



PLANNING COMMISSION

SUPPLEMENTAL MEMORANDUM VI.4a.

MEETING DATE: AUGUST 8, 2011

SUBJECT: AMENDMENT TO MASTER PLAN PA-10-26

DATE: AUGUST 2, 2011

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA, SENIOR PLANNER
(714) 754-5610 or mashabi@ci.costamesa.ca.us

Attached please find a letter of justification provided by the applicant. The previous report included a letter submitted by Power Plus on behalf of the applicant.

Please let me know if you have any questions.

Attachments: 1. Letter dated August 1, 2011

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

File:	Date:	Time:
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Received
City of Costa Mesa
Development Services Department

AUG 2 2011

August 1, 2010

Ms. Minoo Ashabi
Senior Planner
City of Costa Mesa
P. O. Box 1200
Costa Mesa, CA 92628-120

RE: UNDERGROUNDING OF OVERHEAD WIRES ALONG GILSLER

Dear Minoo,

The issues with regard to the two poles on Gisler are really related to the minimal benefit, if any at all, that the City will realize from removing the poles. Since the poles we are talking about are main feeder transmission lines there are many more requirements associated with the undergrounding of these two poles vs. the other poles. These other requirements will impact the City in other ways. So, for example, because of the gas lines and storm drains we will have to trench in the street down Gisler all the way to the front of the Mortuary beyond the storm drain. We will have to erect another pole with an anchor in front of the mortuary which will impact the front of the Mortuary. The sidewalk condition width will be impacted and we will probably have to go onto the mortuary's property to get the sidewalk around the new pole and anchor. If the poles on Gisler are removed, Edison has requested we provide an above ground pad to accommodate a 5 foot wide by 5 foot long by 5 foot tall switch that would be required for the main feeder transmission lines. This would be in addition to the vault. In order to underground the CATV at this location we will have to also trench across Gisler. Gisler was just recently repaved, so in order to trench down and across Gisler, the City will have to waive their moratorium on trenching. Edison will have to upgrade their equipment located across harbor for the project and they have expressed concern about significant delays as a result of having to replace this equipment. Traffic control at this intersection will be a nightmare. All of this can be done, but the real issue is what benefit will be derived from all this activity. The City ends up with one less pole, Gisler all torn up, A large switch box, a very upset mortuary owner, upset motorists and no real visual impact because of the transmission lines across the street on the north side of Gisler. We are proposing removing everything off of the two poles except the main feeder lines and the CATV that will still cross Gisler. We will install new street lights there as well in addition to the new building and new landscaping.

I believe this solution will clean up the corner visually and is in the best interests of the City and us.

Best Regards,

William R. Lang

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WRL:sgs