

ADDITIONAL DOCUMENTS FOR CC-5

From: SHELTON, KELLY
Sent: Tuesday, September 06, 2016 4:06 PM
To: GREEN, BRENDA; TRAYLOR, MARIAN
Subject: FW: Jack Hammett field project - consent calendar #5

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

From: AL MELONE [mailto:amelone@earthlink.net]
Sent: Tuesday, September 06, 2016 3:58 PM
To: MENSINGER, STEPHEN <STEPHEN.MENSINGER@costamesaca.gov>; RIGHEIMER, JIM <JIM.RIGHEIMER@costamesaca.gov>; MONAHAN, GARY <GARY.MONAHAN@costamesaca.gov>; FOLEY, KATRINA <KATRINA.FOLEY@costamesaca.gov>; GENIS, SANDRA <SANDRA.GENIS@costamesaca.gov>
Cc: HATCH, THOMAS <THOMAS.HATCH@costamesaca.gov>
Subject: Jack Hammett field project - consent calendar #5

Dear Council members,

It appears this item is a done deal. But I would still like to put in my two cents.

As hard as it is to turn down free money, this city cannot afford this artificial turf project, in my opinion. I can understand that no politician wants to be put in a position appearing to be the Grinch who stole Christmas (before youth sports activists.)

But please consider the following:

1. At some point in time, maybe 10 years or so, that artificial turf will become worn out and need replacement. (If ignored for too long, it may become a hazard.)
2. What if the economy 10 years from now is not so great? That future council will have then inherited a PROBLEM. (From you folks)
3. If at that point they feel compelled to go back to grass, they still have to relocate that worn out plastic to a landfill (lousy ecology) and then wait 12-18 months for the new sod to get what they call "established" such that it can bear heavy sports traffic. Which would mean shutting down that field for a year or more. Ouch!
4. As a practical matter, you are locking in future councils to a larger operating "nut." Whatever annual savings are achieved will be more than offset by each 10 year balloon.

Al Melone

CC-10 Biennial Review of City's Conflict of Interest Code

Revised to add the Senior Commission.

NOTE: The following positions are not included in the Conflict of Interest Code as they already must file pursuant to Government Code Section 87200:

**Council Members
Planning Commissioners
City Manager
City Attorney
City Treasurer**

ATTACHMENT B

APPENDIX A

The term "Designated" refers to employees or officials, set forth by position or job classifications. A designated employee or official, for the purpose of this resolution, and in compliance with the City's Conflict of Interest Code (Costa Mesa Municipal Code Section 2-401, et al) shall include a spouse and immediate members of the family. Any person hired or promoted into a job classification included in this resolution shall become a designated employee for the purpose of the City's conflict of Interest Code without further action of the City Council. **Added positions are highlighted.**

<u>DEPARTMENT/POSITION TITLES</u>	<u>REPORTING CATEGORY</u>
Chief Executive Officer's Office	
Assistant Chief Executive Officer	All
Management Analyst	All
City Clerk	All
Public Affairs Manager	All
Human Resources Manager	All
Human Resources Analyst	All
Principal Human Resources Analyst	All
Central Services Supervisor	All
Public Information Officer	All
Assistant Recreation Supervisor	All
Deputy City Clerk	All
City Attorney's Office	
Assistant City Attorney	All
Deputy City Attorney	All
Development Services Department	
Economic & Development Services Director	All
Economic Development Director	All
Development Service Director	All
Assistant Development Services Director	All
Principal Planner	All
Senior Planner	All
Associate Planner	All
Assistant Planner	All
Building Official	All
Building Inspector	All
Senior Electrical Inspector	All
Senior Plumbing/Mechanical Inspector	All
Chief Plans Examiner	All
Plan Checker (consultant)	All
Code Enforcement Officer	1 & 4
Plan Checker	All
Chief of Inspection	All
Chief of Code Enforcement	All
Building Technician I & II	All
Combination Building Inspector	All
Plan Check Engineer	All
Plan Review Consultants	All

Management Analyst	All
Permit Processing Specialist	All
CDBG/HOME Coordinator	All
Senior Combo Inspector	All
Zoning Administrator	All
Senior Code Enforcement Officer	1 & 4
Community Improvement Manager	All

Finance Department

Assistant Finance Director	All
Budget Research Officer	All
Accounting Supervisor	All
Purchasing Supervisor	All
Buyer	All
Revenue Supervisor	All
Tax Auditing Specialist	1 & 4
Management Analyst	All
Budget Analyst	All

Parks and Community Department

Recreation Manager	All
Senior Center Program Administrator	All
Management Analyst	All
Recreation Supervisor	All
Assistant Recreation Supervisor	All

Police Department

Police Chief	All
Police Captain	All
Police Administrative Services Commander	All
Public Affairs Manager	All
Management Analyst	All

Fire Department

Fire Chief	All
Deputy Chief	All
Battalion Chief	All
Management Analyst	All
Fire Protection Analyst	All

Information Technology Department

Information Technology Director	All
Systems & Programming Supervisor	All
Operations & Network Supervisor	All
Telecommunications Manager	All

Public Services Department

Director of Public Services	All
City Engineer	All
Senior Engineer	All
Transportation Services Manager	All

Construction Inspector	All
Chief Construction Inspector	All
Assistant Engineer	All
Associate Engineer	All
Maintenance Services Manager	All
Facilities and Equipment Supervisor	All
Contract Administrator	All
Maintenance Superintendent	All
Management Analyst	All

Commissions

Parks and Recreation Commission	All
Senior Commission	All

NOTE: The following positions are not included in the Conflict of Interest Code as they already must file pursuant to Government Code Section 87200:

- Council Members
- Planning Commissioners
- City Manager
- City Attorney
- City Treasurer



CITY COUNCIL

SUPPLEMENTAL MEMORANDUM

MEETING DATE: SEPTEMBER 6, 2016

ITEM NUMBER: PH-1

SUBJECT: NORTH COSTA MESA SPECIFIC PLAN AMENDMENT (SP-16-01) RELATED TO HOME RANCH SITE, 3350 AVENUE OF THE ARTS AND SAKIOKA LOT 2

DATE: SEPTEMBER 6, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI (714) 754-5610
minoo.ashabi@costamesaca.gov

Two (2) resolutions are presented to the City Council as part of this action. One resolution recommends approval of an addendum for Final EIR No. 1054 and amendment to the North Costa Mesa Specific Plan related to the property located at 3350 Avenue of the Arts. The second resolution would allow for amendment to the North Costa Mesa Specific Plan related to the Home Ranch Site and Sakioka Lot 2.

MINOO ASHABI, AIA
Principal Planner

GARY ARMSTRONG, AICP
Economic Development & Development
Services Director / Deputy CEO

Attachments: 1. Draft City Council Resolutions

cc: Justin McCusker
C.J. Segerstrom & Sons
3315 Fairview Road
Costa Mesa, CA 92626

George Sakioka
14850 Sunflower Avenue
Santa Ana, CA 92707 George Sakioka

Judy Wang
Wincome Group
888 Disneyland Dr | Suite 100
Anaheim, CA 92802

Paul Sanford, Rosanna Inc.
3350 Avenue of the Arts
Costa Mesa, CA 92626

RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPTING AN ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT NO. 1054 (STATE CLEARING HOUSE NUMBER 2007011125) AND AMENDMENT TO NORTH COSTA MESA SPECIFIC PLAN (SP-16-01) RELATED TO THE PROPERTY LOCATED AT 3350 AVENUE OF THE ARTS

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2015-2035 General Plan on June 21, 2016;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, the Planning Commission of the City of Costa Mesa adopted the North Costa Mesa Specific Plan by Resolution No. 94-67 in July 1994 to provide additional planning guidelines and standards for several large development areas located in north Costa Mesa;

WHEREAS, within the North Costa Mesa Specific Plan, General Plan 2015-2035 allowed an increase in the Floor Area Ratio (FAR) for Home Ranch site, an increase in the residential density for Sakioka Lot 2, and development flexibility for 3350 Avenue of the Arts within the trip budgets adopted by the Land Use and Circulation Elements;

WHEREAS, the amendments promote diversity of development options at 3350 Avenue of The Arts are in conformance with the objectives of the North Costa Mesa Specific Plan and General Plan, including the following:

- North Costa Mesa Specific Plan - Recognize the development potential of the planning area and the need to sensitively integrate new development with the surrounding areas, and therefore, promote both resident and business community confidence in the long-term vision for the plan area.
- General Plan Land Use Objective LU-2A: Promote land use patterns and development that contribute to community and neighborhood identity.

- General Plan Land Use Objective LU-6A: Ensure the long term productivity and viability of the community's economic base.
- General Plan Land Use Objective LU-4A: Encourage new development and redevelopment to improve and maintain the quality of the environment.
- General Plan Land Use Objective LU-5A: Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.

WHEREAS, a Final Environmental Impact Report (EIR) No. 1054 (State Clearinghouse Number 2007011125) was certified on November 20, 2007 for the Wyndham Boutique Hotel / High-Rise and Final Master Plan PA-06-75 for the project that included 200 rooms and 120 for-sale condominium units;

WHEREAS, in accordance with Title 14 of the California Code of Regulations Sections 15162 and 15164, an addendum to the FEIR No. 1054 was prepared by BonTerra Psomas in August 2016 analyzing the environmental impacts associated with the change from residential units to hotel rooms;

WHEREAS, in accordance with Title 14 of the California Code of Regulations Section 15162 and 15164, the Addendum to the EIR determined that the proposed modifications to the project which allows for hotel rooms to replace the residential units does not require preparation of a subsequent EIR because the proposed changes would not result in new significant effects or a substantial increase in the severity of previously identified environmental impacts;

WHEREAS, on August 22, 2016, the Planning Commission held a public hearing and recommended approval of the amendment to the North Costa Mesa Specific Plan;

WHEREAS, a duly-noticed public hearing was held by the City Council on September 6, 2016 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record, and the findings contained herein, the City Council adopts the Addendum to the Final Environmental Impact Report No. 1054 and amendment to North Costa Mesa Specific Plan (SP-16-01) consistent with the provisions of the 2015-2035 General Plan attached hereto as Exhibit A to this resolution.

PASSED AND ADOPTED this 6th day of September, 2016

STEPHEN M. MENSINGER
Mayor, City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

CITY CLERK OF THE
CITY OF COSTA MESA

CITY ATTORNEY

RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPTING AMENDMENT TO NORTH COSTA MESA SPECIFIC PLAN (SP-16-01) RELATED TO HOME RANCH SITE AND SAKIOKA LOT 2

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2015-2035 General Plan on June 21, 2016;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, the Planning Commission of the City of Costa Mesa adopted the North Costa Mesa Specific Plan by Resolution No. 94-67 in July 1994;

WHEREAS, the North Costa Mesa Specific Plan provides additional planning guidelines and standards for several large development areas located in north Costa Mesa;

WHEREAS, by its very nature, the North Costa Mesa Specific Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, within the North Costa Mesa Specific Plan, General Plan 2015-2035 allowed an increase in the Floor Area Ratio (FAR) for Home Ranch site, an increase in the residential density for Sakioka Lot 2, and development flexibility for 3350 Avenue of the Arts within the trip budgets adopted by the Land Use and Circulation Elements;

WHEREAS, Home Ranch site is located in Area 1 (Subarea 3) of the North Costa Mesa Specific Plan and Sakioka Lot 2 is located in Area 8;

WHEREAS, amendments to North Costa Mesa Specific Plan are required to reflect increased development flexibility for these planning areas as allowed by 2015-2035 General Plan;

WHEREAS, the amendments promote diversity of development options on Home Ranch and Sakioka Lot 2 that are in conformance with the objectives of the North Costa Mesa Specific Plan and General Plan, including the following:

- North Costa Mesa Specific Plan - Recognize the development potential of the planning area and the need to sensitively integrate new development with the surrounding areas, and therefore, promote both resident and business community confidence in the long-term vision for the plan area.
- General Plan Land Use Objective LU-2A: Promote land use patterns and development that contribute to community and neighborhood identity.
- General Plan Land Use Objective LU-6A: Ensure the long term productivity and viability of the community's economic base.
- General Plan Land Use Objective LU-4A: Encourage new development and redevelopment to improve and maintain the quality of the environment.
- General Plan Land Use Objective LU-5A: Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.

WHEREAS, on August 22, 2016, the Planning Commission held a public hearing and recommended approval of the amendment;

WHEREAS, a duly-noticed public hearing was held by the City Council on September 6, 2016 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project. The Planning Commission recommended City Council approval of the proposal;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures. The proposal has been found to be less than significant with regard to the development limitations in the General Plan and North Costa Mesa Specific Plan, including trip budgets and development intensity. Therefore, the relevant environmental analysis contained in the following previously-approved environmental documents has been found to be valid, and no further environmental review is required:

- City of Costa Mesa General Plan Environmental Impact Report, SCH No. 2015111053, June 21, 2016.
- Segerstrom Home Ranch Environmental Impact Report, SCH No. 2000071050, November 2001.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record, and the findings contained herein, the City Council adopts amendment to North Costa Mesa Specific Plan (SP-16-01 A1) related to Home Ranch site and Sakioka Lot 2 consistent with the provisions of the 2015-2035 General Plan attached hereto as Exhibit A to this resolution.

PASSED AND ADOPTED this 6th day of September, 2016

STEPHEN M. MENSINGER
Mayor, City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

CITY CLERK OF THE
CITY OF COSTA MESA

CITY ATTORNEY

