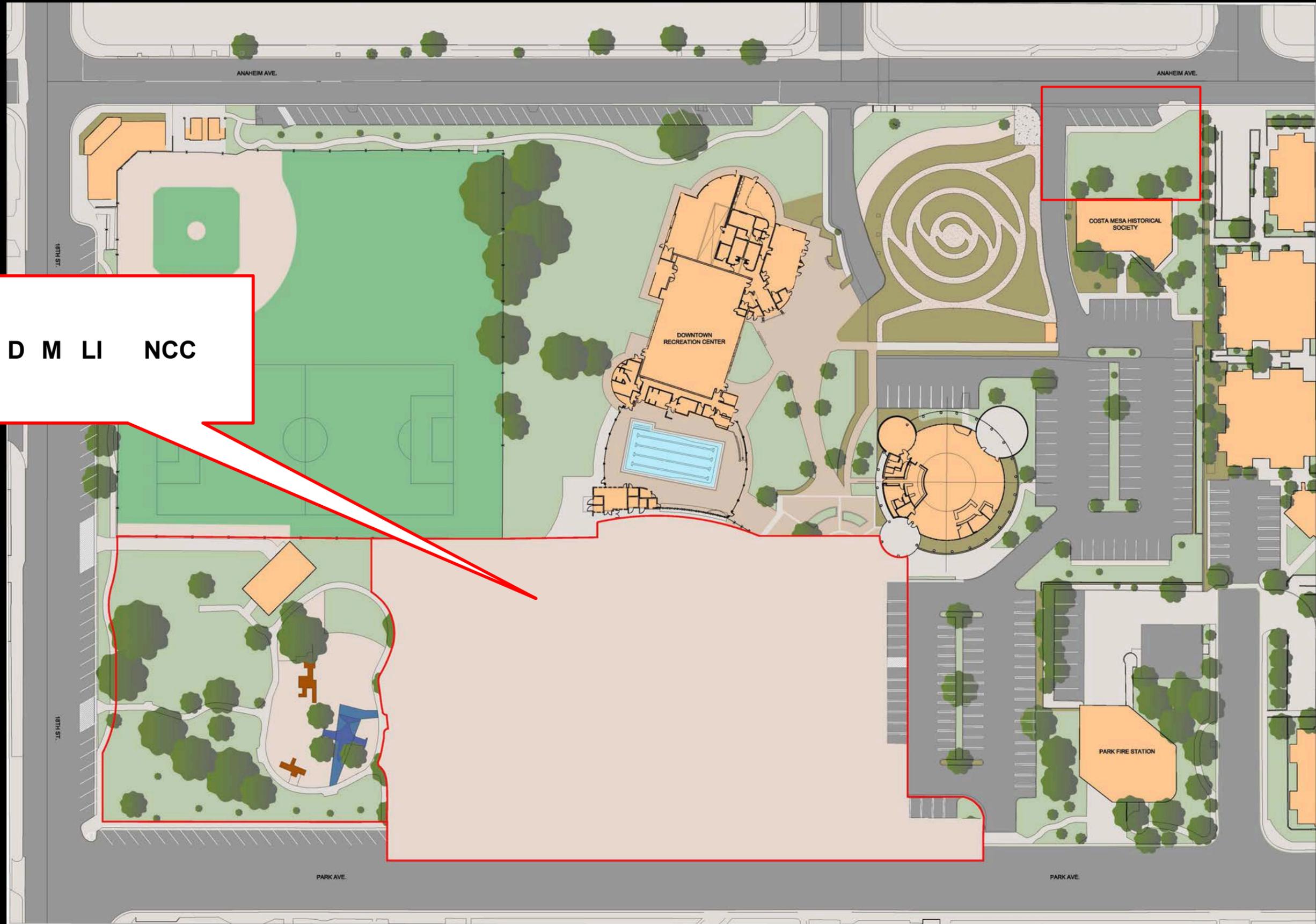
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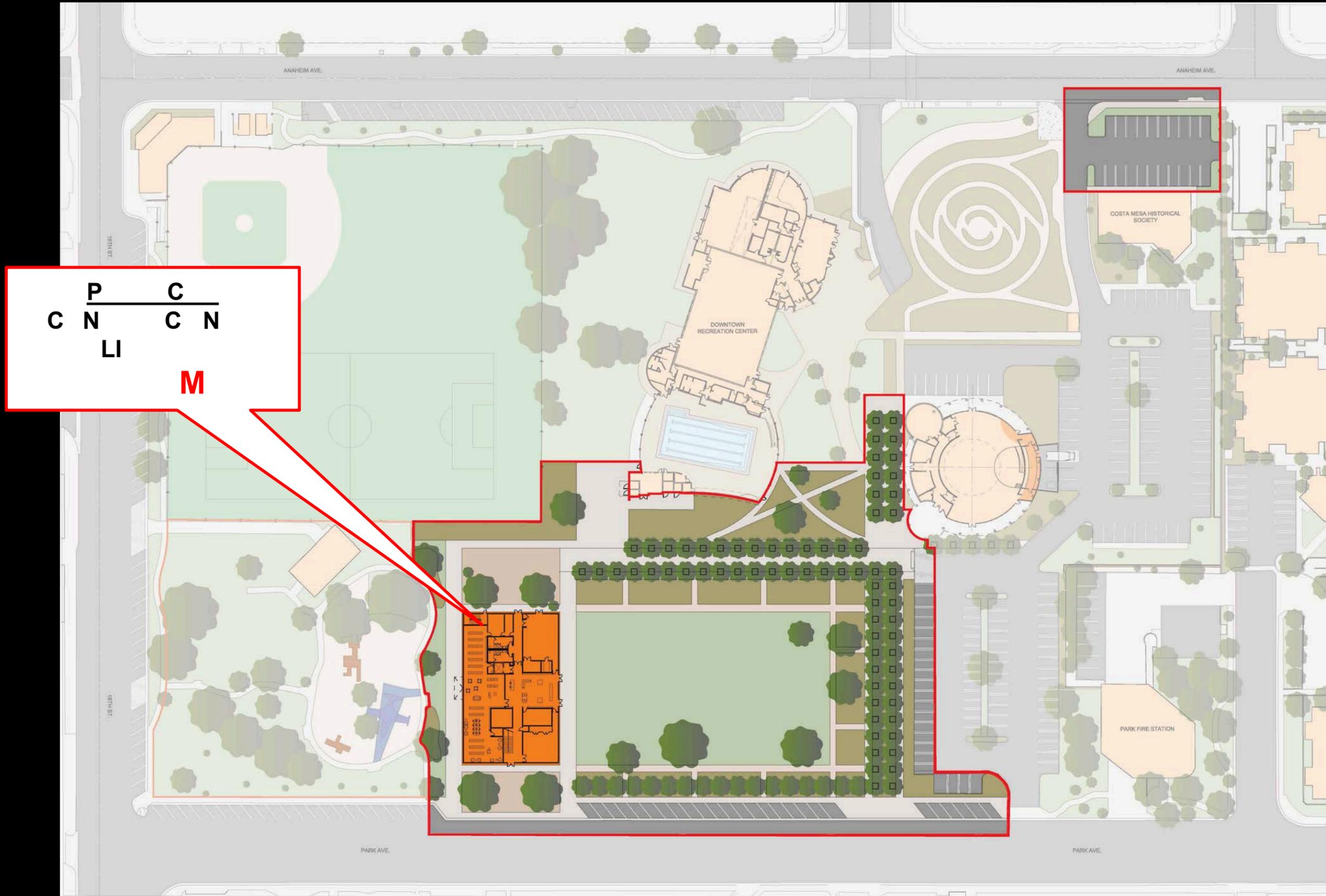
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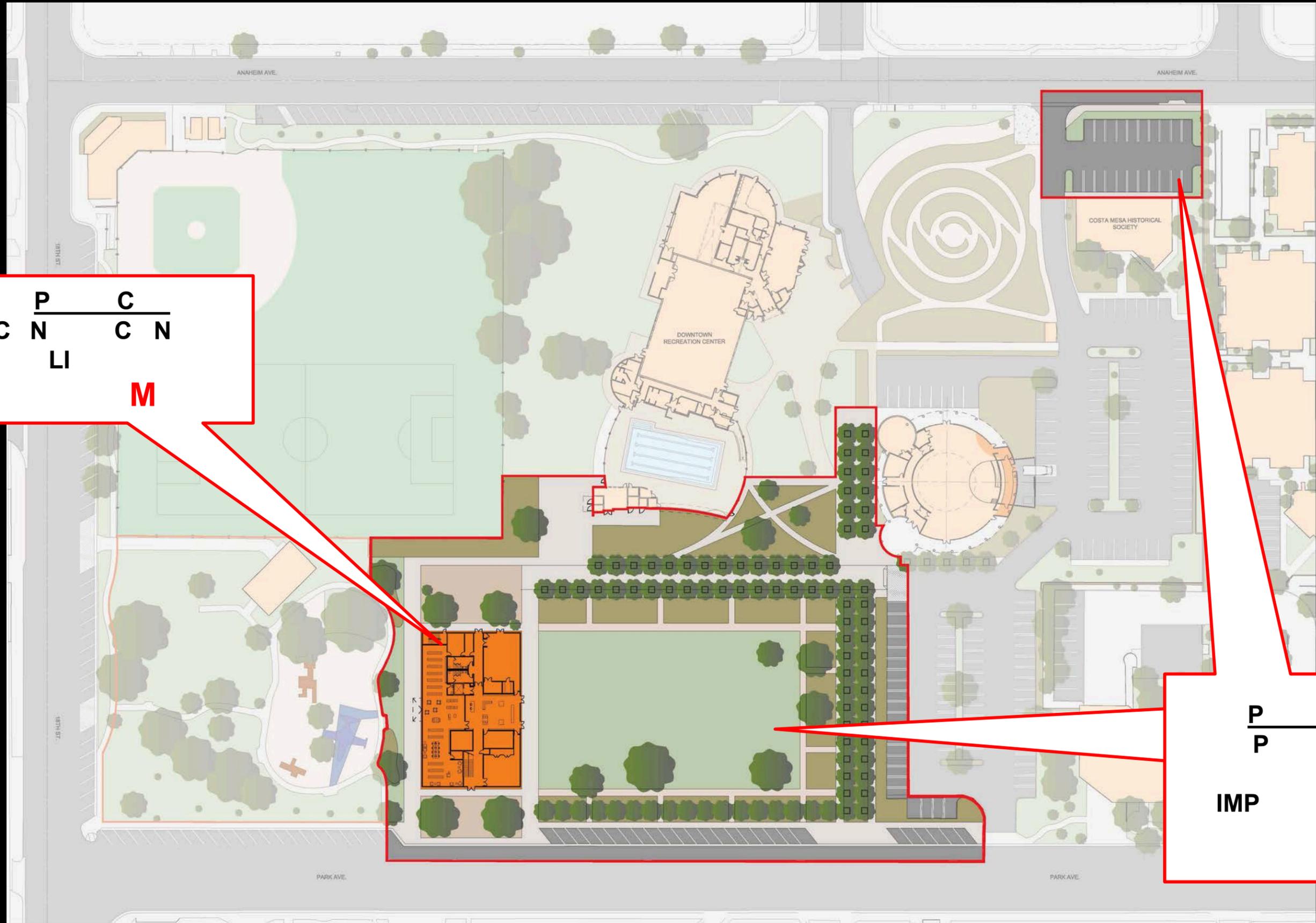
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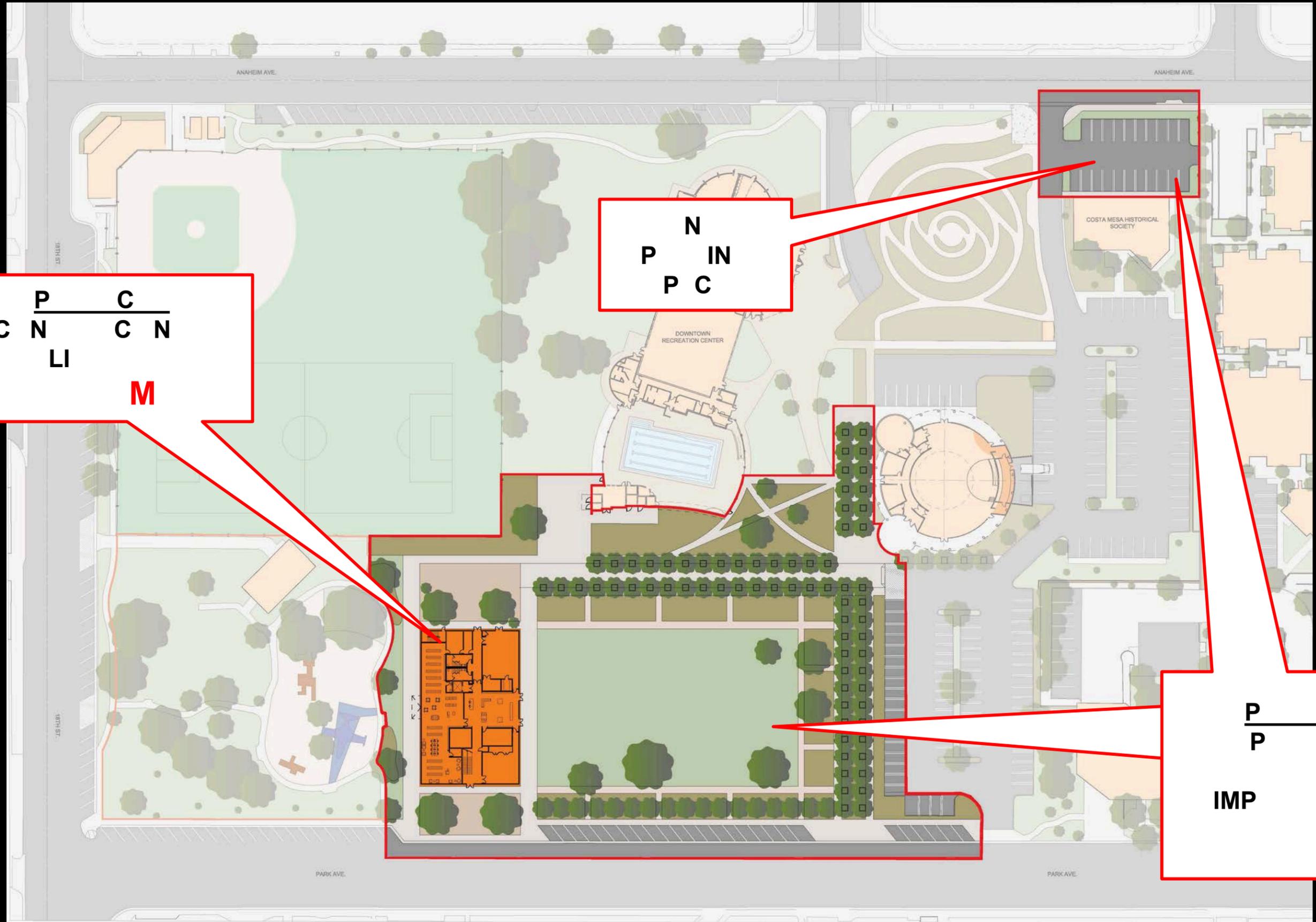
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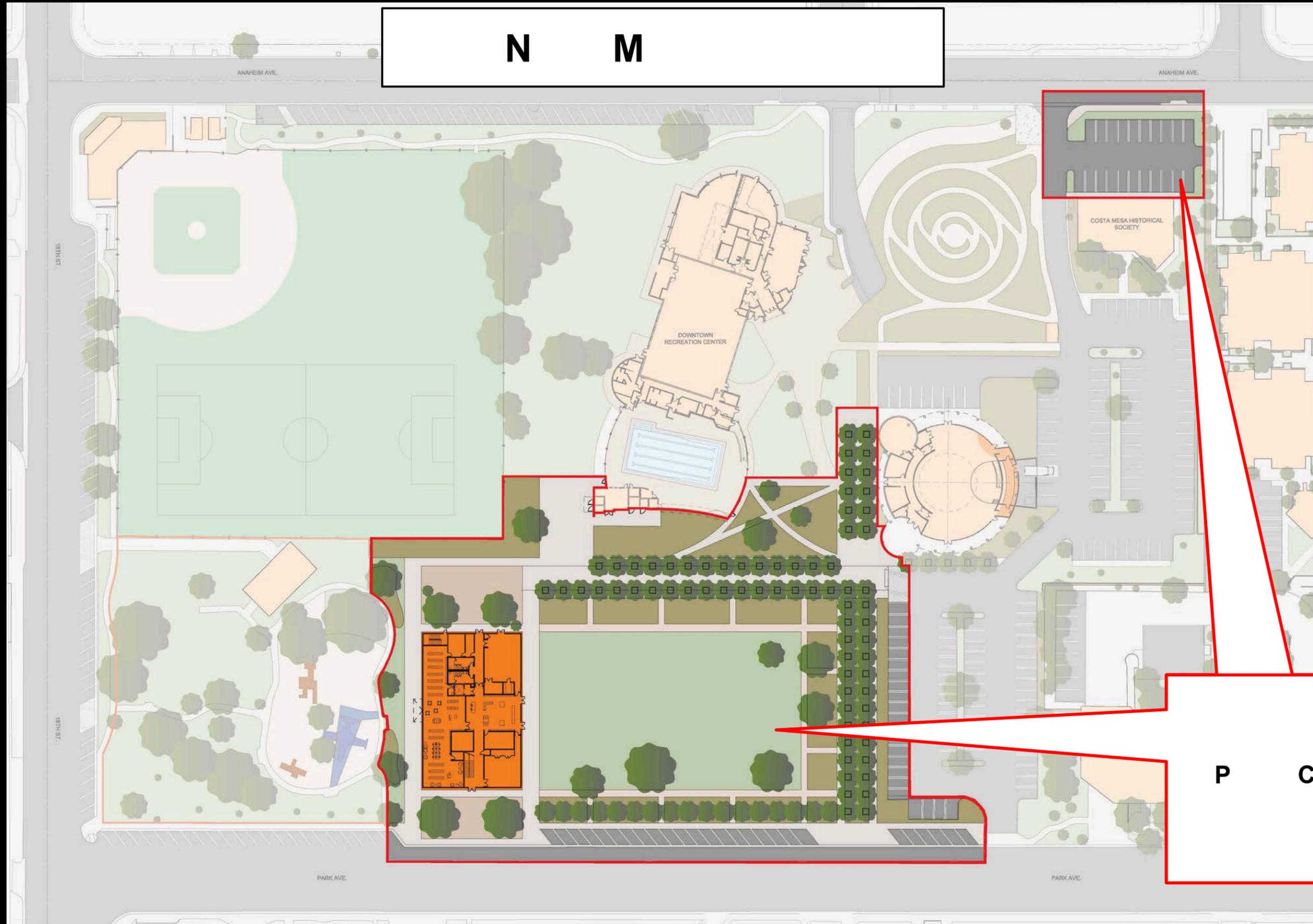


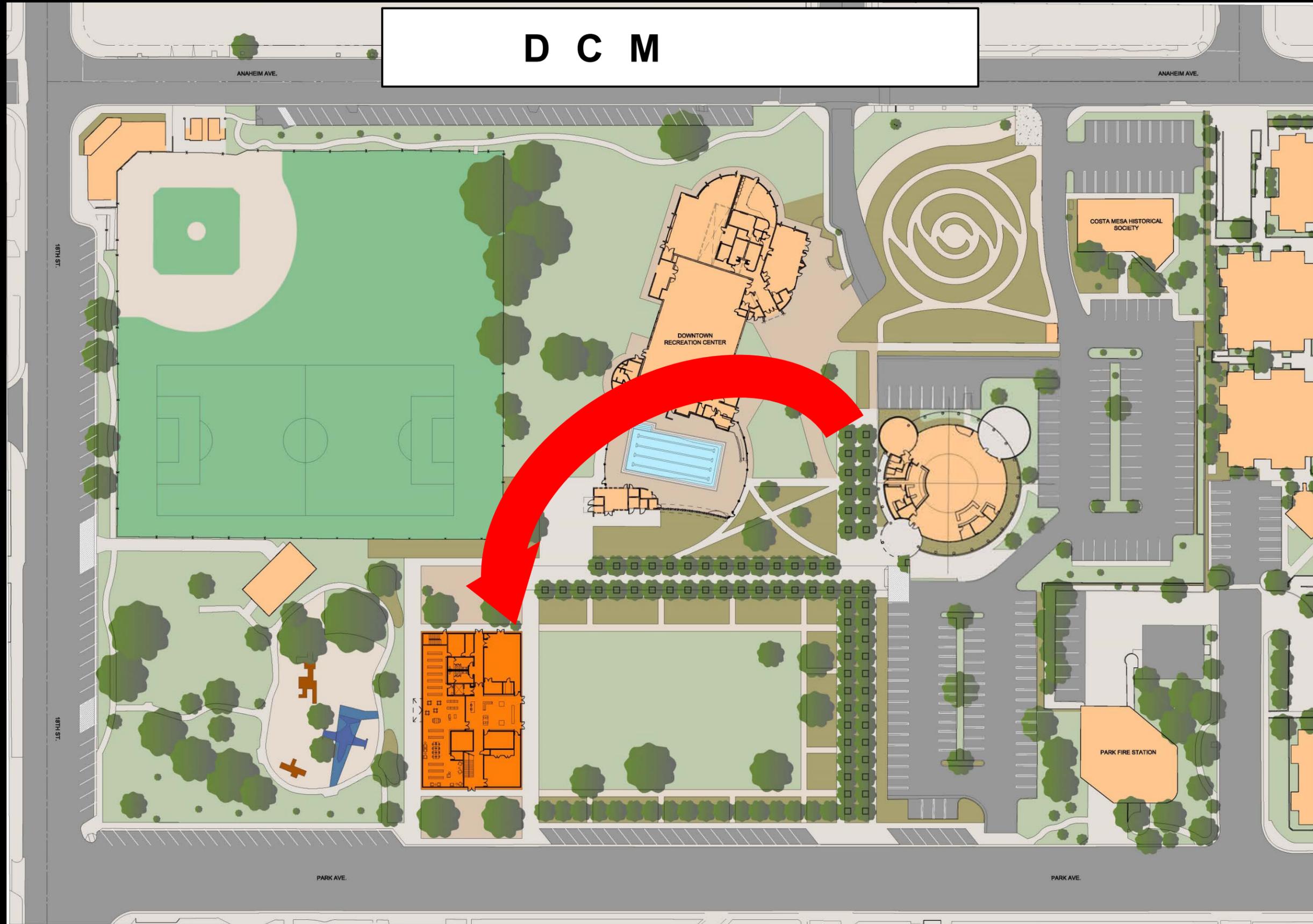
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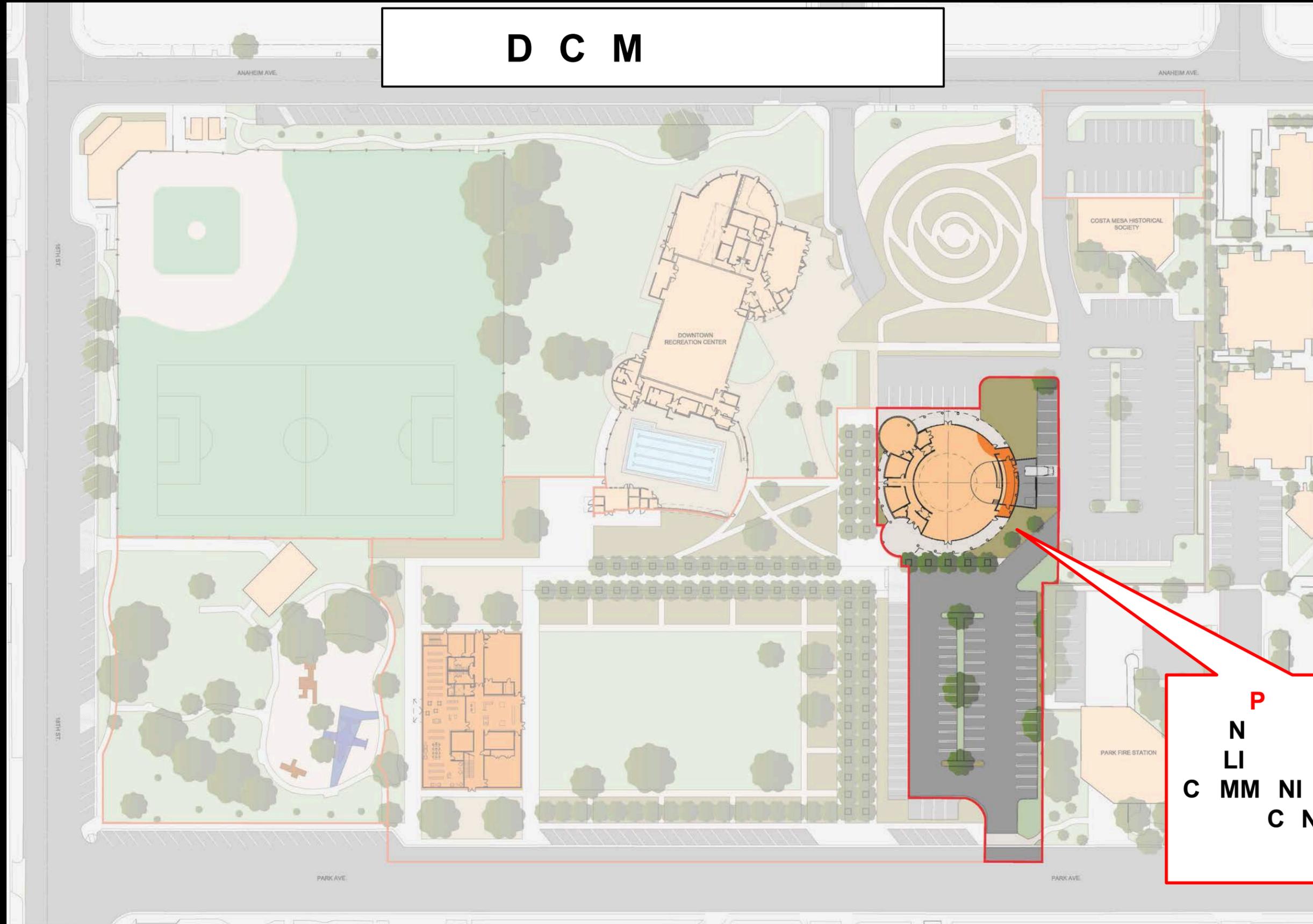
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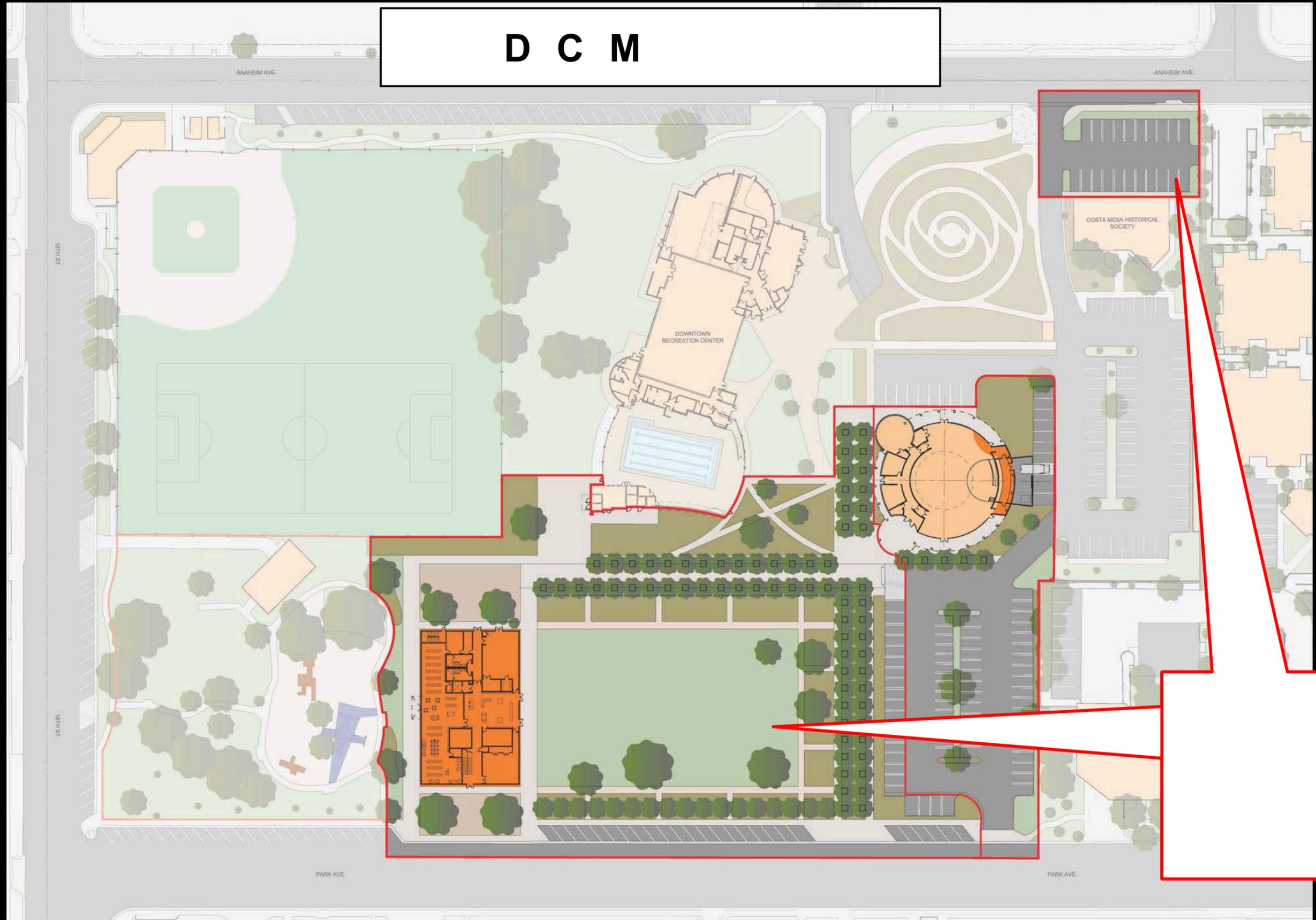
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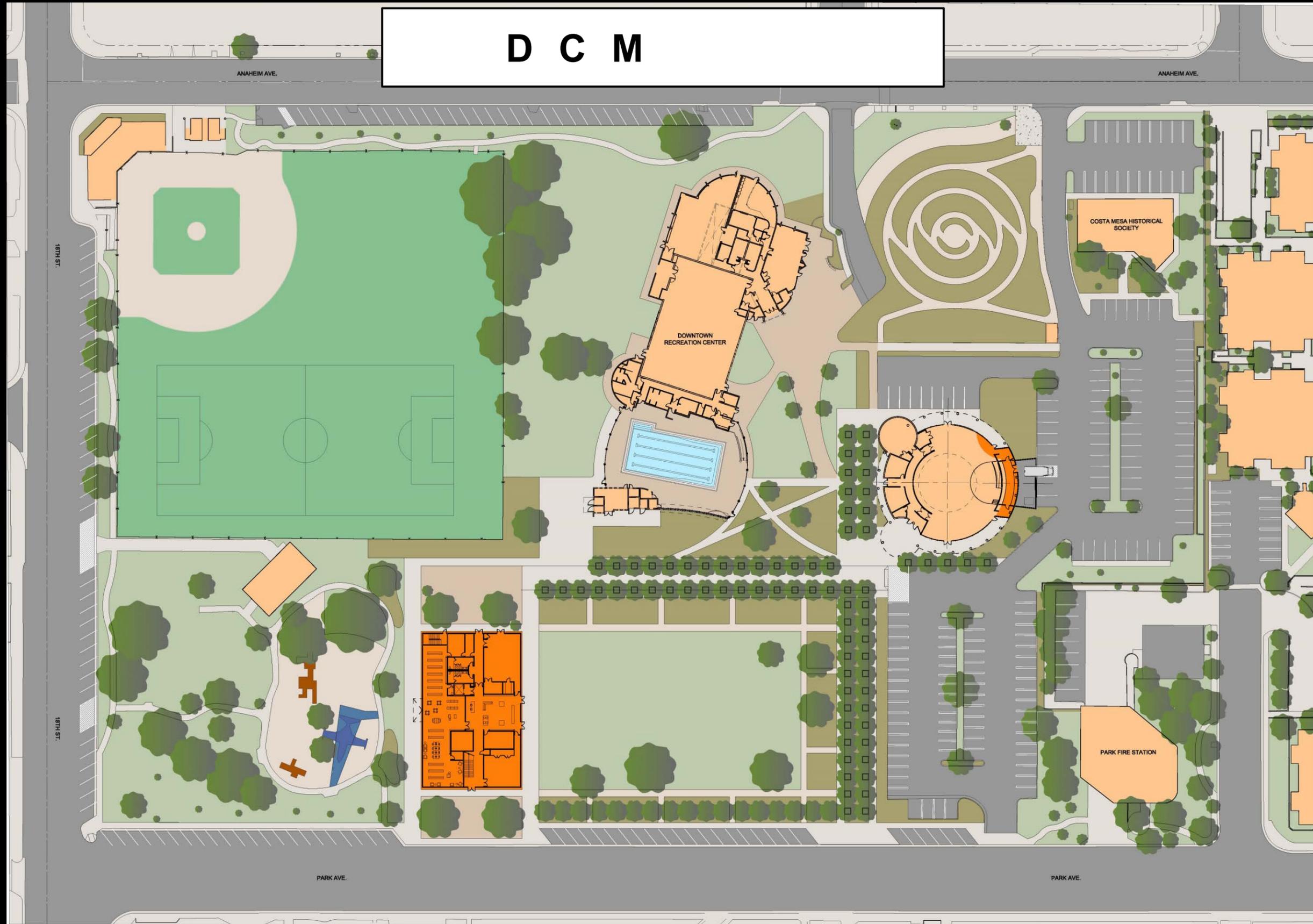
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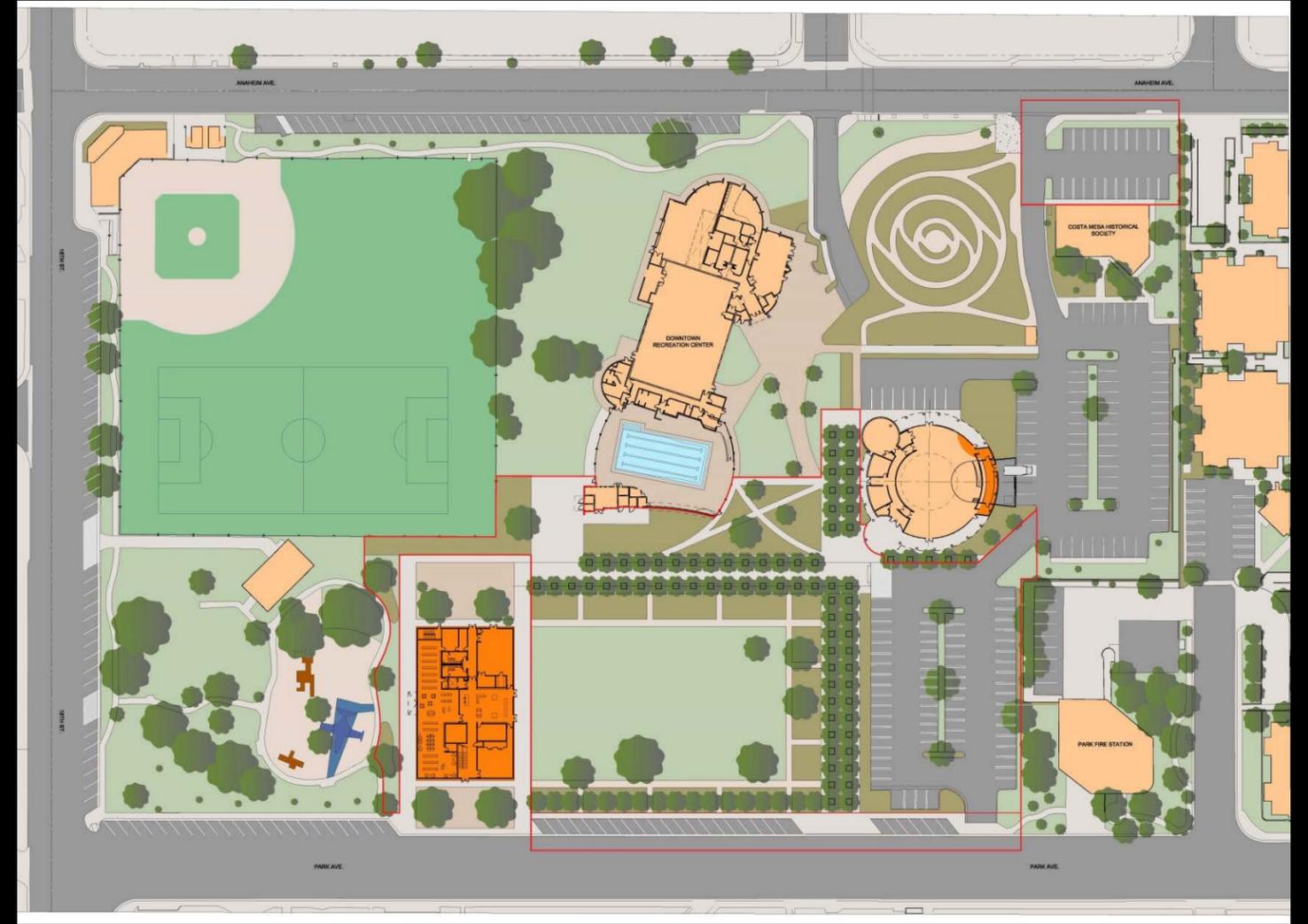
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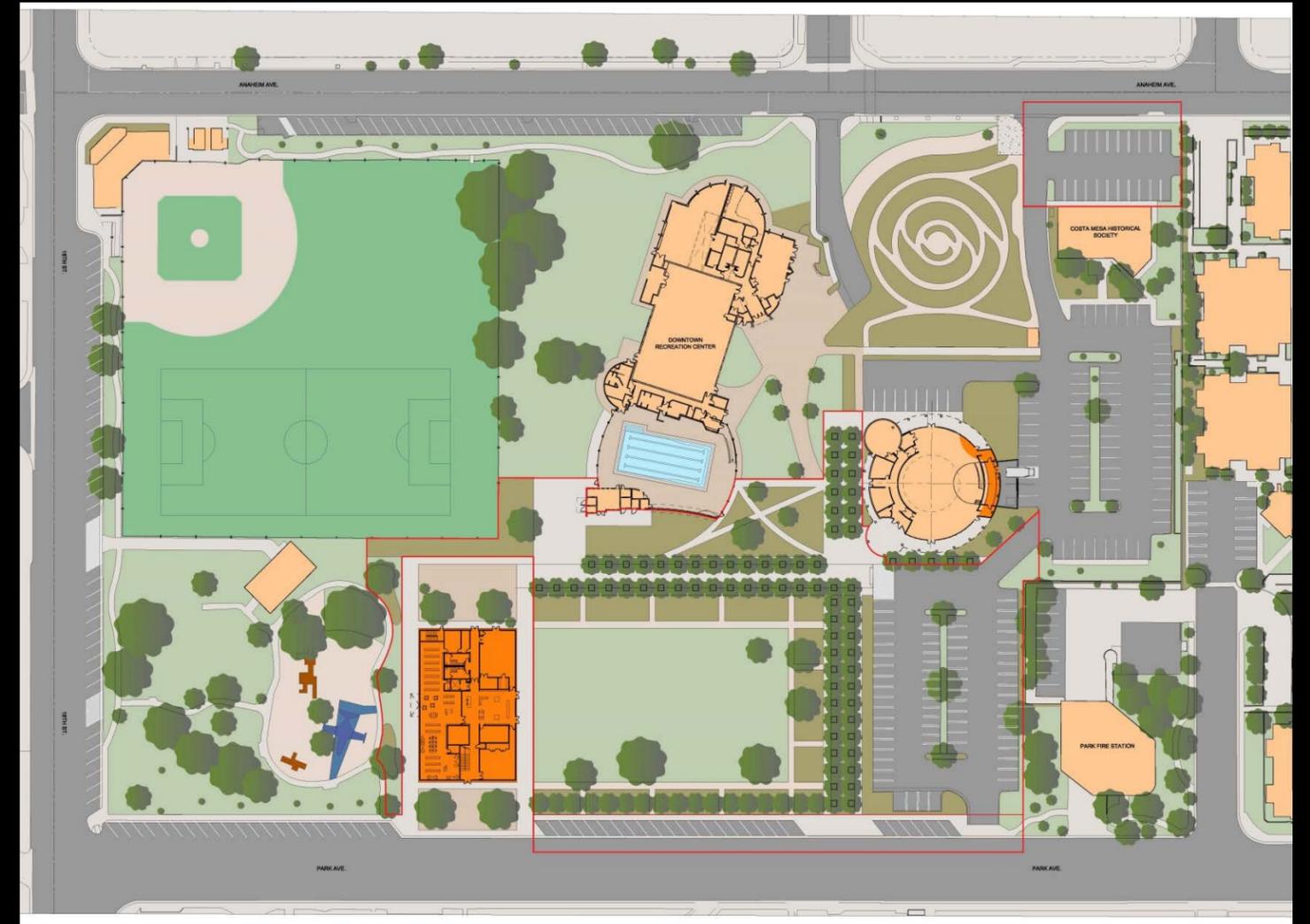
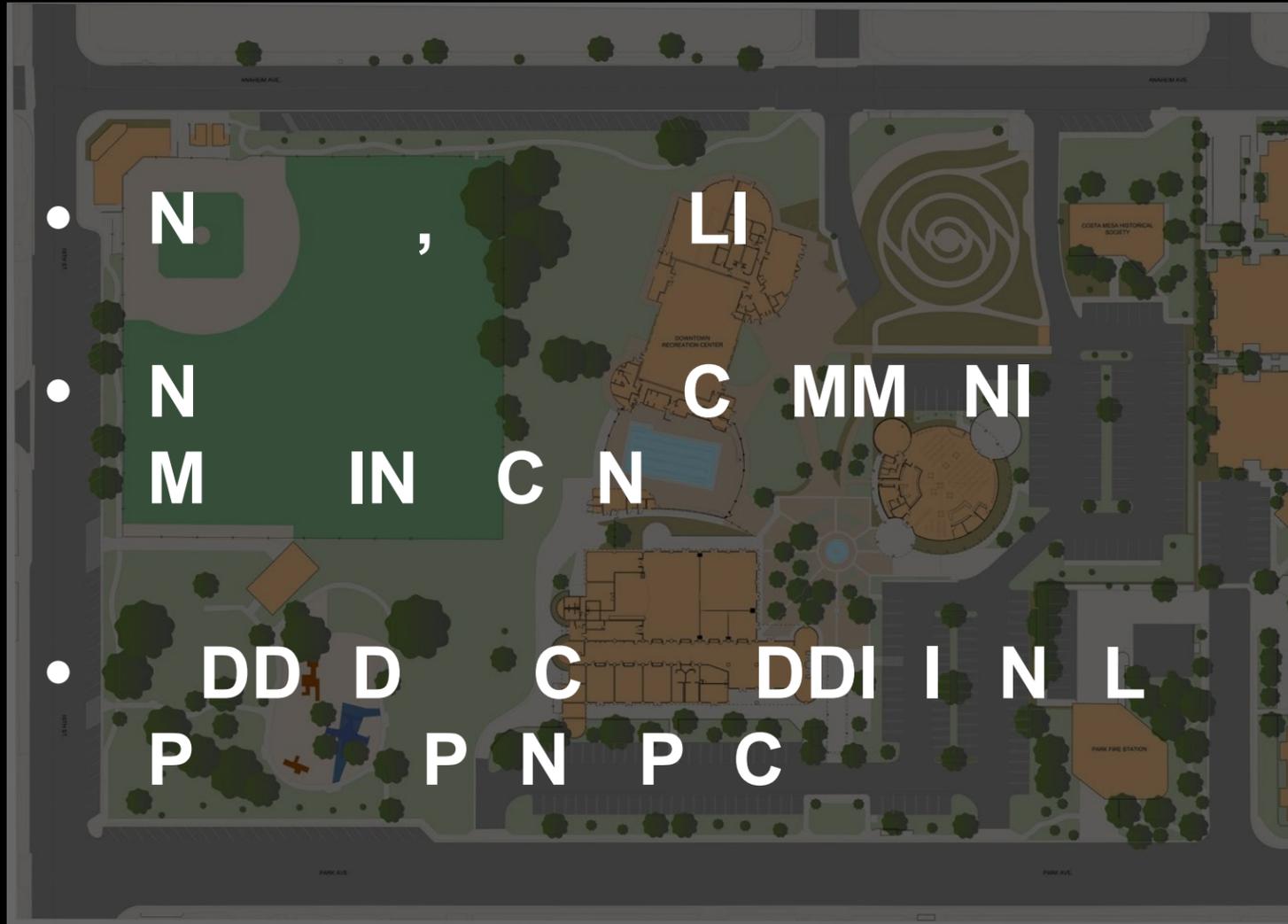


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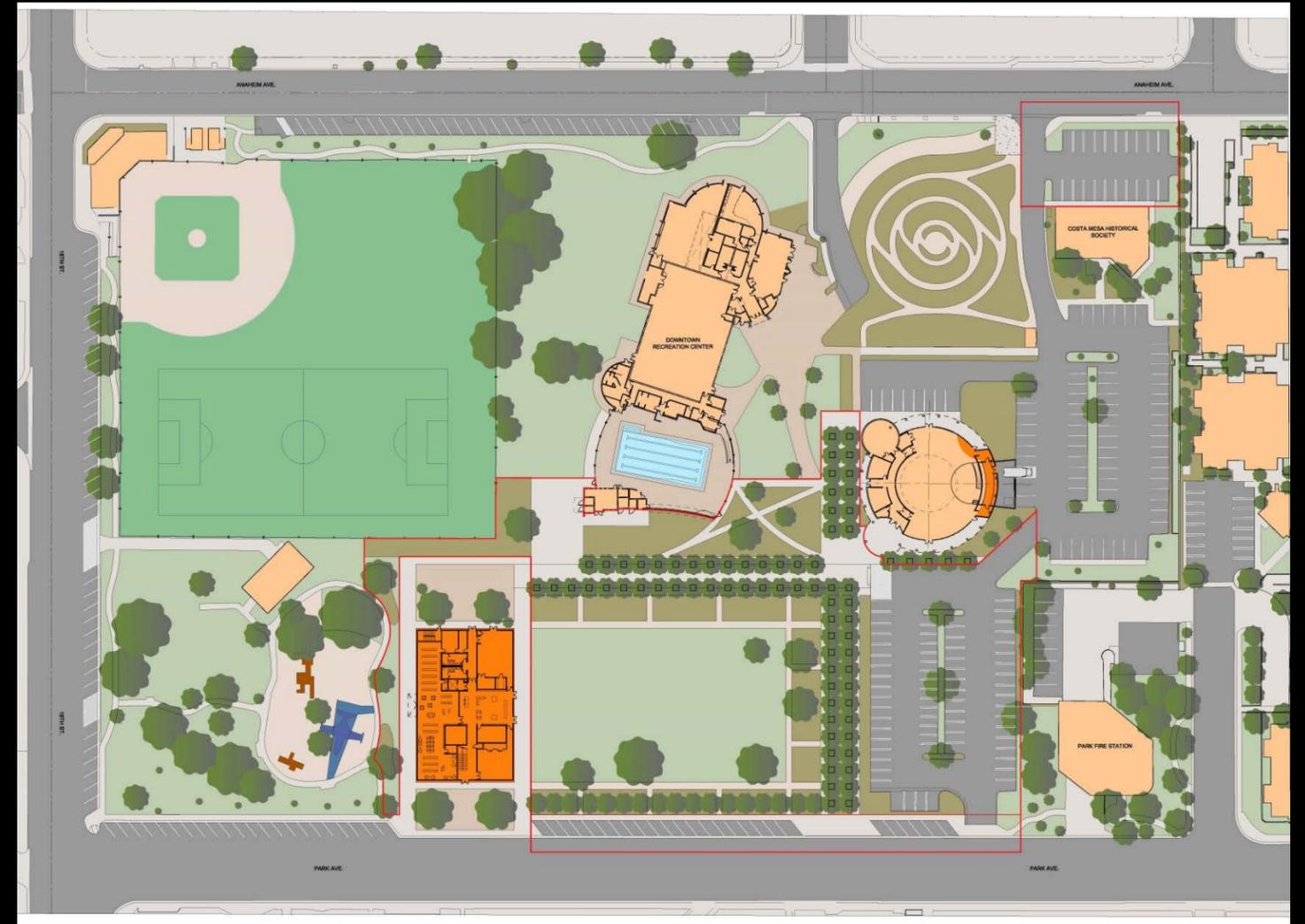


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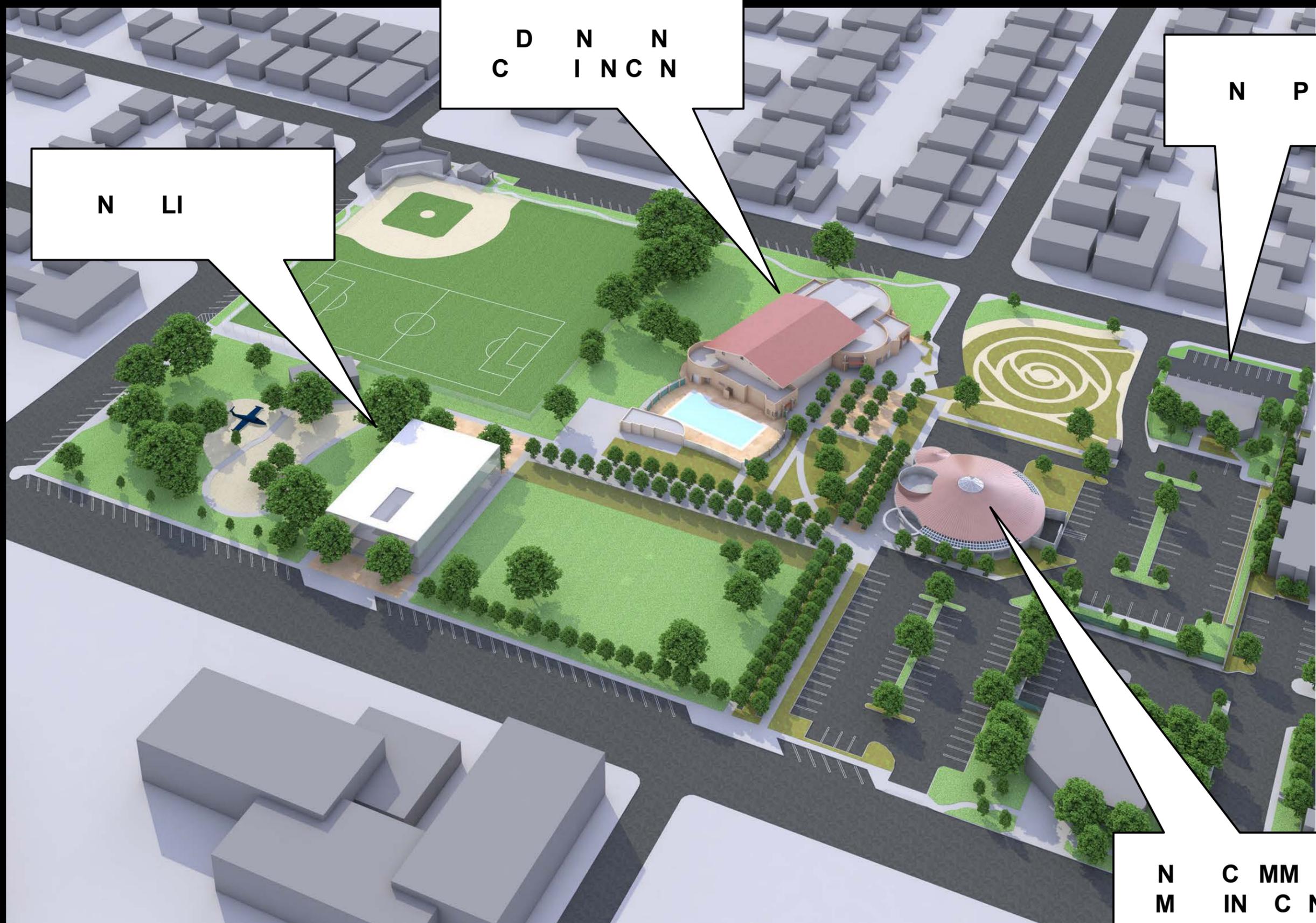
Completed in 4-1/2 years  
 \$34.5M



Completed in 4-1/2 years  
\$34.5M



Completed in 4-1/2 years  
 \$34.5M



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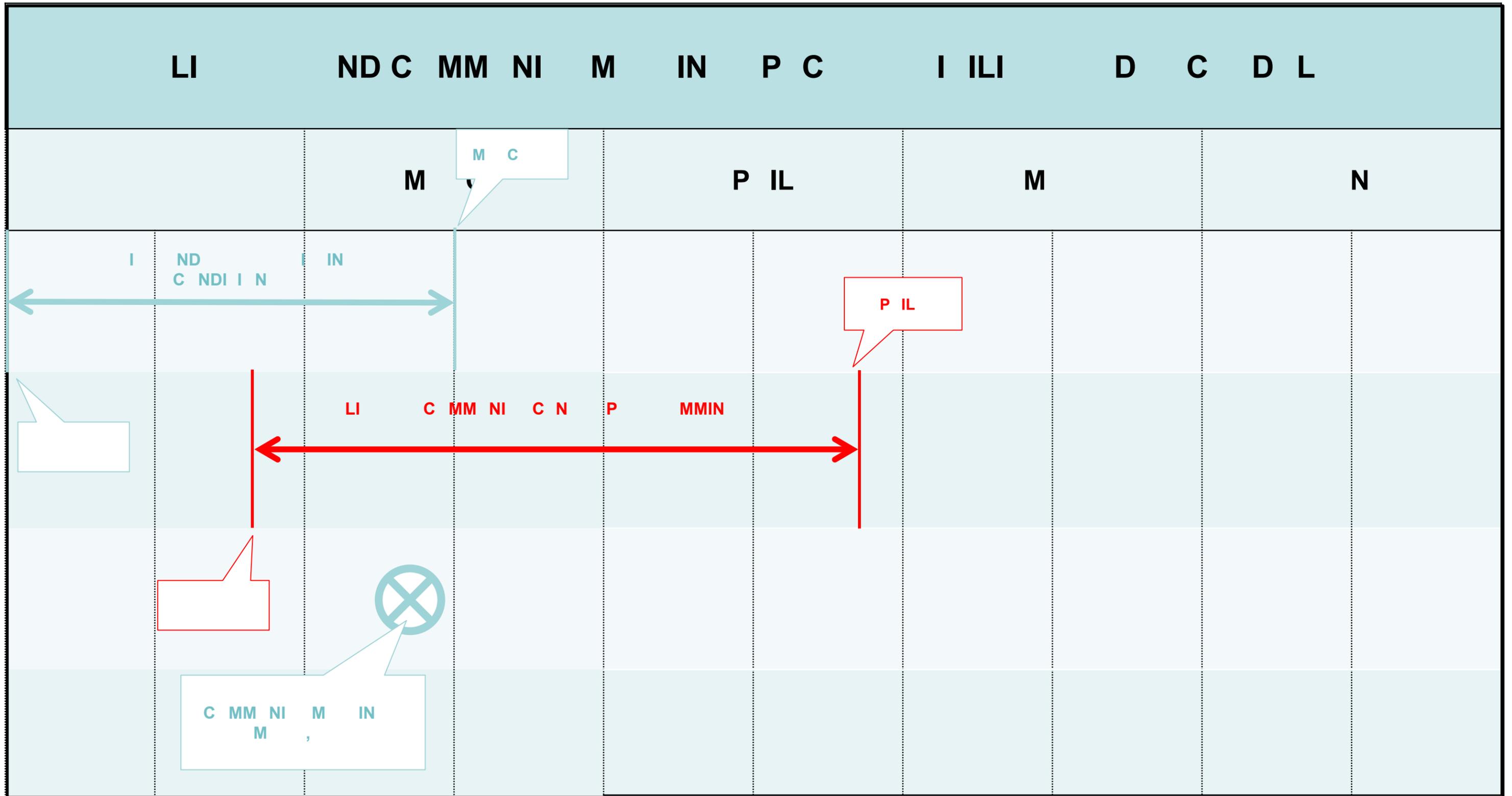
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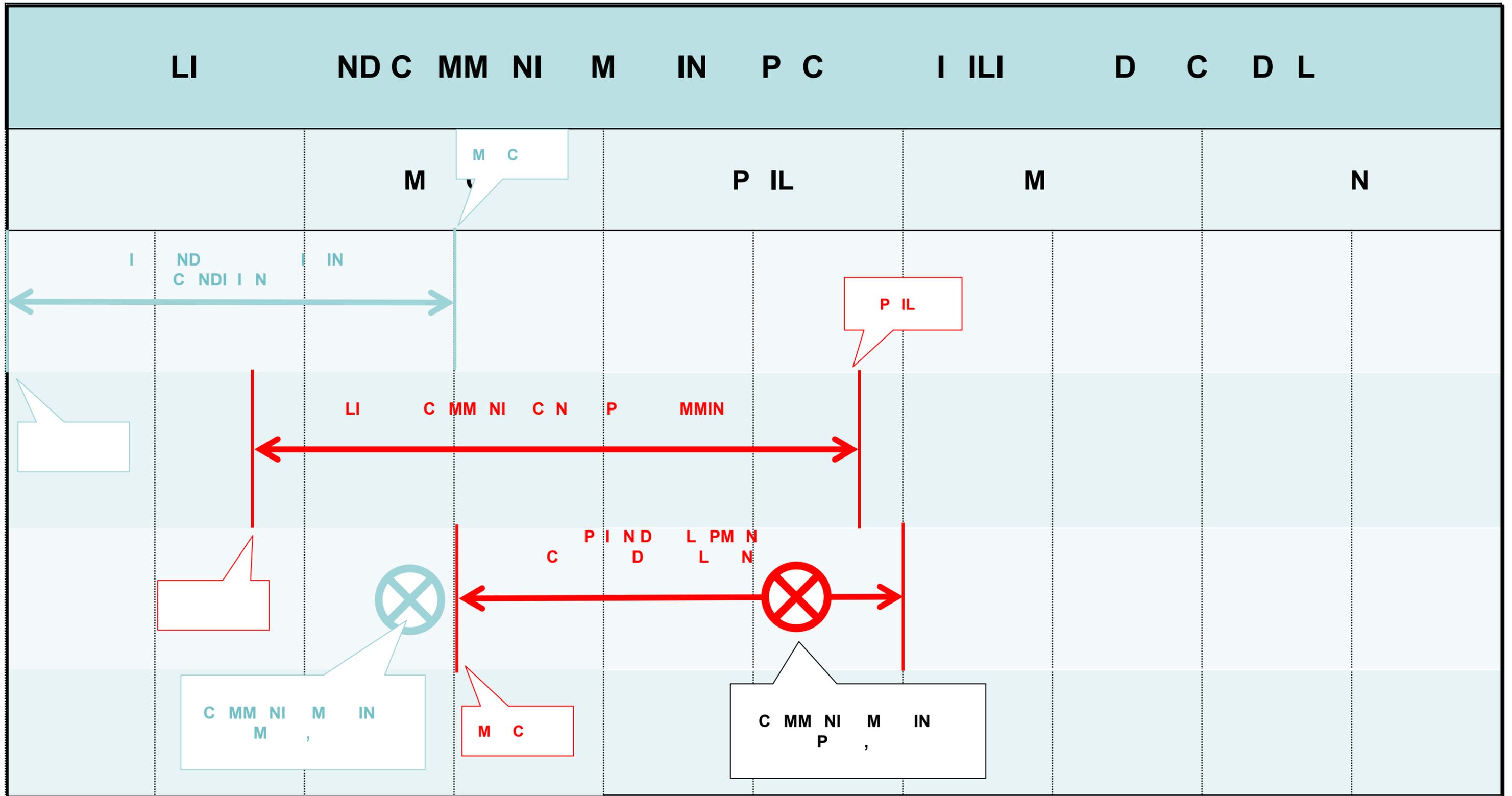
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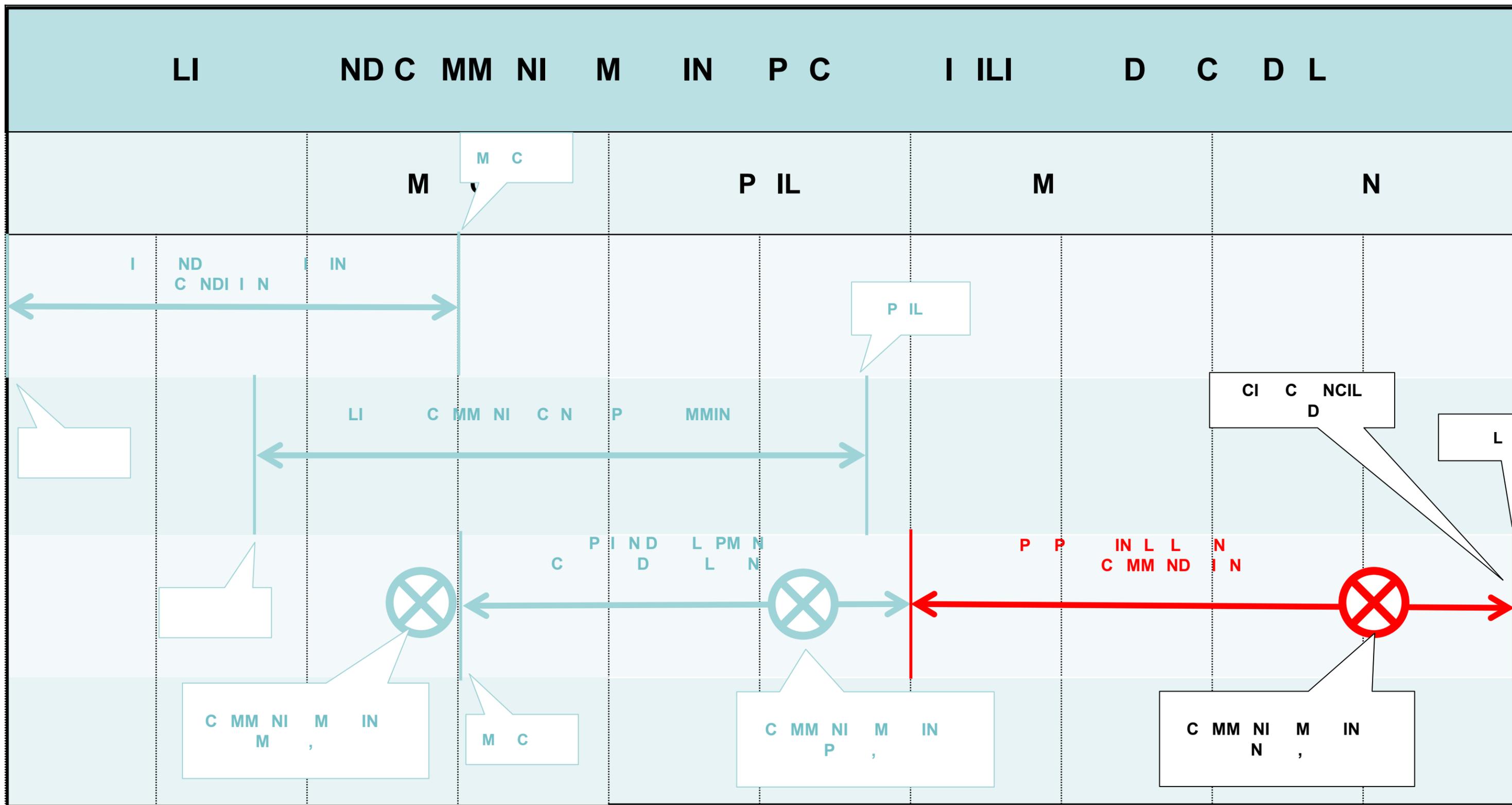
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# Overview









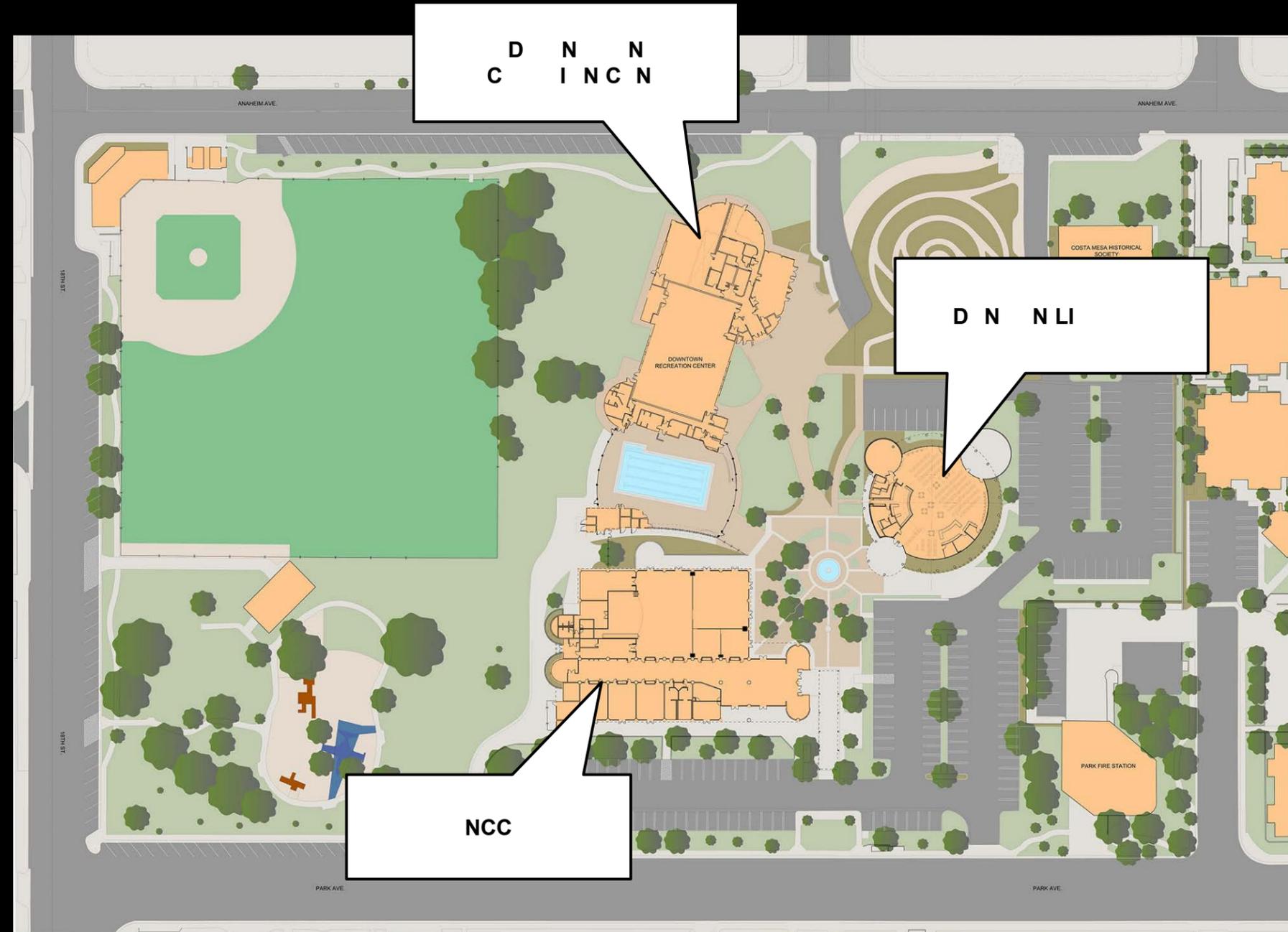
# Lions park

- Vehicular circulation and parking
- Pedestrian circulation
- Service and emergency vehicle access and circulation
- Un programmed open space
- Ground plane permeability



# Lions park

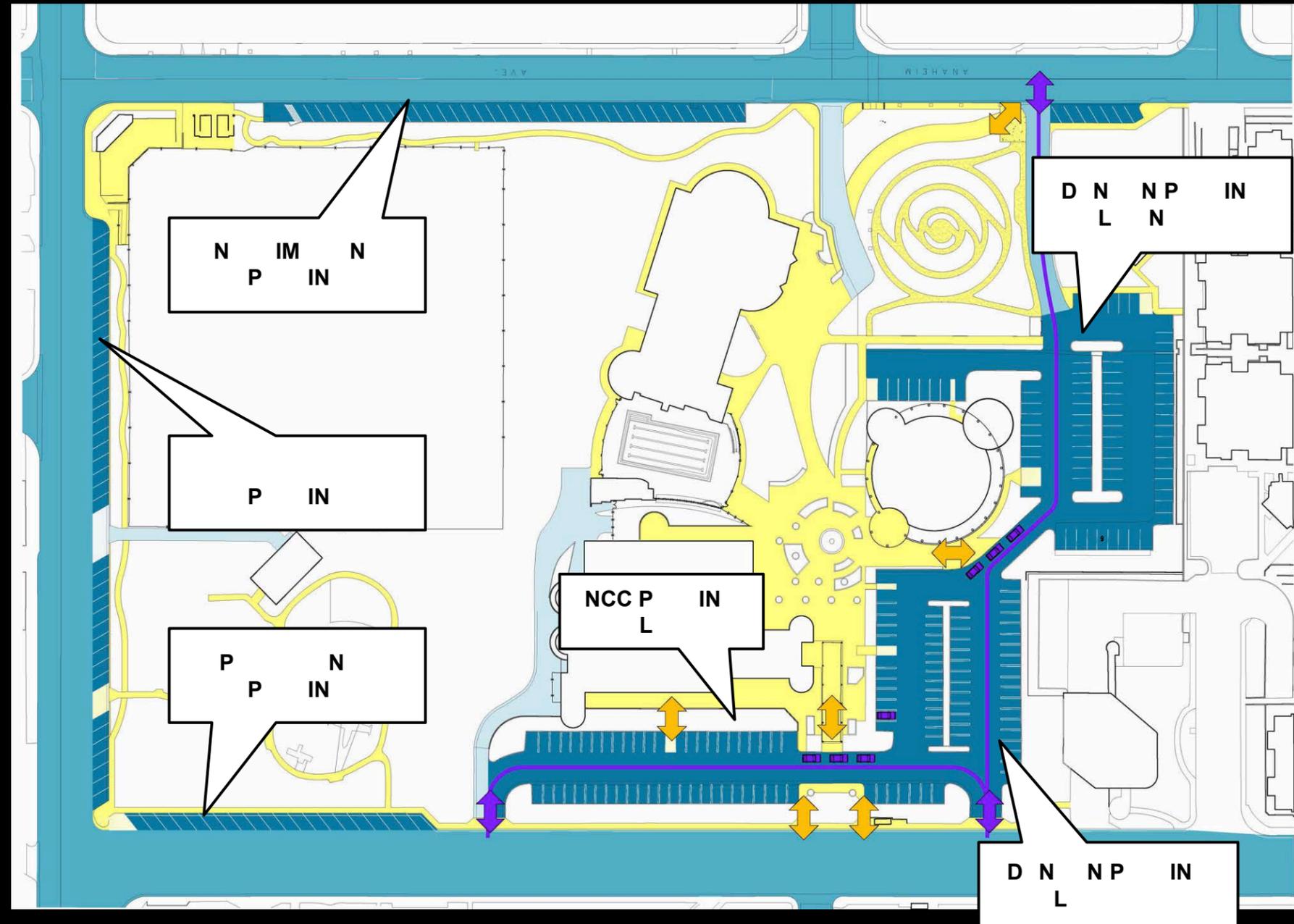
- Vehicular circulation and parking
- Pedestrian circulation
- Service and emergency vehicle access and circulation
- Un programmed open space
- Ground plane permeability



EXISTING LIONS PARK: 10 Acres

# Lions park

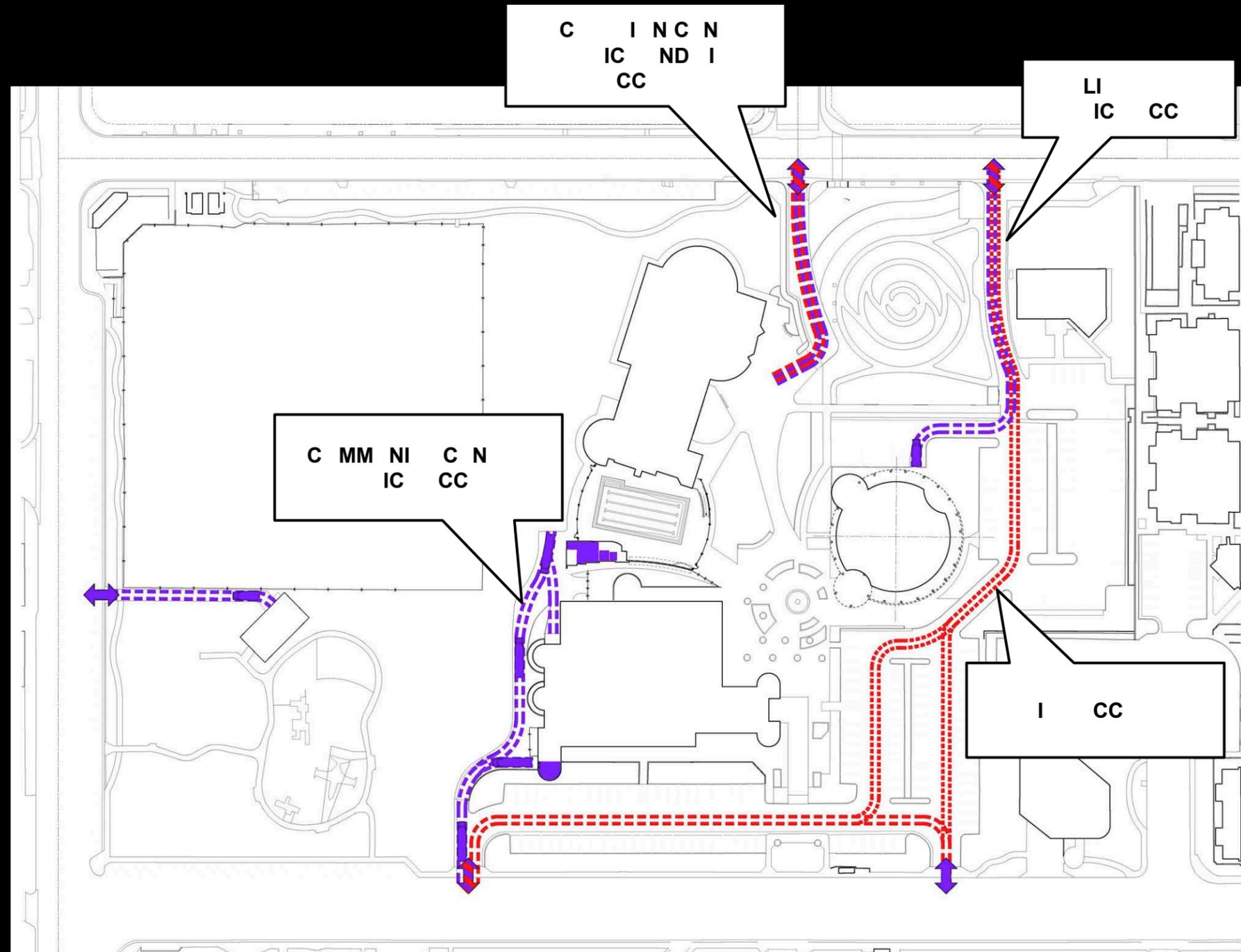
- Vehicular circulation and parking
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- Service and emergency vehicle access and circulation
- Un programmed open space
- Ground plane permeability



EXISTING LIONS PARK : 295 Parking Spaces

# Lions park

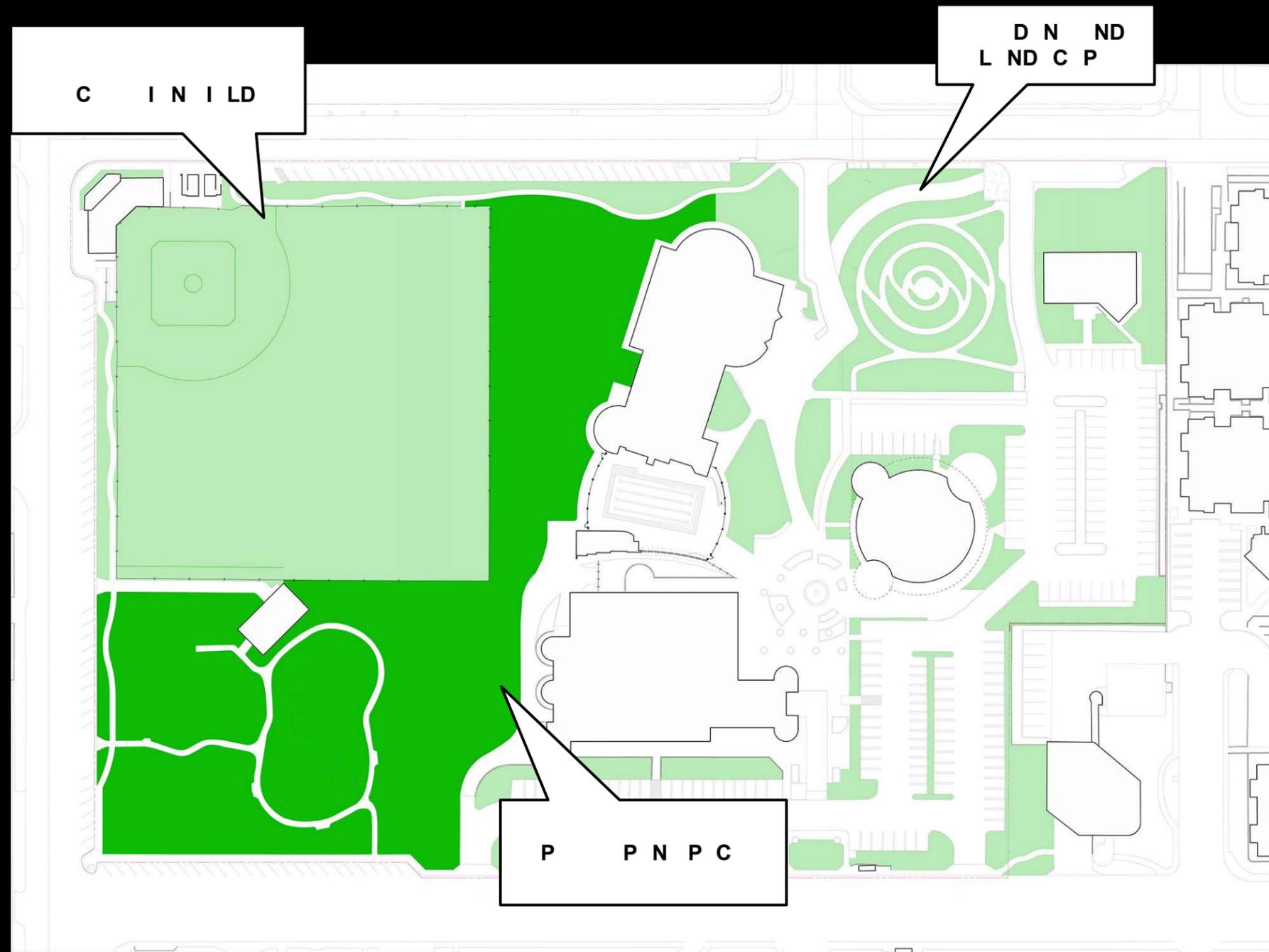
- Vehicular circulation and parking
- Pedestrian circulation
- Service and emergency vehicle access and circulation
- Un programmed open space
- Ground plane permeability



EXISTING LIONS PARK : Emergency and service vehicle access

# Lions park

- Vehicular circulation and parking
- Pedestrian circulation
- Service and emergency vehicle access and circulation
- **Un programmed open space**
- Ground plane permeability



EXISTING LIONS PARK: Un programmed open space @ 2.8 acres

# Lions park

- Vehicular circulation and parking
- Pedestrian circulation
- Service and emergency vehicle access and circulation
- Un programmed open space
- Ground plane permeability



EXISTING LIONS PARK: Permeable ground plane @ 60 %

# Lions park

- Vehicular circulation and parking
- Pedestrian circulation
- Service and emergency vehicle access and circulation
- Un programmed open space
- Ground plane permeability



# NCC

- Roof membrane and diaphragm
- Exterior doors and windows
- Mechanical equipment and some electrical panels
- All lighting fixtures/controls to comply with CA T-24
- AV/IT technology systems
- Water drainage system
- Kitchen and grease trap

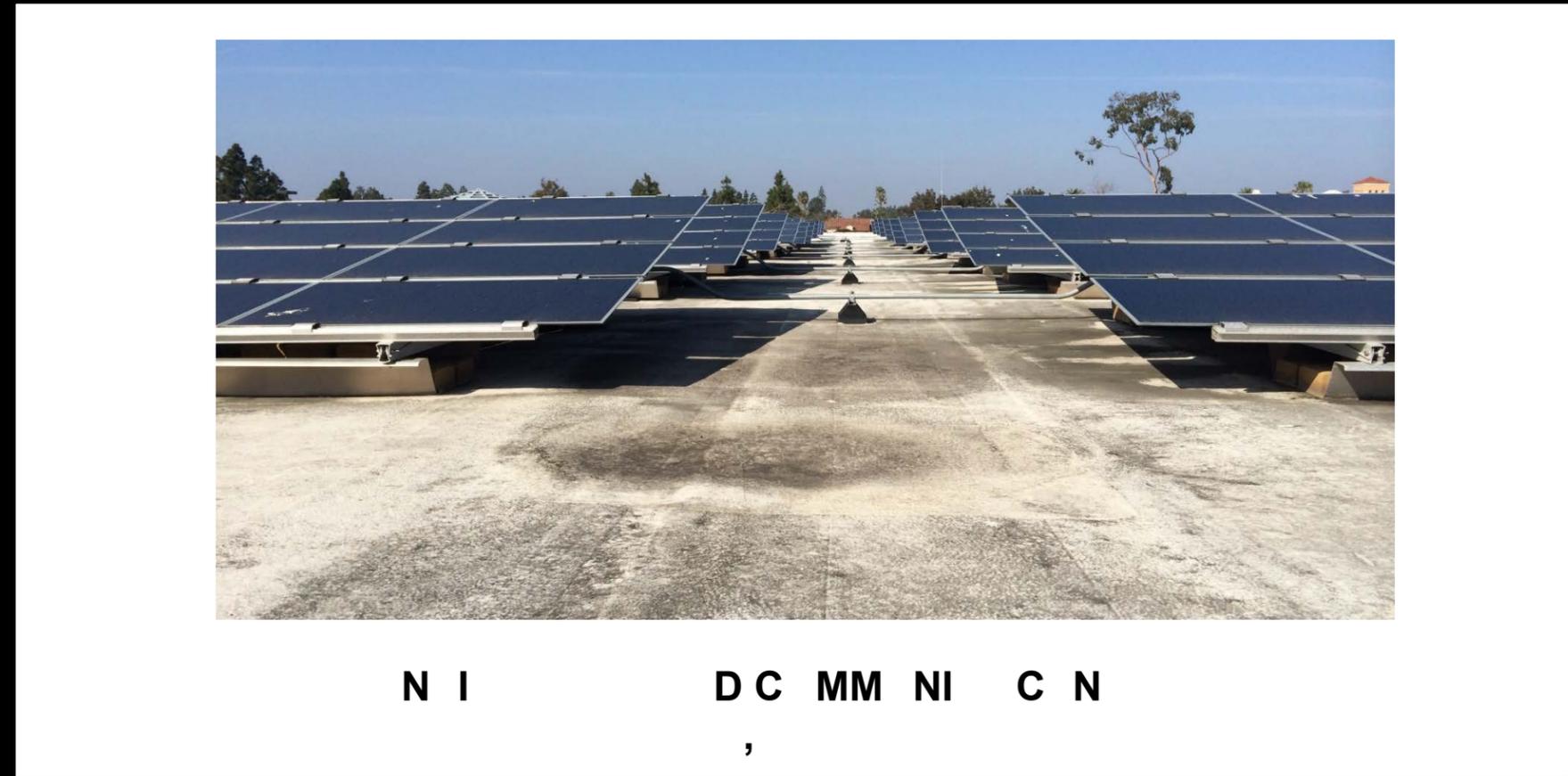


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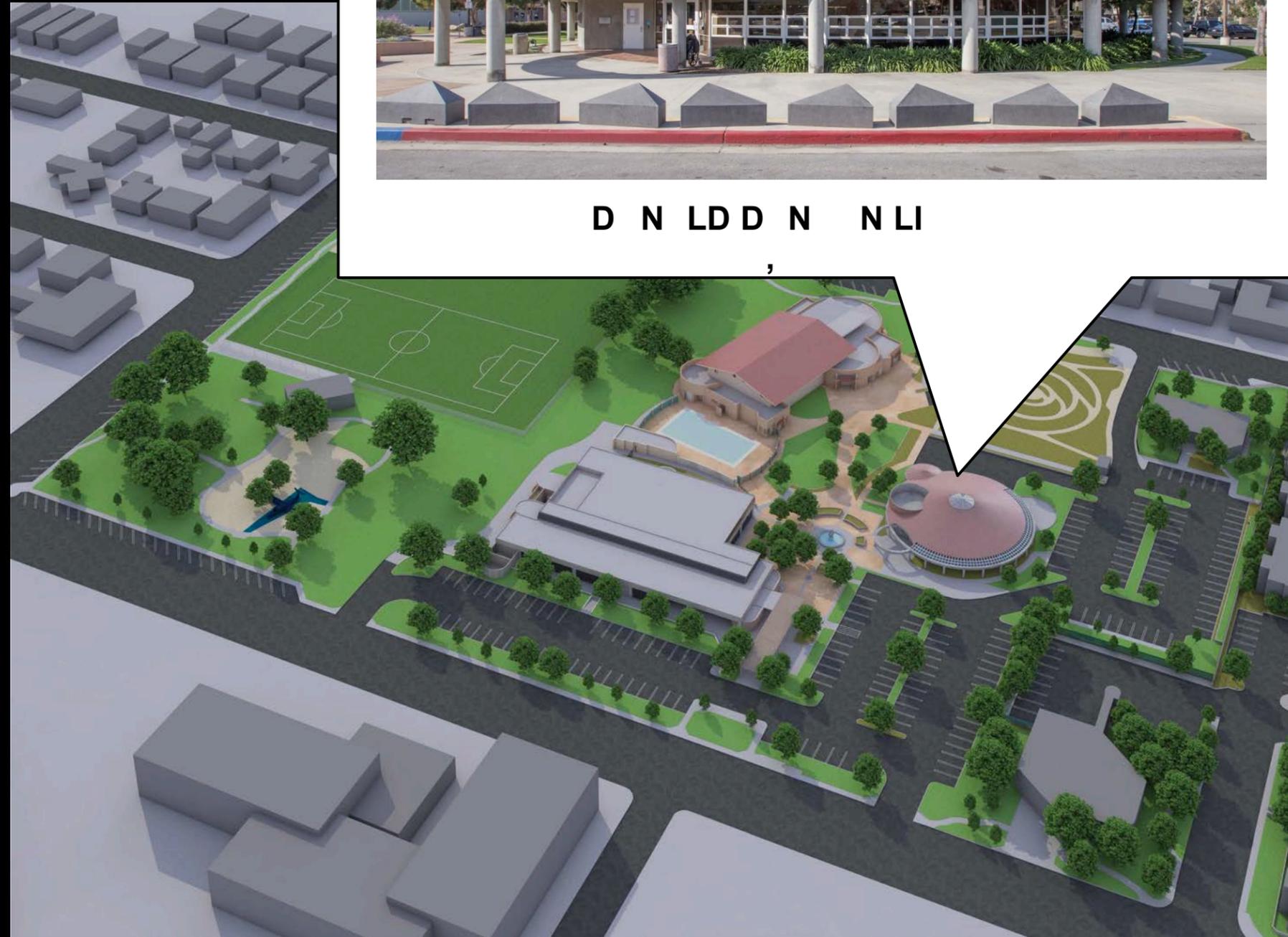
P C NDI I N I IN ILDIN

# Dungan Library

- Structural seismic resisting lateral bracing systems
- Exterior doors and windows
- Accessibility (ADA) requirements
- Mechanical systems
- Plumbing systems
- Electrical panels
- Lighting fixtures and controls to comply with CA T-24



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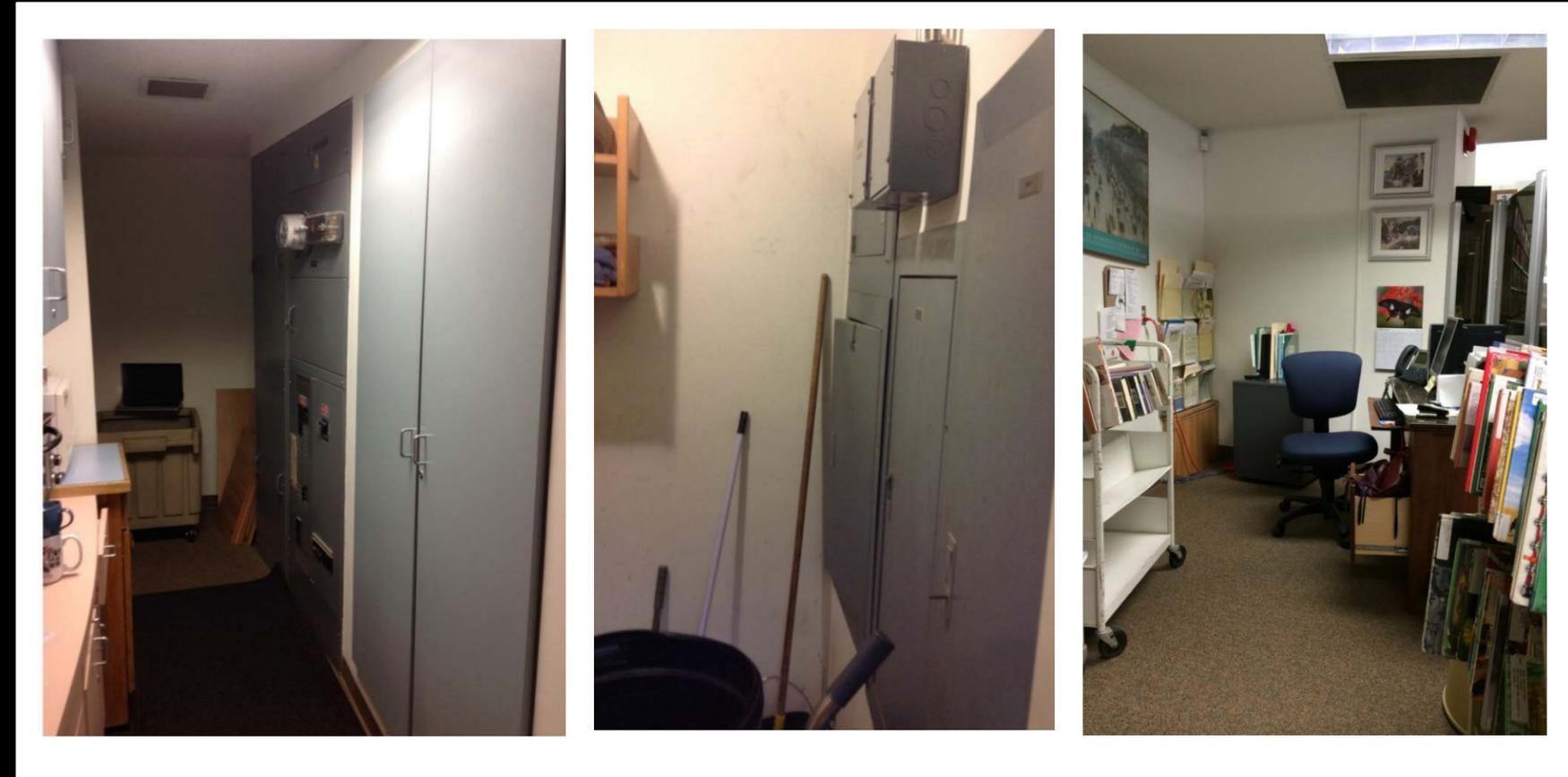
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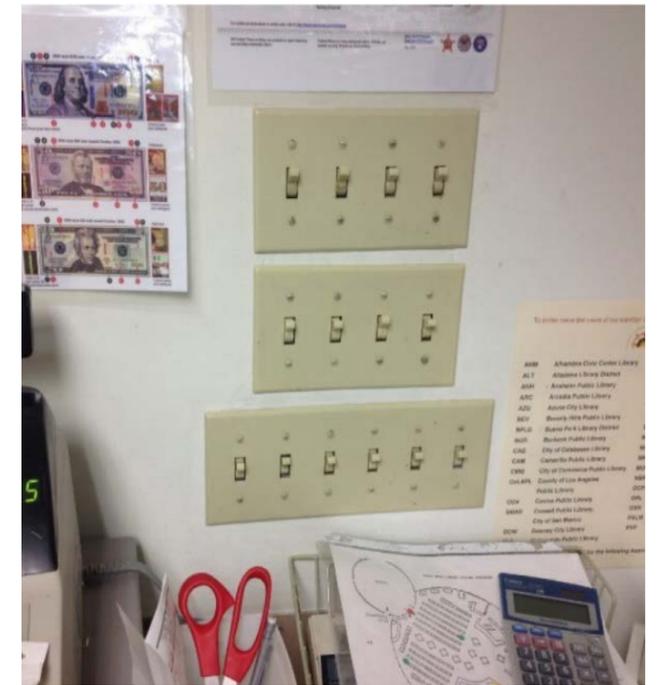


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P M C NIC L IPM N



LI IN C N L

P C NDI I N I IN ILDIN

# Is there a “Zero Cost” Option?

- Infrastructure and cosmetic improvements of any kind with a value of \$150,000 or more will trigger ADA and Structural upgrades to comply with current code
- \$3.5 M in Mechanical, Electrical and Lighting upgrades alone for both buildings
- \$500K in Roofing, Roof diaphragm, roof structure improvements for both buildings
- ADA code compliance upgrades total \$575K
- \$550K for New exterior glazing and doors
- \$300K Kitchen Renovation



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IPM N



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# Is there a “Zero Cost” Option?

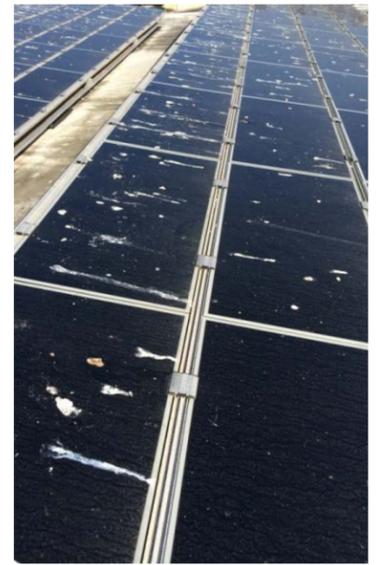
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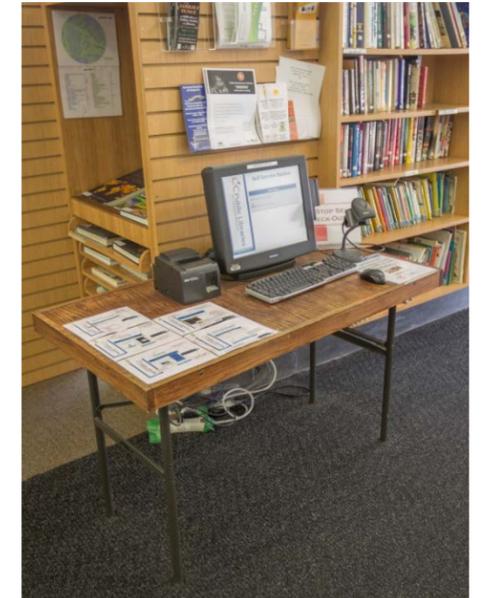
NCC M IN



IPM N



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# NCC Utility

- City keeps detailed records (*rented, non-rented and city meeting use*)
- City can precisely match meeting space with renter need.
- NCC utilized at 30%
- City maintains at 100%
- Other, better meeting space available city wide
- Use of NCC will continue to decrease unless it becomes more competitive



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Costa Mesa Room	# of Events	%
Weddings & Wedding Anniversary Parties	16	24%
Quincenearas	4	5%
Band Events	16	24%
Com	12	17%
Newport-Mesa Unified School	5	8%
City Meetings, Trainings, HR Recruitment, Testing, Programs, Classes	8	11%
City of Newport Beach - HR Recruitment Testing	7	11%
<b>Total</b>	<b>68</b>	

C M M vents

Adams Room	# of Events	%
Weddings & Wedding Anniversary Parties	4	4%
Quincenearas	0	0%
Band Events	5	5%
Com	26	29%
Newport-Mesa Unified School	24	28%
City Meetings, Trainings, HR Recruitment, Testing, Programs, Classes	27	30%
City of Newport Beach - HR Recruitment Testing	4	4%
<b>Total</b>	<b>90</b>	

D M M vents

Baker Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Band Events	0	0%
Com	17	94%
New	0	0%
City Meetings, Trainings, HR Recruitment, Testing, Programs, Classes	1	6%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>18</b>	

M vents

Victoria Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Band Events	12	7%
Com	128	75%
New	16	10%
City Meetings, Trainings, HR Recruitment, Testing, Programs, Classes	14	8%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>170</b>	

IC I M vents

Hamilton Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Band Events	6	4%
Com	122	75%
Newport-Mesa Unified School	0	0%
City Meetings, Trainings, HR Recruitment, Testing, Programs, Classes	34	21%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>162</b>	

MIL N M vents

Capri & Dakota Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Band Events	0	0%
Com	8	28%
New	0	0%
City Meetings, Trainings, HR Recruitment, Testing, Programs, Classes	21	72%
City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>29</b>	

C P I ND D M vents

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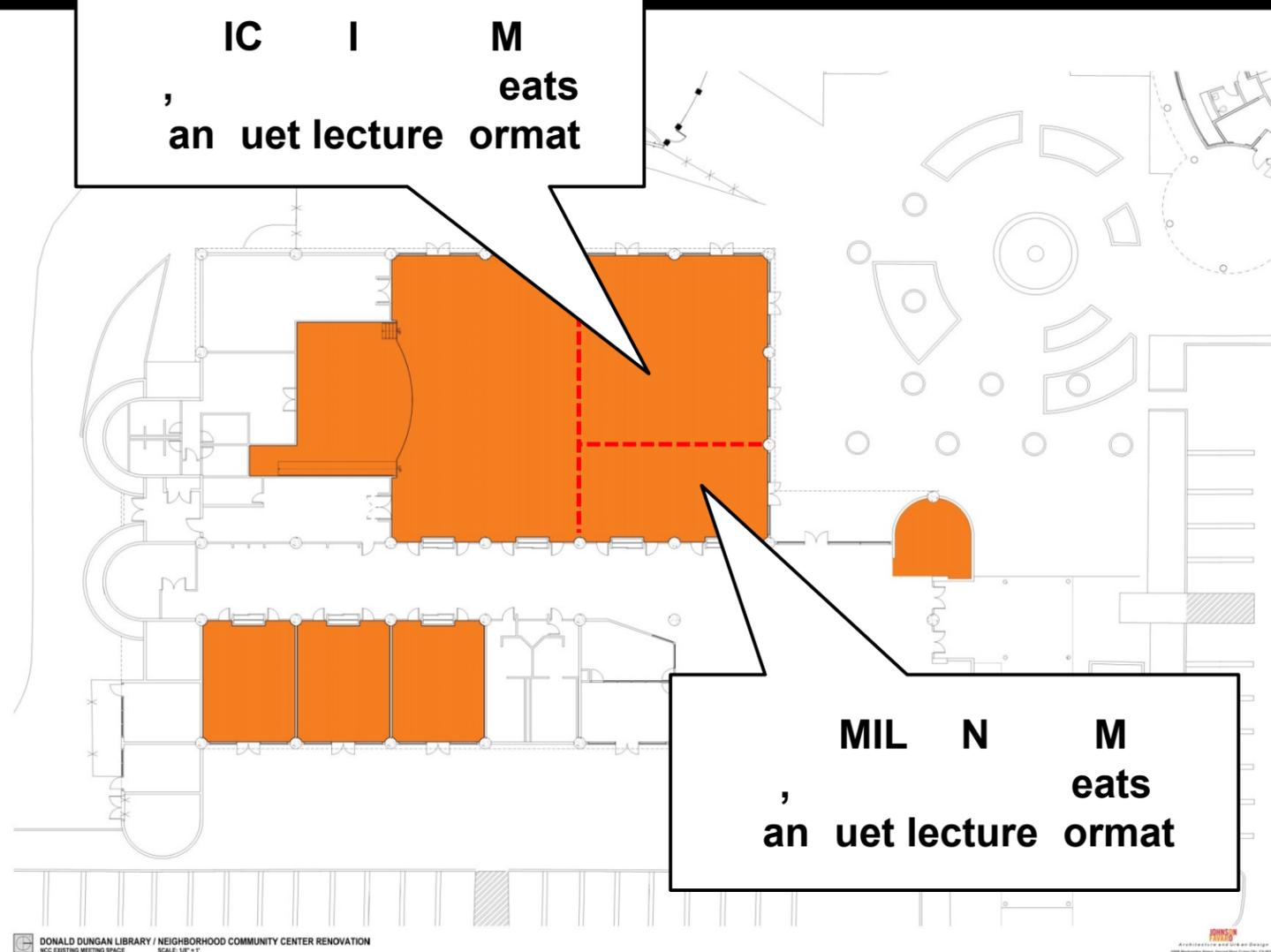
**I C I**  
**M**  
**vents**

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**M I L N**  
**M**  
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New	0	0%
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City of Newport Beach - HR Recruitment Testing	0	0%
<b>Total</b>	<b>29</b>	

**C P I N D**  
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**vents**



NCC M IN P C

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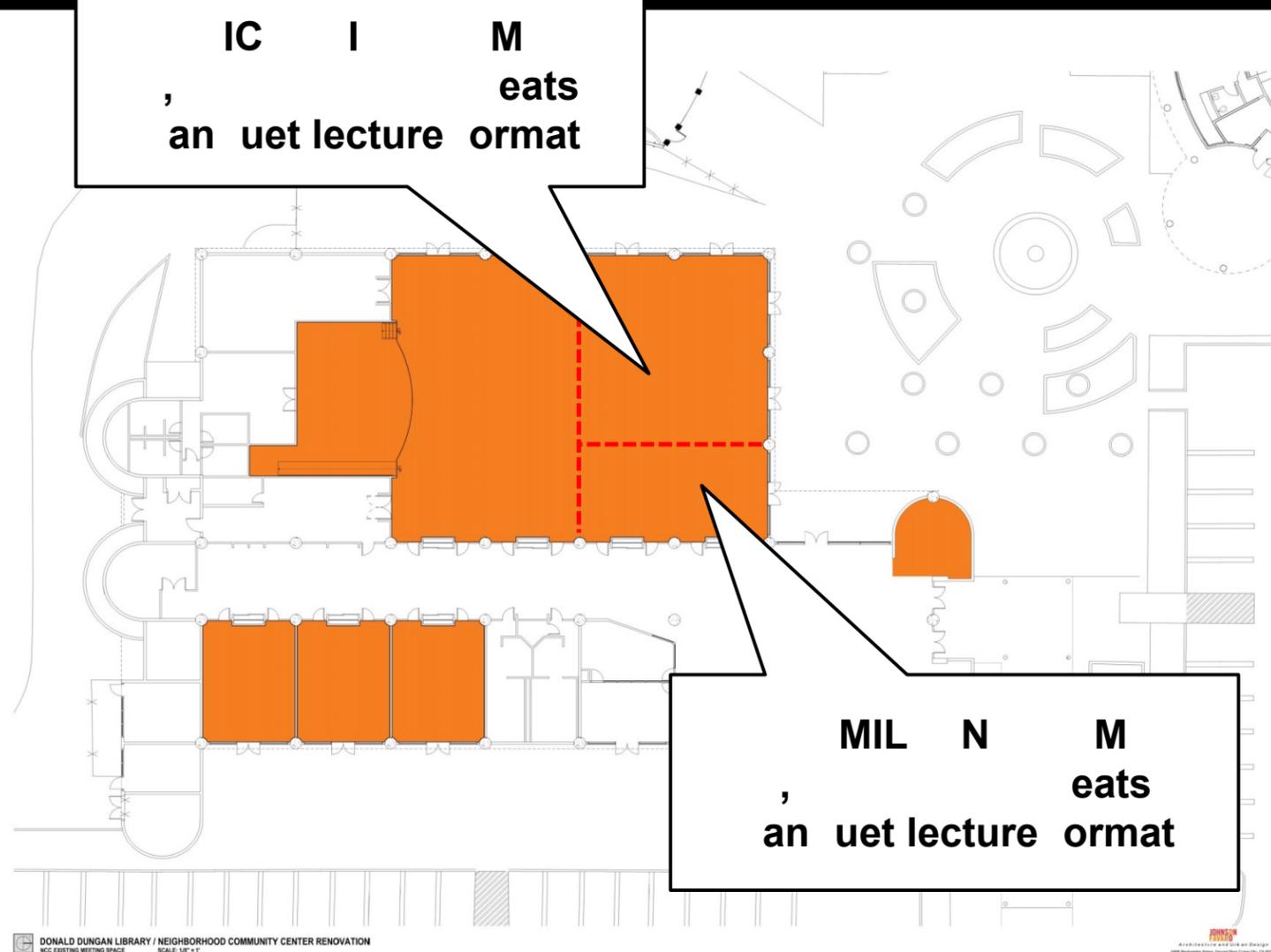
Victoria Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	12	7%
Community & Non-Profit Meetings & Events	128	75%
Newport-Mesa Unified School District	16	10%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	14	8%
City of Newport Beach - HR Recruitment Testing	0	0%

170

Hamilton Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	6	4%
Community & Non-Profit Meetings & Events	122	75%
Newport-Mesa Unified School District	0	0%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	34	21%
City of Newport Beach - HR Recruitment Testing	0	0%

162

N M IN



NCC M IN P C

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N IN

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Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	12	7%
Community & Non-Profit Meetings & Events	128	75%
Newport-Mesa Unified School District	10	10%
City Meetings, Training, Testing, Programs	10	8%
City of Newport Beach - HR Recruitment Testing	0	0%

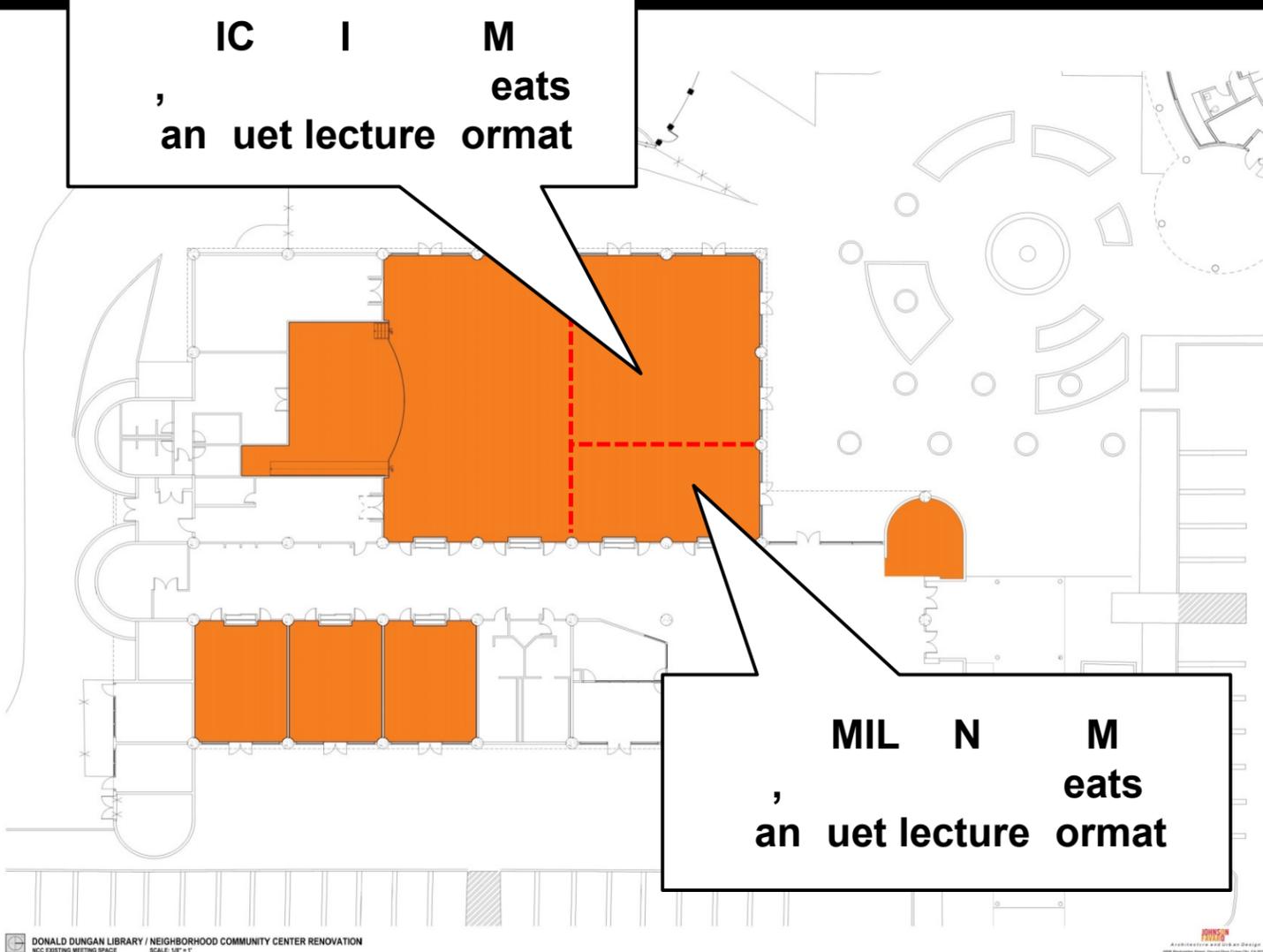
IC I M, an uet events

170

Hamilton Room	# of Events	%
Weddings & Wedding Anniversary Parties	0	0%
Quincenearas	0	0%
Banquets, Fundraisers, & Other Special Events (Private Rentals)	6	4%
Community & Non-Profit Meetings & Events	22	75%
Newport-Mesa Unified School District	0	0%
City Meetings, Training, Testing, Programs, (	10	21%
City of Newport Beach - HR Recruitment Testing	0	0%

MIL N M, an uet events

162



NCC M IN P C

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M IN IN

### Victoria Room

IC I M Meeting lecture events

Weddings & Wedding Anniversary		
Quincenearas		
Banquets, Fundraisers, & Other Special Events (Private Rentals)	12	7%
Community & Non-Profit Meetings & Events	128	75%
Newport-Mesa Unified School District	16	10%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	14	8%
City of Newport Beach - HR Recruitment Testing	0	0%

170

### Hamilton Room

MIL N M Meeting lecture events

Weddings & Wedding Anniversary Par		
Quincenearas		
Banquets, Fundraisers, & Other Special Events (Private Rentals)	6	4%
Community & Non-Profit Meetings & Events	122	75%
Newport-Mesa Unified School District	0	0%
City Meetings, Trainings, HR Recruitment Testing, Programs, Classes	34	21%
City of Newport Beach - HR Recruitment Testing	0	0%

162

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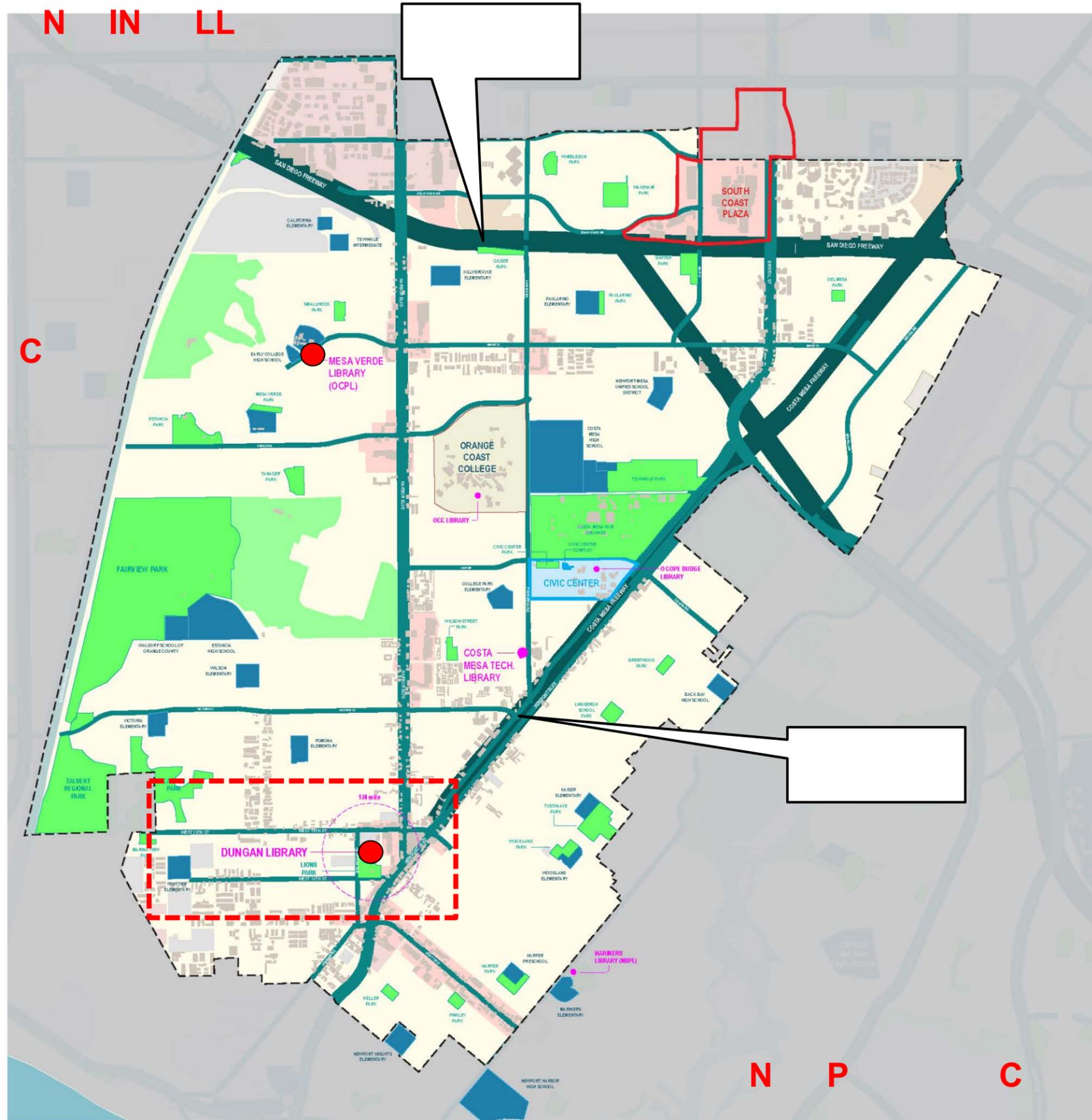
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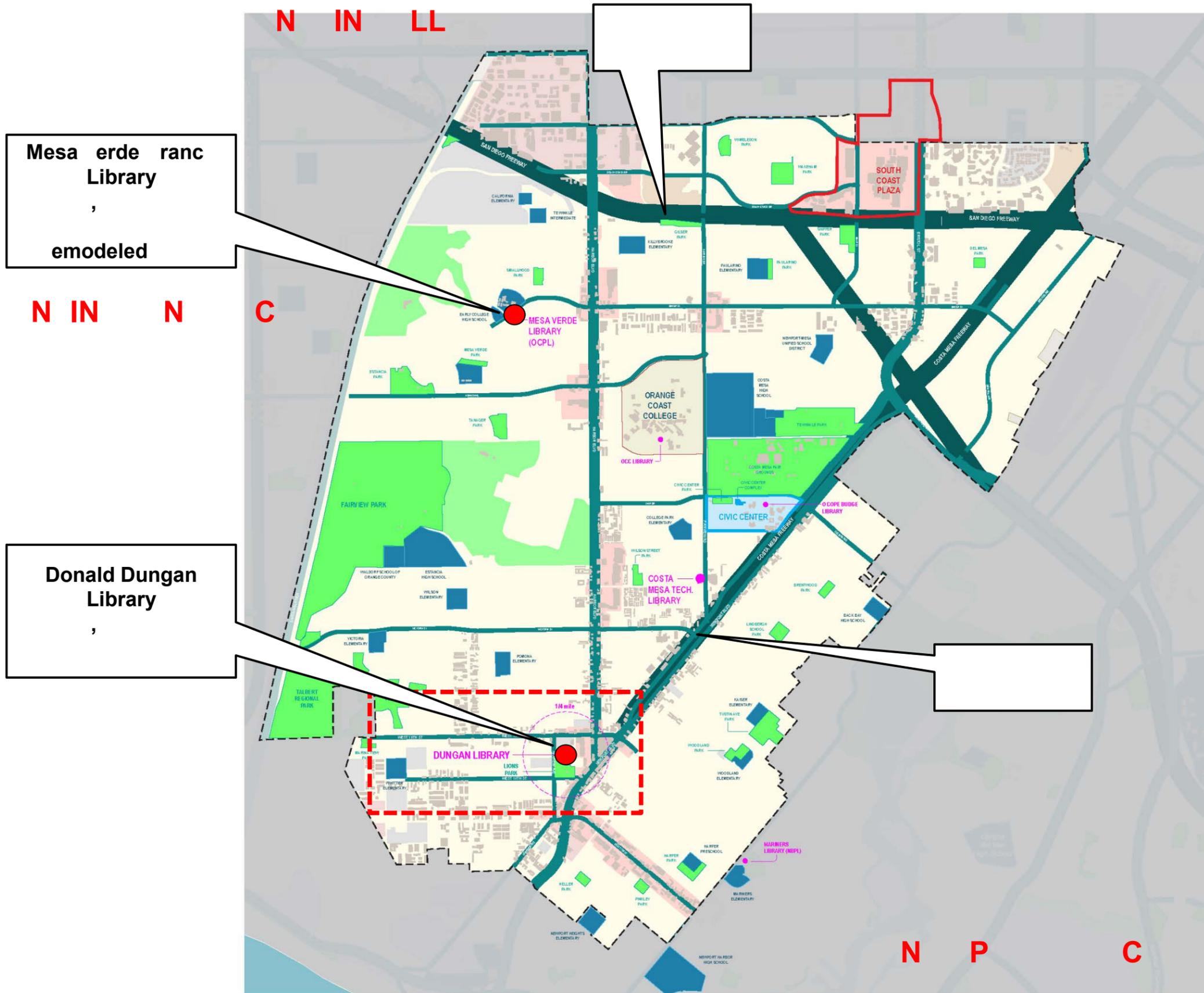


# The Need for an Expanded Library

N IN N C



N P C

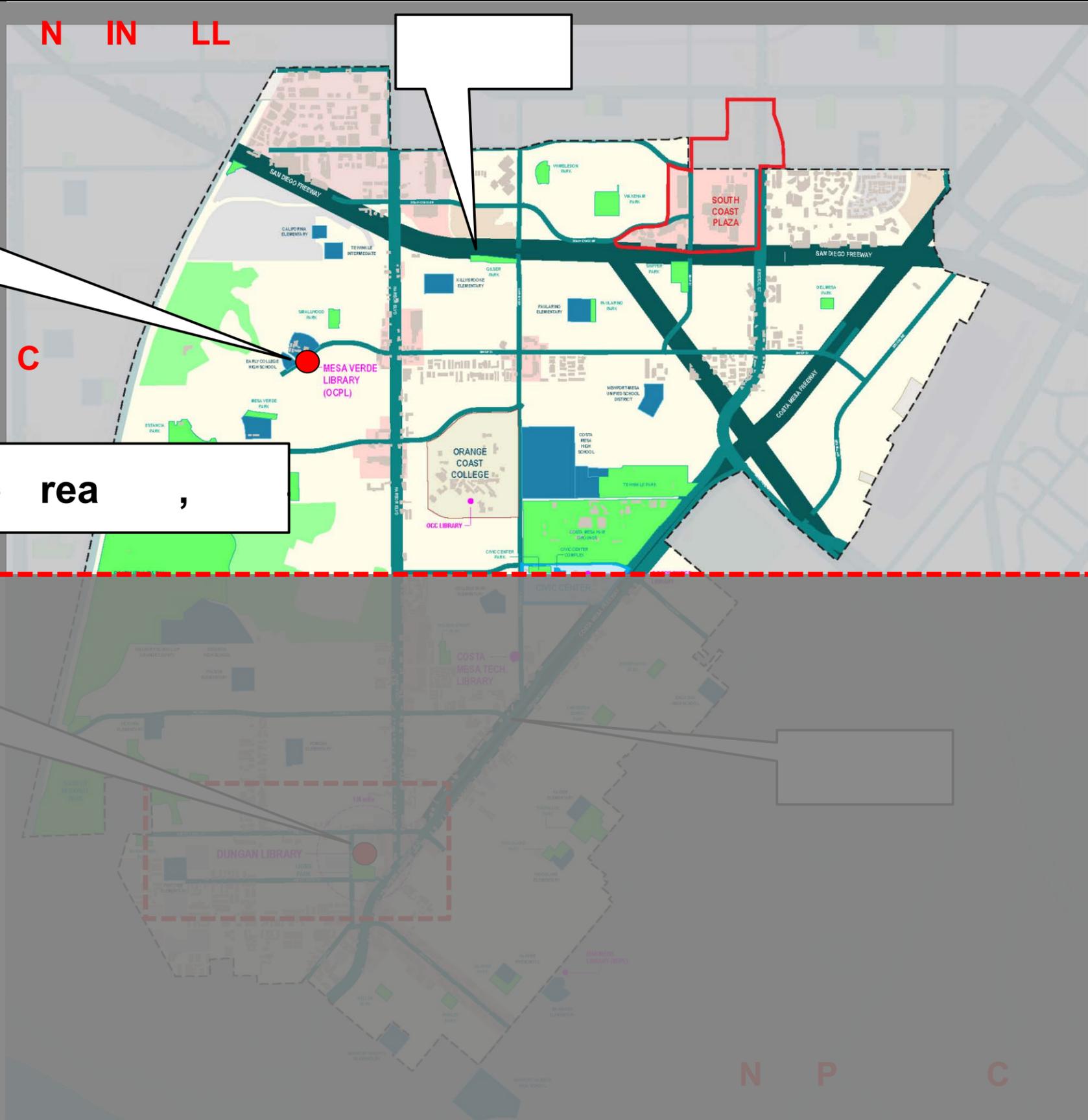


N IN LL

Mesa Verde Ranc Library  
,  
emodeled

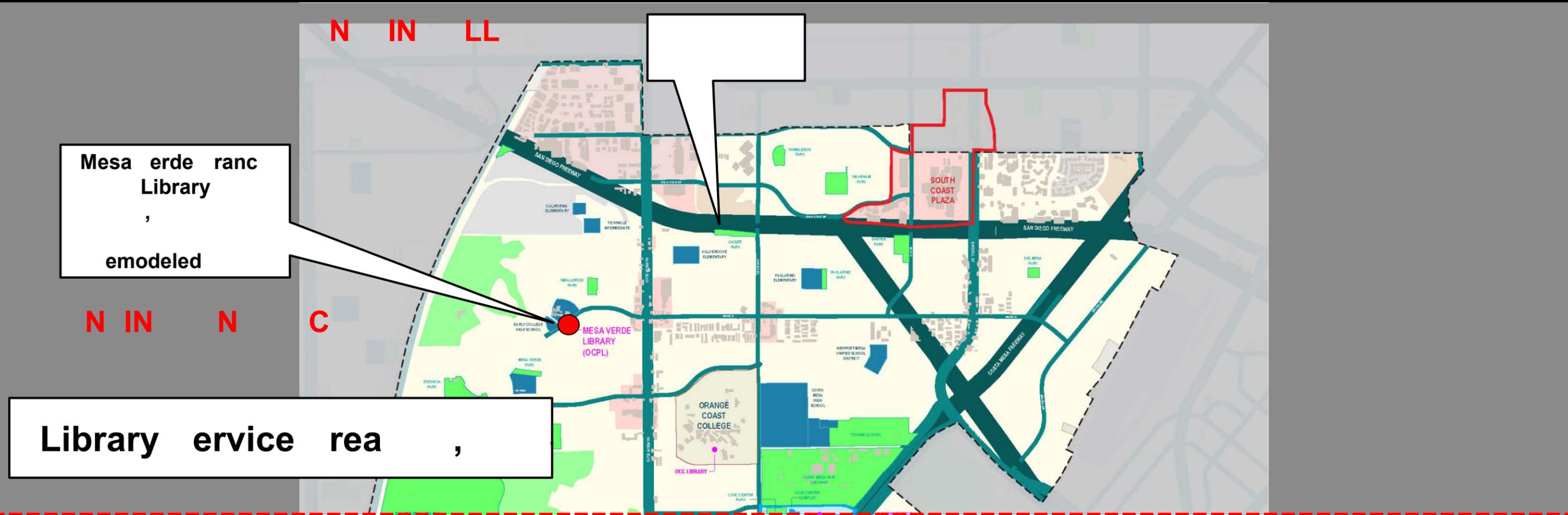
N IN N C

Library service area ,



Donald Dungan Library  
,

N P C



Mesa Verde Library  
 modeled

Library service area



N IN LL

Mesa Verde Ranc  
Library

emodeled

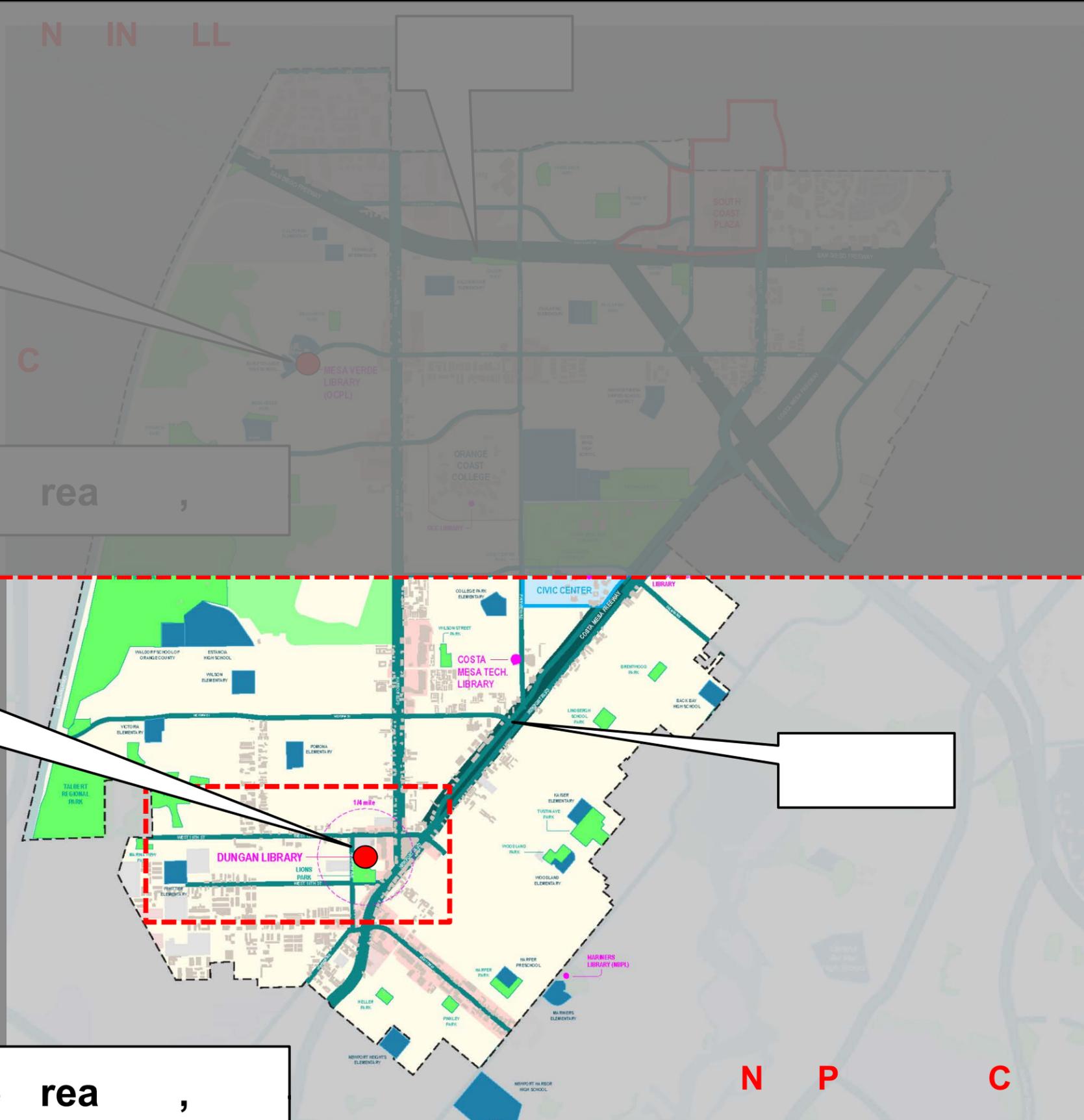
N IN N C

Library service rea

Donald Dungan  
Library

Library service rea

N P C

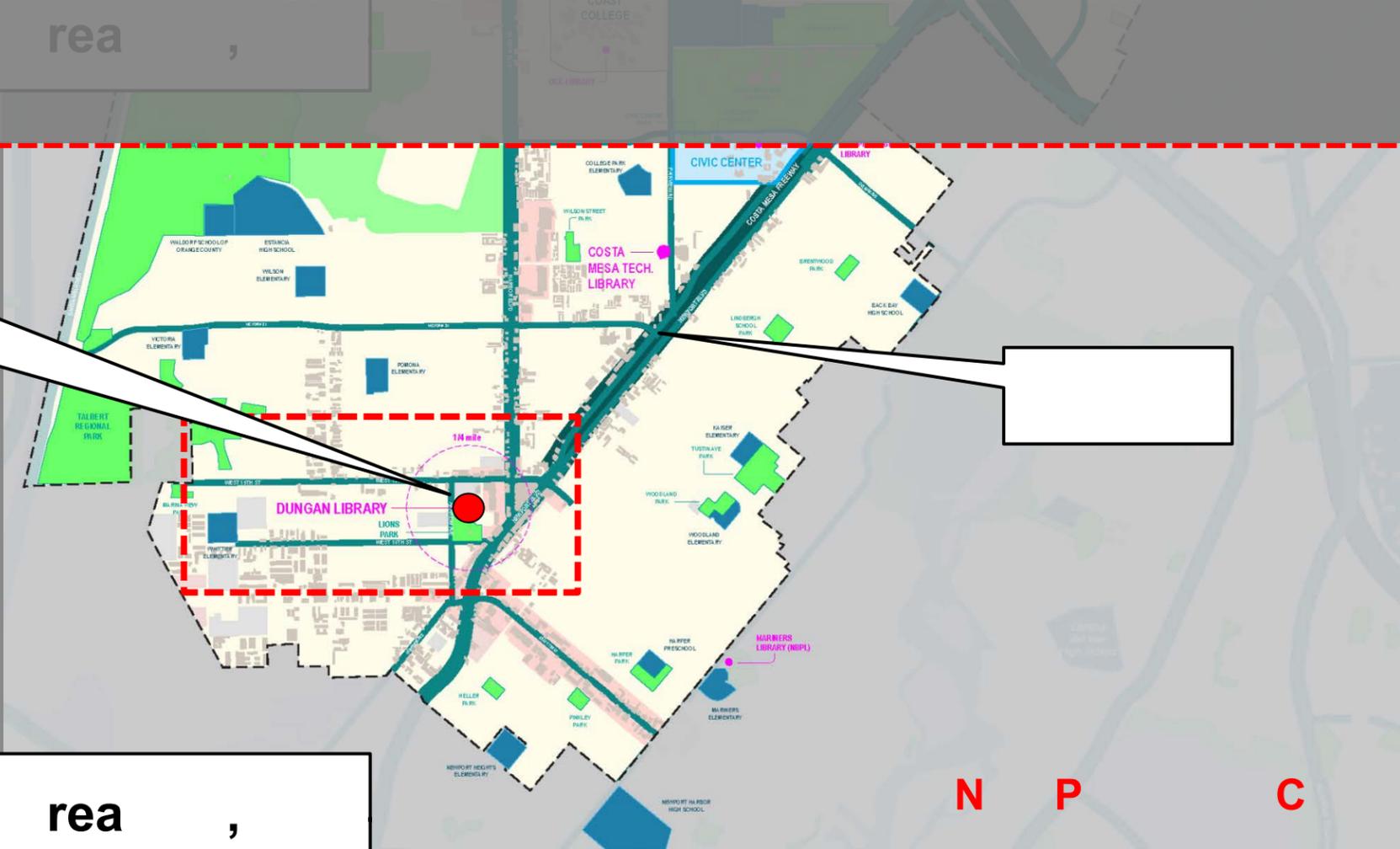


N IN LL



Library service area

Donald Dungan Library

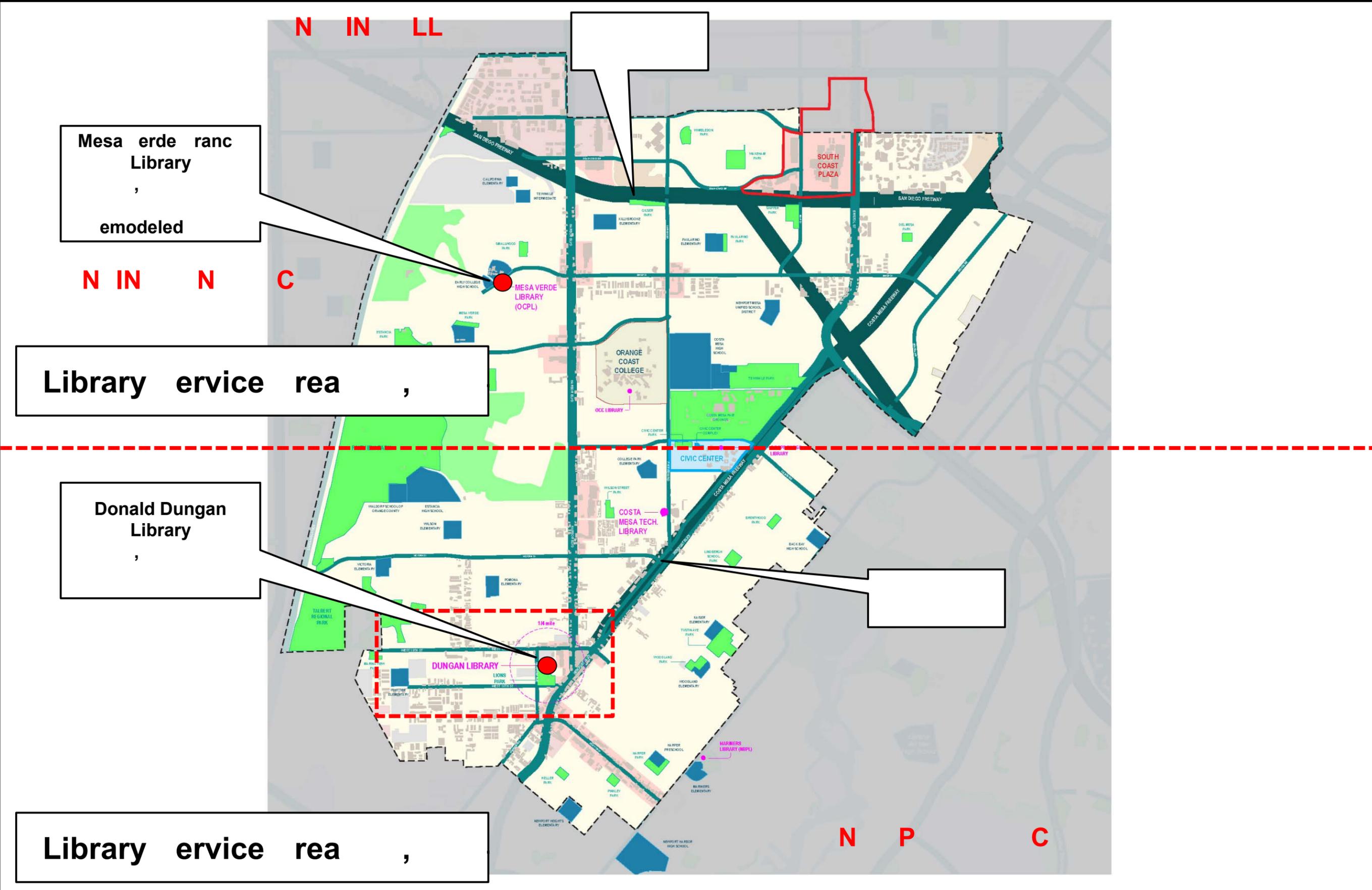


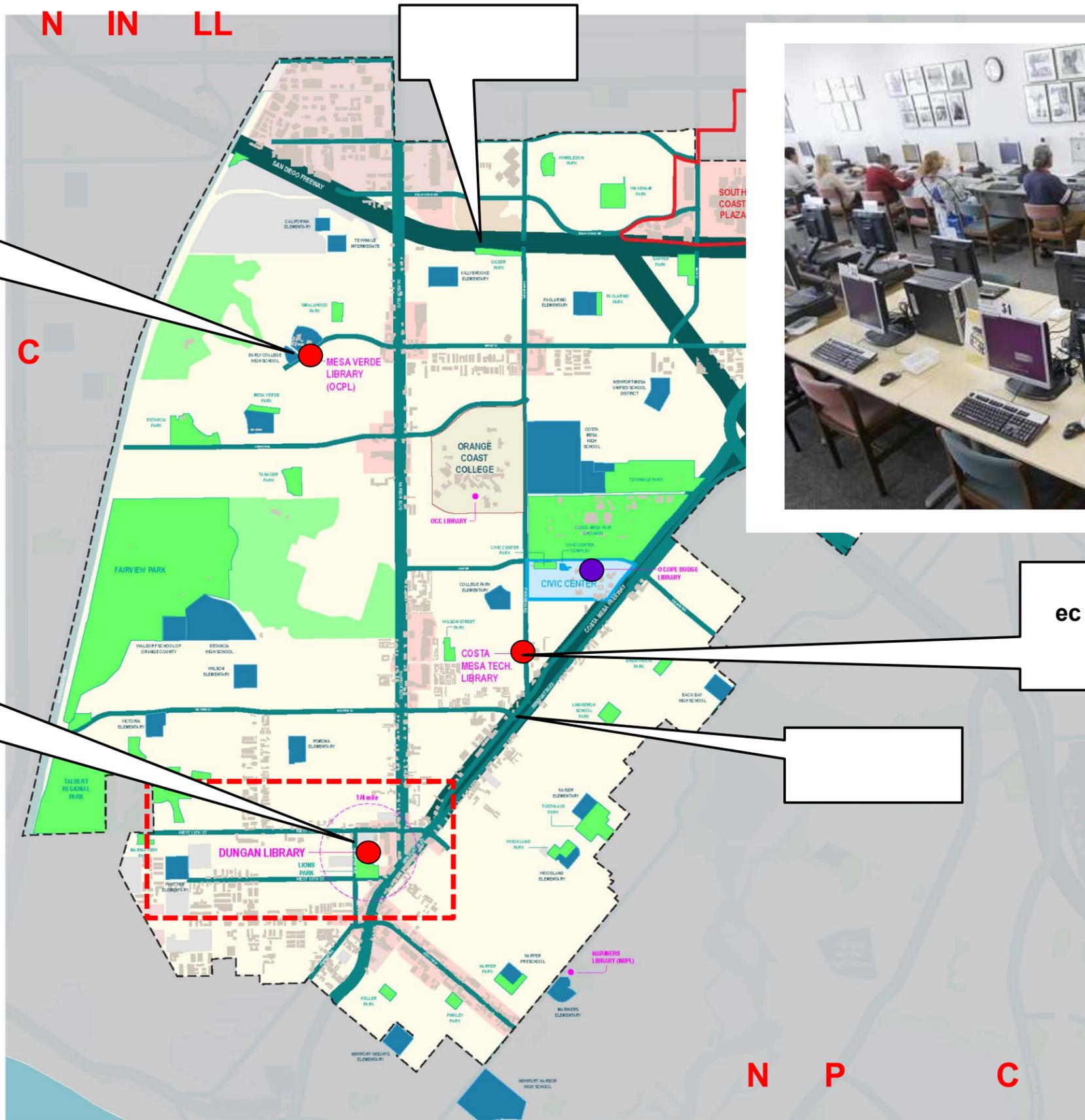
[Empty box]

Library service area

N P C







Mesa Verde Library  
,  
modeled

N IN N C

Donald Dungan  
Library

Costa Mesa  
Technology Library



N P C

N IN LL

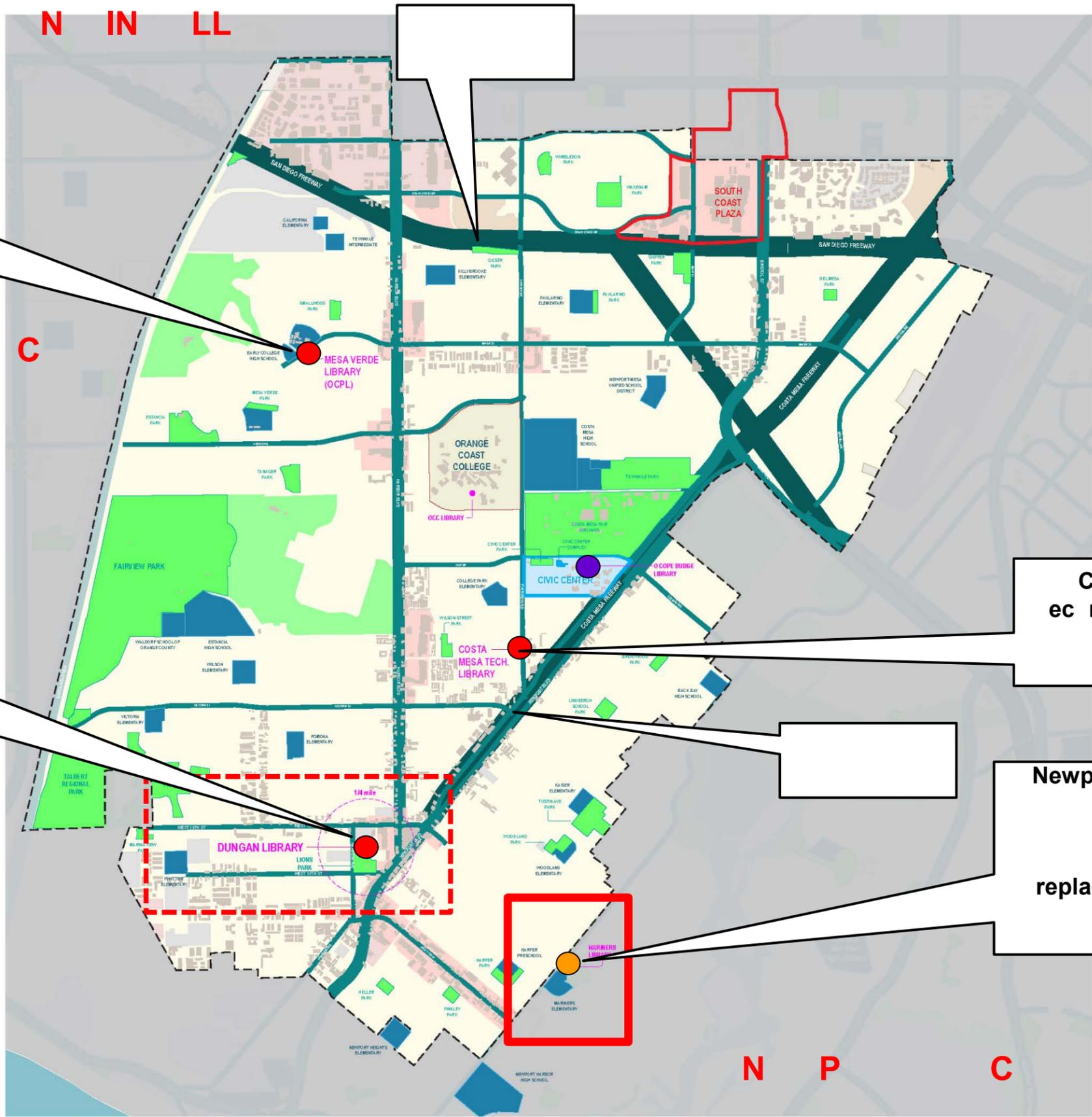
Mesa Verde Ranch Library  
,  
remodeled

N IN N C

Donald Dungan Library  
,

Costa Mesa Technology Library  
,

Newport Beach Mariners Ranch Library  
,  
replaced, library built in



N P C

# Dungan Library

- State and OCPL benchmark practices
- Right-sizing Donald Dungan library
- Proposed library program

Benchmark Practices			
	California	Orange County	Existing Donald Dungan
SF per capita	.44	.31	.14
Items per capita	2.13	2.44	1.39
Seats per 1,000	2.6	2.67	1
Circulation per capita	6.41	5.12	1.9
PCs per 1,000	.53	.44	.32
Meeting seats per 1,000	2.5	-	.8
Visits per capita	4.41	4.59	4.12
Program attendance per capita	.22	.13	.06
PC use per capita	.91	.63	.63

# Dungan Library

- State and OCPL benchmark practices
- Right-sizing Donald Dungan library
- Proposed library program

Right- Sizing Donald Dungan			
	Orange County	Expanded Donald Dungan	Proposed Donald Dungan
SF per capita	.31	17,500 SF	20,000 SF
Items per capita	2.4	135,000 Items	110,000 Items
Seats per 1,000	2.7	149 Readers seats	160 Readers seats
PCs per 1,000	.44	25 PCs	36 PCs
Meeting seats per 1,000	2.5	145 Meeting seats	160 Meeting seats

# Dungan Library

- State and OCPL benchmark practices
- Right-sizing Donald Dungan library
- Proposed library program
- Less collections more readers' seats
- Self-check machines (4)
- Automated materials handling
- Group study rooms (4)
- Market place/self service stations

Right- Sizing Donald Dungan			
	Orange County	Expanded Donald Dungan	Proposed Donald Dungan
SF per capita	.31	17,500 SF	20,000 SF
Items per capita	2.4	135,000 Items	110,000 Items
Seats per 1,000	2.7	149 Readers seats	160 Readers seats
PCs per 1,000	.44	25 PCs	36 PCs
Meeting seats per 1,000	2.5	145 Meeting seats	160 Meeting seats

Donald Dungan Library Program  
Future Need



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C MP



# C I D I L & L L

# N IC

- CHILDREN
- N
- P D M
- SELF SERVICE & AMHS
- MARKET PLACE



N

ND

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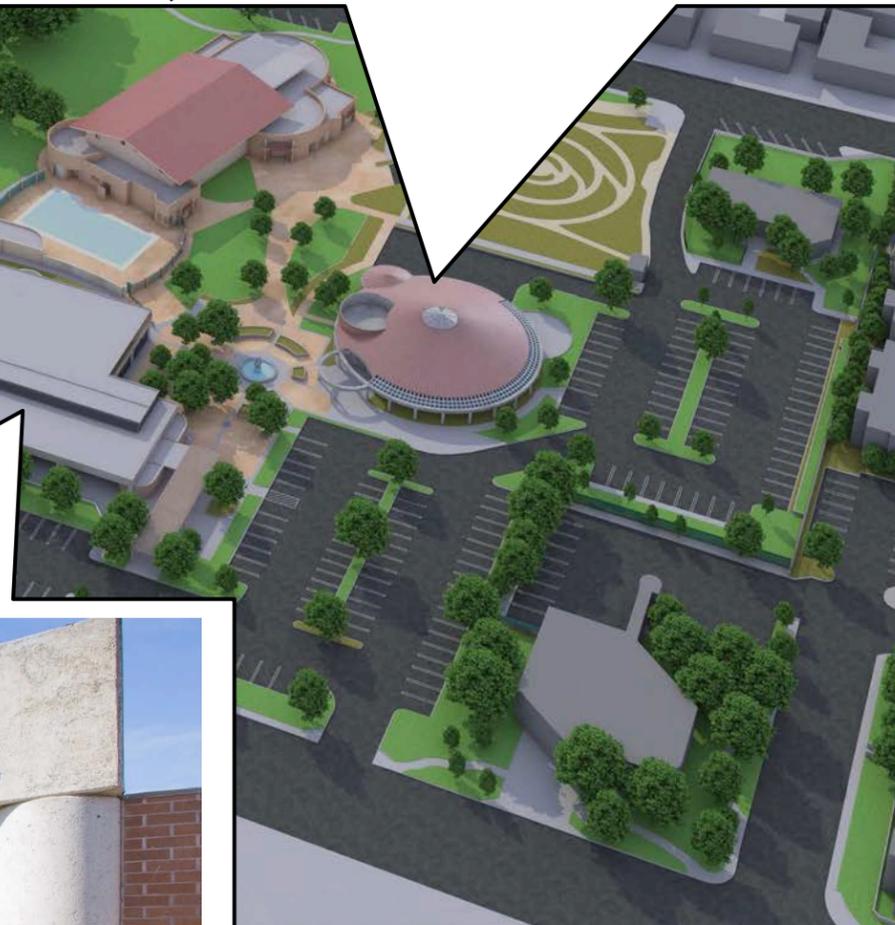


# Existing facilities

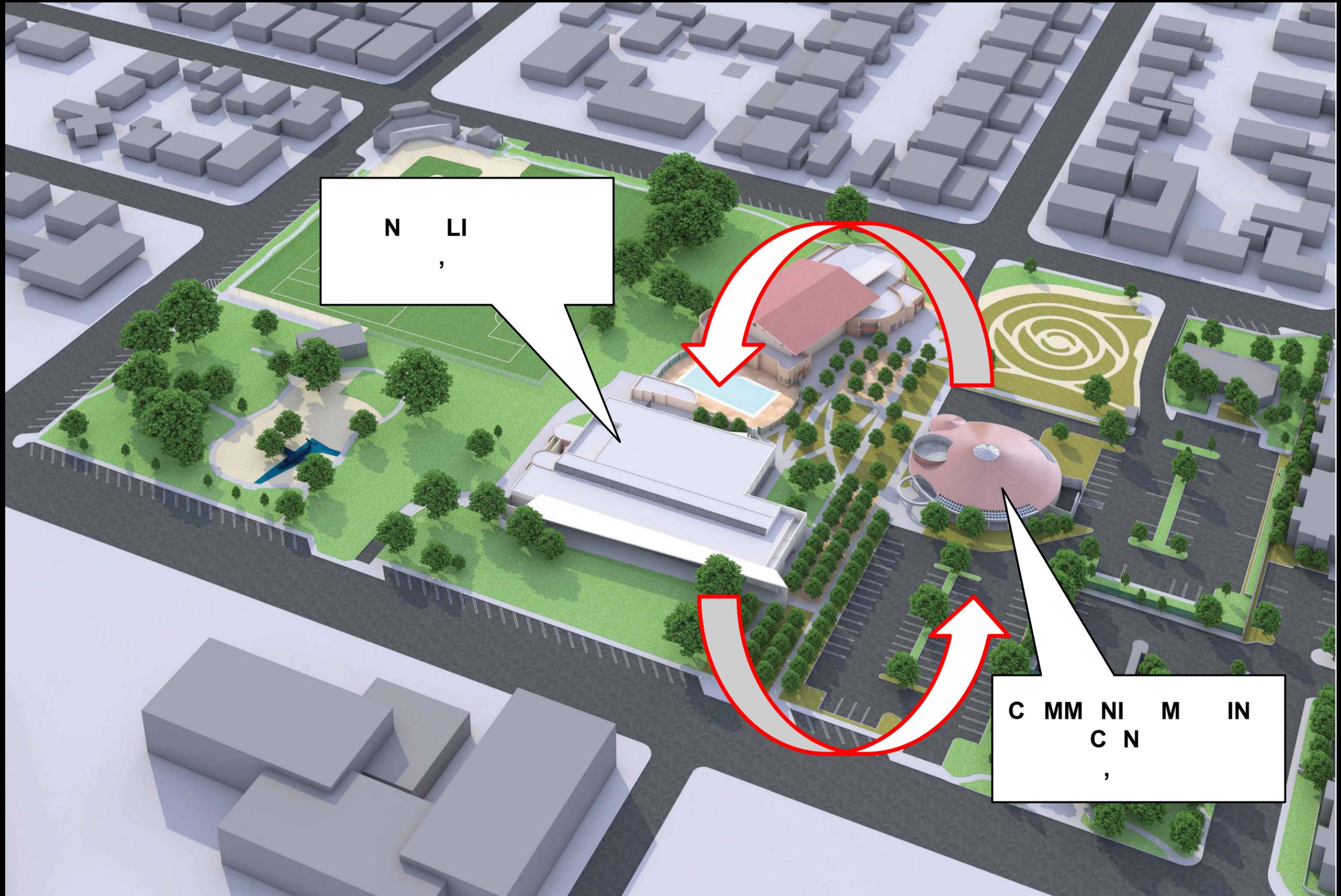
- NCC and library in poor condition
- NCC 3 times the size it needs to be or should be
- Library 1/3 the size it needs to be
- Park enhancements, safety and security improvements



D N LDD N NLI

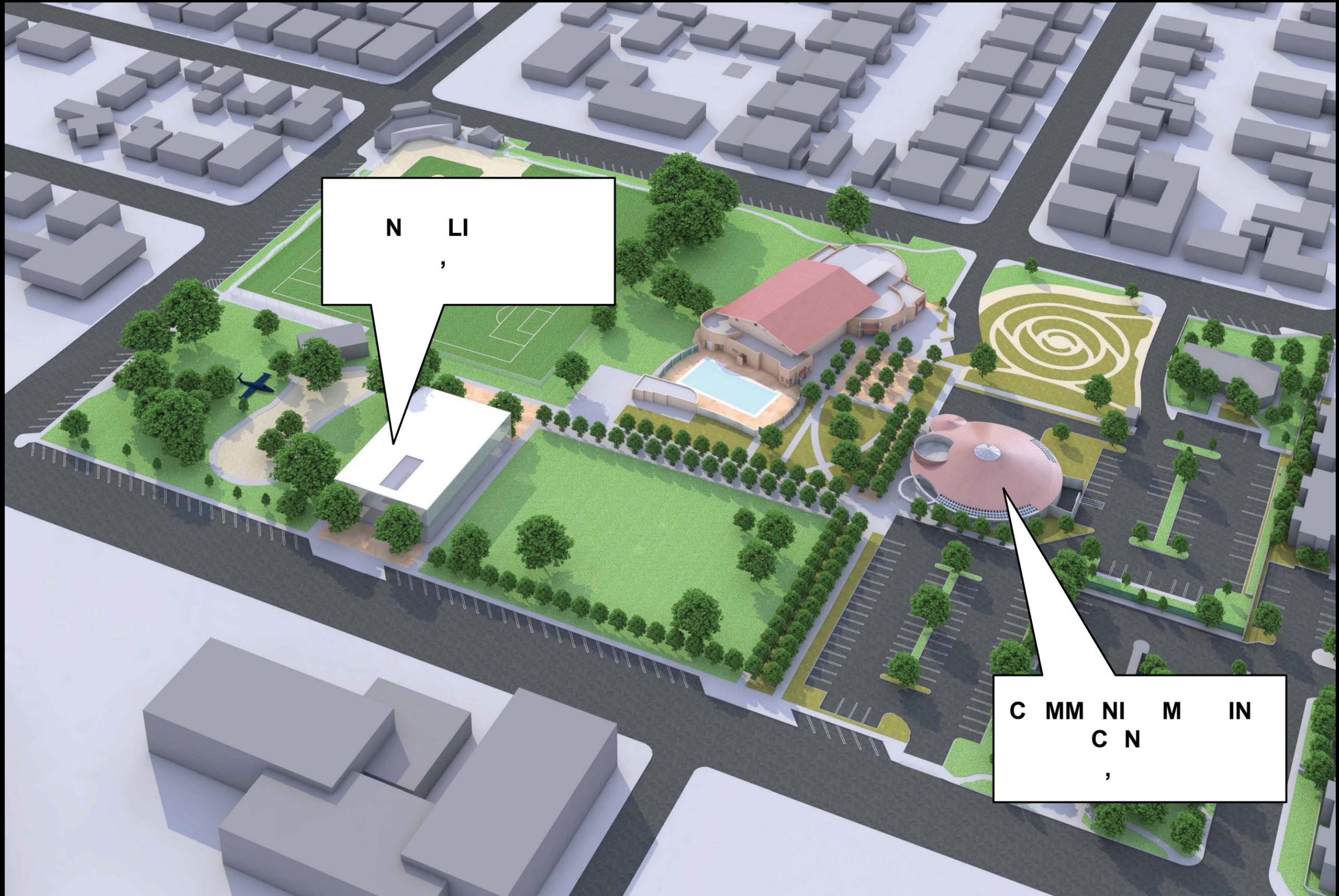


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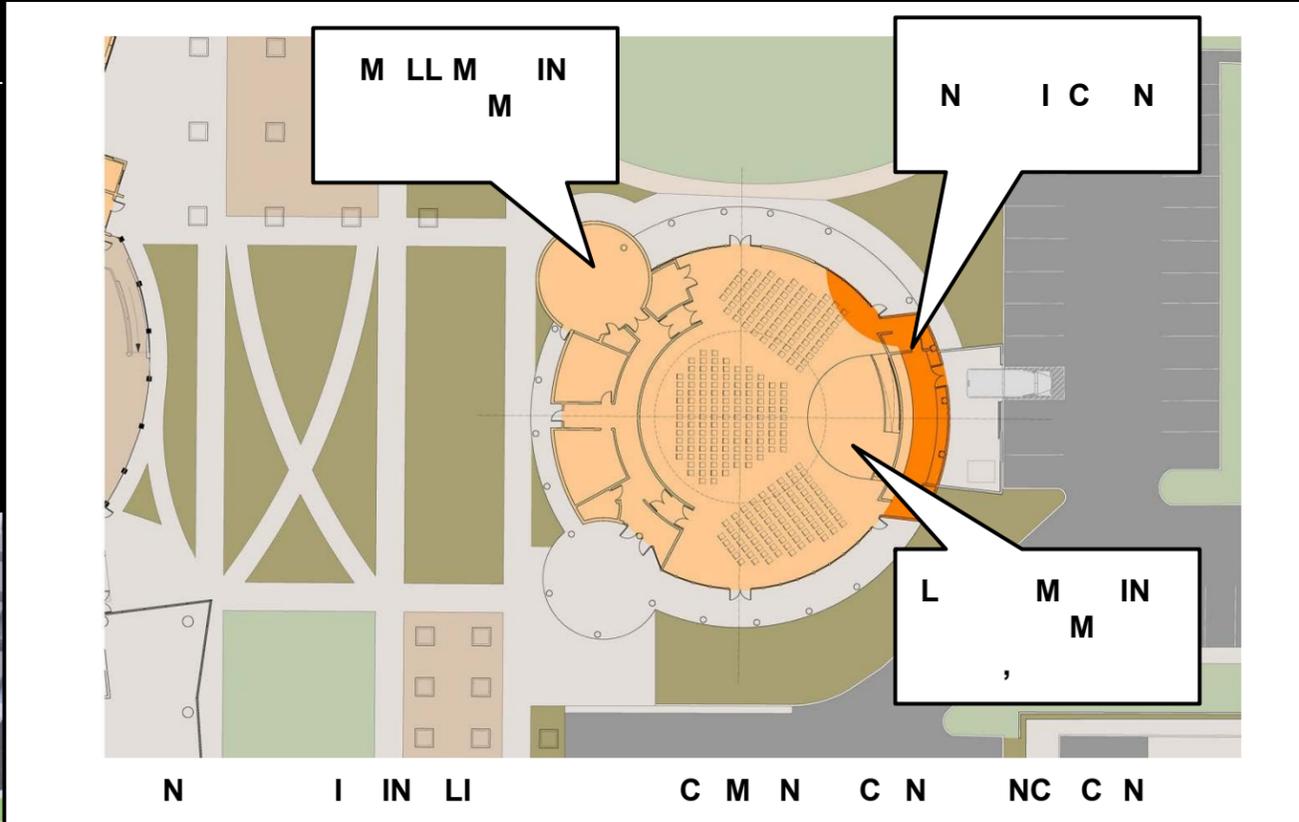
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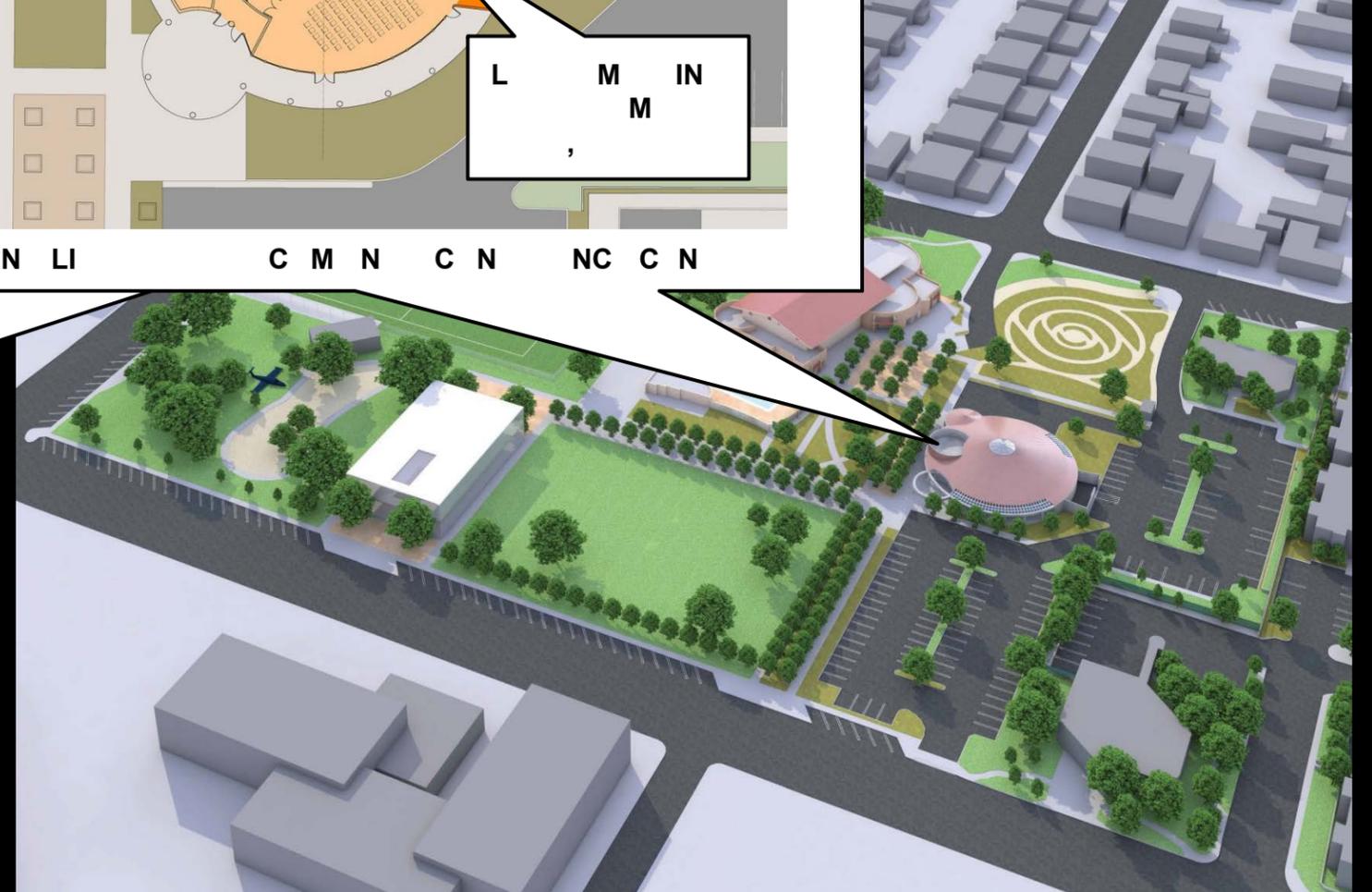
M NCC  
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P I N I N NCC

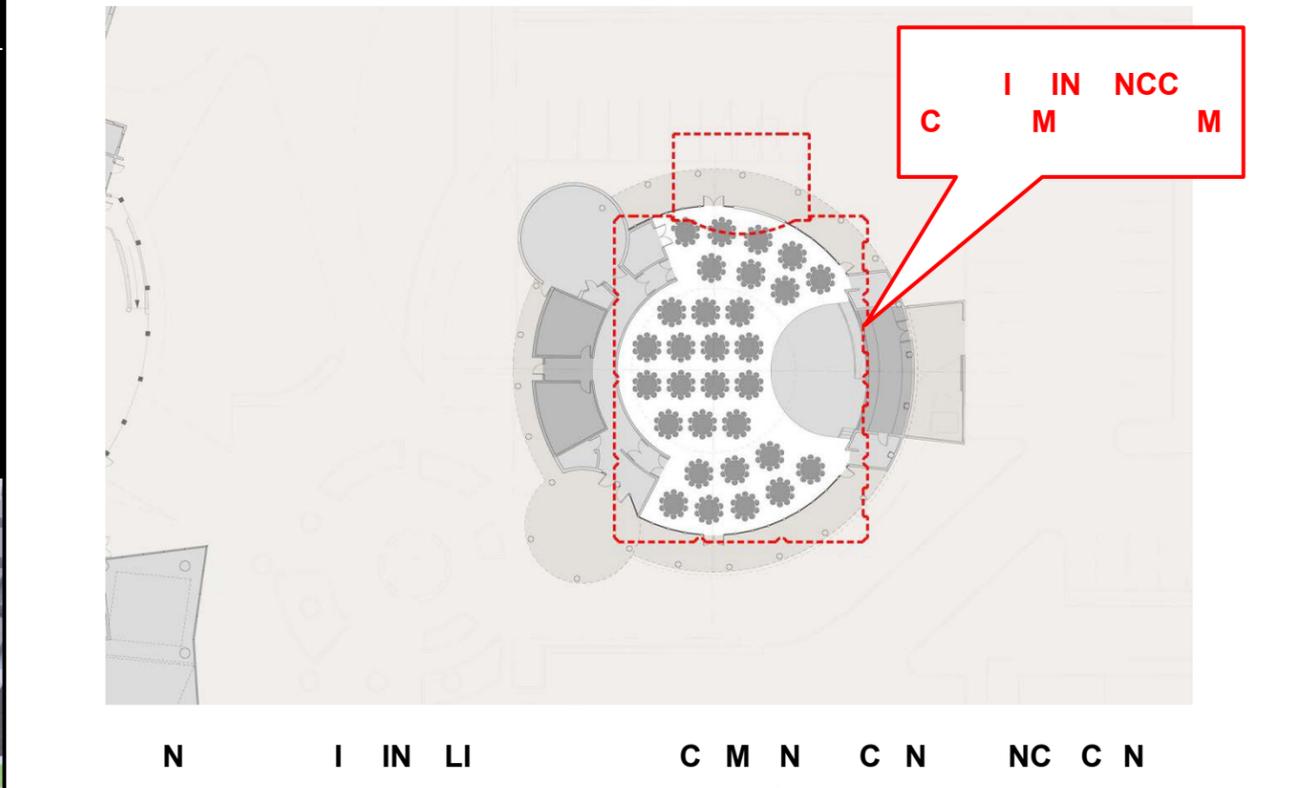
P I N II M NCC



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P I N II M NCC



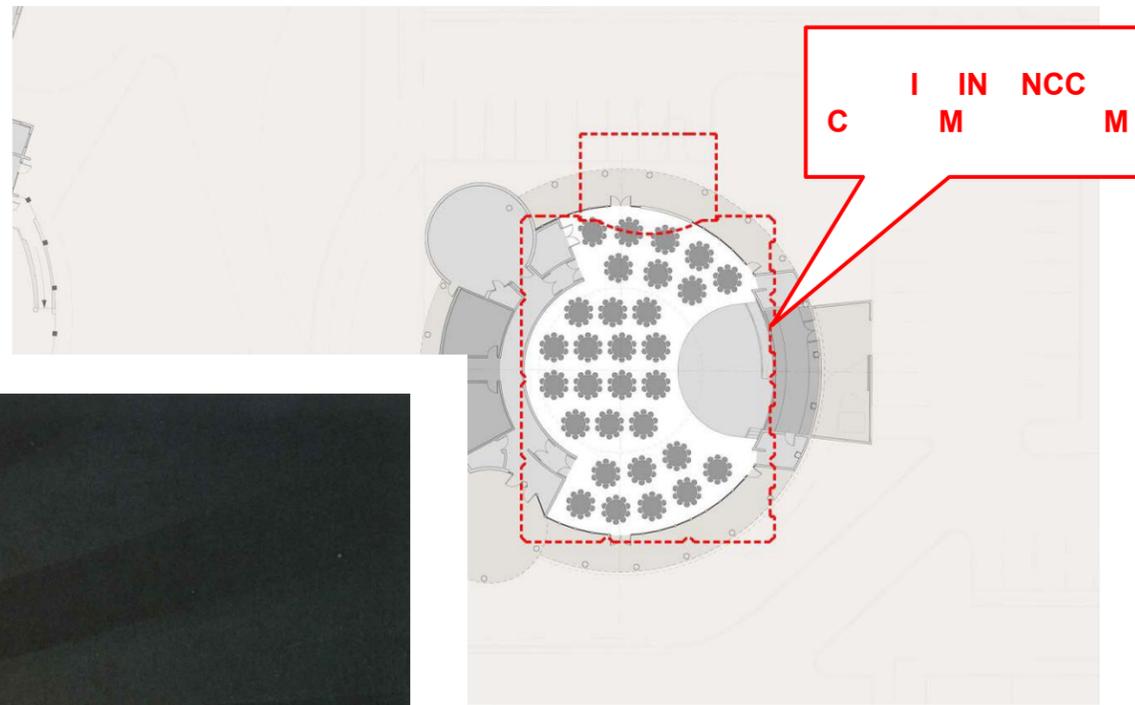
N I IN LI C M N C N NC C N



P I NI N NCC



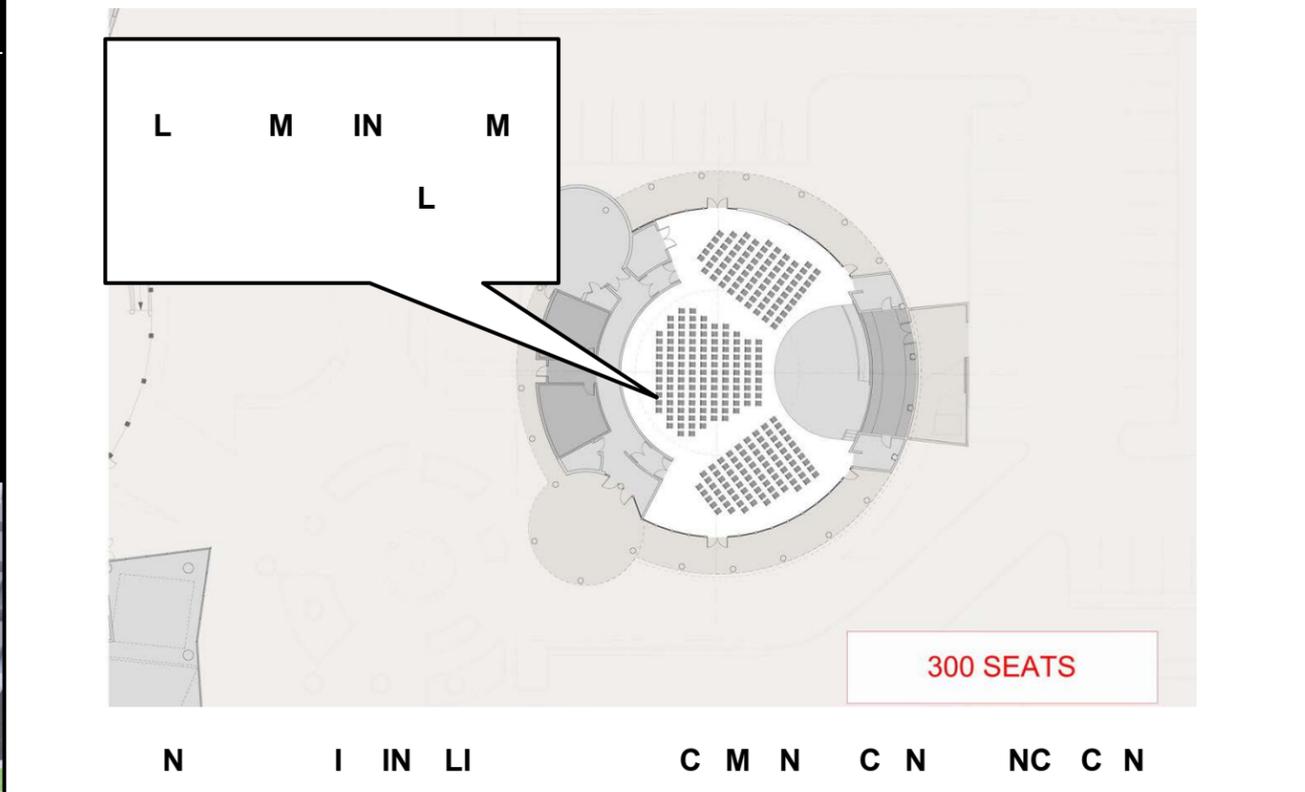
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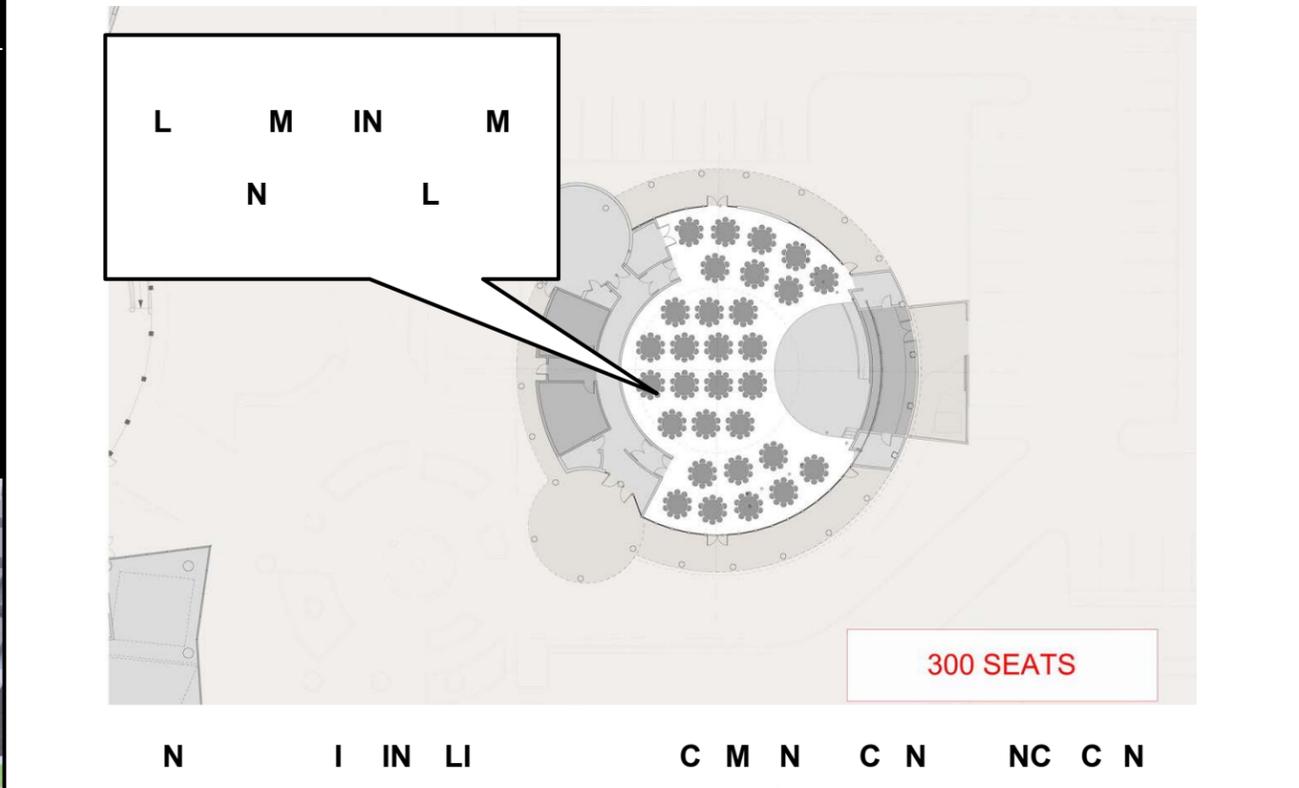


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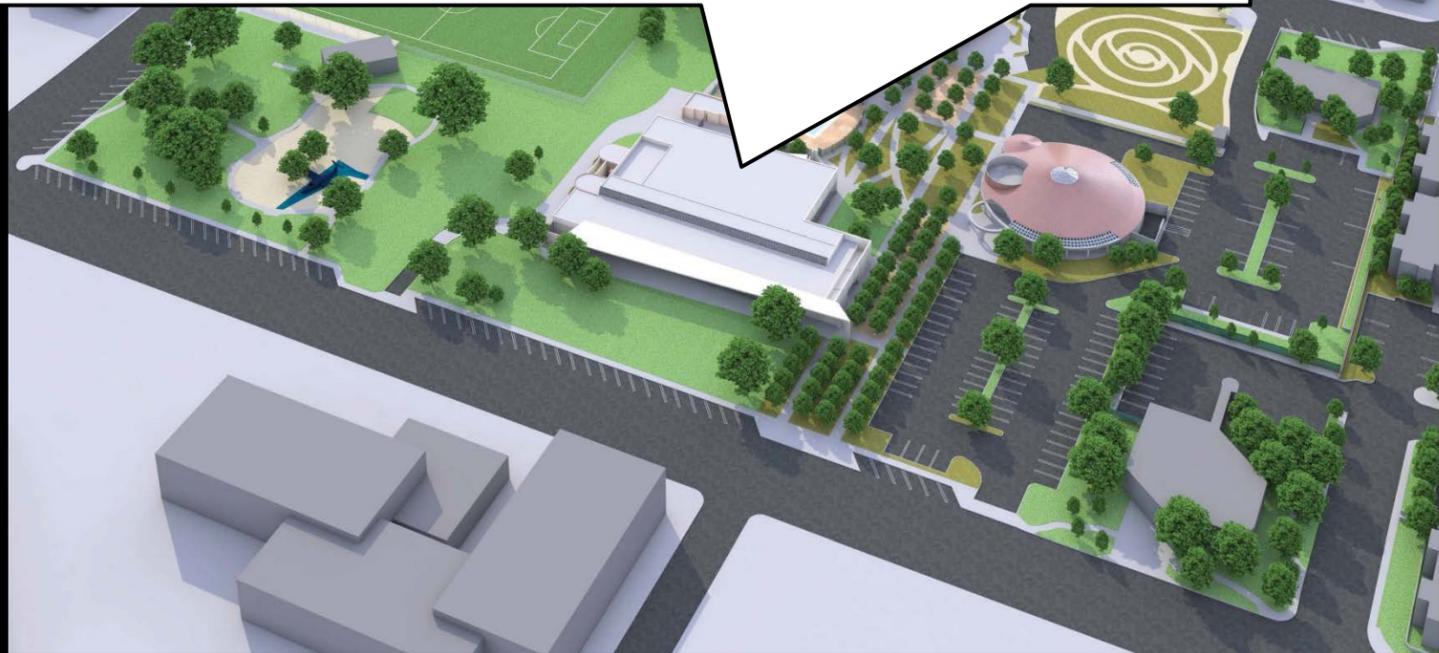
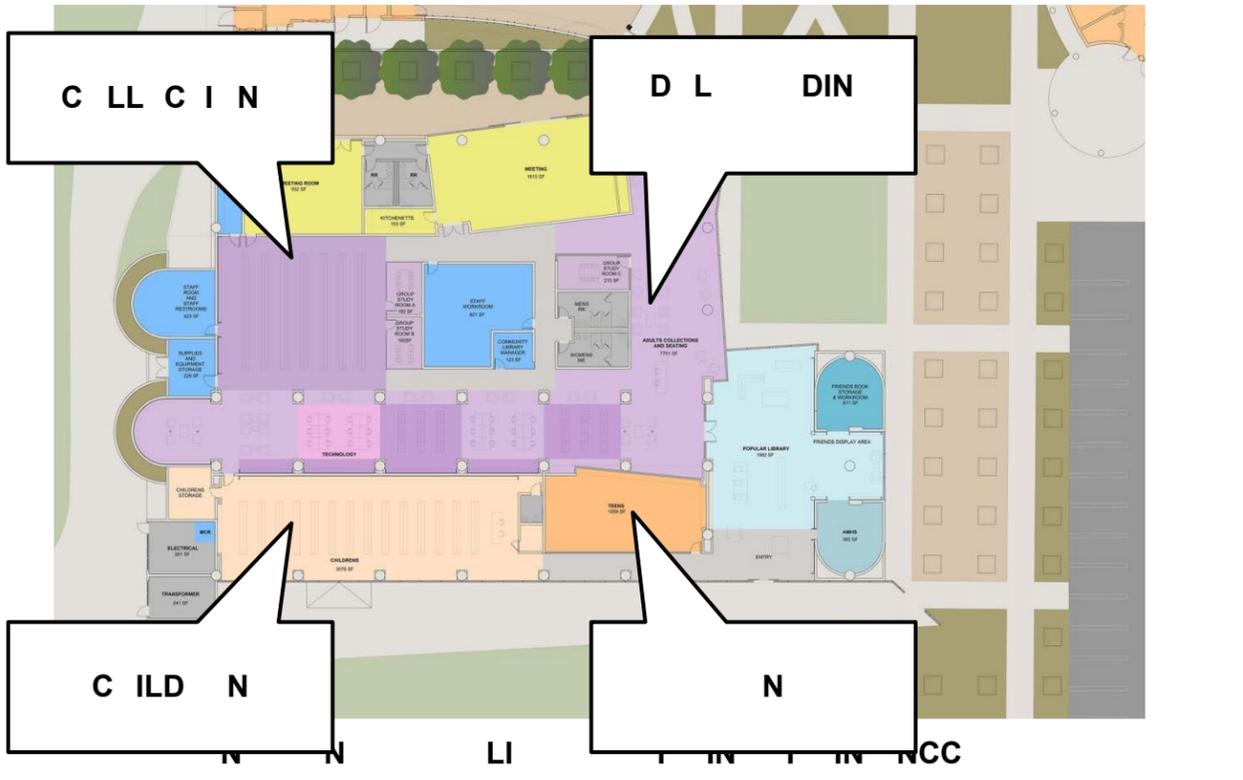
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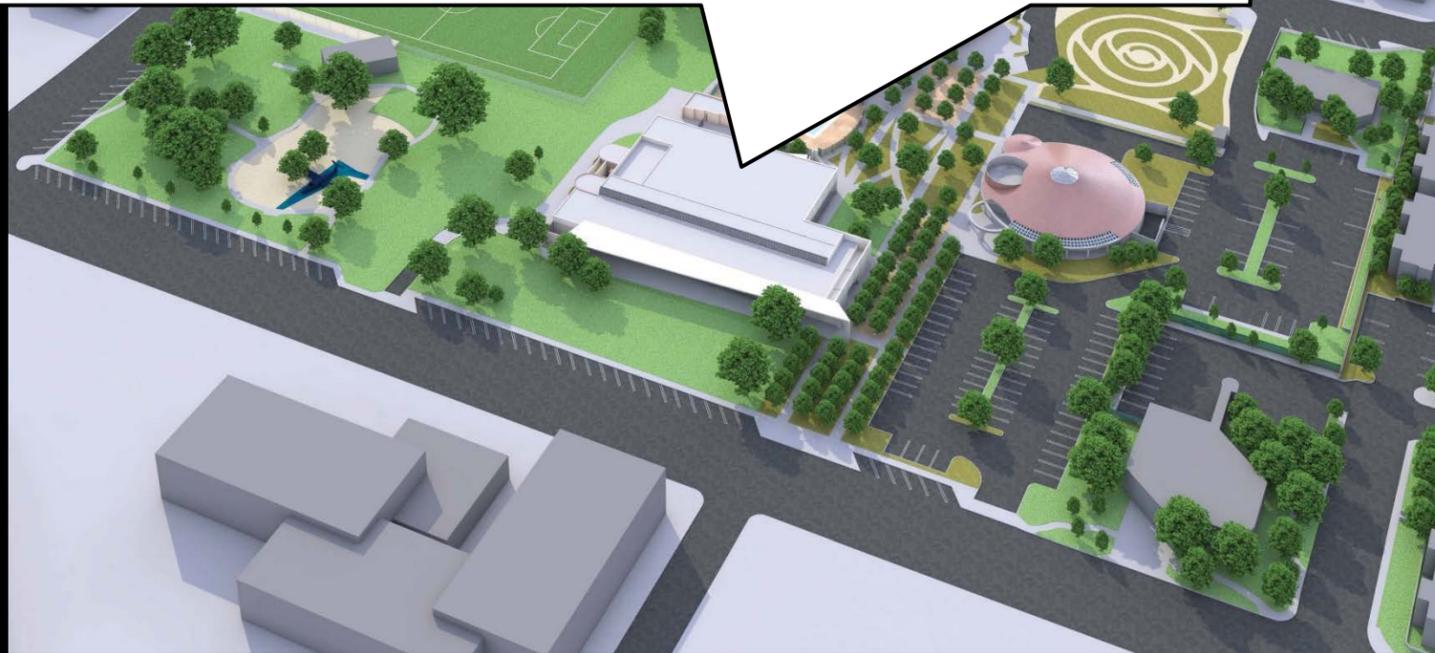
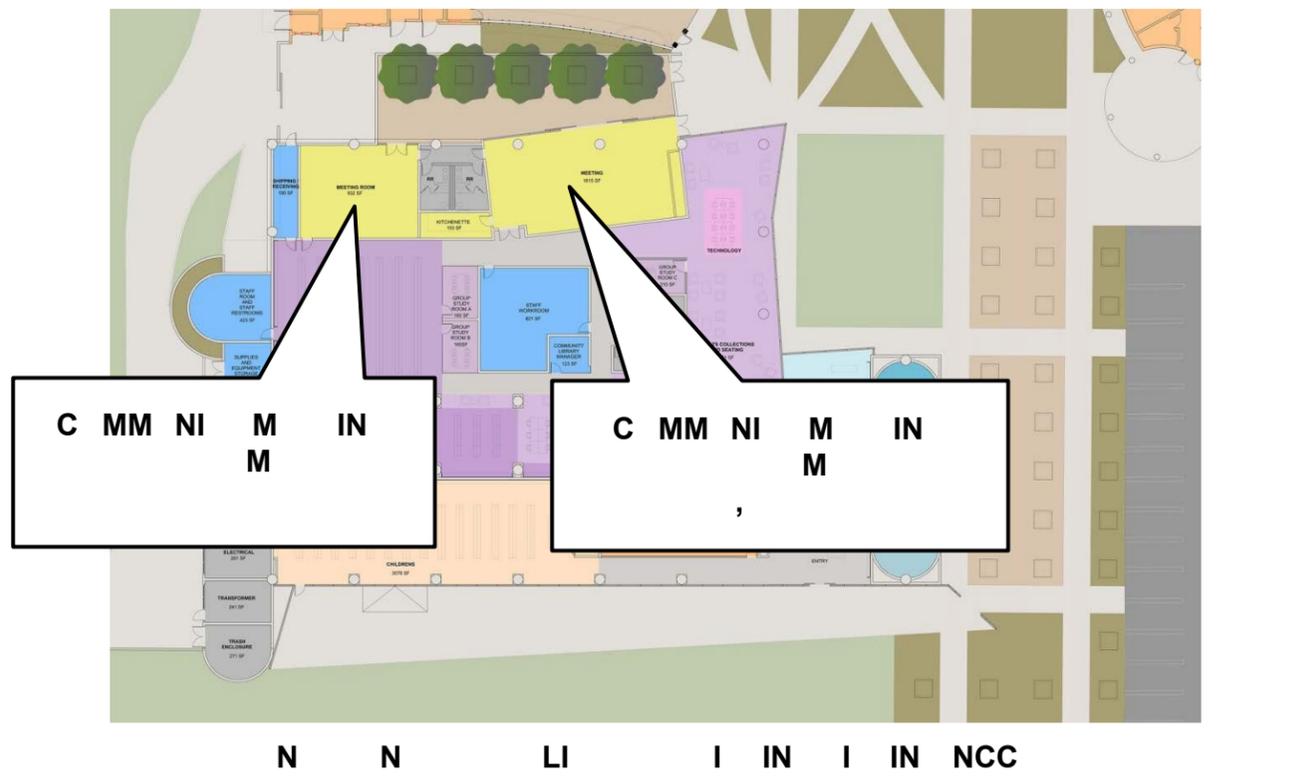
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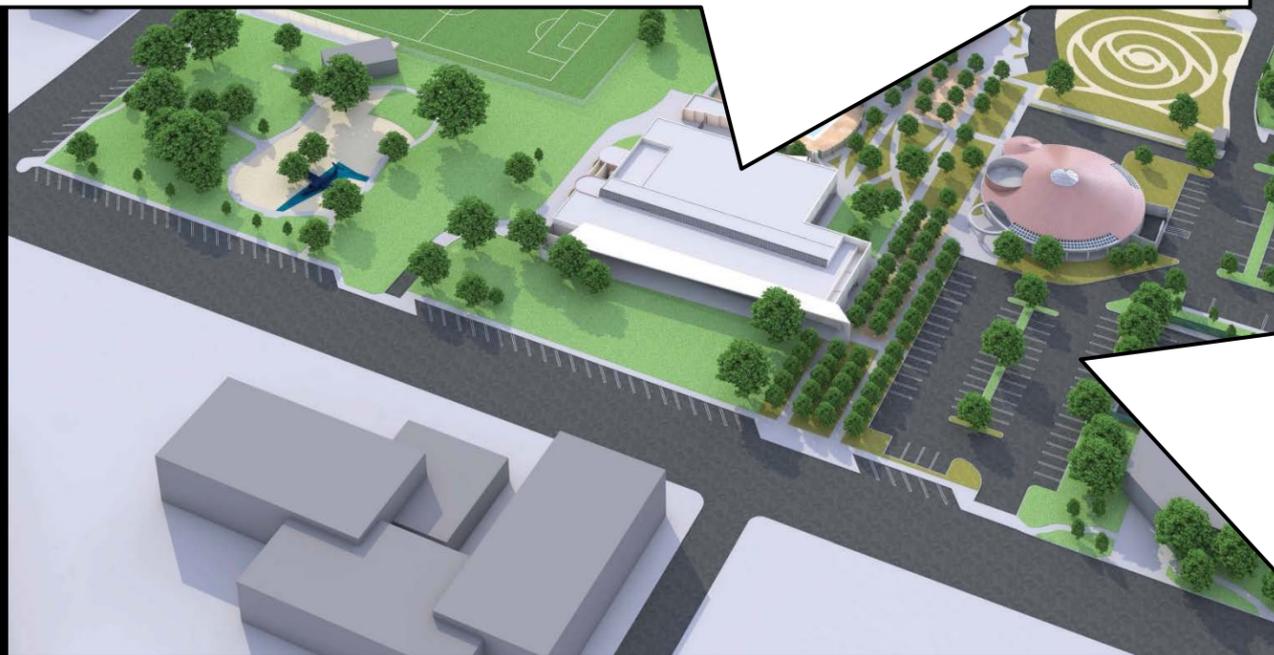
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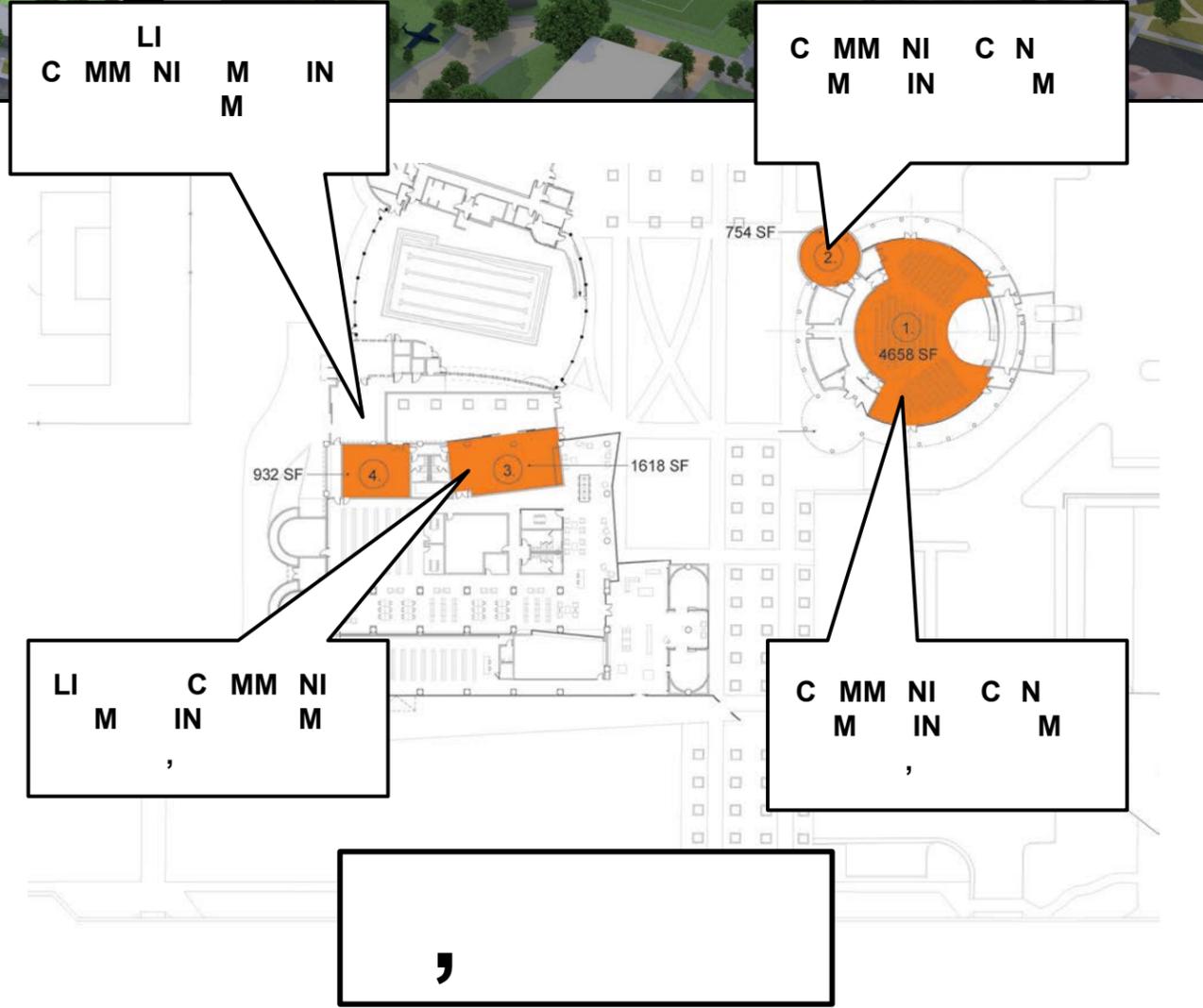




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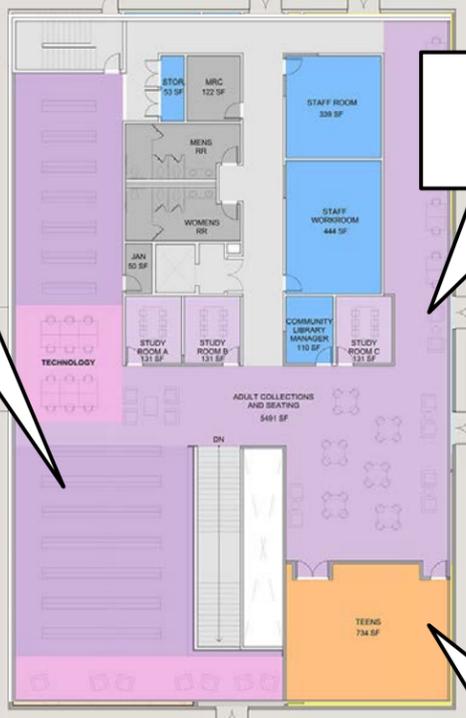


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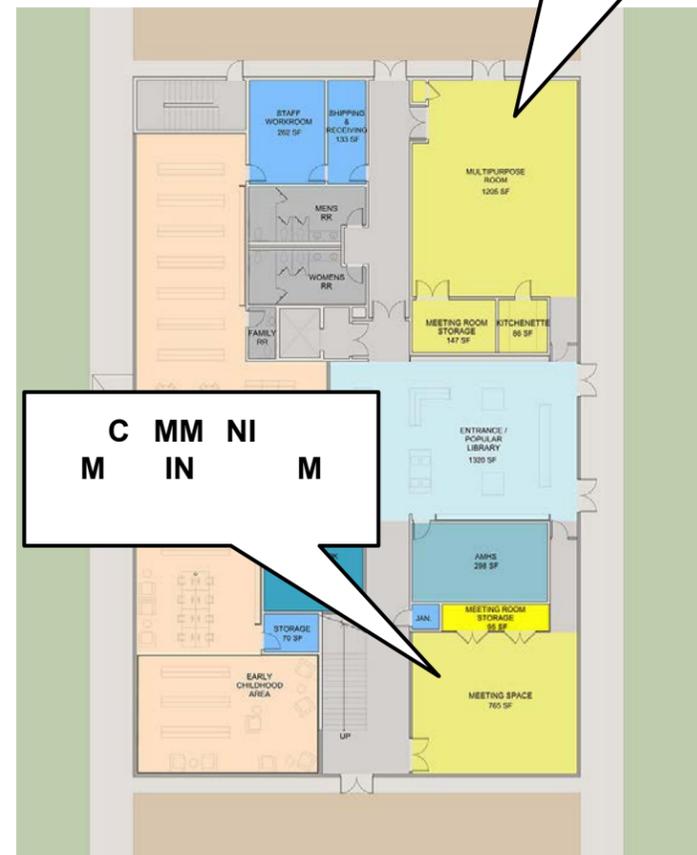
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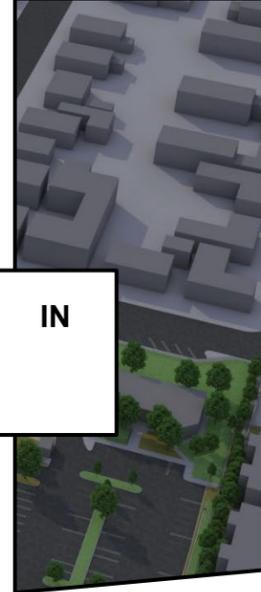


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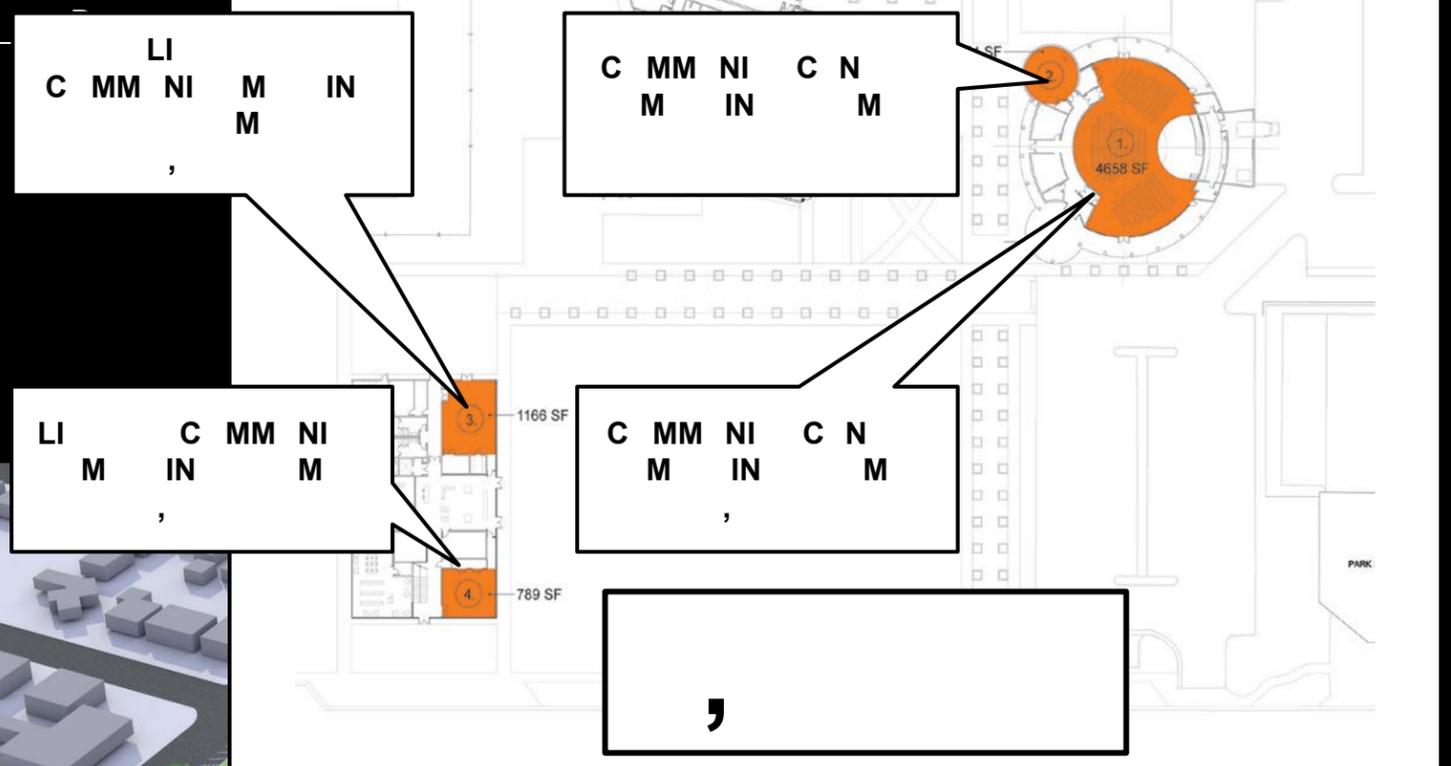
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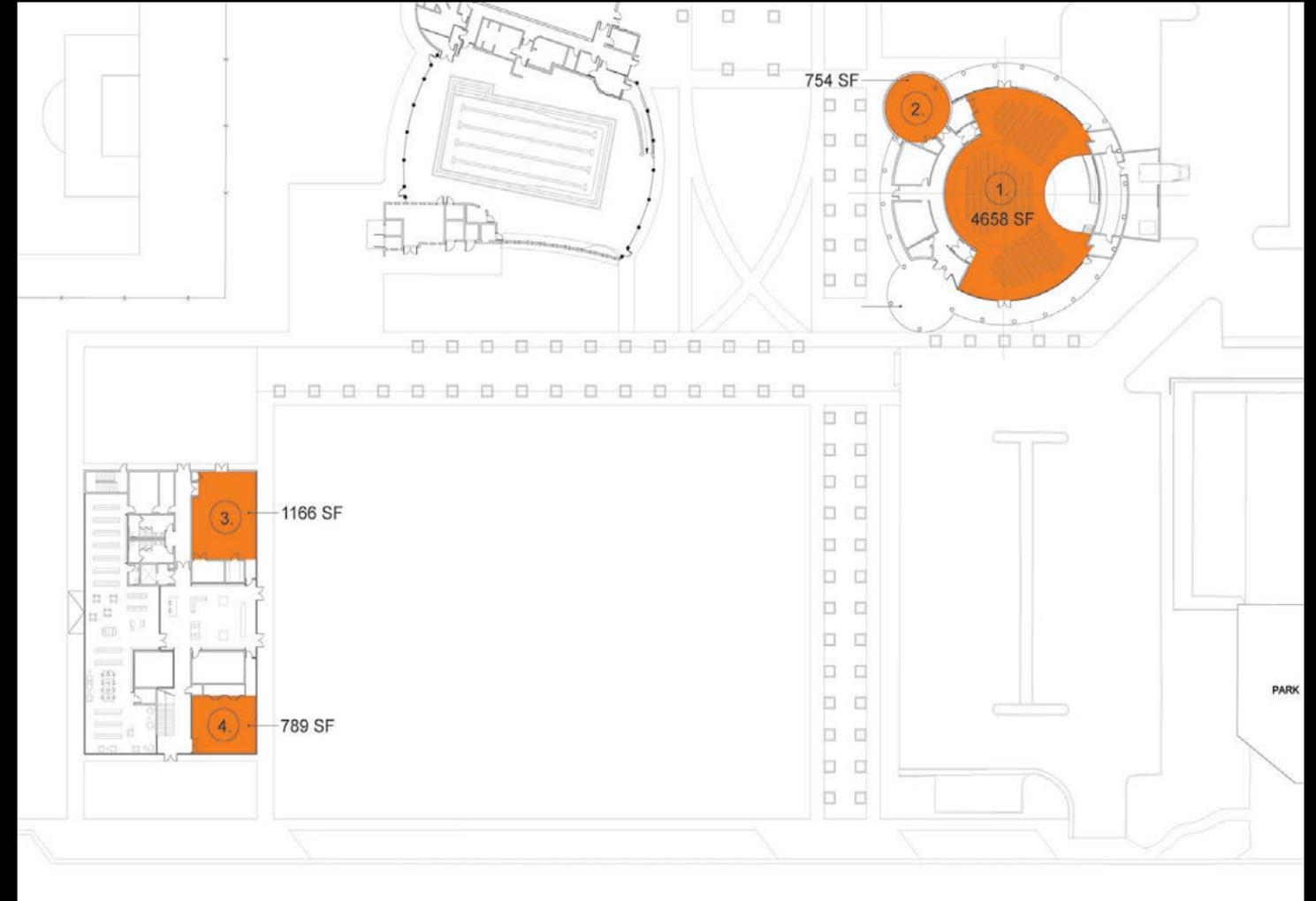
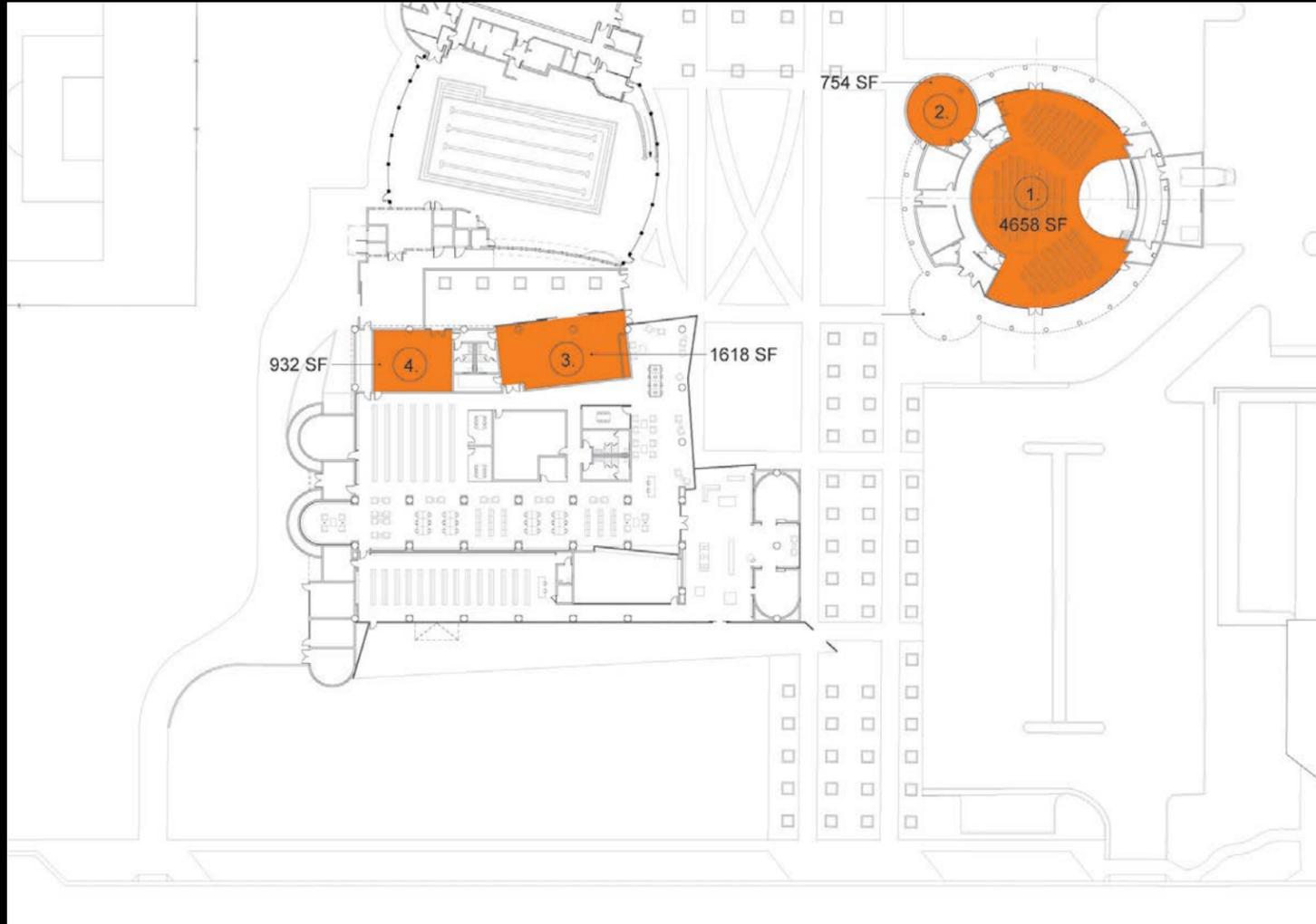
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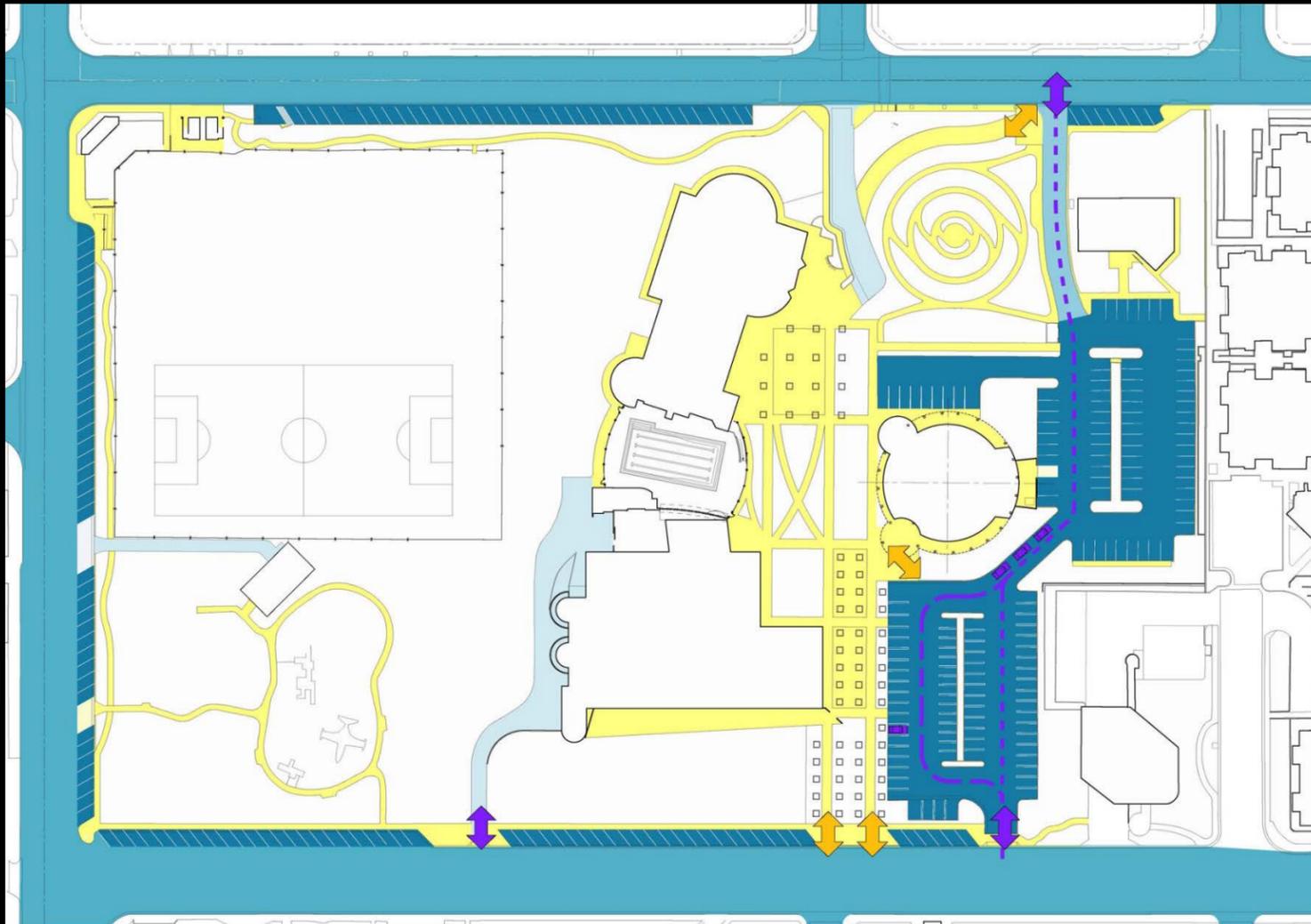


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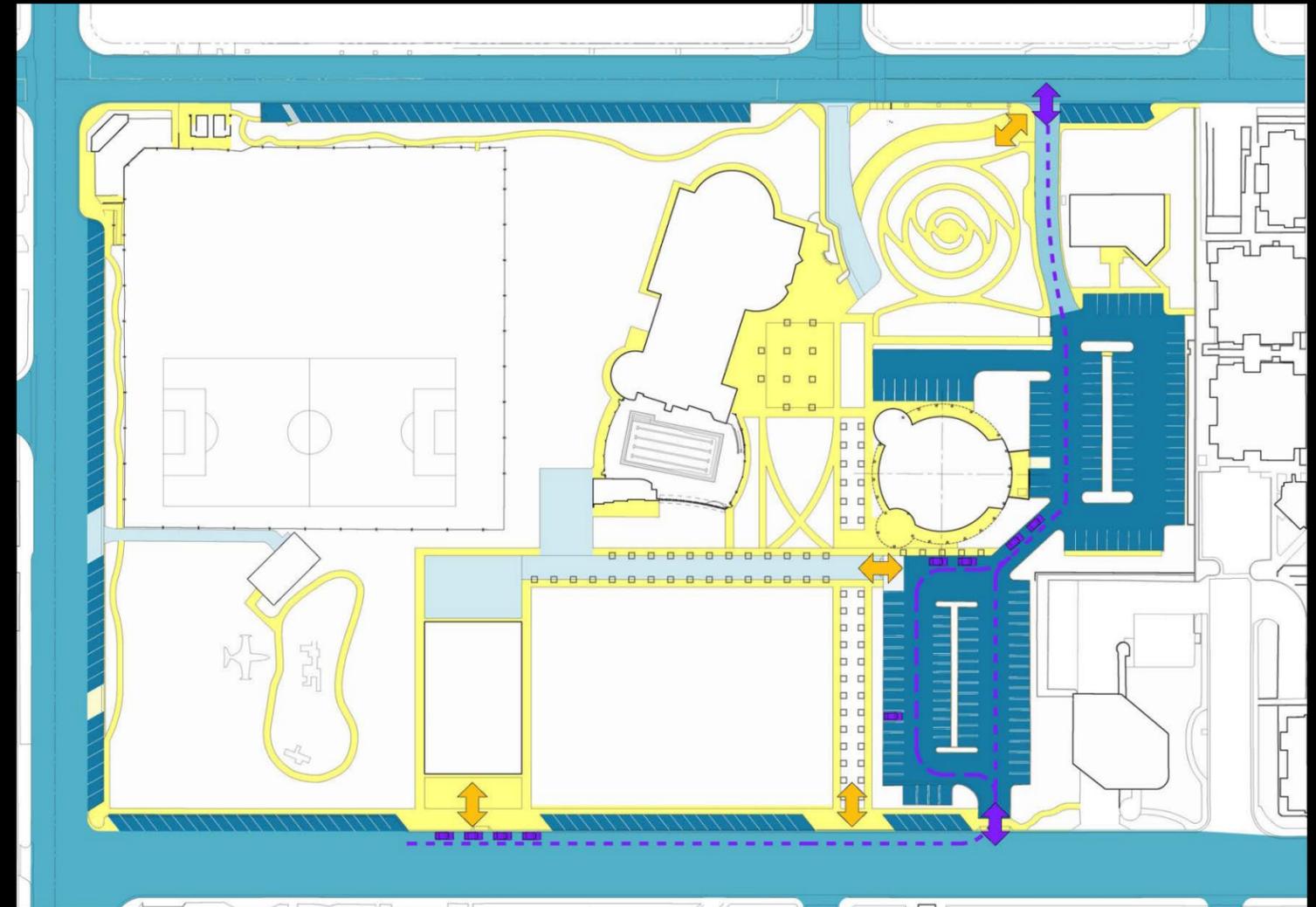


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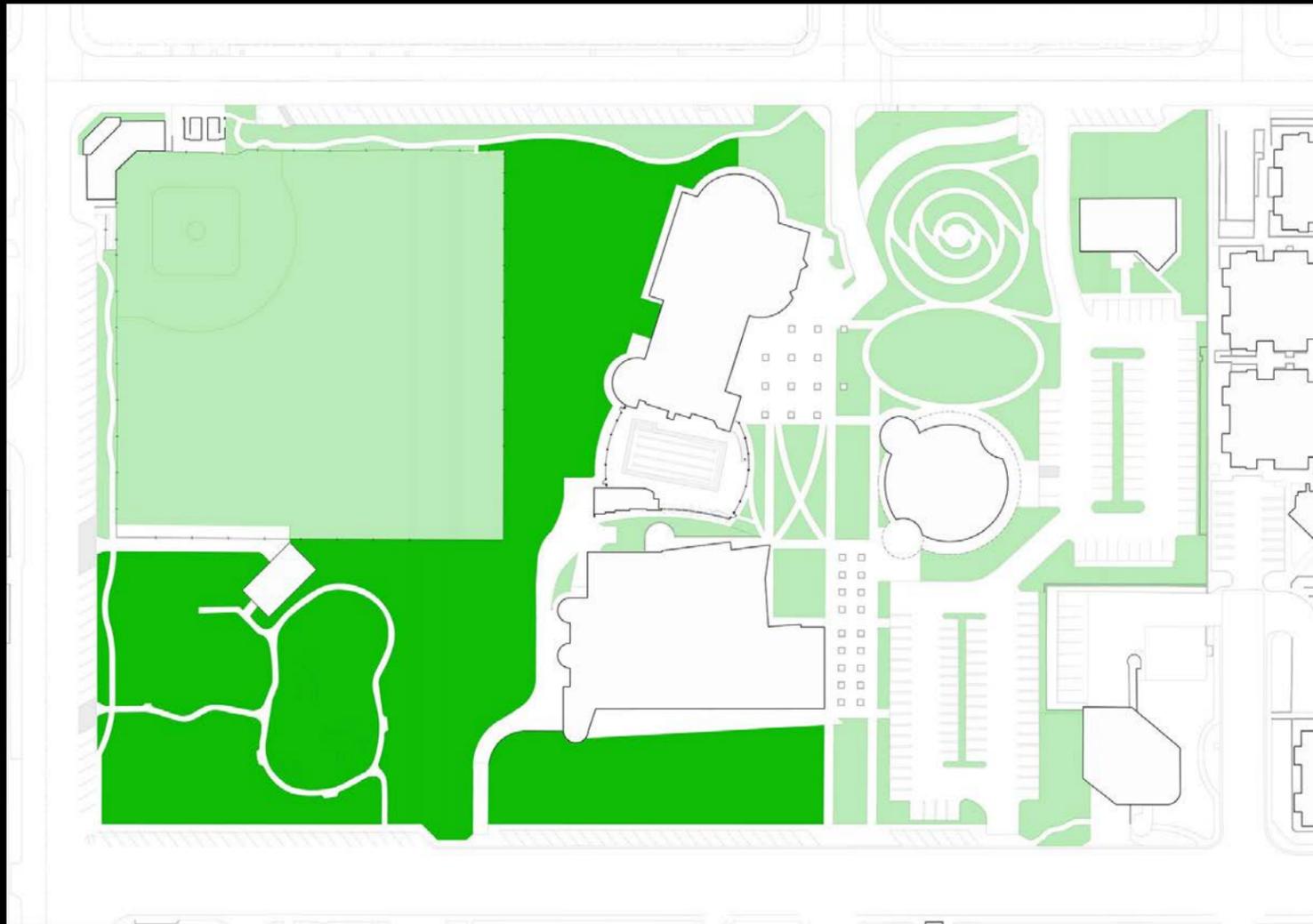
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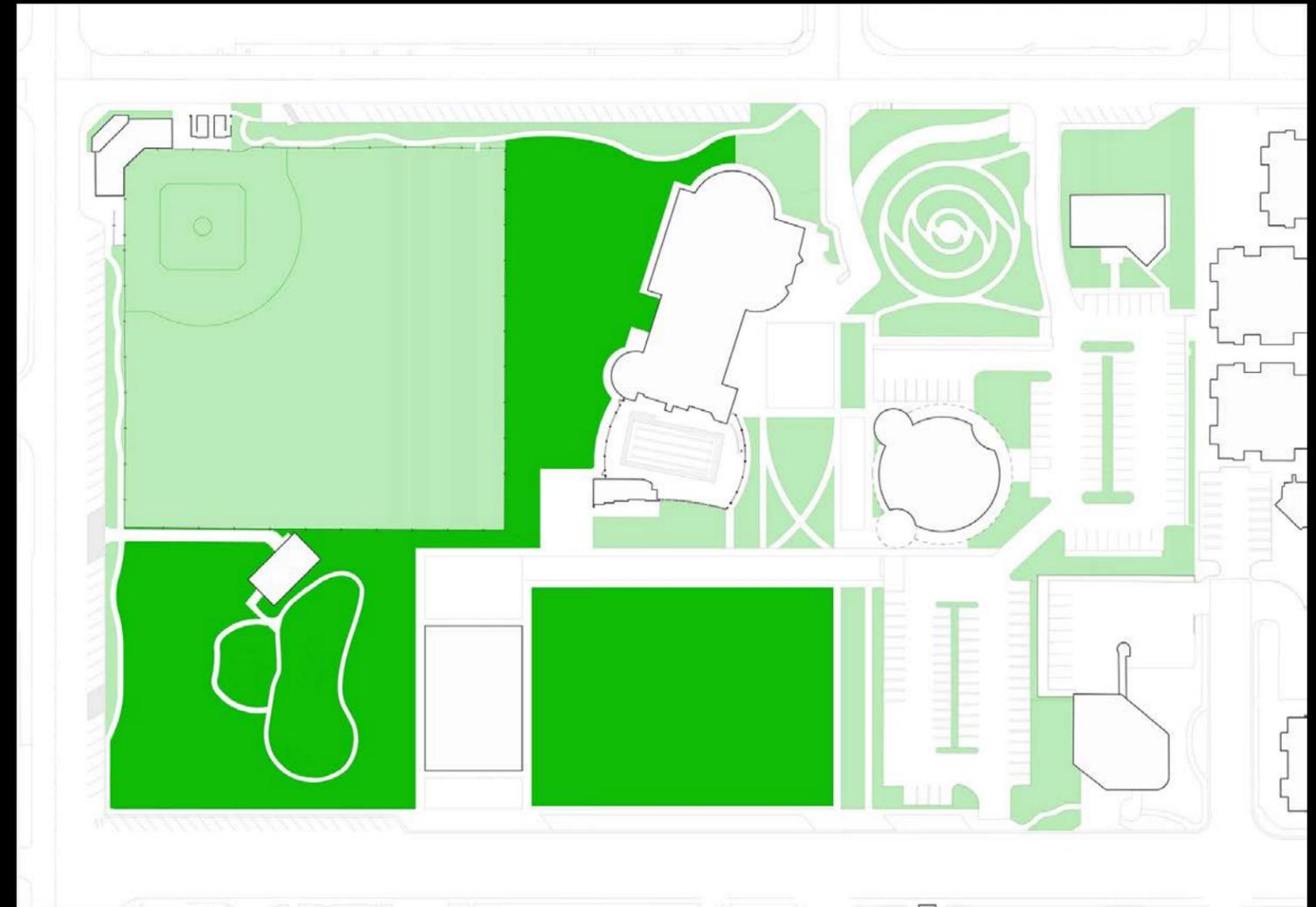
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P I N P I N P C

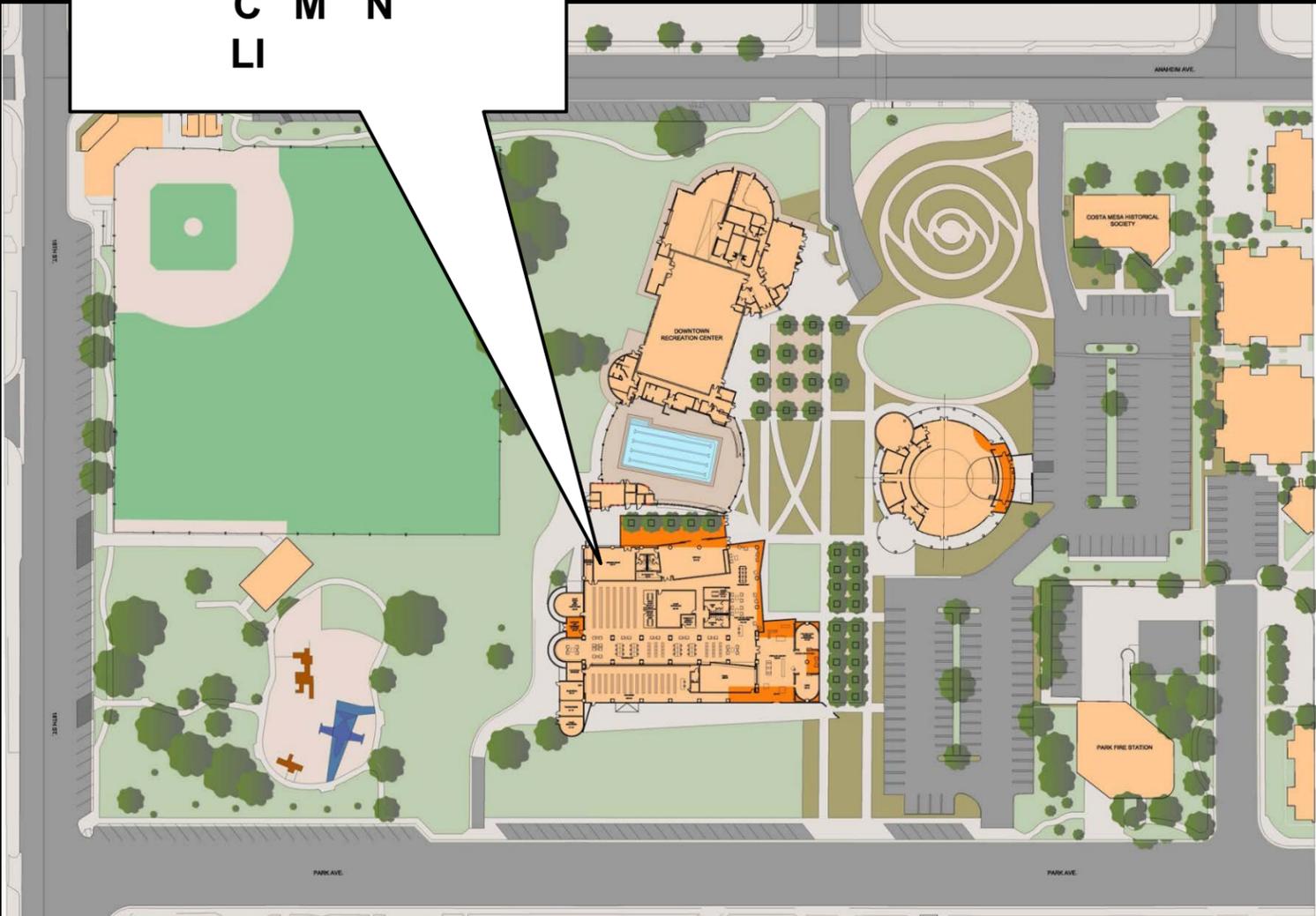


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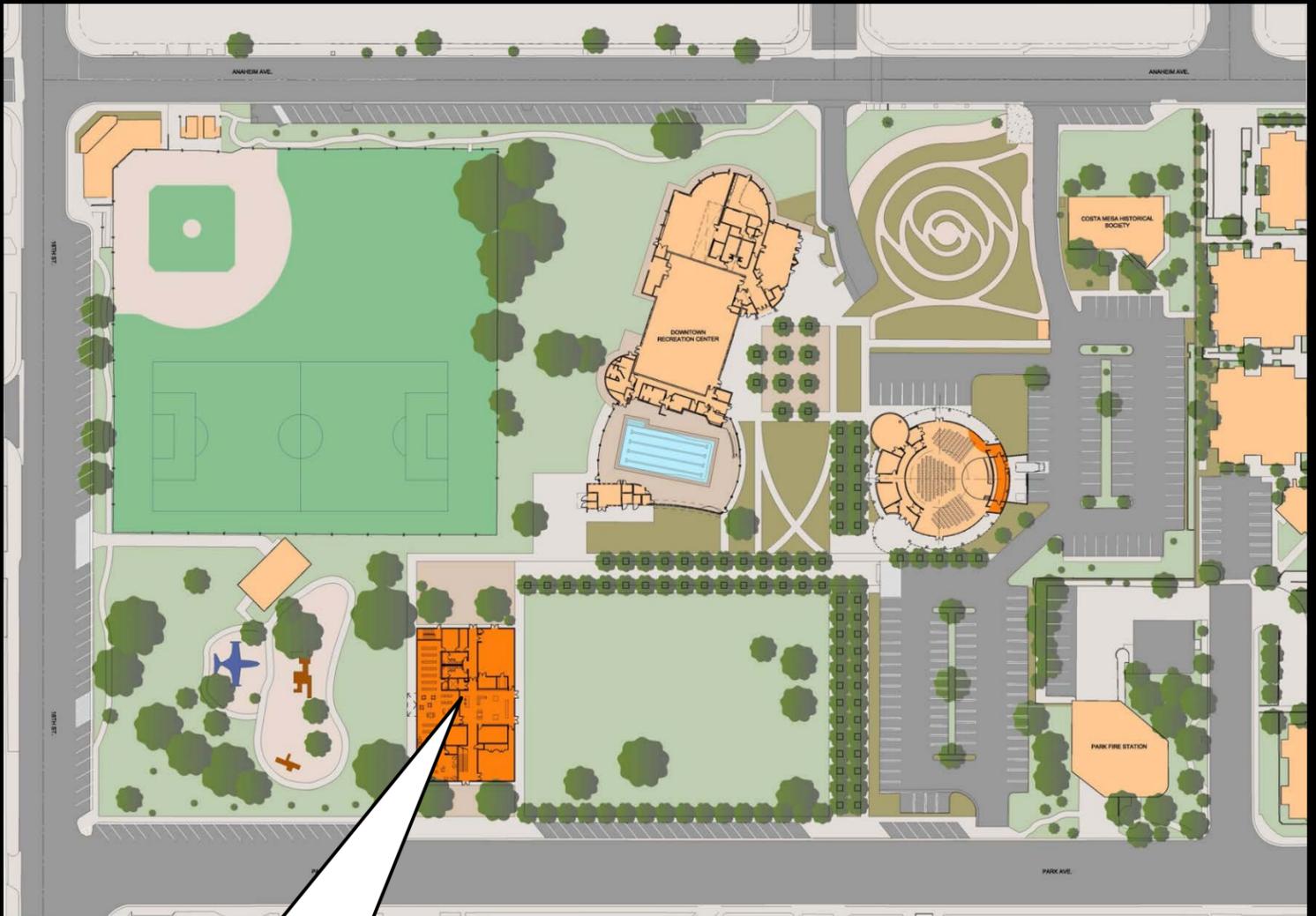


P I N L I N P P N P C C

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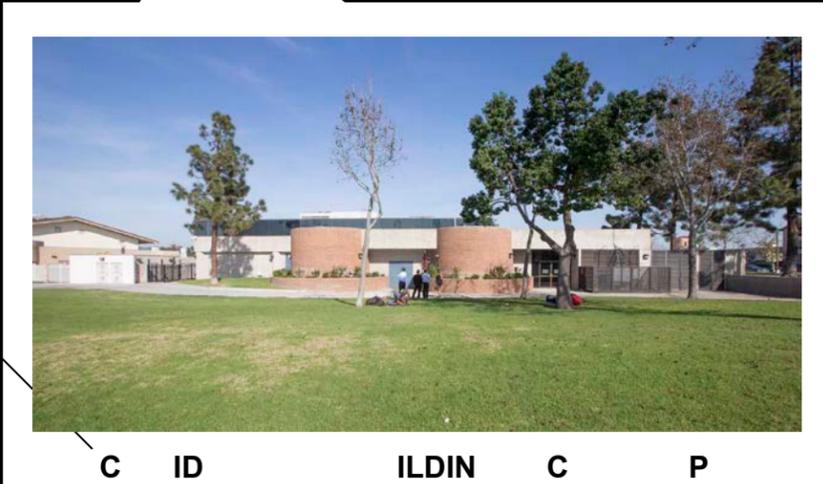
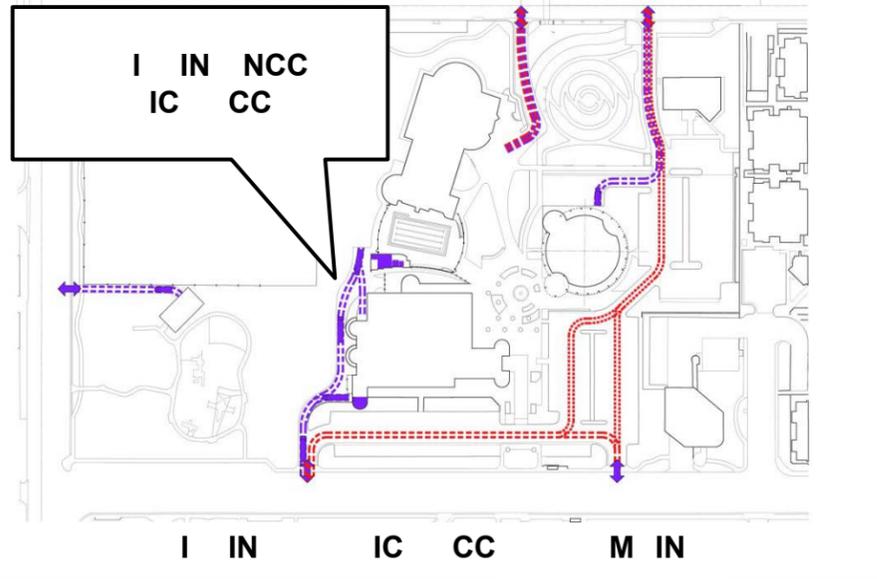


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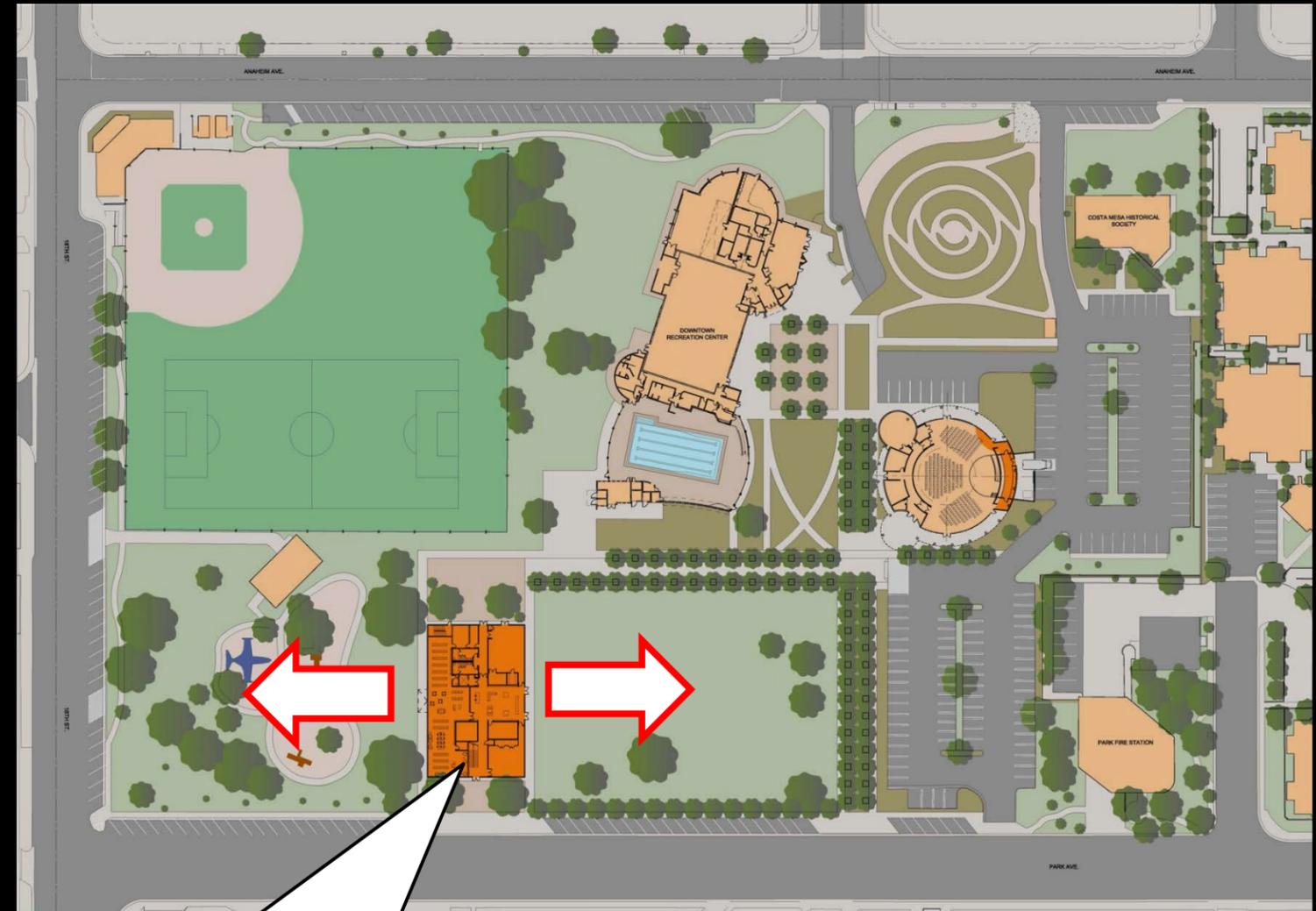
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P I N I P L N



P I N I P L N



P I N I P L N

N I L D I N C  
 D I C I N I N C P

\$29.0M



P I N I



P I N II

\$34.5M

\$29.0M



P I N I M



P I N I I M

\$34.5M

\$29.0M

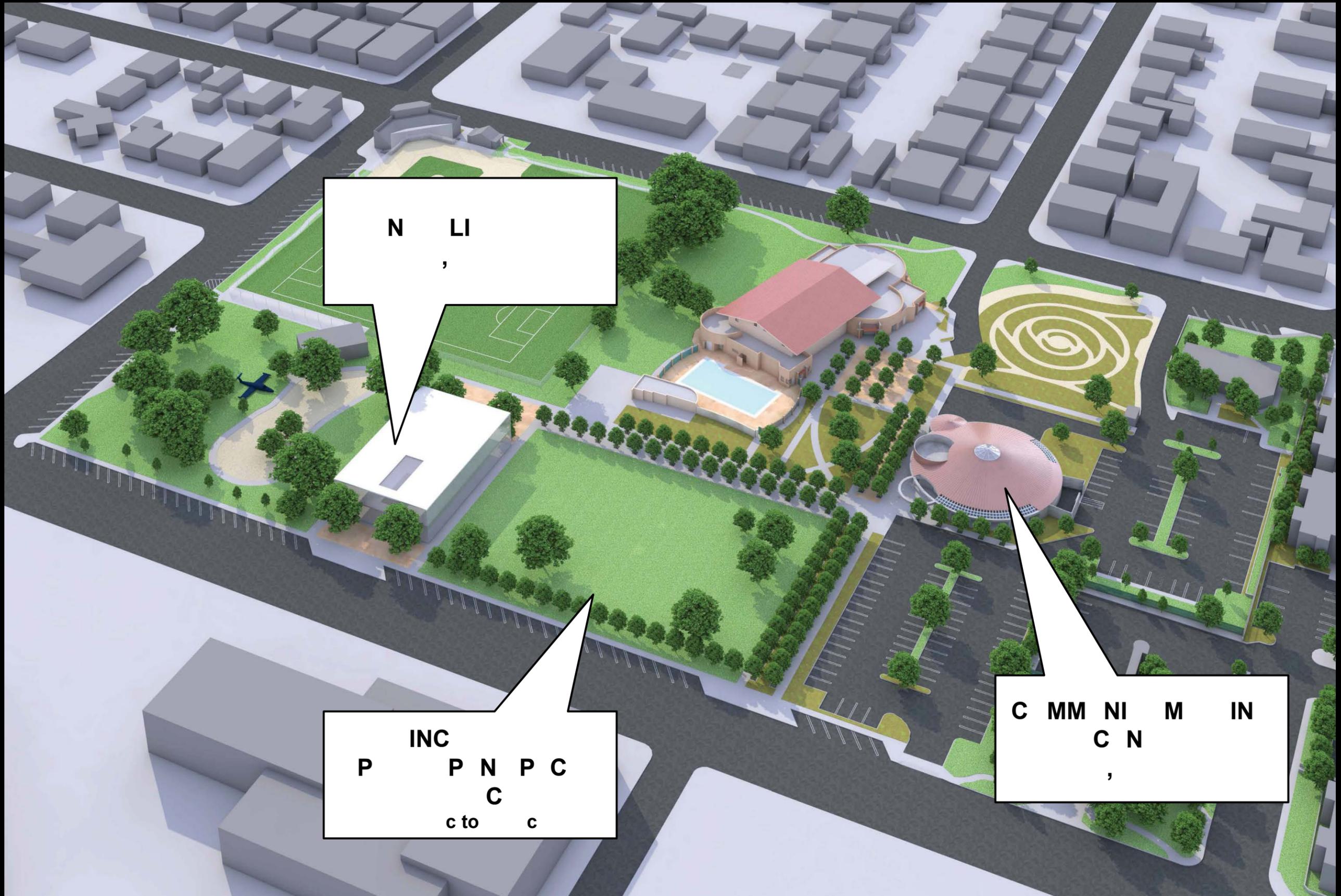
- Design of new, efficient library not constrained by existing NCC footprint
- Potential extra cost with unknowns associated with NCC renovation
- New building siting improves all buildings' relationship with the park

P I N I M



P I N I I M

\$34.5M



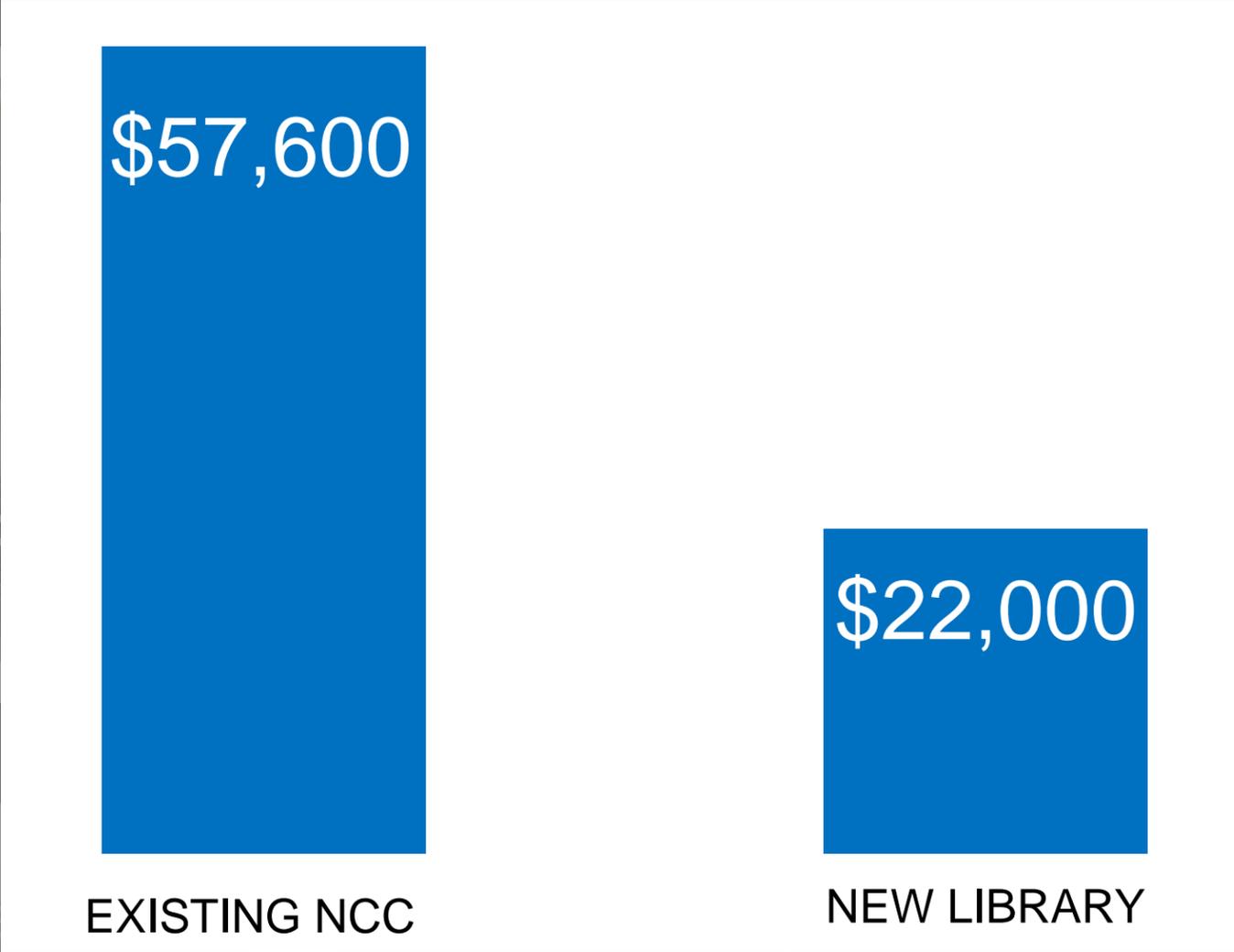
N LI  
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- An aerial architectural rendering of a park and community center development. The scene shows a large green park area with a baseball field, a soccer field, and a playground. A modern, multi-story building with a curved facade and a large circular structure are prominent. The surrounding area includes residential buildings and parking lots. The rendering is presented in a dark, semi-transparent style over a light background.
- No program is removed without first replacing it
  - Library program area is increased by 150%
  - 8,000 SF of new meeting space is provided and “right-sized” to reflect need at Lions Park and availability of other City-operated meeting space options
  - Increase usable park open space by 1 acre
  - Improve quality and sustainability of Lions Park
  - Improve visibility to and access through the park in order to address security problems in the park
  - Reduce annual operating costs with new state-of-the-art building systems and energy efficient building enclosures.

# DCIN



- No program is removed
- Library program
- 8,000 SF of need at Lions options
- Increase usability
- Improve quality
- Improve visibility
- security problem

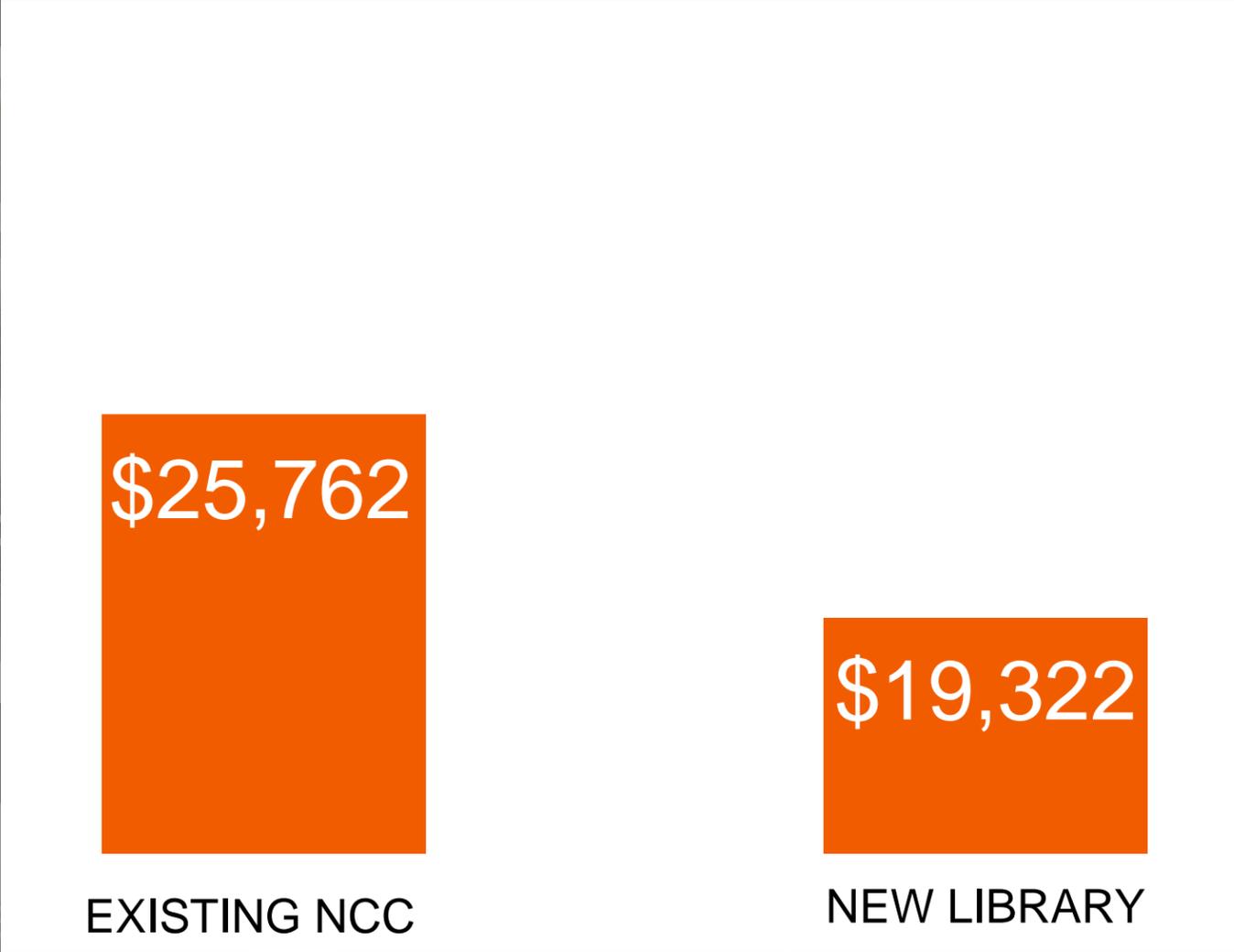
ed" to reflect meeting space

to address

- Reduce annual operating costs with new state-of-the-art building systems and energy efficient building enclosures.

# D C I N

M I N N N C C



- No program is removed
- Library program
- 8,000 SF of need at Lions options
- Increase usability
- Improve quality
- Improve visibility
- security problem

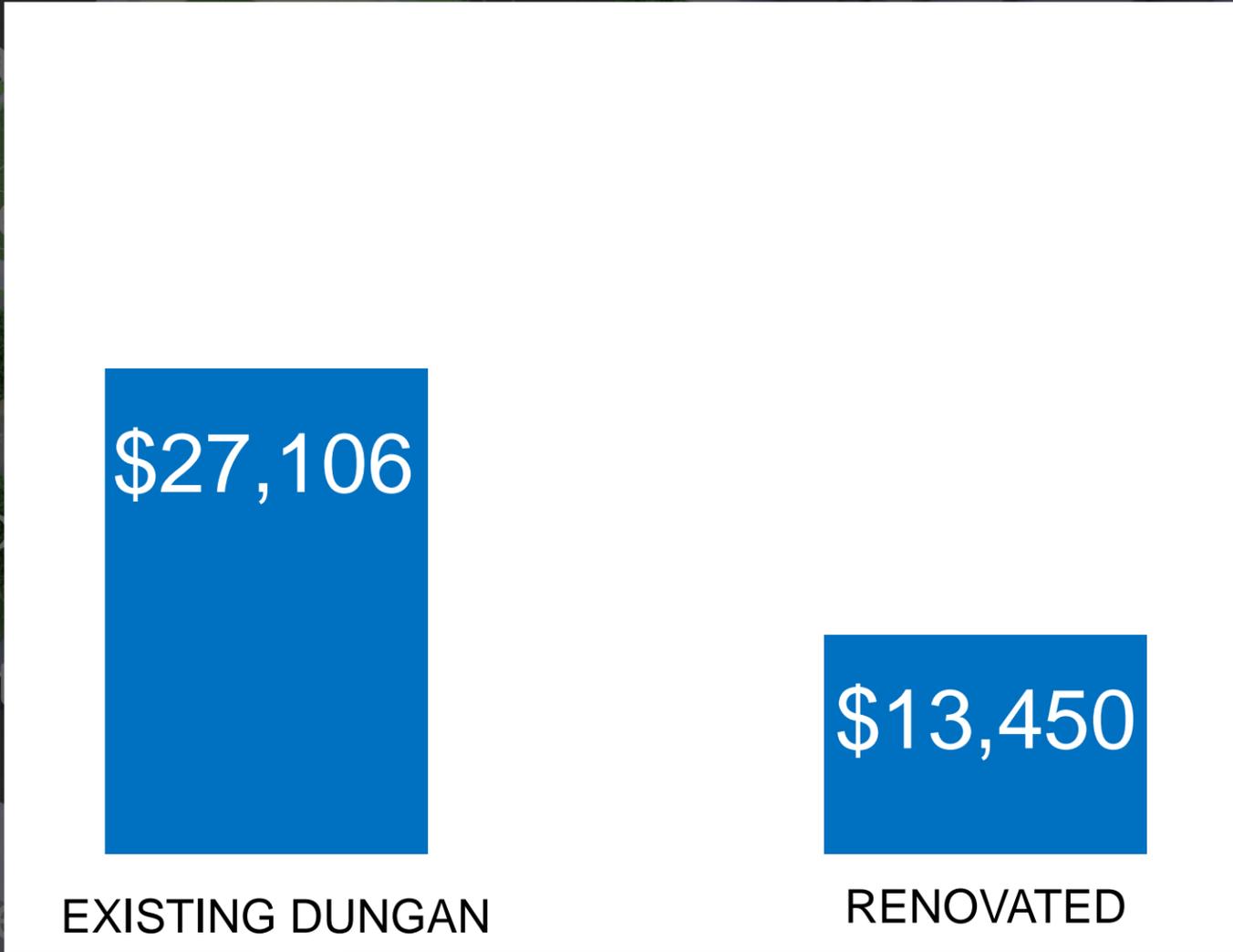
ed" to reflect meeting space

to address

- Reduce annual operating costs with new state-of-the-art building systems and energy efficient building enclosures.

P I N I I LDN LI ILDIN , M NCC, CN D N N N C MM NI M IN CN M

# D C I N



- No program is removed
- Library program
- 8,000 SF of need at Lions options
- Increase usability
- Improve quality
- Improve visibility
- security problem

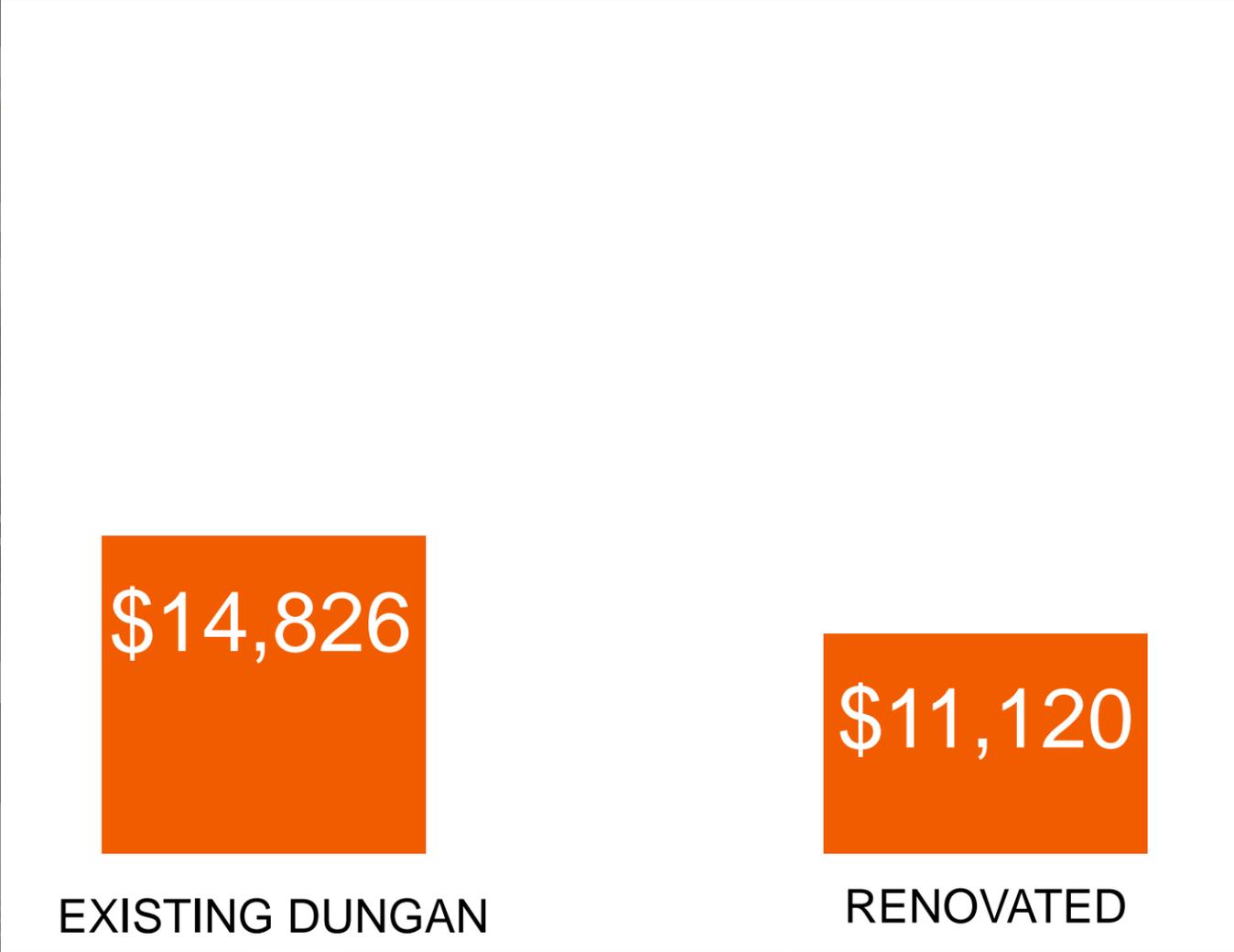
ed" to reflect meeting space

to address

- Reduce annual operating costs with new state-of-the-art building systems and energy efficient building enclosures.

# D C I N

M I N N NC C



- No program is removed
- Library program
- 8,000 SF of need at Lions options
- Increase usability
- Improve quality
- Improve visibility
- security problem
- Reduce annual operating costs with new state-of-the-art building systems and energy efficient building enclosures.

ed" to reflect meeting space

to address

Recommended Option: Cost



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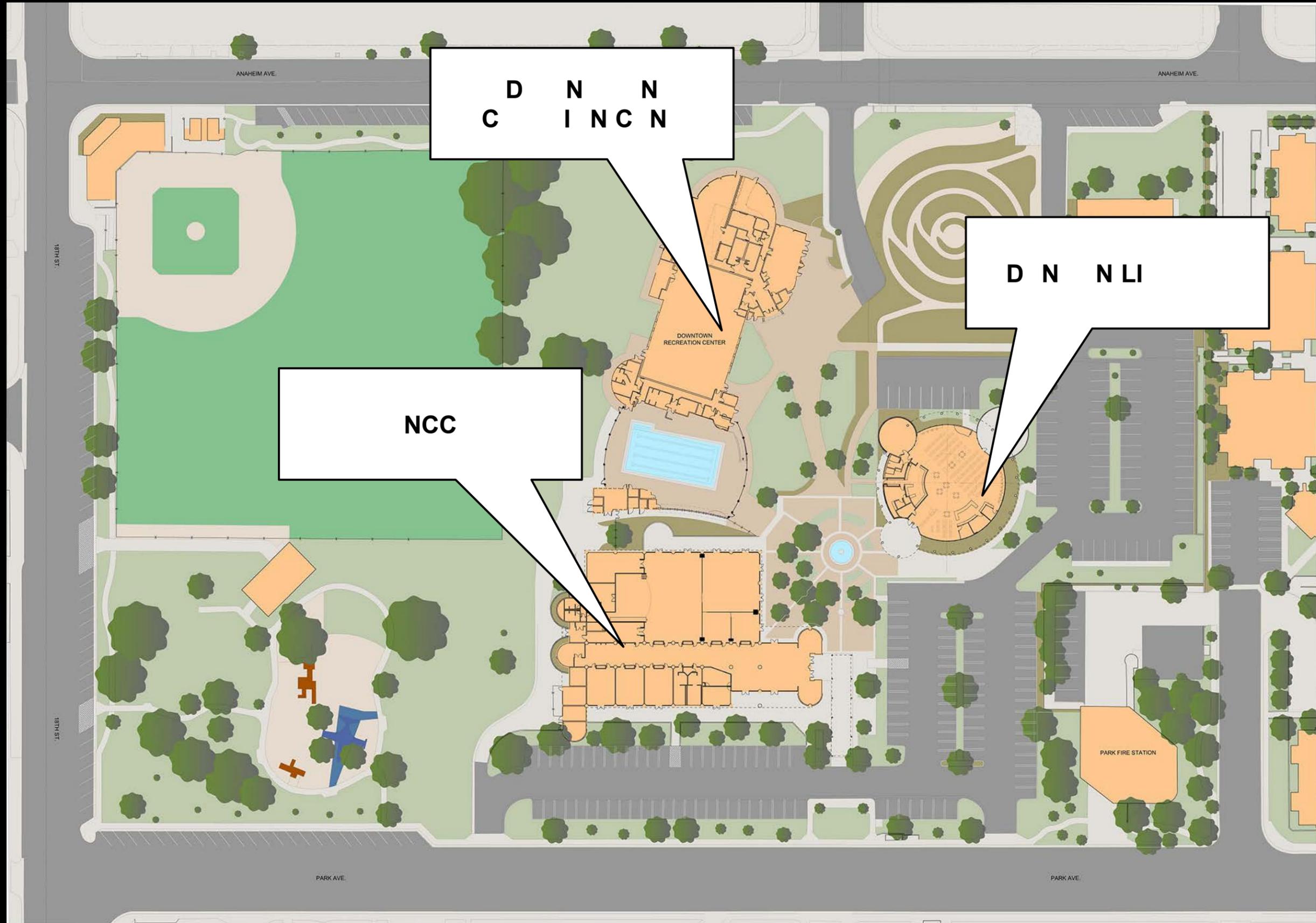
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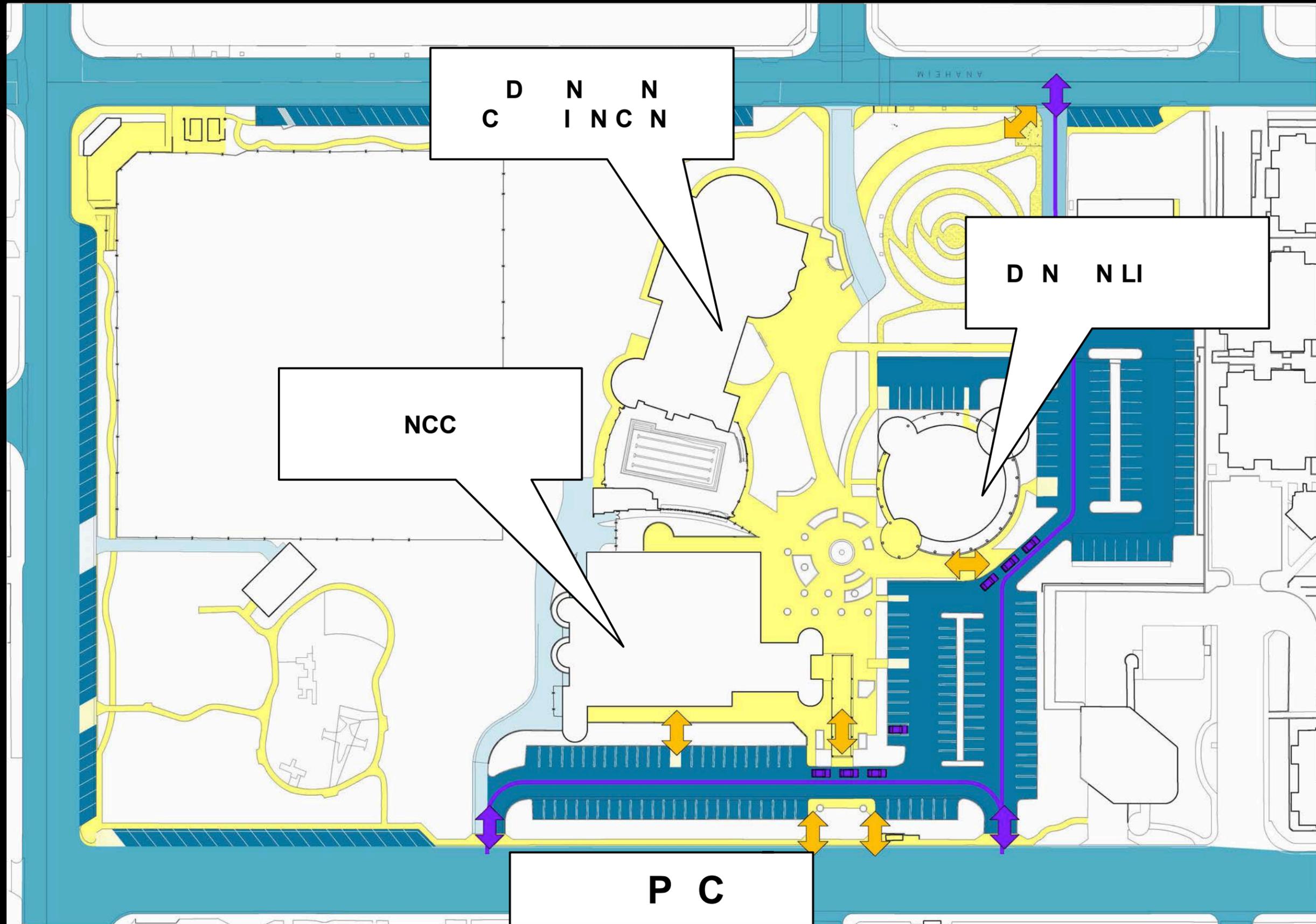
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# Parking for Lions Park



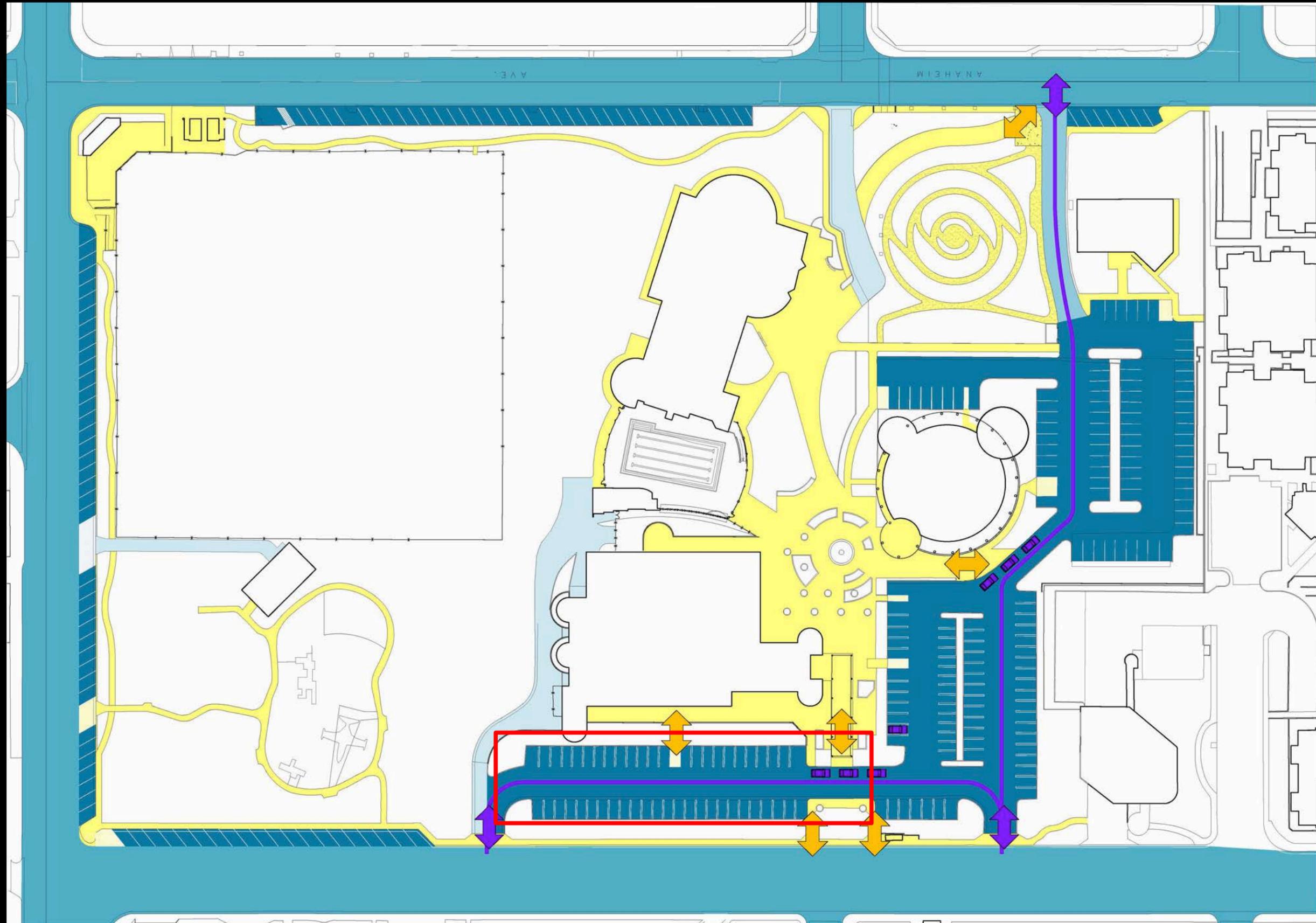
LI N P



LI N P

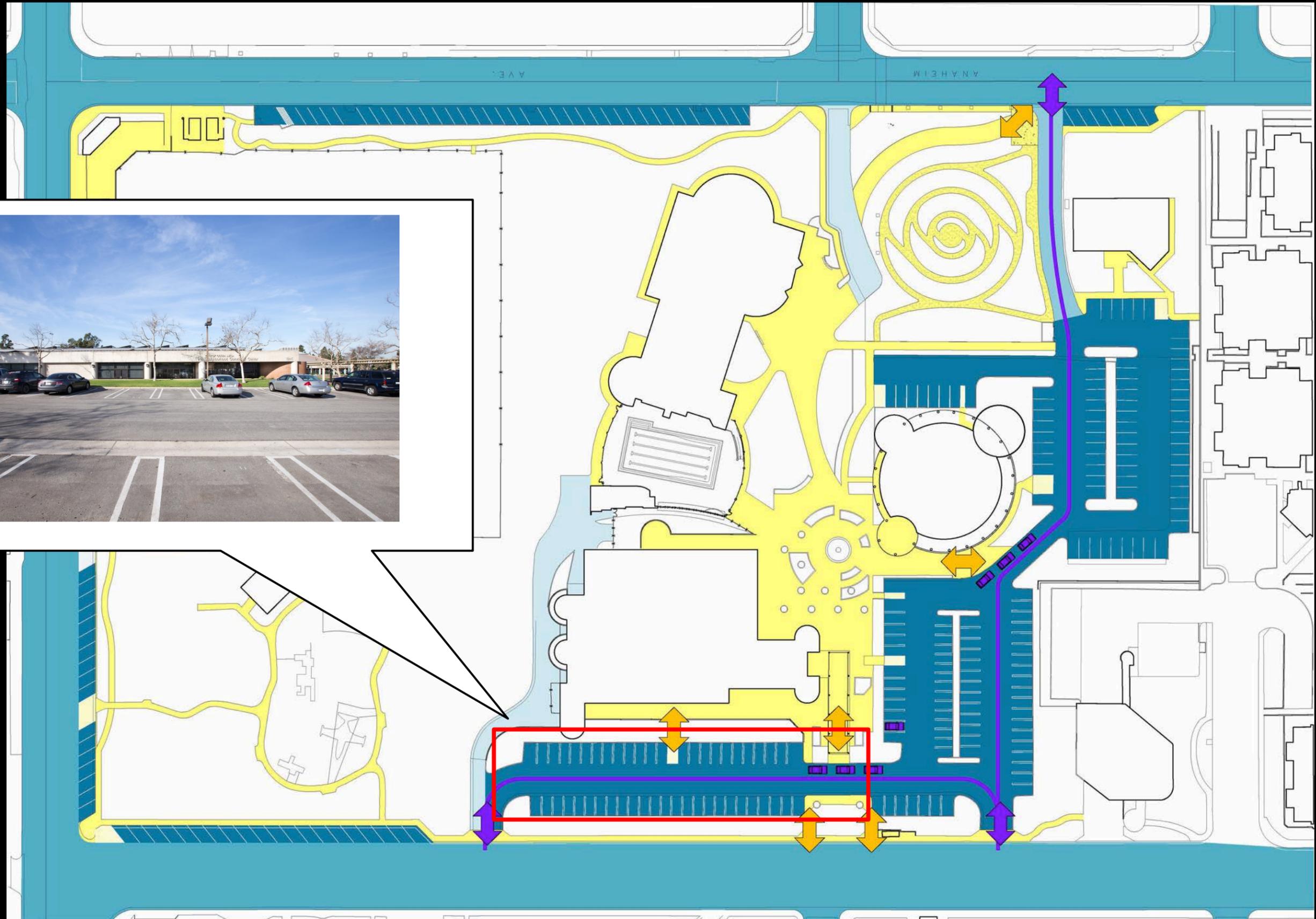
LP IN

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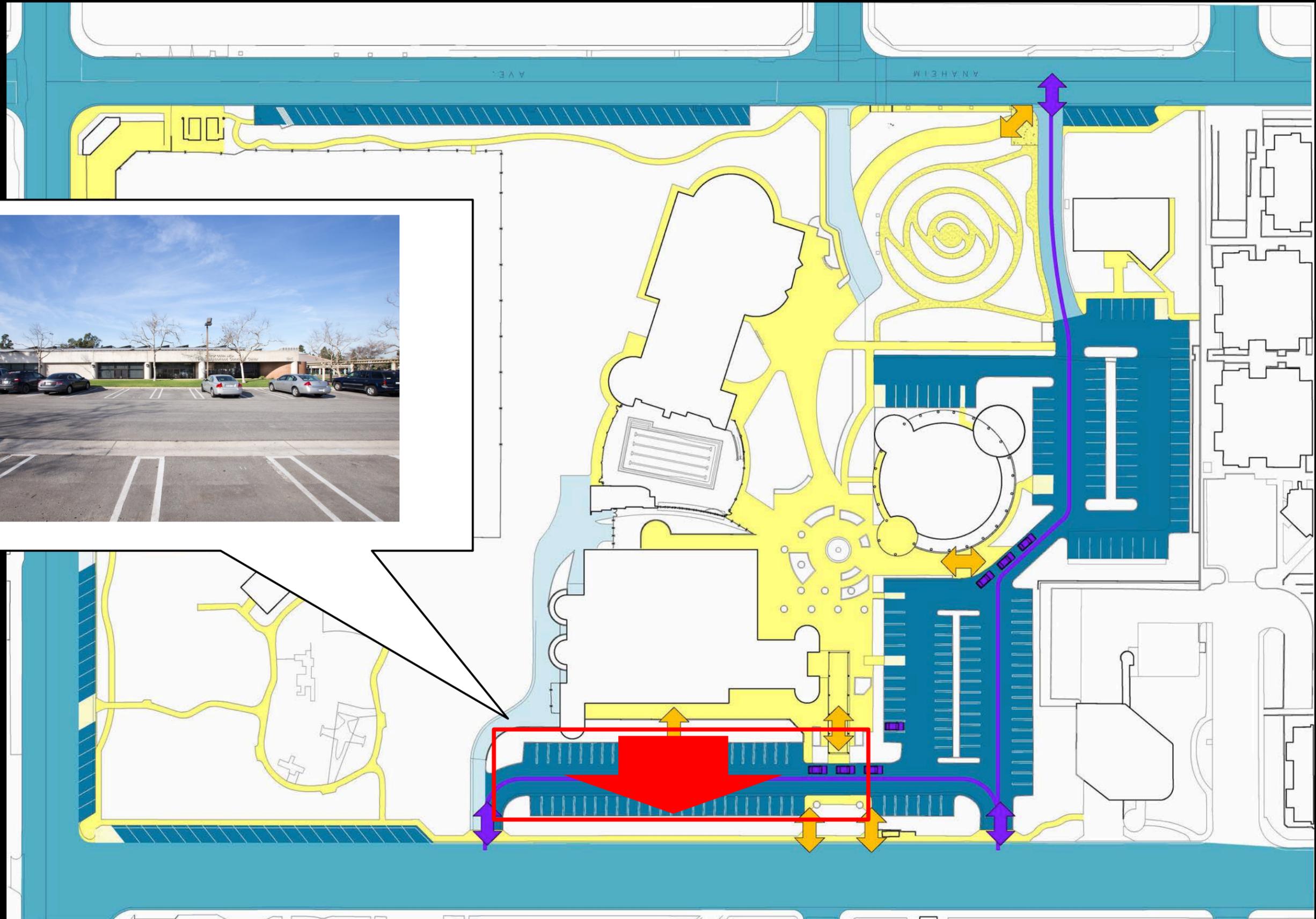
L I N P

P C



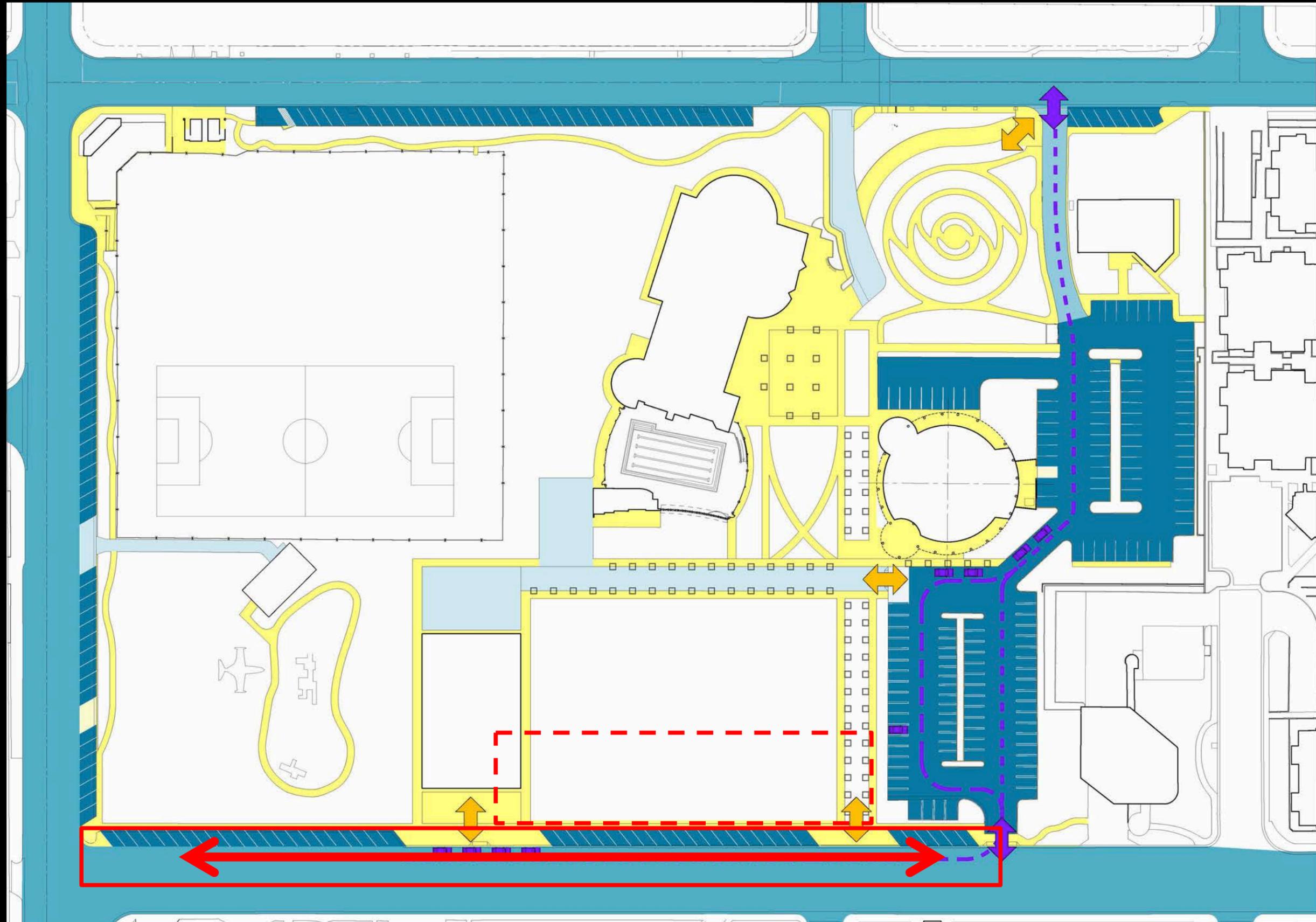
LI N P

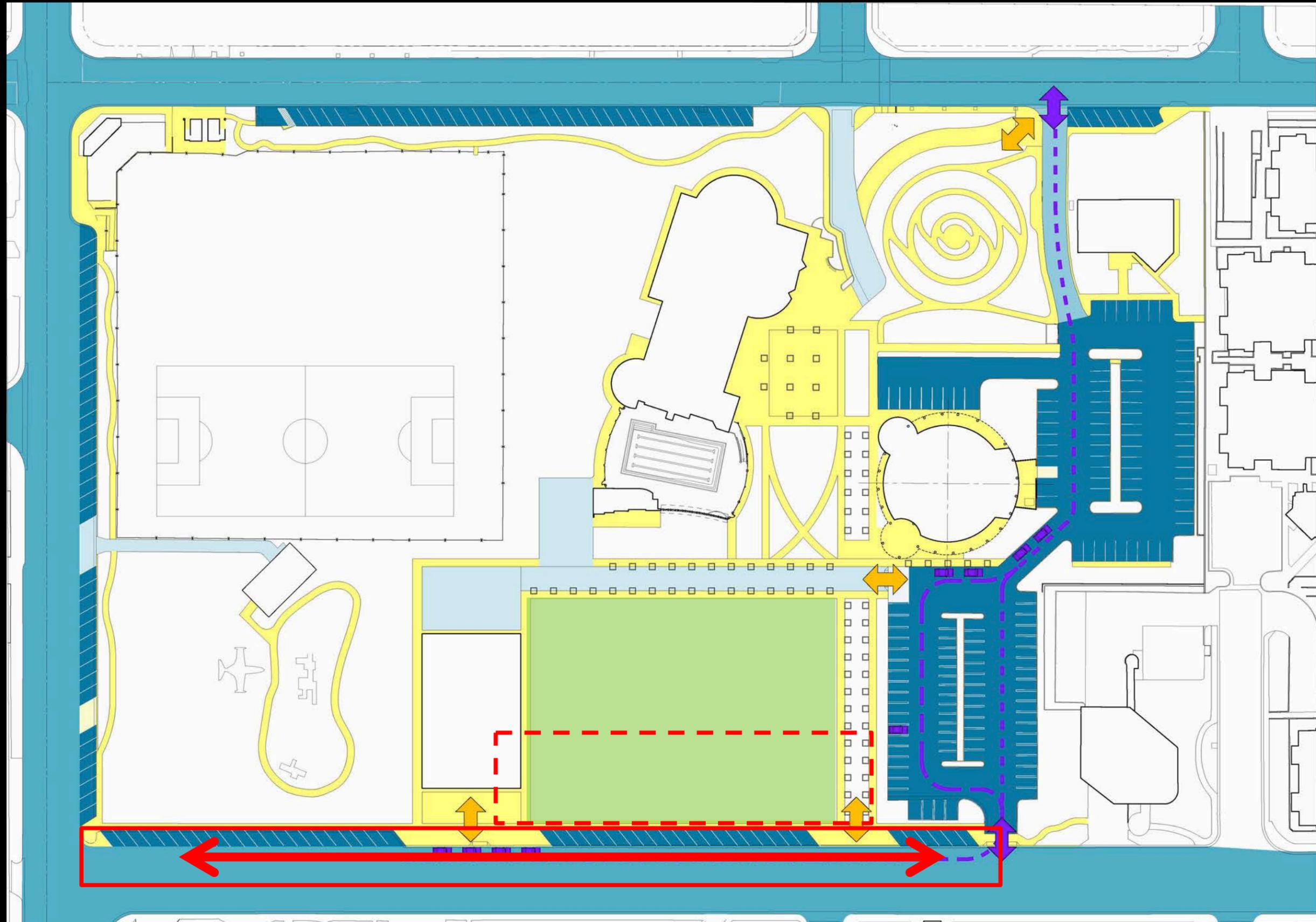
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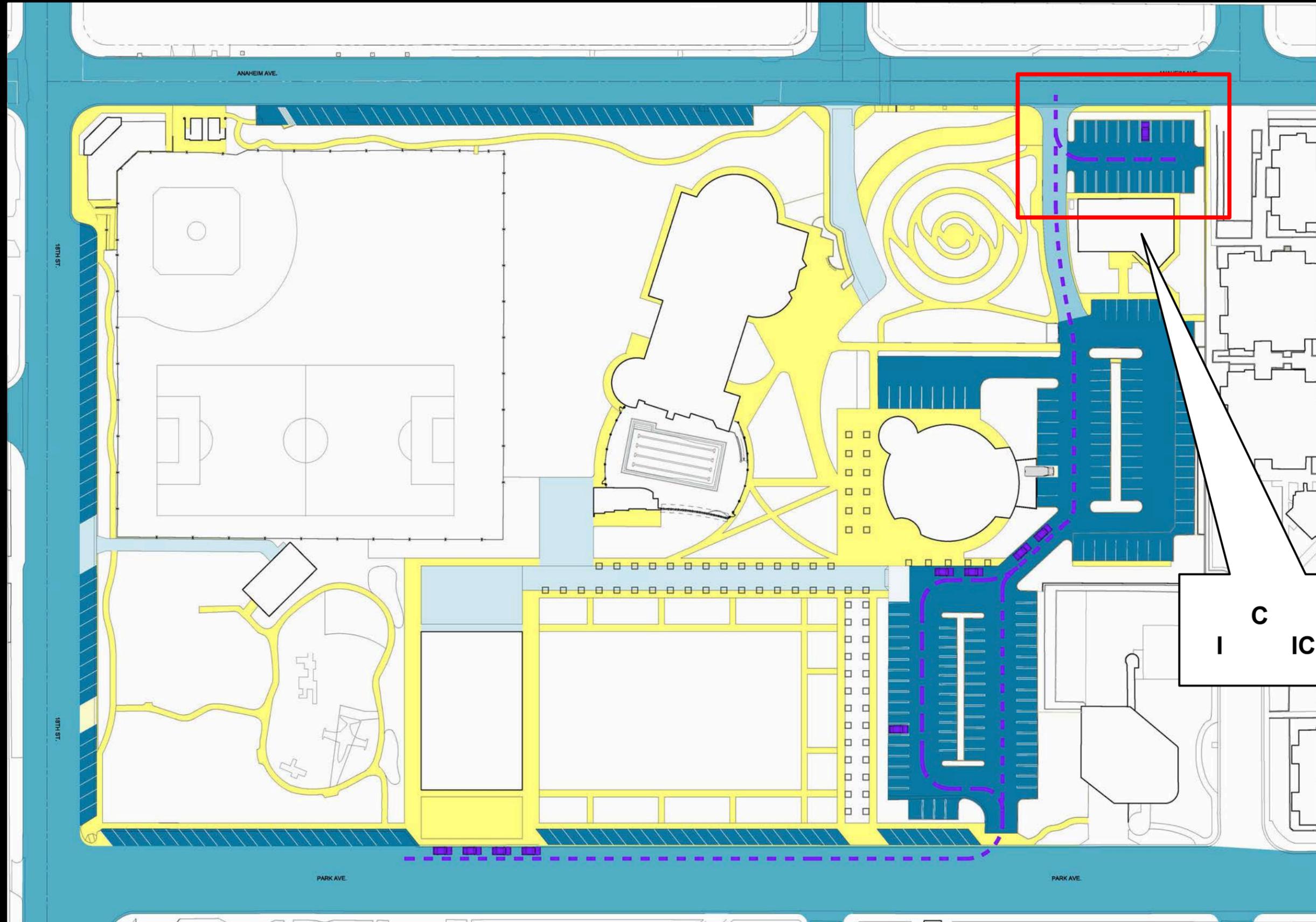


L I N P

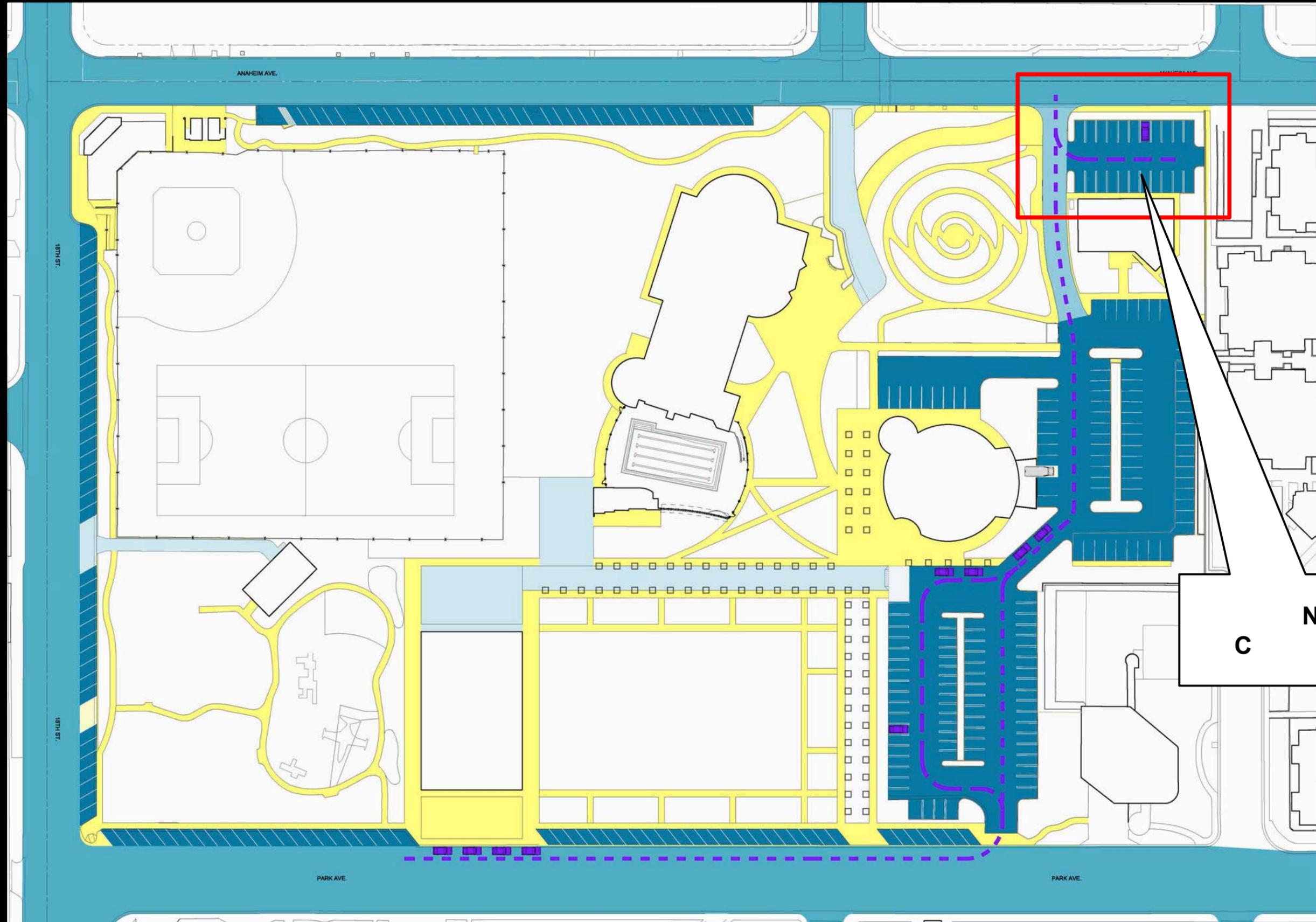
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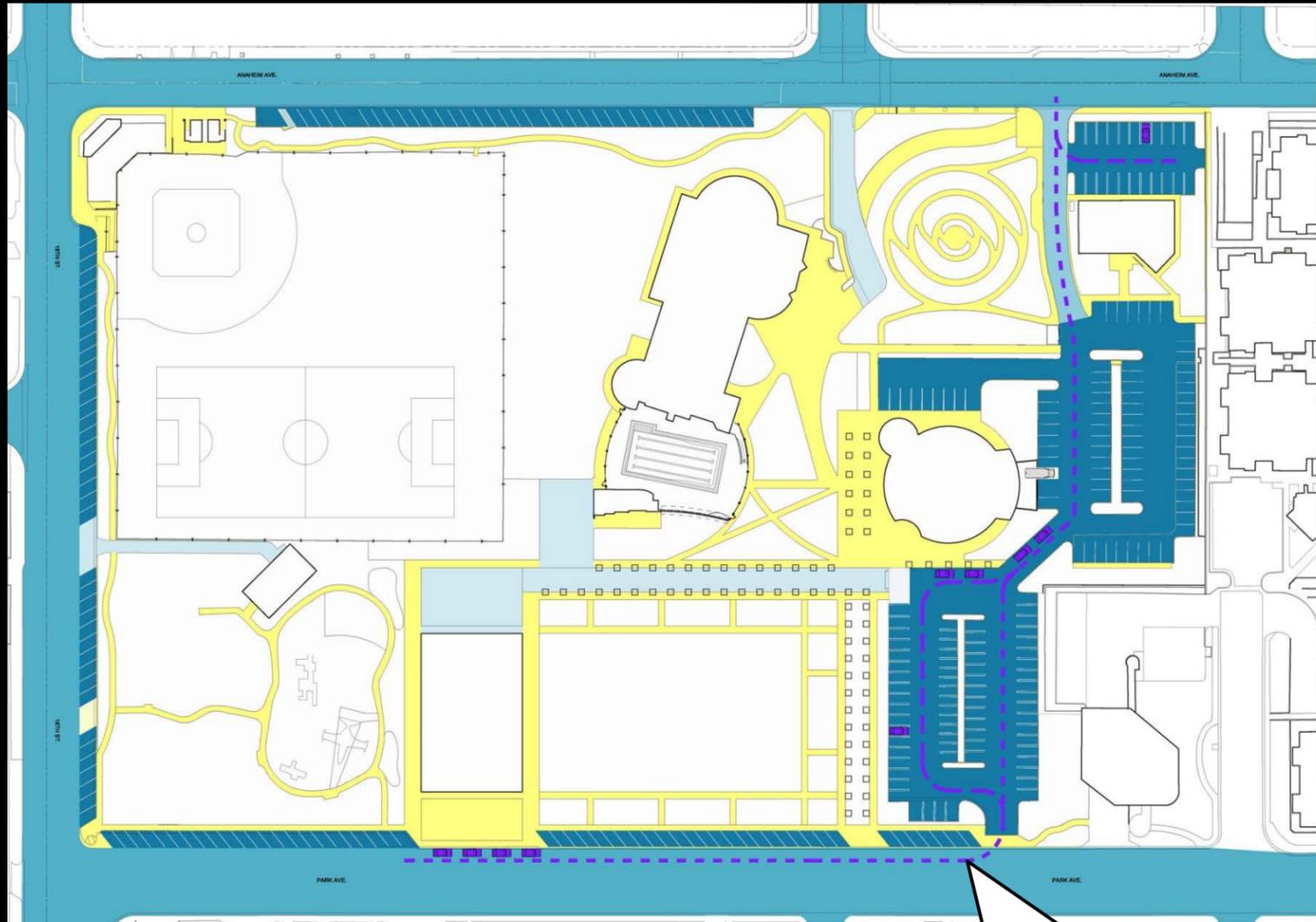
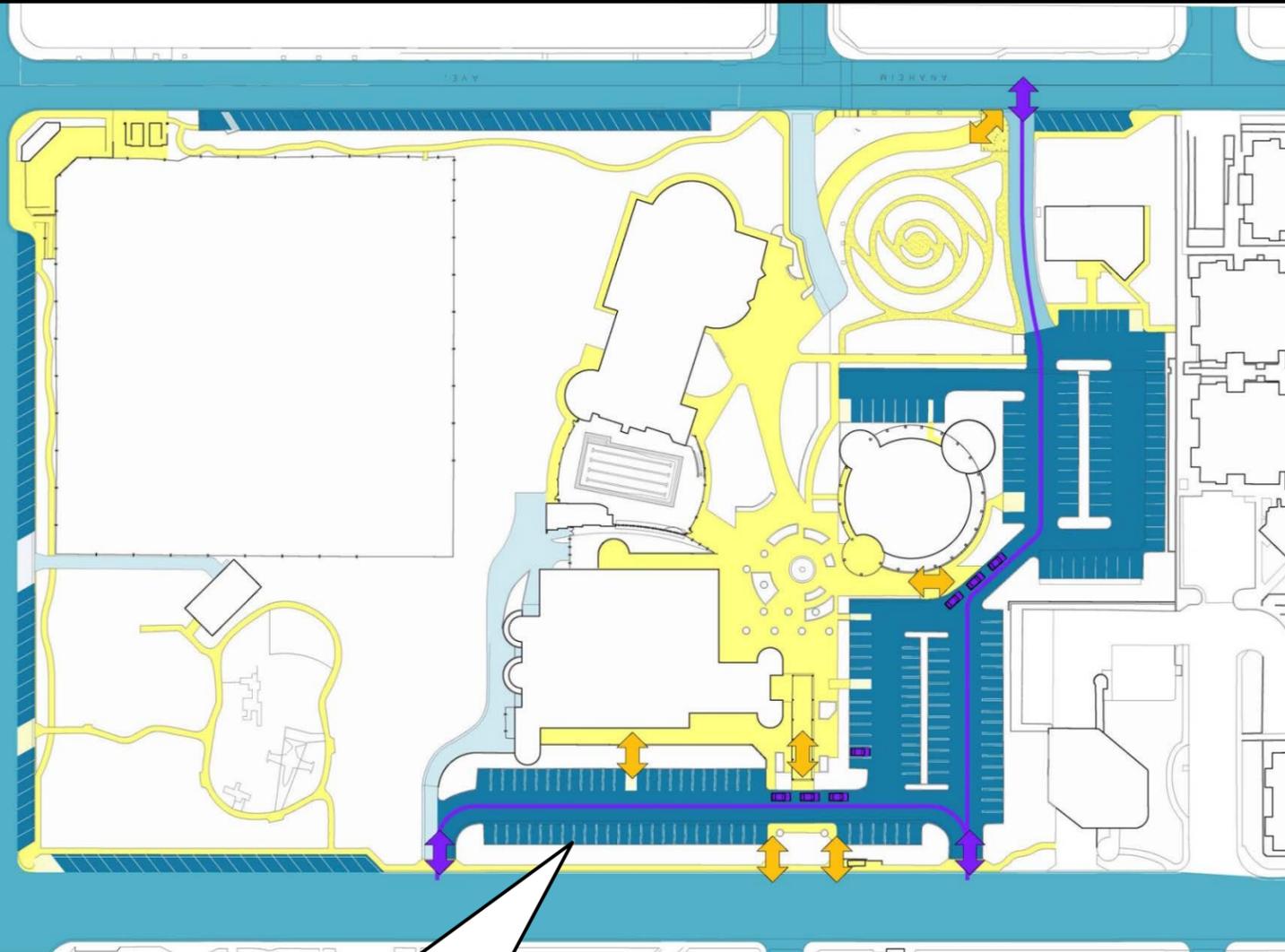




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LI N P LP IN P C



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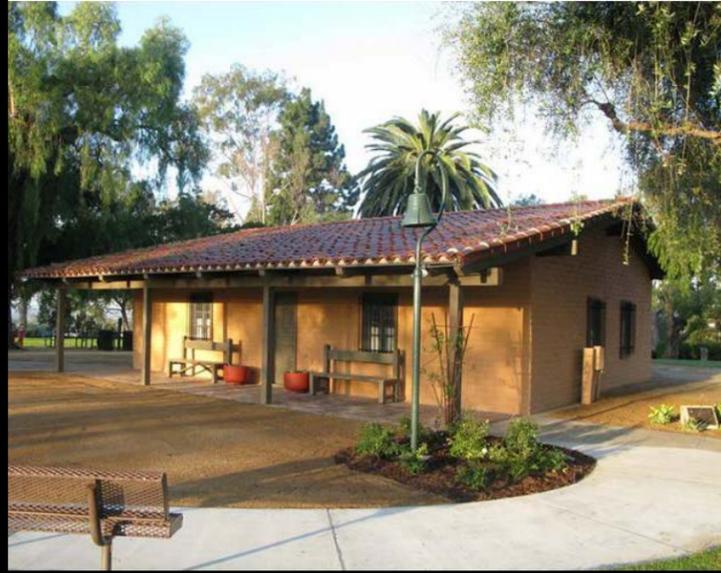
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# Design



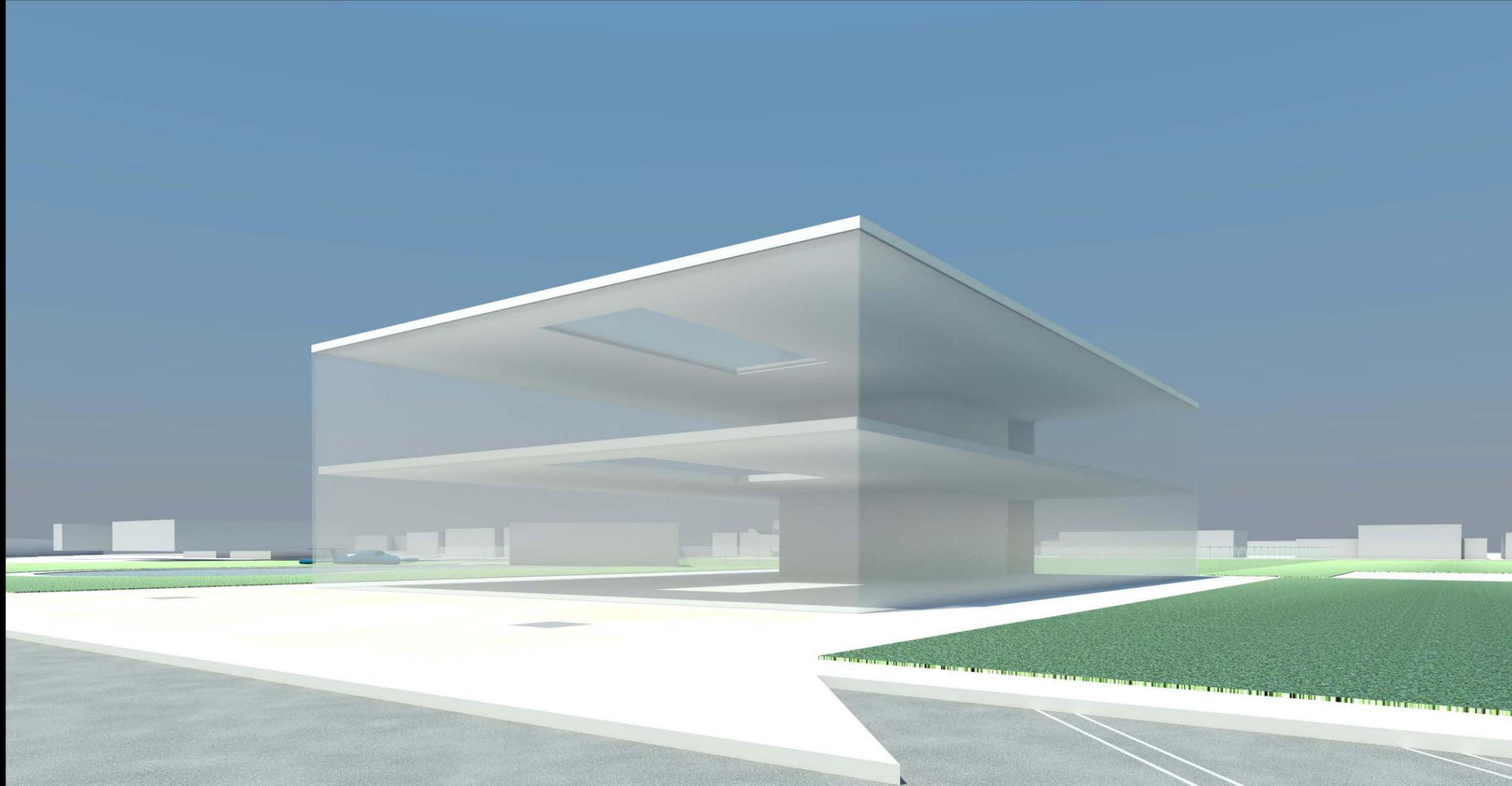
What should it look like?

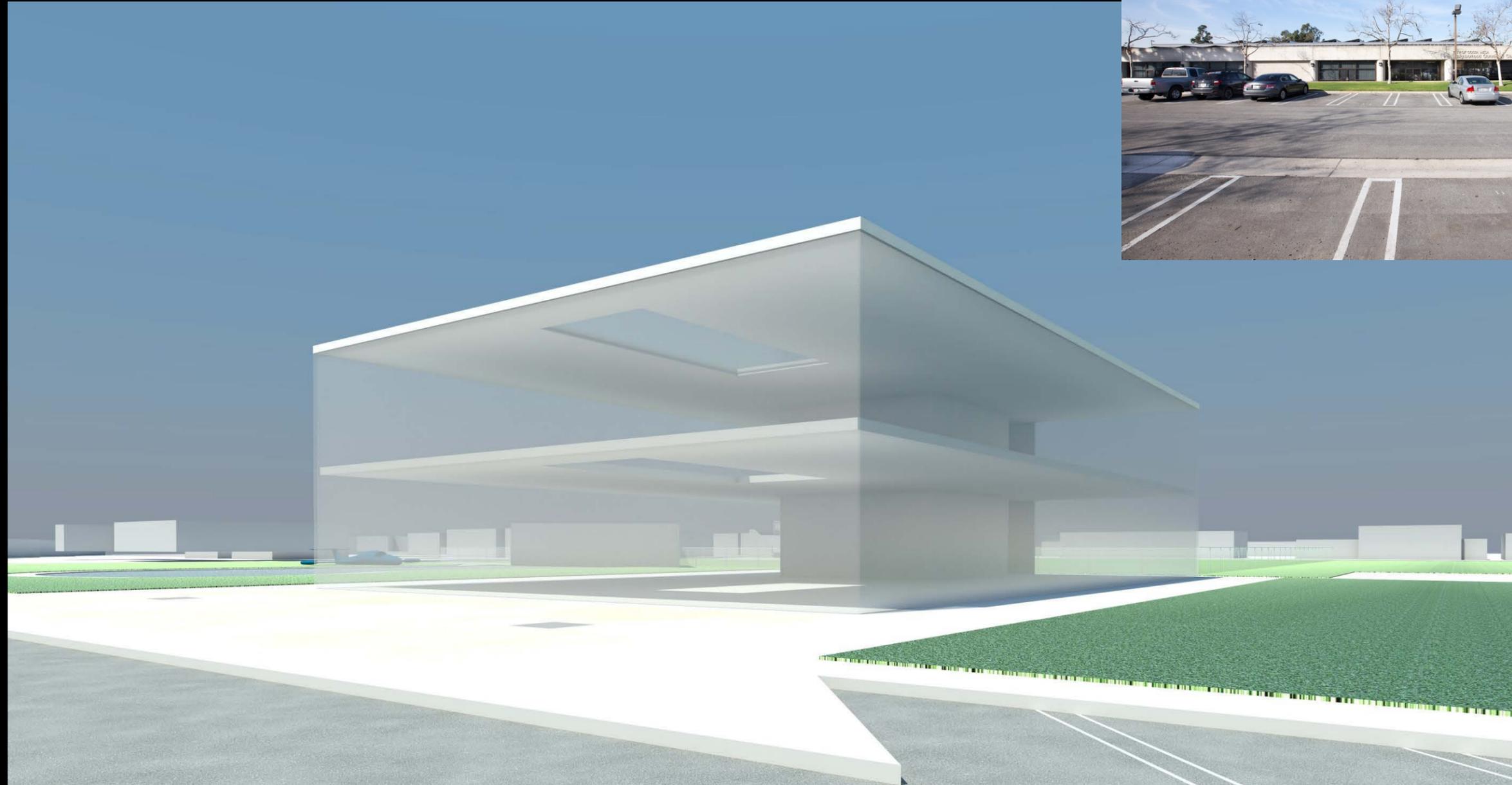






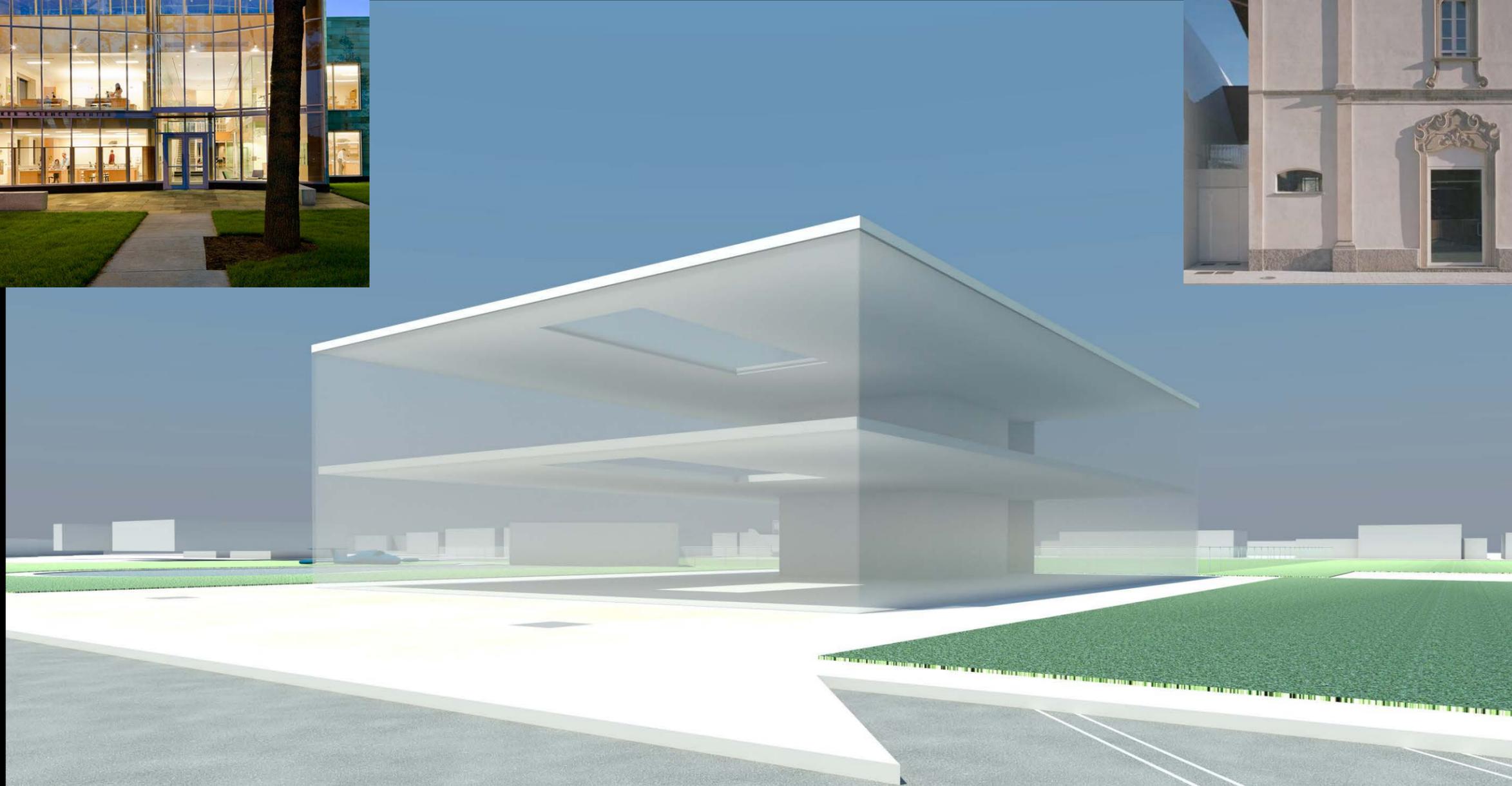
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C MM NI LI IN P







C MM NI LI IN P



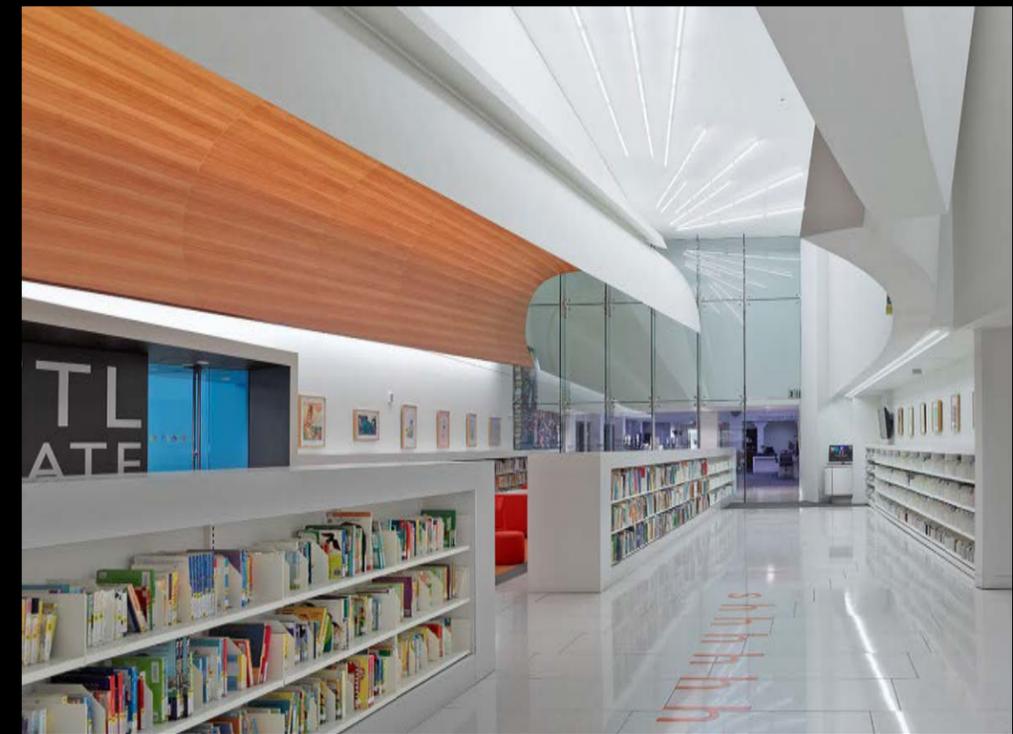












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# City of Costa Mesa

## **New Donald Dungan Library, NCC, & Park Improvements Project at Lions Park**



## **City Council Meeting**

November 17, 2015

Financing Options



# Library, NCC, & Park Improvements Project

## Funding Options

1. Funding without debt
2. Funding with debt
3. Funding with reduced debt



# Library, NCC, & Park Improvements Project Funding Options

## 1. Funding without debt

- “ Avoids ongoing debt payments
- “ Delays start to FY 19-20
- “ Uses some gas tax and park fees
- “ Uses nearly all general fund capital project funding for 4 years
- “ Uses first year of savings when 2003 COP is complete



# Library, NCC, & Park Improvements Project Funding Options

## 2. Funding with debt

- ” Facilitates early start of project
- ” Uses some gas tax and park fees
- ” Debt of \$29,728,000
- ” Annual payment of \$1,807,529 for 30 years



# Library, NCC, & Park Improvements Project Funding Options

## 3. Funding with reduced debt

- “ Start of project could be FY 16-17
- “ Uses some gas tax and park fees
- “ Uses all FY 16-17 1.5% cap. facilities funds
- “ Uses half the 5% CIP funds
- “ Debt of \$25,258,131
- “ Lower annual payment: \$1,535,751



# Library, NCC, & Park Improvements Project Repayment Options

1. Use all 1.5% Capital Facilities Funds for first three years then convert to 2003 COP funds in FY 19-20
2. Transient Occupancy Tax increase
3. Property Tax rate increase or parcel tax
4. Local Sales Tax Increase



# Library, NCC, & Park Improvements Project Recommended Actions

- “ Funding option 3: reduced debt
- “ Include funding for Fire Station 1
- “ Repay debt using 1.5% capital facilities funds  
    Fill in the gap with CIP funds
- “ Convert to 2003 COP funds in FY 19-20  
    No tax increase required

City of Costa Mesa  
Library, NCC, & Park  
Improvements at Lions Park  
City Council Meeting

November 17, 2015  
Financing Options

