



# **PLANNING COMMISSION**

## **AGENDA REPORT**

VII.1

MEETING DATE: JUNE 13, 2011

ITEM NUMBER:

**SUBJECT: PLANNING COMMISSION DESIGN AND MESA GREEN DESIGN AWARD  
NOMINATIONS**

**DATE: JUNE 2, 2011**

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER  
(714) 754-5611 (mlee@ci.costa-mesa.ca.us)**

### **DESCRIPTION**

The purpose of this memo is to advise of a request by Commissioner Fitzpatrick to nominate the Von's center remodel at 185 East 17<sup>th</sup> Street for the Planning Commission Design Award and the "Green Up Our Schools" program for the Mesa Green Design Award.

### **RECOMMENDATION**

Nominate the projects as requested.

### **BACKGROUND**

On May 17, 2011, staff received a request from Commissioner Fitzpatrick to nominate the above projects. The nomination requests are attached for your reference. If the nominations are approved by the Commission, staff will contact the project applicants to arrange for the presentation of the awards at a future Commission meeting.

MEL LEE, AICP  
Senior Planner

CLAIRE FLYNN, AICP  
Acting Asst. Development Svs. Director

Attachments: 1. Nomination Requests

cc: Interim Development Services Director  
Deputy City Attorney  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
Staff (4)  
File (2)

"Practically a New Shopping Center!"

The mid-70's design of the Costa Mesa Vons shopping center, inclusive of the Vons Market, has been aging and was in need of a remodel for some time. A few attempts have been made throughout the years and decades to refresh its appearance to no avail. It was not until 2008, where Vons geared up to try once more. Along with the Safeway Corporate initiative to update all existing Vons stores to the current "Lifestyle" program, Vons broadened the remodel scope to encompass the entire shopping center and stands out during next decades to come.

The existing 32,000 SF Vons is now replaced with a NEW 44,000 SF state of the art supermarket. There is also a new replacement tenant shop building, which can accommodate up to five individual tenants. The existing CVS Pharmacy remained but its architectural façade is refreshed to match the rest of the center design.

Through many positive and engaging efforts with the city of Costa Mesa Planning Department as part of the design process, Little has fine tuned the overall design to address the city's every concerns as well as to the approval of Vons. Little's primary focus is to provide design solutions that will satisfy both our client and the city.

The large mass of the Vons building façade was designed with a more pedestrian scale in mind, with 2 entry towers, and a lower wooden trellis for partial shading of an outdoor display and seating area, and still meet the city's height restriction.

Due to the existing site's challenging low grade elevations in relationship with the street, the on-site grades and storm drain system was extensively redesigned so to efficiently convey on-site storm water to the existing city storm system. A parking lot bio-swale system was also introduced to filter and treat on-site water run-offs.

There was a strict parking and landscape requirement in which we had to address and strike a balance between the two; existing tree counts had to be maintained, as well as several large existing Phoenix Palms had to be relocated on site.

The shopping center that once was known to be easily missed is now standing out amongst the rest within Costa Mesa.

One proof that this project is a success and has met the approval of the community is in the increase of traffic within the shopping center, as well as the increase in sales volume of the market.

Thanks.

Please let me know if you would need additional information from us.

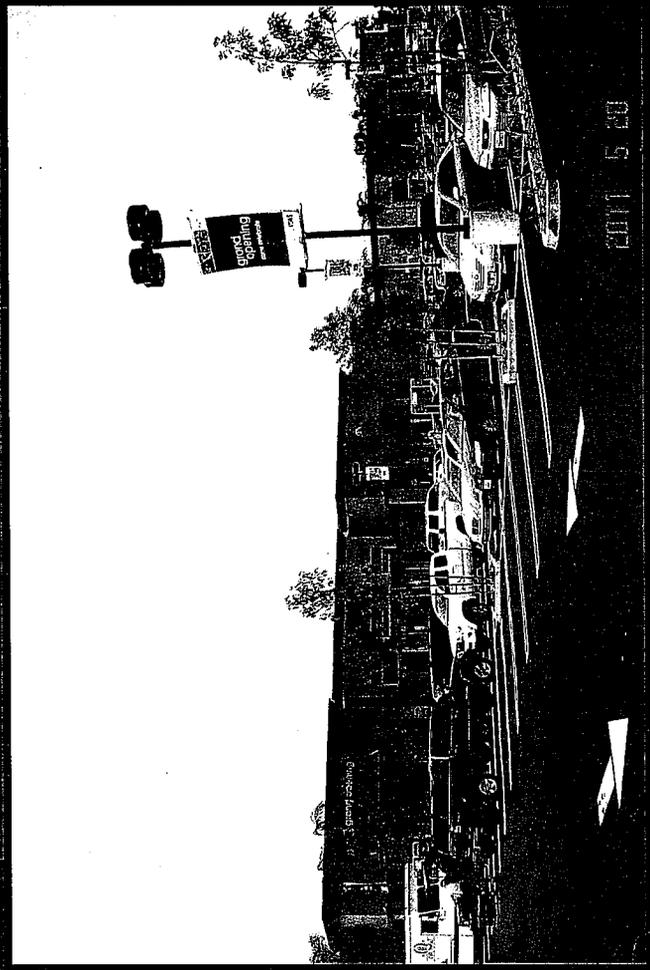
Sincerely,

Henry

**VONS CENTER  
E. 17TH STREET**



**BEFORE**



**AFTER**

## Green Up Our Schools: Summary of Program Accomplishments May 2011

Green Up Our Schools is currently working with 10 elementary schools in the Newport-Mesa Unified School District. 5 started in the 2008-2009 school year, 3 more were added the next year, and 2 the year after that. The schools are listed below:

- California Elementary
- College Park Elementary
- Davis Elementary
- Eastbluff Elementary
- Harbor View Elementary
- Lincoln Elementary
- Newport Coast Elementary
- Newport Elementary
- Paularino Elementary
- Rea Elementary



### Recycling

None of the schools in the program had a school-wide recycling program prior to their involvement with us. Now all of them do, with recycling bins in every classroom and the common areas (such as the office, library, computer lab, and staff lounge). Each year these schools collectively recycle over 26,696 pounds of paper, cardboard, cans, & bottles. Recycling services are free to every school, and some companies share profits from the sale of recycled materials.



### Student Green Team

Each school in the program also has a student green team, the driving force behind the recycling program and all environmental activities. This group varies from school to school, but on average is composed of volunteer students from the upper grades who meet outside of class time to empty the recycling bins, plan the school's waste reduction projects, take field trips to recycling centers, etc.



### Waste Assessments

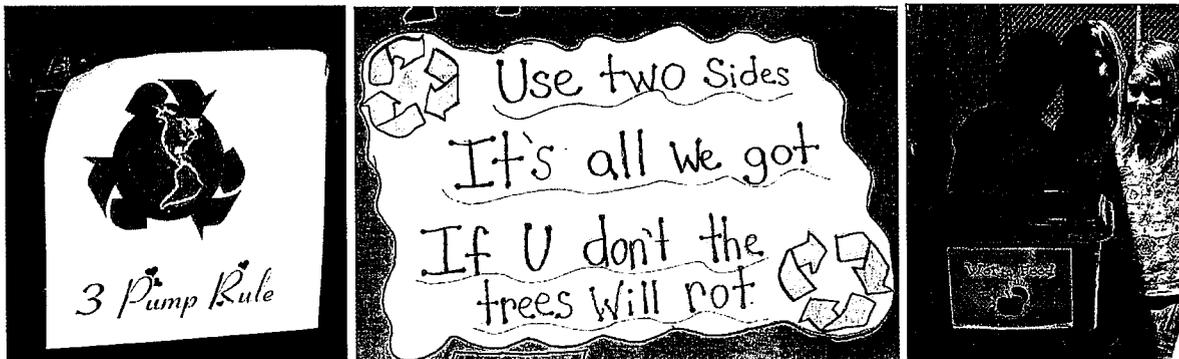
One of the most important activities the green team performs each year is the school Waste Assessment – the practice of sorting through a bag of school trash to see how much of it could have been recycled. The less recyclable materials in the trash, the more successful the recycling program. Each school starts the program with an average of 66% of their trash categorized as recyclable, by weight. Each year in our program, that number drops, with an average of 33% by the end of the 3 years.



### Waste Reduction Projects

In addition to recycling, the Green Up Our Schools program asks each school to set two waste reduction goals per year. A waste reduction project is one that focuses on using fewer resources in the first place, regardless of whether they would eventually end up in the trash or the recycling bin. Below are some examples of waste reduction projects completed by our member schools:

- College Park, Eastbluff, Paularino – launched a paper towel reduction campaign, lowering the amount of paper towels used per month by 20%
- Davis, Newport El, Paularino, Rea – held a double-sided copying campaign, encouraging everyone to use both sides of the page and distributing scratch paper reuse boxes to the whole school
- California, College Park, Davis, Newport El – maintain worm compost bins, fed weekly with lunch scraps
- Harbor View, Lincoln, Newport Coast, Newport El – taught students how to pack Zero Waste Lunches in reusable containers, handed out awards on "Waste-Free Wednesdays" for all students who bring a lunch from home with no disposable packaging



# Project Zero Waste Costa Mesa Schools



School / Entity	Coordinators	Accomplishment Examples
Green Up Our Schools	Patty Breech	Secured and administered grant
Inside the Outdoors	Lori Kiesser Allison Bauer	Implimented and oversaw project at schools
Newport Unified School District	Tim Marsh	Facilitated implementation, also an individual who practices activities in personal life
College Park	Amanda Burns	Visit MRF, Recycling, Composting, UpCycling
California	Cindy Ronquillo	VermiComposting, Recycling, Composting, UpCycling
Paularino	Satcey DeBoom-Howard	ReUse of Scratch Paper & Copy Paper, Reduce Paper Towels
Rea	Glenn Atkins	Measure Waste, ReUse Scratch Paper, Recycling
Whittier Elementary	Kathleen Bannert	VermiComposting, Composting, Measure Waste
Victoria	Suzanne Bucaro	Waste Free Wednesday, Measure Waste, Brainstorm Zero Waste Solutions
Davis	Lisa Manfredi	(Previously Awarded)

# College Park



Green Team



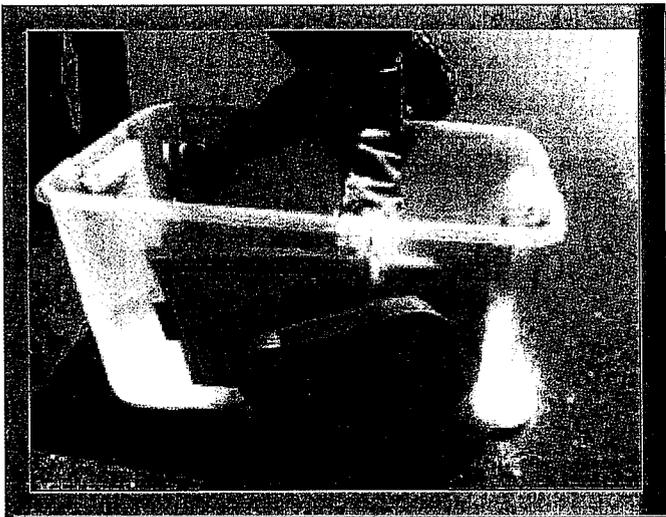
... visits  
Materials Recovery Facility (MRF)



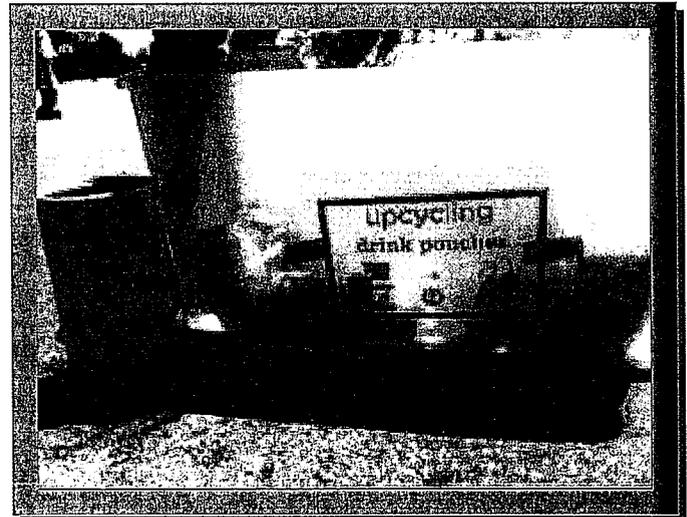
Recycles Juice Boxes



Composting

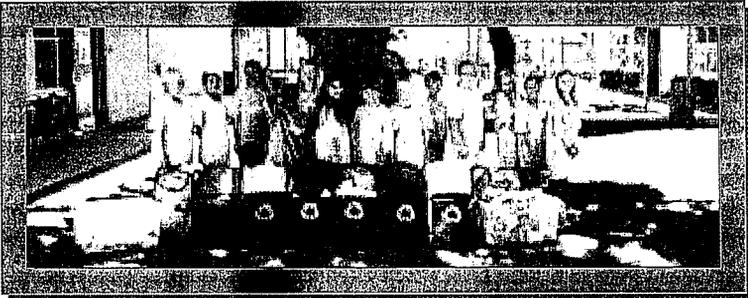


Recycles Lunch Trays



UpCycling

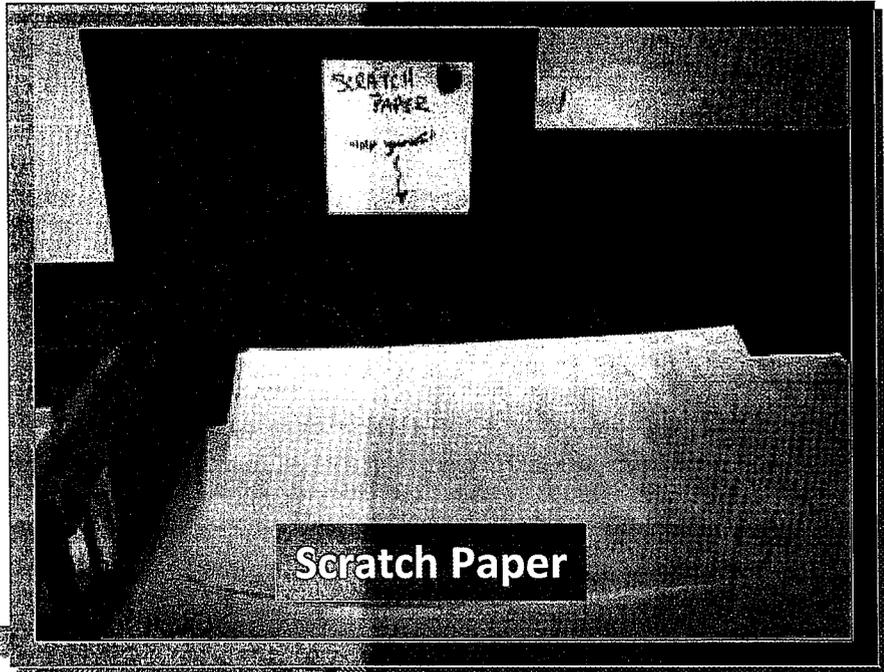
# California



Recycling Team



# Paularino



Scratch Paper



Copy Paper

Conserve Paper Towel



# REA



# Victoria Elementary

Project: Waste Free Lunch

- 4<sup>th</sup> and 5<sup>th</sup> grade students at Victoria implemented a “**Waste Free Wednesday**” lunch program.
- They made posters and talked with the other grades at the school about using **reusable containers**, and **eating all their food** to help reduce the amount of trash we generated.
- The first Wednesday, we generated **181 pounds of trash** as a school
- The following week we were down to 70 pounds of trash.
- There was a **significant reduction in the trash** after the students presented their information. We have bounced around in the weeks since our initial proposal, but have **never reached the 180 pound mark again**.
- The **students are still brainstorming** ways to help reduce the weight of the trash, which a **majority comes from milk that has been thrown away, and uneaten food**.

# Whittier Elementary

- is **vermicomposting**.
- Traveling Scientist from Inside the Outdoors helped second graders **calculate how much food waste** they divert from the classroom fruit bowl to their worm bins.
- **Composting** is great for the schools **vegetable garden**.



WILLIAM M. HABERMEHL  
County Superintendent of Schools

## Orange County Department of Education's Inside the Outdoors Project Zero Waste OC

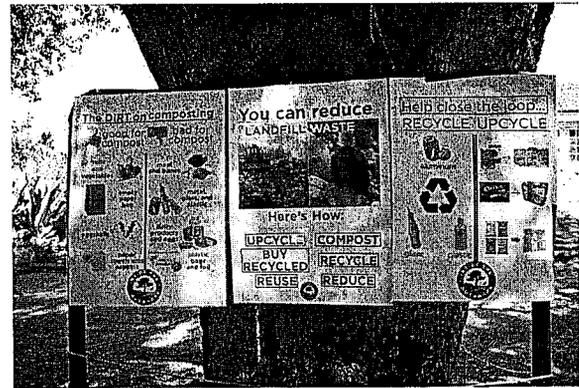
Project Zero Waste OC is an Inside the Outdoors (ITO) K-12<sup>th</sup> grade environmental education and Service-Learning program launched in 2010 with funding received from OC Waste & Recycling. This program has empowered students to create change in Orange County schools by addressing the need for regional school waste reduction programs. In the eighteen months since the program launched, Project Zero Waste OC has reached a total of **1,625** teachers, **48,770** students, and **146,300** parents and community members (home audits/surveys and regional science programs), for a total of approximately **196,700** participants impacted.

Within the Newport-Mesa Unified School District, the following schools have created onsite school waste reduction and prevention programs through Project Zero Waste OC:

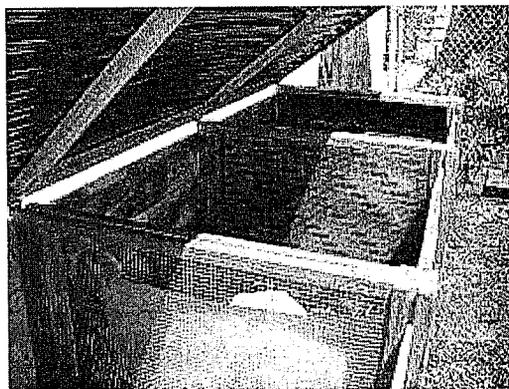
- College Park Elementary
- California Elementary
- Lincoln Elementary
- Newport Elementary
- Victoria Elementary
- Whittier Elementary
- Wilson Elementary



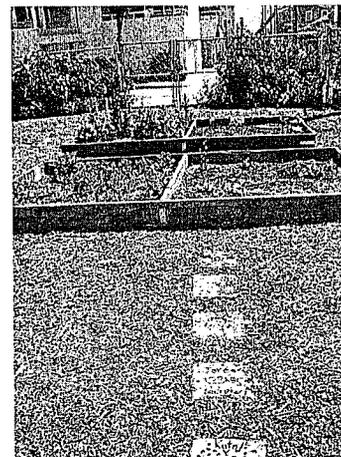
Students from California Elementary upcycle Capri Sun pouches to earn money for their school.



R.E.W.I.N.D. (Reducing Environmental Waste in Nature and Dumpsters) student education programs at ITO's Rancho Soñado



Composting at Newport Elementary



School garden at Newport Elementary



WILLIAM M. HABERMEHL  
County Superintendent of Schools

Project Zero Waste OC features:

### **Student Environmental Education Experiences**

Inside the Outdoors Field Trips and Outdoor Science School serve as the foundation for a multiple-experience education initiative to expand student and teacher awareness of solid waste, landfills, and waste reduction. These experiences empower students and teachers to make informed choices so that they can have a positive impact on the environment.

*"My students are really excited about composting now! They really understand the process!"*

*Monica Mather, Teacher  
Newport Mesa Unified School District*

### **Field Trips**

In 2010, Inside the Outdoors launched *REWIND: Reducing Environmental Waste in Nature and Dumpsters*, a Field Trip student experience (Exhibit C). Lessons about the importance of reducing waste are integrated into day-long Field Trip at parks throughout Orange County. During lunch, students learn about where the waste from their lunches goes. By actually sorting the waste they generate, students understand recycling, reducing, composting, and reusing in order to divert the waste that goes into a landfill.

### **Outdoor Science School**

At the same time that Inside the Outdoors launched *REWIND* for Field Trips, Project Zero Waste OC at Outdoor Science School was implemented (Exhibit D). During a week at Outdoor Science School, students spend meal times discussing with each other where trash goes and what they can do to reduce the amount of waste that ends up in landfills. Students sort trash from the meals and at the end of the week, they make personal commitments to reduce their trash footprint.

### **Traveling Scientist**

Traveling Scientist programs reinforce the waste reduction concepts students learn during Field Trips or Outdoor Science School. More importantly, the Traveling Scientist programs provide the venue for students and teachers to work together to design a Service-Learning project to create change on their school campus. These projects turn learning into action.

### **Student Project Zero Waste OC Lunch Programs**

Student Project Zero Waste OC lunch programs at Inside the Outdoors Field Trips and Outdoor Science School include a lunch presentation to students where students are taught what they can do to create less trash. Following the lunch experience, teachers complete a classroom audit and awareness survey on Survey Monday. Students also complete an at-home audit and awareness survey. Over 44,000 Orange County students every year are learning to reduce, reuse, recycle, and compost through Project Zero Waste OC Lunch Programs!

### **Regional Community Science Programs**

Extending Project Zero Waste OC to communities provides students with a platform to share their projects with others. Community programs also provide a way for students, teachers, parents, and community members to learn together about the ways they can reduce the amount of waste they produce.



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### **Project Zero Waste OC and Newport Mesa Schools**

California Elementary (3rd grade): Began Vermicomposting and added an additional vermicomposting unit. On average they compost about 2 pounds per week. Students are composting small scale within their classroom. They also began collecting drink pouches to be upcycled this year, around 500 were collected.

College Park Elementary (5th & 6<sup>th</sup> grades): Began collecting bottles and cans (6th grade) and added on a waste free lunch (5th grade). Students began collecting cardboard food trays for recycling, and food scraps for composting. They were able to cut down the amount of trash bags used in half by initiating the waste free lunch. Originally they used 12 bags and were able to condense down to 6 bags.

Lincoln Elementary (5th grade): Students initiated a waste free lunch for the grade. They collected lunch trays to be recycled and focused on bringing lunch in reusable containers. Reusable lunch containers were purchased for them to use. Students decorated the containers to give them a sense of ownership and pride in the using them.

Newport Elementary (5th grade): Parents built a large 3 bin composting unit. Food scraps from the lunchroom were collected and put in the compost bin. The finished product is now used in the school garden.

Whittier Elementary (2nd grade): Began vermicomposting. They have 5 vermicomposting units, one per 2nd grade class, and plan to put the finished product into their school garden.

Wilson Elementary (6th grade): Began recycling at their school. They are collecting paper, bottles and cans. Allen Company, a recycling company, provides free pick-up to the school.

Victoria Elementary (5th grade): Began a waste free lunch program this year. Teachers report that the first week the students made posters and went to talk to all the classrooms about waste free lunch. Students also made an announcement on the flag deck. That week the school had a huge drop in waste. Due to testing students could not go to the classrooms for the next couple of weeks and could not do announcements on the flag deck, and the teacher noticed an increase in waste. The teacher offered gotcha tickets (school reward) for kids who brought containers, drank all their milk, or ate all their food. The weeks that this was not done there was an increase of waste at lunch. The students figured out that most of the weight comes from the milk that students do not drink so the kids are going to try to come up with a solution to this. Further, the class started using the cardboard containers in its compost.



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### **Project Zero Waste OC and Green Up Our Schools**

The Green Up Our Schools grant provides a sustainable approach to greening a school by providing support over a three year period. Having a great support system and time to create and implement changes is imperative for greening a school. Inside the Outdoors, an environmental education program, has had the opportunity to partner with schools who are participating in the Green Up Our Schools grant, through an additional grant called Project Zero Waste OC. The combination of the two grants provide schools, teachers and students with a well rounded experience by incorporating waste reduction education, teacher support, curriculum, materials, and a field experience.

### **About Inside the Outdoors and Project Zero Waste OC**

Inside the Outdoors Project Zero Waste OC grant provides two school visits to educate students on the importance of reducing waste as well as aid in setting up or improving on an existing waste reduction program such as a waste-free lunch, composting or recycling. Included with this grant, schools also receive funding to participate in an Inside the Outdoors Field Trip or Outdoor Science School experience. By attending these programs, students are connected through hands-on science curriculum in and about the natural world they are striving to protect by greening up their school.

For more information on Inside the Outdoors, please contact:

Kelly Ellis  
[kellis@ocde.us](mailto:kellis@ocde.us)  
714.708.3885