

REGULAR MEETING OF THE CITY COUNCIL  
CITY OF COSTA MESA

March 1, 2004

The City Council of the City of Costa Mesa, California, met in regular session March 1, 2004, at 6:30 p.m., in the Council Chambers of City Hall, 77 Fair Drive, Costa Mesa. The meeting was called to order by the Mayor, followed by the Pledge of Allegiance to the Flag led by Council Member Steel, and invocation by the Reverend Gary Archer, Vanguard University.

ROLL CALL

Council Members Present: Mayor Gary Monahan  
Mayor Pro Tem Allan Mansoor  
Council Member Mike Scheafer  
Council Member Chris Steel

Council Members Absent: Council Member Libby Cowan

Officials Present: City Manager Allan Roeder  
Acting City Attorney Tom Wood  
Public Services Director William Morris  
Development Services Director Don Lamm  
Administrative Services Director Steve Hayman  
Finance Director Marc Puckett  
Planning and Redevelopment Manager Mike Robinson  
Senior Planner Kimberly Brandt  
Associate Planner Wendy Shih  
Deputy City Clerk Julie Folcik

ORDINANCES AND RESOLUTIONS

A motion was made by Council Member Steel, seconded by Council Member Scheafer, and carried 4-0, Council Member Cowan absent, to read all ordinances and resolutions by title only.

PRESENTATION  
Mayor's Award

Mayor Monahan announced that Brittany Rausch was selected as the March 2004 recipient of the Mayor's Award for starting The Pump Girls, a singing and dancing group, to raise awareness and funding for young people living with Juvenile Diabetes, which displayed admirable initiative and compassion.

PRESENTATION  
Employee of the Month

Mayor Monahan congratulated City Manager's Department Management Analyst Carol Proctor on being named Employee of the Month for March 2004, in recognition of her diligence, commitment and follow-through in overseeing the improvements at Jordan Park, made possible through the generous donations of Chuck and Diane Buchanan.

PROCLAMATIONS

Mayor Monahan announced that the following Proclamations were presented by the City:

Mr. Frank Barbaro, Orange County Attorney, receiving the Heritage Award by the Orange County American Italian Renaissance Foundation.

Mayors' Prayer Breakfast, March 17, 2004.

PUBLIC COMMENTS  
Vote

Judi Berry, Costa Mesa, reminded the community to vote on Tuesday, March 2, 2004.

Lindbergh School Site	Don Knipp, Costa Mesa, reported that the Orange County Department of Education, currently leasing the Lindbergh School Site, located at 220 East 23 <sup>rd</sup> Street, for many years, has utilized the site as an “industrial building site” in their residential neighborhood. He advised Council that the lease is through July, 2004, and requested their assistance in approaching the School board on other alternative uses for the site and thanked Mayor Pro Tem Mansoor for his prompt response to a recent letter submitted regarding this matter. Mayor Monahan suggested this issue be placed on the Newport-Mesa School Board Liaison Agenda, in late March, for discussion. He confirmed with the City Manager that the City has an agreement to maintain the field, above the underground reservoir, that is directly adjacent to a small city park.
Senior Housing/Single Room Occupancy  1901 Newport Boulevard	Anne Hogan-Shereshevsky, Costa Mesa, expressed that there is a need for more senior housing in the City, suggesting that more single room occupancy homes should be available. She disagreed with redevelopment funds being used for the project at 1901 Newport Boulevard. Ms. Hogan-Shereshevsky also suggested, if possible, one stop payment facilities, where seniors are able to pay their utility bills.
Annexation in Sphere of Influence	Martin Millard, Costa Mesa, commented on the City’s efforts regarding the annexation of the Golf Course area in Costa Mesa’s sphere of influence, stating that the City has not negotiated in a “hard fashion.” He suggested that should Newport Beach wish to pursue annexation of the area, that perhaps Costa Mesa should seriously consider negotiating for a section of beach that extends down the Santa Ana River, between Huntington Beach and Newport Beach, together with reciprocal agreements for police and fire services.
Litter	Mr. Millard complained about litter and shopping carts on Baker Street, asking for more enforcement, advised of day workers loitering at Baker and Bristol Streets, and of the commercial vehicles parking near Paularino School for extended periods of time.
Loitering Day Workers	
Municipal Code Section 1-33	Igal Israel, Costa Mesa, referenced his comments made at a prior meeting regarding enforcement of Section 1-33(c) and (d) of the Costa Mesa Municipal Code. Mayor Monahan advised that a written response was prepared by the Acting City Attorney, and provided him with a copy. Mr. Israel also inquired about the adoption of the Newport Boulevard Specific Plan, SP-96-01, and requested a copy of the adopting ordinance, along with the Affidavit of Publication. The Development Services Director reported that the Newport Boulevard Specific Plan regulates the property where Mr. Israel’s business is located, and advised that he could obtain a copy of the requested documents in the Planning Department.
Newport Boulevard Specific Plan SP-96-01	
Job Center	Janice Davidson, Costa Mesa, commented that the City should close the Costa Mesa Job Center, but otherwise suggested that non-Costa Mesa laborers utilizing the center should be paid less than those that are Costa Mesa residents. Mayor Monahan pointed out that a similar motion had been made previously, but failed to carry. Ms. Davidson expressed her appreciation to Council Member Scheafer and the Lion’s Club for their generosity, and Council Member Steel for his act of kindness to the family of Tony Morello.
Tony Morello	
CONSENT CALENDAR	On motion by Council Member Scheafer, seconded by Mayor Pro Tem Mansoor, and carried 4-0, the Consent Calendar items were approved as recommended. The following Reading Folder items were received and processed:

READING FOLDER

Claims received by the Deputy City Clerk: Steven Scott Peet; Debra A. Randall; Jon and Julie Rohrer; Susan K. Shade; Southern California Edison; and Christine Trigg.

Request for Alcoholic Beverage Control Licenses were received from:

ABC Licenses

Empire Brothers, Inc., 891 Baker Street, Suite B1, for a person-to-person transfer of a Type 21 (off-sale general).

Jae Hyung Chung, 401 East 17<sup>th</sup> Street, Suite C, for a person-to-person transfer of a Type 41 (on-sale beer and wine for a bona fide eating place).

El Campeon Carniceria, 517 West Wilson Street, for a person-to-person transfer of a Type 20 (off-sale beer and wine).

The following warrants were approved:

WARRANTS

Approved Warrant 1993/Payroll 403A and Payroll 404

Warrant Resolution 1993, funding Payroll 404 for \$1,902,110.96, Payroll No. 403A for negative \$13,741.08, and City operating expenses for \$1,015,687.13, including payroll deductions.

Approved Warrant 1994

Warrant Resolution 1994 funding City operating expenses for \$775,571.20.

ADMINISTRATIVE ACTIONS/Annual Review No. 2 of the General Plan

Annual Review No. 2 of the City of Costa Mesa General Plan was received and filed.

Adopted Resolution 04-18 Revising Salary Ranges for C.M.F.A.

Resolution 04-18 was adopted: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, REVISING THE SALARY RANGES FOR JOB CLASSIFICATIONS REPRESENTED BY THE COSTA MESA FIREFIGHTERS ASSOCIATION (C.M.F.A.) TO REFLECT THE ESTABLISHED LABOR MARKETPLACE PURSUANT TO THE 2000-2004 MOU; and Budget Adjustment No. 04-064 was approved for \$49,197.00.

Adopted Resolution 04-19 Adopting the 2003-2004 Statement of Investment Policy

Resolution 04-19 was adopted: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ADOPTING THE 2003-2004 STATEMENT OF INVESTMENT POLICY, AND AUTHORIZING THE CITY TREASURER TO INVEST AND REINVEST IDLE MONIES OF THE CITY OF COSTA MESA IN ACCORDANCE WITH THE 2003-2004 STATEMENT OF INVESTMENT POLICY.

PUBLIC HEARING Appeal of Zoning Application ZA-03-94

The Deputy City Clerk announced that this is the time and place set for a public hearing to consider an application from Council Member Steel appealing the Planning Commission's approval of Zoning Application ZA-03-94 for Andrew K. Hartzell, for a minor design review and minor conditional use permit to construct an office with a full bathroom above a new detached garage, located at 440 East 19<sup>th</sup> Street in an R1 (Single Family Residential) zone. Environmental Determination: Exempt. The Affidavits of Publishing and Mailing are on file in the City Clerk's Office. Communications were received from the following Costa Mesa residents: Barbara Beck, requesting that Council consider deletion of the proposed bathroom; and Andrew Hartzell, urging Council to uphold the Planning Commission's decision without further conditions. Council Member Steel commented that he appealed the decision of

the Planning Commission on behalf of Morris Berger, due to privacy issues, noting aspects of the project such as the location of the stairwell, the placement of the proposed windows, and the removal of the trees extending to the rear alley.

The Associate Planner reviewed the Agenda Report, and responded to questions from Council.

Andrew Hartzell, Costa Mesa, commented on his project noting that it was well within the Residential Design Guidelines, that he had addressed the concerns of his neighbors in his design, and with the exception of Mr. Berger, he had gained their support. He pointed out that the proposed windows are block from view of Mr. Berger's yard by Cypress trees that he maintains, and explained that the windows offer a functional purpose in providing proper lighting into the work area. He assured Council that he has worked to minimize the concerns of all his neighbors, and asked that Council approve the project with no further conditions. In response to Council Member Steel he advised of his intent to leave the property as R1, and pointed out that he has placed a "Declaration of Land Use Restriction" on his property as requested by the Planning and Building Department, to guarantee compliance with the R1 designation. Mr. Hartzell answered questions relative to privacy screening from Council Member Steel.

Morris Berger, Costa Mesa, showed a photograph that illustrated how his privacy would be infringed upon by the addition of a second story by Mr. Hartzell. He stated that regarding his objection to the addition, he is the neighbor who would be most affected. Mr. Berger reviewed the two reasons for his appeal, noting that if any of the existing tree screening were removed, his entire rear yard would be in direct line of sight from the Westside windows, landing, and staircase, suggesting a condition that Mr. Hartzell be required to provide effective screening. He also believed that a modification in the plans for the second story Westside windows, landing and staircase would reduce the direct views into his property, suggesting that the windows be raised above eye-level and that additional light could be achieved by skylights.

Beth Refakes, Costa Mesa, felt that there should be a condition added to require landscaped screening subject to the approval of the Planning Department; and was confused about the necessity for the addition of a bathroom in the second story.

There being no further speakers, the Mayor closed the public hearing.

Mayor Pro Tem Mansoor expressed his support of the decision of the Planning Commission commenting that he believed that the 500 square foot, second floor addition would be of minimal impact, noting that it is well below the 80 percent second story building restriction. He also suggested that trees or screening could be added by either homeowner to preserve personal privacy.

Council Member Scheafer also supported the decision of the Planning Commission and stated that he did not agree in the City conditioning the requirement of the trees for privacy. He instead felt that resolving the privacy issue should be a compromise between the two parties.

Mayor Monahan commented that he did not feel it appropriate for

the City to dictate the type of door or windows to install nor the trees to be planted for a project, and therefore requested that Condition of Approval No. 7, regarding the installation of the our door with a frosted glass or opaque material, be deleted.

MOTION/Adopted  
Resolution 04-20  
Approving ZA-03-94

A motion was made by Mayor Pro Tem Mansoor, seconded by Council Member Scheafer, and carried 3-1, Council Member Steel voting no, to uphold the Planning Commission's decision by adoption of Resolution 04-20: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING MINOR CONDITIONAL USE PERMIT/MINOR DESIGN REVIEW ZA-03-94, deleting Condition of Approval No. 7.

RECESS

The Mayor declared a recess at 7:50 p.m., and reconvened the meeting at 8:00 p.m.

PUBLIC HEARING  
Trailer Park  
Conversion Impact  
Report

The Deputy City Clerk announced that this is the time and place set for a public hearing for consideration of the Trailer Park Conversion Impact Report for Snug Harbor Village and El Nido Trailer Parks located at 1626 and 1640 Newport Boulevard. The Affidavits of Publishing and Mailing are on file in the City Clerk's Office. No communications were received. The Development Services Director and Senior Planner reviewed the Agenda Report dated February 25, 2004, and responded to questions from Council.

Council Member Steel expressed his appreciation of staff's efforts in this matter, and expressed his hope that the remaining homeowners are given a fair relocation agreement from the property owner.

Barry McDaniel, Overland, Pacific & Cutler, Inc., Long Beach, stated that his firm has assisted Brown & Associates in the relocation of families living within the mobile home parks. He reviewed the relocation activities, and believed that it has been successful to date.

Florence Johnson, no address given, confirmed with the Senior Planner that "utility reconnections" included any service that the homeowner currently has, confirmed that moveable homes would be moved by licensed movers with current permits, and all relocation agreements would be made in writing.

Warren LaHara, Apple Valley, questioned the definition of "legally constructed structures", to which the Senior Planner responded that the permitting agency for any mobile home additions are done by the State of California, and the negotiations would be between the park owner and homeowner regarding these structures. He advised that over the history of the park the permitting authorities have change; he also mentioned that to day, it has not been licensed contractors with current permits that have moved the mobile homes recently relocated.

Mike Berry, Costa Mesa, opined that Council is considering a resolution in exercising an authority that the City does not rightfully have. The City Attorney explained that State Law requires the City to approve the accuracy of the report. The Development Services Director advised that adoption of a resolution is all that is needed for Council to approve the Trailer Park Conversion Impact Report.

Norah O'Malley, Costa Mesa, questioned what is considered a doublewide mobile home and also confirmed that the mobile

homes recently relocated have not been by licensed contractors.

Morgan Augustus, no address given, representing his father, a resident at one of the mobile home parks, advised that upon visiting with his father the “available spaces” at the other parks provided by Brown & Associates, he found them to be incomparable in that there were unaffordable at \$300.00 to \$400.00 in excess of what is currently paid by his father.

The Senior Planner confirmed for the Mayor that the Report stipulates that the owners of the park are required to provide a list of comparable parks, within a thirty-mile radius, that have spaces available.

Dave Salcido, Costa Mesa, questioned if the property owner could chose to pay off a homeowner in place of a relocation agreement, and the Senior Planner advised that he could not.

James Quade, Costa Mesa, stated that he is concerned about the reference to “legally constructed additions”. He explained that he purchased his home that had a room addition, and there now is some questions as to whether it was legal or not, commenting that he could potentially be losing about 300 square feet of his home.

Irene Shannon, Costa Mesa, appreciated Council’s assistance in this matter, stating that the homeowners were now being treated fairly, that the park is being maintained, and agreements were being made between the property owner, and the homeowners. She expressed, however, that enforcement of the Report was an issue of concern.

Sandy Johnson, Costa Mesa, felt that the movement or placement of homes should be restricted to mobile homes and any “legally constructed attachments”, asking that “legal” be removed from the requirement, and instead felt that “the same or comparable replacement” should be offered. She also inquired as to a guarantee to the homeowners that the homes will be properly reassembled, and if not, whom the responsible party would be.

Jean Stirling-Stevens, Newport Beach, questioned when and if there had been written settlements offered to each of the homeowners, stating that it would show good faith on the part of the property owner. She thanked Council and staff for their time and efforts in this matter.

Don Hunter, Costa Mesa, commented that the City of Carson had a very good and comprehensive relocation ordinance.

Coralee Newman, Government Solutions, Newport Beach, representing Brown & Associates, read a letter from a satisfied homeowner who had been successfully relocated.

Barry McDaniel, Overland, Pacific & Cutler, Inc., Long Beach, clarified that licensed contractors have been used to move the mobile homes; that there is a written list of open spaces in comparable trailer parks that can be provided to all the remaining homeowners; and written offers have been provided to all homeowners.

Council Member Scheafer confirmed that a doublewide mobile

home requires two separate and distinct serial numbers that distinguishes it from a singlewide.

Jeffrey Goldfarb, Rutan & Tucker, LLP, Costa Mesa, explained “illegal additions” by stating “if an improvement was not legally constructed at the time it was built, then it is considered illegal, and the owner cannot move it to another location because the owner would be incurring liability for reconstructing an illegal improvement.”

The City Attorney responded that in moving anything to another City, another City’s codes would have to be complied with before it would be considered legal.

There being no further speakers, the Mayor closed the public hearing.

Mayor Monahan expressed his apprehension regarding the deletion of the word “legally” in regards to “constructed additions,” expressing the need for the structures to be in legal compliance, to avoid safety and liability concerns.

MOTION/Adopted  
Resolution 04-21  
Approving Relocation  
Impact Report

A motion was made by Mayor Monahan, seconded by Council Member Steel, and carried 4-0, to adopt Resolution 04-21: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING THE RELOCATION IMPACT REPORT PREPARED FOR THE SNUG HARBOR VILLAGE AND EL NIDO MOBILE HOME PARKS LOCATED AT 1626 AND 1640 NEWPORT BOULEVARD; with the addition of two conditions, “all moveable mobile homes, and legally constructed additions, will be disassembled and reassembled by a licensed moving company with the appropriate permits; and all relocation agreements between the park owner and homeowner shall be made in writing”.

The Mayor declared a recess at 9:15 p.m., and reconvened the meeting at 9:25 p.m.

RECESS

The Deputy City Clerk presented from the meeting of February 17, 2004, Consideration of Potential New Revenue Sources.

OLD BUSINESS  
Potential New  
Revenue Sources

Mayor Monahan proposed the continuance of the item to the next meeting due to the importance of the discussion and the absence of Council Member Cowan, but announced that public comment would be taken.

Mayor Pro Tem Mansoor concurred adding that it would be more appropriate to discuss potential cuts before addressing the issue of increasing revenue sources.

Judi Berry, Costa Mesa, commented that she is in favor of the business license fee increase, but pointed out that the fees suggested would have more of an impact on the smaller business owners than on the larger businesses. She suggested that a fee be established for the companies generating over \$2 million dollars, which would be higher than those generating under \$500,000.00, and in addition suggested a \$50.00 charge for those businesses owners that are not Costa Mesa residents.

Katrina Foley, Costa Mesa, asked that Council consider the advertising revenue with respect to the transportation billboards, such as those at bus stops, and an additional possible generator of revenue.

Robert Graham, Costa Mesa, proposed that Council concentrate on providing more business opportunities to generate interest and revenue, instead of relying on increasing taxes. He suggested the possibility of a freeway sign advertising the car dealerships on Harbor Boulevard, and also suggested a bridge from Harbor Boulevard to Triangle Square, "it make it a more viable center." Mr. Graham referenced the City Council policy relative to the City's business strategy and community improvement, and commented that it was in direct conflict with that proposed in the raising of taxes.

Mayor Pro Tem Mansoor addressed Mr. Graham's suggestions and advised of the outcome of the efforts made in the past to pursue those "opportunities". He also commented that he is not interested in generating new revenue until some cuts are made in the budget.

Council Member Steel confirmed with the City Manager that if Council were to prepare a ballot measure for November, 2004, the deadline would be the July 6, 2004, City Council meeting.

A motion was made by Mayor Monahan, seconded by Mayor Pro Tem Mansoor, and carried 4-0, to continue the consideration of potential new revenue sources to the meeting of March 15, 2004.

MOTION/Continued to  
March 15, 2004

The Deputy City Clerk presented Consideration of Prioritization of Programs and Services Efforts/Establishment of Long-Term Budgetary Strategies. The Finance Director reviewed the Agenda Report dated February 10, 2004, and he and the City Manager responded to questions from Council.

NEW BUSINESS  
Prioritization of  
Programs and  
Services

Judi Berry, Costa Mesa, expressed her confusion over the rating system that was used in the Agenda Report. The Finance Director and the City Manager explained the process that staff utilized in the rating of each of the programs and services.

Dave Salcido, Costa Mesa, suggested volunteerism, stating that there were many individuals willing and available to volunteer where needed.

Sam Clark, Costa Mesa, thought that the shopping cart retrieval program should be paid for through the businesses that own the shopping carts. He also did not believe that the City should fund the Community Garden. He further commented the programs that are to be continued should meet the need of the larger majority.

Beth Refakes, Costa Mesa, commented that she would have liked to see the costs associated with each of the programs and services mentioned in the report. The City Manager confirmed that the costs associated for the programs and services that are brought forward by Council will be provided in the next report.

Katrina Foley, Costa Mesa, recommended that Council adopt a combination approach of prioritization and revenue generating. She thought that significantly cutting employees salaries and benefits could cause lower efficiency within the operations of the City. Ms. Foley also felt that some of the programs considered low priority brought the community together and were part of the quality of life for the residents of the City.

Eric Bever, Costa Mesa, urged Council to protect the public safety budget, as it is essential to the well being of the community.

Mayor Pro Tem Mansoor commented that he did not agree with the approach to either increase fees or borrow to resolve the City's financial crisis. He felt that spending what is taken in, or less than what is taken in is the best philosophy. He suggested that for a long-term strategy: reductions in programs or services, if necessary some "across the board cuts", and lastly renegotiation of employee salary and benefit provisions and consideration of potential new revenue sources.

Mayor Monahan stated that he would be hesitant at renegotiating employee salary and benefits at this time, and was also reluctant of the "across the board cut", but was willing to pursue reprioritization of services. He commented that he would consider new revenue sources such as an increase in business license fees.

Council Member Steel followed with his listing of preferences of strategies concurring that the prioritization of programs and services would be the best place to begin, followed by consideration of new revenue sources, across the board cuts of five percent, and then if necessary, renegotiation of employee salaries and benefits.

Council Member Scheafer concurred with the recommendation to first address the prioritization of programs and services. He expressed apprehension of the five percent across the board cuts, due to how it could affect public safety and regarding new revenue sources, commented that he is a supporter of the increase of the Transient Occupancy Tax (TOT).

The City Manager, referencing the across the board cuts, clarified that the five percent was used to illustrate the magnitude that such a reduction would have on the City, and was in no way meant to be a set amount recommended for such reductions.

Motion Failed to Carry

On motion by Council Member Steel, seconded by Council Member Scheafer, staff was directed to focus on the long-term budgetary strategies in the following order: reductions in programs and services, potential new revenue sources, consideration of an across the board cut (percentage to be determined), and the reconsideration of employee salary and benefit provisions.

Mayor Pro Tem Mansoor expressed that he would not support the motion as he felt the primary focus should be on budget cuts. He further commented that he would not wish to consider reduction of employee salary and benefits at this time.

Mayor Monahan explained that the potential revenue sources would be brought back to Council at the next meeting and asked that it be withdrawn from the motion.

MOTION/Provided  
Direction to Staff

On motion by Council Member Steel, seconded by Council Member Scheafer, and carried 4-0, staff was directed to focus on the long-term budgetary strategy of reductions in programs and services with some consideration of an across the board cut (percentage to be determined) as a secondary long-term budgetary strategy.

Mayor Monahan explained that the following action was not to eliminate or change any program or service, but was meant for discussion and to request more information from staff for more detailed information regarding the select programs and services,

which would be brought back at a future date for review.

The Council Members each listed those programs that they were interested in reviewing.

MOTION/Requested  
Review of Programs  
and Services

On motion by Mayor Monahan, seconded by Council Member Steel, and carried 4-0, staff was requested to review of the following programs and services: (Police) Park Rangers, Community Education Programs, DARE Program and Community Service Program; (City Manager) Committee Support, Community Foundation, the City Newsletter, Public Notice Requirements, the Appeals process and the Assistant City Manager position; (City Attorney) Municipal Code prosecutions; (Public Services) Council and Commission Support, the Skateboard Park and the Community Gardens; (Development Services) Planning Commission Support; Citizen Committee Support and Shopping Cart Retrieval Program; (Administrative Services) Wellness Programs, Personnel Committee Support, Teen Programs, Adult Programs, Concerts and Events, Recreation Committee Support, Day Camp, Field Allocation and Field Ambassadors, Job Center, Playground and Mobile Recreation and Skate Units, Recreation Commission Support, Family Programs, Youth Programs, and the Birthday Program; and (Finance) Grant Writing; and provide a brief description of each of the programs and services listed and inclusive of those to be added by Council Member Cowan (absent), at the March 15, 2003, Council Meeting.

There being no objection, New Business Item No. 3 was taken out of order.

NEW BUSINESS  
Moment of Solemn  
Expression

The Deputy City Clerk presented consideration of a proposal by Mayor Pro Tem Mansoor to adopt a new City Policy that replaces the Invocation with a Moment of Solemn Expression. Mayor Pro Tem Mansoor reviewed the Agenda Report dated February 25, 2004, and he and the Acting City Attorney responded to questions from Council, along with Chris Arledge, Turner Green Afrasiabi & Arledge, LLP, Costa Mesa.

Sam Clark, Costa Mesa, expressed his appreciation of Mayor Pro Tem Mansoor bringing this subject forward, and asked that Council approve the recommendation.

Eric Bever, Costa Mesa, suggested that Council allow anyone in the public to present the Moment of Solemn Expression instead of only members of the clergy. Mayor Pro Tem Mansoor confirmed that is part of the policy.

On motion by Mayor Pro Tem Mansoor, seconded by Mayor Monahan, and carried 4-0, Council Policy 000-12 was adopted.

MOTION/Adopted  
Council Policy 000-12

NEW BUSINESS  
Westside Community  
Improvement Work  
Plan

The Deputy City Clerk presented the Westside Community Improvement Work Plan and Mayor Pro Tem Mansoor's Revitalization Incentives. The Development Services Director, and the Planning and Redevelopment Manager reviewed the Agenda Report dated February 19, 2004, and responded to questions from Council, along with Mayor Pro Tem Mansoor.

Ralph Ronquillo, Costa Mesa, Westside Revitalization Oversight Committee (W.R.O.C.) Chairman, presented an overview and update of the Committee and their activities.

Mike Evans, Costa Mesa, stated that many areas on the Westside would benefit from the recommendations made by Mayor Pro Tem Mansoor regarding the West 19<sup>th</sup> Street Revitalization Overlay Zone.

Eric Bever, Costa Mesa, discussed mixed use in residential zones, and thought that Council should pursue changing the code to apply to any MG (General Industrial) area. He also asked about the bluff rezoning, confirming that the Community Redevelopment Action Committee (C.R.A.C.) had provided a recommendation to move forward with this action.

Ralph Ronquillo, Costa Mesa, clarified that the bridge initiative, and the rezone initiative, did not get a full consensus from C.R.A.C.

Judi Berry, Costa Mesa, inquired as to what is accomplished with this report. Mayor Pro Tem Mansoor stated that it is for staff, and W.R.O.C. to review and forward to the Planning Commission for further direction.

MOTION/Provided  
Direction to Staff

On motion by Mayor Pro Tem Mansoor, seconded by Council Member Scheafer, and carried 4-0, staff was authorized to move forward with the objectives, inclusive of those items recommended by Mayor Pro Tem Mansoor, with the Westside Community Improvement Work Plan, to work in conjunction with W.R.O.C. and the Planning Commission in providing recommendations to the City Council, that Items 1.4 and 2.4 of the Westside Community Improvement Work Plan would be considered in the Budget for Fiscal Year 2004-2005, to revise Item No. 2.5 by removing "rescind", and to revise Item No. 2.1 to include MG (General Industrial) zones.

The City Manager advised that the first meeting with the representatives of the City of Newport Beach in regards to the annexation of the unincorporated lands within the City's sphere of influence would be held this week.

CITY MANAGER'S  
REPORT/Annexations

Council Member Scheafer reminded the community to vote on Tuesday, March 2, 2004, and expressed his condolences to Council Member Cowan on the loss of her mother, which was echoed by Council Member Steel, Mayor Pro Tem Mansoor, and Mayor Monahan.

COUNCIL  
COMMENTS/Vote

Council Member  
Cowan

Mayor Monahan requested the City Manager to provide a discussion on the pros and cons of moving Council Meetings to Tuesdays.

City Council Meetings

The Mayor declared the meeting adjourned at 11:55 p.m.

ADJOURNMENT

