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# LAND DEVELOPMENT COMMITTEE MINUTES

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**Coast Community College District  
Special Meeting of the Land Development Committee**

**Date: November 10, 2009 10:00 a.m.**

**Board of Trustees Office Conference Room  
1370 Adams Avenue, Costa Mesa, CA 92626**

**1. Call to Order – the meeting was called to order by Chair Howald at 10:00 a.m.**

**2. In Attendance** - Chair Walt Howald; Trustee Jerry Patterson; Interim Chancellor Dr. Currie; Orange Coast College Interim President Denise Whittaker; Golden West College President Wes Bryan; Coastline Community College Vice President of Administrative Services Kevin McElroy; Golden West College Vice President of Administrative Services Janet Houlihan, Orange Coast College Foundation Director Doug Bennett; Orange Coast College Marine Program Director Brad Avery; District Student Council Representative Kris Cutting; City Lights Design Alliance Representative Keenan Smith; Orange Coast College Vice President of Administrative Services Richard Pagel; and Secretary of the Board of Trustees, Christian Teeter

**3. Opportunity for Public Comment**

**4. Approval of Minutes of the September 28, 2009 Land Development Committee**

It was moved by Mr. Howald and seconded by Mr. Patterson to approve the Regular and Special Meeting Minutes of September 28, 2009.

Motion carried with the following vote:

Aye:	Chair Howald, Mr. Patterson
No:	None
Absent:	None

**5. Orange County Fairgrounds Request for Proposals**

Dr. Currie noted that the State of California has issued a RFP for the Orange County Fairgrounds. She noted that the District has observed the fairgrounds matter but has not been actively involved. She had discussed the issue with community figures noting that the District uses a significant part of the site's parking, and that it would be devastating to Orange Coast College if those resources were lost. With the RFP, Dr. Currie noted that there is a timeline for any agency to post questions. The college was considering some questions, and the deadline for them was November 13. Mr. Howald noted the educational program could be devastated by the loss of the facility. Mr. Patterson commented that there is a great need for using part of that land and the more that the District can pose questions to note its current use, its future use, plans and anything that concerns the future, will do several things to show that the District is involved and could also affect the sale in some way. Mr. Patterson noted that the City of Costa Mesa would

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also appreciate the District's role. It was discussed that the Interim Chancellor, Orange Coast College Interim President and Land Committee Members would sign a letter concerning the sale. Ms. Whittaker noted that the college has a vested interest. The real issue is that the entities involved in the potential purchase understand that Orange Coast College is a player in this. The City of Costa Mesa would represent a strong partnership for the college. Ms. Whittaker talked about the "Derail the Sale" public meeting of November 9, 2009. Mr. Pagel provided an update. The first question is the surplus property law of California, and how that would affect the District. Assembly Bill 22 only addressed one property in the state, and 11 office buildings, and took away the Government Code Section concerning Surplus Property. The fairgrounds property would be the only one for sale, and the other 11 state-owned properties would be leased. Mr. Bennett noted that there are other concerns about the possibility that the funds would be going back to the Federal Government, as opposed to the State of California. Ms. Whittaker expressed concerns about the possibility of the property going to a casino, or amusement park. Mr. Howald asked about the possibility of the land falling under redevelopment agencies. Mr. Patterson suggested that the District be as specific as possible on this matter. Mr. Cutting noted that there would be a possibility of bill being introduced by Assemblyman Tran limiting the use of the fairgrounds. Mr. Pagel noted that there could be ballot initiative for 2010 that would lock the purpose of the land as well, which would limit the Costa Mesa City Council's ability to change the purpose of the land. Mr. Patterson asked that this item be on the Agenda for the full Board of Trustees on December 9 for the purposes of submitting a proposal. Mr. Howald suggested this topic be discussed on December 8, the next meeting date for the Land Development Committee. Question topics would be related to zoning, the covenants for the property, and who the money goes to. Mr. Cutting noted that the issue of where the funds go came up at a public hearing, and that the issue was being researched. Mr. Bryan suggested that research be done to determine if any Indian artifacts had been discovered at the property.

#### **6. KOCE-TV Status**

Dr. Currie noted that the District received the first payment from KOCE related to the sales agreement. Ms. Houlihan noted that KOCE staff are mostly moved off of the Golden West College campus. She noted that the facilities would be evaluated for possible use by the college, but that there were concerns given the college's existing cap-load figures. Dr. Currie noted that there could be future discussions concerning possible partnerships between the District and KOCE.

#### **7. Update on Boys & Girls Club - Golden West College**

Ms. Houlihan inquired with the Division of State Architects concerning the delays on the project at Golden West College. She had requested that it be expedited through DSA. She noted that an approval would be forthcoming based on the State's response. Ms. Houlihan noted that the Boys & Girls Club had made progress in its fundraising but that it was still experiencing challenges. Ms. Houlihan noted that the construction proposal has been under review since June of 2008. She noted that review time, with State cutbacks, could take up to a year. Mr. Howald requested an update on this item at the December 8 Land Committee meeting.

#### **8. Orange Coast College Planetarium – Discussion on Students' Contribution to the Planetarium Project**

Ms. Whittaker noted that there was no violation in taking the Planetarium request to students. Mr. Cutting noted that the request was with the Fiscal Affairs group of the Associated Students and was discussed at several meetings. Mr. Cutting noted that a

task force was created by the students to research the matter further. Mr. Cutting noted that the task force had met several times to hopefully complete the recommendations on the issue, within the next month. Mr. Cutting noted that the recommendations would be publicized through the Coast Report so the public would have the opportunity to see what the recommendations will be. Mr. Patterson affirmed that the Board of Trustees is interested in the Planetarium issue. He commented that this concerns student money, a big chunk, and that the issue that needs to be fully aired. Mr. Patterson asked if the fiscal committee of the Associated Students know about the proposed policy for Associated Student Finance. Mr. Cutting noted most likely yes. Mr. Howald suggested that the draft policy be provided to Mr. Cutting. Committee members and staff discussed the proposed Associated Students Finance policy's details. Mr. Patterson commented that he hoped any student decision would comply with the tenets of the proposed policy on Associated Student Finance, as it had been approved in principle by the Board of Trustees. Ms. Whittaker noted that a process is being created where whatever is being done, that it is being well-documented, which explains the intent of what is taking place. Ms. Whittaker notes that internal documentation is being improved, no matter what the issue is. Mr. Howald noted that the "final buck" ends with the Board of Trustees on the recommendation concerning the Planetarium. Mr. Patterson commented that everyone has a role in this matter. The Board has big picture limitations that they are looking at. He wants to make sure that the policy, which was adopted in principle, by the Board, would be followed. He indicated that the proposed Associated Student Finance Policy should come back to the Board for final approval prior to the Planetarium issue being resolved. Dr. Currie expressed gratitude toward the efforts of Mr. Cutting to adhere to a fair, open and transparent process.

**9. Orange Coast College Sailing Center – Discussion of New Facility, Bridge across Pacific Coast Highway, Parking Issues, other Relevant Material**

Mr. Avery noted that Keenan Smith, the architect and consultant, has completed the conceptual design package of the project for the Sailing Center. Mr. Avery and Mr. Bennett discussed the status of the negotiations. Mr. Bennett and Mr. Avery summarized some of the negotiations, perhaps a \$1/year lease for thirty years. He noted that the negotiations had gone more favorably, and that a meeting had been set with the staff of Orange County Supervisor John Moorlach in hopes that an endorsement could be made. He noted that Mr. Moorlach's staff supports the project, and was positive about the issue, seeing the value. Meetings are also being held with Supervisor Chris Norby's staff, concerning Mr. Norby's position with the Orange County Sanitation District. Mr. Howald suggested that Supervisor Norby be invited to meet and discuss the project with the District. Mr. Avery noted that Mr. Smith had attended a kick-off meeting. Mr. Smith noted that the Sanitation District is moving forward. A contractor has been selected, and will be starting to secure the site. Demolition will begin to happen right after January 1, 2010. He noted that the project would be completed in about two years. Mr. Smith provided the Committee with a conceptual design set of the Orange Coast College Maritime Training Center. Mr. Smith noted that he would be a resource to the Committee. He provided the Committee with a physical model of the project, and reviewed it with the Committee members. Mr. Smith discussed the bridge over the Pacific Coast Highway, and noted that there could be possible delays in receiving approval from CalTrans. He noted that this part of the project had been deferred for the time being. Mr. Patterson asked about the Coastal Commission's role. Mr. Smith noted that there could be issues, because the Coastal Zone is in the middle of the highway where a bridge will be built, and as a such, the Coastal Commission will have to be dealt with. Mr. Howald commented that the bridge could be a plus to the Coastal Commission, given the public benefit that it would provide. Ms. Whittaker asked for a timeframe from when there would be a commitment on price. Mr. Smith indicated that this would be forthcoming. Mr. Howald requested that the purchase price discussion be

placed on the December 8 Land Committee agenda. Mr. Smith noted that final figures would be available at a January Land Development Committee meeting.

Mr. Smith provided the Committee with an overview of the conceptual design set.

Mr. Howald asked how much State funding would be available. Mr. Pagel noted that a significant percentage of the project would be paid for by State funding.

**10. Discussion of Visit by Trustee Howald and Trustee Patterson to Orange Coast College Sailing Center**

Mr. Patterson commented on the great ability of the college to put a complicated, multi-faceted project together, and thanked Mr. Avery for his efforts. Mr. Patterson noted that his visit was very informative, and commended Mr. Avery for his efforts to better serve the students, community and public. He offered his assistance to the project with respect to the Coastal Commission, given his spouse's previous service on that body. Mr. Patterson expressed interest in learning about the Maritime Program. Mr. Avery noted that there is a 15 unit program for students that want to enter the maritime industry. He noted that the program's growth and expansion justifies a home for it, providing a complete maritime campus for the program. Mr. Avery noted that other Sailing Center Programs would benefit from this expansion, especially the Crew Program at the college. Mr. Avery noted that the expansion would help the program maintain its focus and commitment, being nimble to adapt and offer greater services to students. Mr. Avery noted that the Sailing Center is leveraging its reputation to do this program. Dr. Currie thanked Mr. Avery for his efforts on this program. Mr. Howald expressed gratitude for Mr. Smith's contributions to the college, and for his time presenting the conceptual design set to the Committee.

**11. Set Future Meeting Dates**

The next Land Development Committee Meeting was set for December 8, 2009 at 10:00 a.m.

**12. Adjourn**

It was moved by Mr. Patterson and seconded by Mr. Howald to adjourn the meeting.

Motion carried with the following vote:

Aye:	Chair Howald, Mr. Patterson
No:	None
Absent:	None

There being no further business, the meeting was adjourned by Chair Howald at 11:45 a.m.

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Secretary of the Board of Trustees