



**CITY OF COSTA MESA**  
**REGULAR CITY COUNCIL AND HOUSING AUTHORITY\***  
**Agenda - Final Amended**

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**Tuesday, July 15, 2025**

**6:00 PM**

**City Council Chambers  
77 Fair Drive**

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**\*Note: All agency memberships are reflected in the title "Council Member"  
4:00 P.M. Closed Session**

**Closed Session has been amended and New Business Item No. 2 has been removed from the agenda.**

The City Council meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having technical difficulties or experiencing any other critical issues, and unless required by the Brown Act, the meeting will continue in person.

TRANSLATION SERVICES AVAILABLE / SERVICIOS DE TRADUCCIÓN DISPONIBLE  
Please contact the City Clerk at (714) 754-5225 to request language interpreting services for City meetings. Notification at least 48 hours prior to the meeting will enable the City to make arrangements.

Favor de comunicarse con la Secretaria Municipal al (714) 754-5225 para solicitar servicios de interpretación de idioma para las juntas de la Ciudad. Se pide notificación por lo mínimo 48 horas de anticipación, esto permite que la Ciudad haga los arreglos necesarios.

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Closed Captioning is available via the Zoom option in English and Spanish.

As a courtesy, the public may participate via the Zoom option.

Zoom Webinar: (For both 4:00 p.m. and 6:00 p.m. meetings)

Please click the link below to join the webinar:

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Or sign into Zoom.com and “Join a Meeting”

Enter Webinar ID: 899 8281 2676/ Password: 772583

- If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
- Select “Join Audio via Computer.”
- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- During the Public Comment Period, use the “raise hand” feature located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone: (For both 4:00 p.m. and 6:00 p.m. meetings)

Call: 1 669 900 6833 Enter Webinar ID: 899 8281 2676/ Password: 772583

During the Public Comment Period, press \*9 to add yourself to the queue and wait for city staff to announce your name/phone number and press \*6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Note, if you have installed a zoom update, please restart your computer before participating in the meeting.

Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov).

Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov), submitted to the City Clerk’s Office on a flash drive, or mailed to the City Clerk’s Office. Kindly submit materials to the City Clerk AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m. on the day of the meeting.

Comments received by 12:00 p.m. on the day of the meeting will be provided to the City Council, made available to the public, and will be part of the meeting record.

Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. This includes items submitted for the overhead screen during the meeting. Items submitted for the overhead screen should be 1 page and provided to the City Clerk prior to the start of the meeting. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments, for both videos and pictures. Please e-mail to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) NO LATER THAN 12:00 Noon on the date of the meeting. If you do not receive confirmation from the city prior to the meeting, please call the City Clerks office at 714-754-5225.

Note regarding agenda-related documents provided to a majority of the City Council after distribution of the City Council agenda packet (GC §54957.5): Any related documents provided to a majority of the City Council after distribution of the City Council Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM\_Council. The password is: cmcouncil1953.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at <https://costamesa.legistar.com/Calendar.aspx>. Las agendas y los informes se pueden ver en español en el sitio web de la Ciudad en <https://www.costamesaca.gov/trending/current-agendas/spanish-city-council-agendas>.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

En conformidad con la Ley de Estadounidenses con Discapacidades (ADA), aparatos de asistencia están disponibles y podrán ser prestados notificando a la Secretaria Municipal. Si necesita asistencia especial para participar en esta junta, comuníquese con la oficina de la Secretaria Municipal al (714) 754-5225. Se pide dar notificación a la Ciudad por lo mínimo 48 horas de anticipación para garantizar accesibilidad razonable a la junta. [28 CFR 35.102.35.104 ADA Title II].

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**CLOSED SESSION - 4:00 P.M.**

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENTS** Members of the public are welcome to address the City Council only on those items on the Closed Session agenda. Each member of the public will be given a total of three minutes to speak on all items on the Closed Session agenda.

**CLOSED SESSION ITEMS:**

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to California Government Code Section 54956.9 (d)(1)  
Name of Case: Jeanie O'Keefe v. City of Costa Mesa  
Orange County Superior Court Case No. 30-2024-01443154-CU-PO-CJC
2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to California Government Code Section 54956.9 (d)(1)  
Name of Case: City of Costa Mesa v. D'Alessio; 1963 Wallace Ave.  
Orange County Superior Court Case No. 30 2020 01133479
3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to California Government Code Section 54956.9 (d)(1)  
Name of Case: City of Costa Mesa; People of State of Cal. v. D'Alessio Investments LLC, et al.  
440 Fair Dr. and 1779 Newport Blvd.  
Orange County Superior Court Case No. 30-2020-01170520
4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to California Government Code Section 54956.9 (d)(1)  
Name of Case: D'Alessio Investments LLC v. City of Costa Mesa  
Orange County Superior Court Case No. 30-2020-01132646
5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to California Government Code Section 54956.9 (d)(1)  
Name of Case: D'Alessio v. City of Costa Mesa, et al.,  
United States District Court, Central District of CA, Case No. 8:25-cv-00679-DOC-DFM
6. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
Pursuant to California Government Code Section 54956.9 (d)(1)  
Name of Case: Farrell Harrison v. City of Costa Mesa, et al.,  
Orange County Superior Court Case No. 30-2025-01495293-CU-WM-CJC

7. PUBLIC EMPLOYEE APPOINTMENT  
Pursuant to California Government Code Section 54957(b)(1)  
Title: City Manager

## **REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY**

**JULY 15, 2025 – 6:00 P.M.**

**JOHN STEPHENS**  
Mayor

**MANUEL CHAVEZ**  
Mayor Pro Tem - District 4

**ANDREA MARR**  
Council Member - District 3

**ARLIS REYNOLDS**  
Council Member - District 5

**LOREN GAMEROS**  
Council Member - District 2

**JEFF PETTIS**  
Council Member - District 6

**MIKE BULEY**  
Council Member - District 1

**KIMBERLY HALL BARLOW**  
City Attorney

**CECILIA GALLARDO-DALY**  
Interim City Manager

### **CALL TO ORDER**

### **NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE**

### **MOMENT OF SOLEMN EXPRESSION**

[Per Council Policy 000-12, these presentations are made by community volunteers stating their own views. The City Council disclaims any intent to endorse or sponsor the views of any speaker.]

### **ROLL CALL**

### **CITY ATTORNEY CLOSED SESSION REPORT**

### **PRESENTATIONS:**

1. Recognition of Orange County Model Engineers' 40th Anniversary

### **PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**

Comments on Presentations and Consent Calendar items may also be heard at this time. Comments are limited to 3 minutes, or as otherwise directed.

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**COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS**

**Each council member is limited to 3 minutes. Additional comments will be heard at the end of the meeting.**

1. Council Member Marr
2. Council Member Reynolds
3. Council Member Pettis
4. Council Member Buley
5. Council Member Gameros
6. Mayor Pro Tem Chavez
7. Mayor Stephens

**REPORT – CITY MANAGER**

**REPORT – CITY ATTORNEY**

**CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the City Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion.

1. [\*\*PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL 25-369 ORDINANCES AND RESOLUTIONS\*\*](#)

RECOMMENDATION:

City Council and Housing Authority approve the reading by title only and waive further reading of Ordinances and Resolutions.

2. [\*\*READING FOLDER\*\*](#) [\*\*25-370\*\*](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Theodore Luna, Jezzee Stewart.



3. **ADOPTION OF WARRANT RESOLUTION** **25-355**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2737.

**Attachments:** [1. Summary Check Registration 6-12-2025](#)  
[2. Summary Check Registration 6-18-2025](#)

4. **MINUTES** **25-372**

RECOMMENDATION:

City Council approve the minutes of the regular meetings of June 3, 2025 and June 17, 2025.

**Attachments:** [1. 06-03-2025 Draft Minutes](#)  
[2. 06-17-2025 Draft Minutes](#)

5. **AWARD OF PROFESSIONAL SERVICES AGREEMENT FOR STORMWATER AND WATER QUALITY ADMINISTRATION SUPPORT** **25-365**

RECOMMENDATION:

Staff recommends the City Council:

1. Award a Professional Services Agreement (PSA) to WSP USA, Inc., 3560 Hyland Avenue, Suite 100, Costa Mesa, California for three (3) years with two (2) one-year renewal periods in an amount not to exceed \$164,800 annually, for professional services to provide stormwater and water quality administration support for compliance with the National Pollutant Discharge Elimination System (NPDES) and Municipal Separate Storm Sewer System (MS4) Permit Program.
2. Authorize the Interim City Manager and the City Clerk to execute the PSA and any future amendments to the agreement.

**Attachments:** [1. Proposed PSA with WSP](#)

6. **FINAL MAP FOR TRACT NO. 19244 LOCATED AT 1711-1719 POMONA AVENUE, COSTA MESA, CALIFORNIA** **25-366**

RECOMMENDATION:

Staff recommends the City Council approve the Final Map for Tract No. 19244 and authorize signing of the Map by the City Engineer and the City Clerk.

**Attachments:** [1. Tract Map](#)  
[2. Planning Commission Approval Letter](#)

7. **TRAFFIC MANAGEMENT SERVICES AGREEMENTS WITH THE 32ND 25-367  
DISTRICT AGRICULTURAL ASSOCIATION**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the 2025 agreement between the City and the 32nd District Agricultural Association for traffic management services for the Orange County Fair.
2. Approve the 2025 agreement between the City and the 32nd District Agricultural Association for traffic management services for all designated year-round events at the Orange County Fair and Event Center ("OCFEC").
3. Authorize the City Manager, or their designee, to execute the agreements.
4. Authorize the City Manager, or their designee, to execute any amendments to the agreements, including but not limited to, amendments increasing the maximum compensation to be paid to the City.

**Attachments:** [1. 2025 City of Costa Mesa Fair Time](#)  
[2. 2025 City of Costa Mesa Year Round](#)

8. **RESOLUTION FOR IMPLEMENTATION OF SAFETY IMPROVEMENTS 25-375  
ALONG NEWPORT BOULEVARD (SR-55) SAFETY IMPROVEMENTS  
IN THE CITY OF COSTA MESA**

RECOMMENDATION:

Staff recommends the City Council approve Resolution (2025-xx) requesting the State of California Department of Transportation (Caltrans) to implement safety improvements along Newport Boulevard (State Route (SR) -55) in the City of Costa Mesa.

**Attachments:** [1. Draft Resolution - SR-55 \(Newport Boulevard\)](#)

**AT THIS TIME COUNCIL WILL ADDRESS ANY ITEMS PULLED FROM THE CONSENT  
CALENDAR**

-----END OF CONSENT CALENDAR-----

**PUBLIC HEARINGS:**

(Pursuant to Resolution No. 05-55, Public Hearings begin at 7:00 p.m.)

1. [FINAL ENVIRONMENTAL IMPACT REPORT \(SCH NO. 2024060115\), 25-381 GENERAL PLAN AMENDMENT, REZONE, SPECIFIC PLAN AMENDMENT, MASTER PLAN, VESTING TENTATIVE PARCEL MAP, DENSITY BONUS, AND DEVELOPMENT AGREEMENT FOR HIVE LIVE, A THREE-PHASED, 1,050-UNIT, RESIDENTIAL DEVELOPMENT WITH 3,692-SQUARE-FOOT RETAIL COMPONENT AT 3333 SUSAN STREET](#)

RECOMMENDATION:

Staff recommends the City Council open and conduct a public hearing, and continue the project to the August 5, 2025 City Council meeting.

**Attachments:** [1. Continuation Request](#)

2. [MITIGATED NEGATIVE DECLARATION, GENERAL PLAN 25-359 AMENDMENT \(PGPA-24-0001\), REZONE, MASTER PLAN \(PMAP-24-0002\), AND TENTATIVE TRACT MAP NO. 19351 FOR THE DEVELOPMENT OF 40 RESIDENTIAL CONDOMINIUM UNITS LOCATED AT 220, 222, 234, AND 236 VICTORIA STREET \("VICTORIA PLACE"\)](#)

RECOMMENDATION:

The Planning Commission recommends the City Council deny the General Plan Amendment (PGPA-24-0001), Rezone, Master Plan (PMAP-24-0002), and Tentative Tract Map No. 19351.

**Attachments:** [Agenda Report](#)

- [1. Draft Resolution \(GPA, Master Plan, and Tentative Tract Map\) - Denial](#)
- [2. Applicant Letter](#)
- [3. Vicinity Map](#)
- [4. Zoning Map](#)
- [5. Land Use Map](#)
- [6. Public Comments - Draft ISMND dated April 2025](#)
- [7. Plans](#)
- [8. Trip Generation Memo](#)
- [9. Planning Commission Agenda Report](#)
- [10. Planning Commission Public Comments](#)
- [11. Planning Commission Resolution \(GPA, Master Plan, and Tentative Tract Map\)](#)
- [12. Alternative Decision Documents](#)

**OLD BUSINESS: NONE.**

**NEW BUSINESS:**

1. [\*\*RESIDENTIAL PERMIT PARKING PROGRAM - CABRILLO STREET 25-364 BETWEEN ORANGE AVENUE AND SANTA ANA AVENUE\*\*](#)

**RECOMMENDATION:**

Staff recommends the City Council adopt the proposed Resolution No. 2025-xx, approving the implementation of a Residential Permit Parking (RPP) only restriction on Cabrillo Street between Orange Avenue and Santa Ana Avenue, and authorizing the Transportation Services Manager to extend the restriction within a 1,000-foot radius as needed, based on a qualifying petition from affected residents and Council-adopted guidelines.

**Attachments:** [1. Proposed Resolution No. 2025-xx](#)  
[2. Revised RPP Guidelines and Policies](#)  
[3. Cabrillo Map](#)

- 2.

~~PROFESSIONAL SERVICES AGREEMENT WITH ENDEMIC ENVIRONMENTAL SERVICES INC. FOR THE FAIRVIEW PARK MESA RESTORATION PROJECT AND ADDENDUM TO THE 1997 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR FAIRVIEW PARK~~

3. [\*\*RANDALL PRESERVE DISCUSSION\*\*](#) [\*\*25-376\*\*](#)

**RECOMMENDATION:**

Per the request of Council Member Reynolds, receive input from the City Council and public on the Randall Preserve Draft Plans.

**ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS**

**ADJOURNMENT**