



## REGULAR CITY COUNCIL AND HOUSING AUTHORITY TUESDAY, OCTOBER 1, 2024 - MINUTES

**CALL TO ORDER** – The Closed Session meeting was called to order by Mayor Pro Tem Harlan at 4:00 p.m.

### **ROLL CALL**

Present: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Marr Council Member Reynolds, Mayor Pro Tem Harlan, and Mayor Stephens (participating remotely).

Absent: None.

Mayor Stephens stated he was participating remotely pursuant to AB 2449 due to an illness and disclosed there were no other adults present.

**PUBLIC COMMENTS – NONE.**

### **CLOSED SESSION ITEMS:**

- 1. CONFERENCE WITH LABOR NEGOTIATORS**  
Pursuant to California Government Code Section 54957.6, (a)  
Agency Designated Representative: Lori Ann Farrell Harrison, City Manager  
Name of Employee Organization: Costa Mesa Division Managers Association
- 2. CONFERENCE WITH LABOR NEGOTIATORS**  
Pursuant to California Government Code Section 54957.6, (a)  
Agency Designated Representative: Lori Ann Farrell Harrison, City Manager  
Name of Employee Organization: Costa Mesa Confidential Management Unit
- 3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**  
Pursuant to California Government Code Section 54956.9 (d)(1)  
Name of Case: Landon Hurtado Munson v. City of Costa Mesa  
Orange County Superior Court Case No. 30-2023-01349587-CU-PO-WJC

City Council recessed at 4:05 p.m. for Closed Session.

Closed Session adjourned at 5:15 p.m.

**CALL TO ORDER** - The Regular City Council and Housing Authority meeting was called to order by Mayor Pro Tem Harlan at 6:00 p.m.

**NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE** – A video was played of the National Anthem and the mayor led the Pledge of Allegiance.

**MOMENT OF SOLEMN EXPRESSION** – Led by Pastor Phil Eyskens, Lighthouse Church.

Mayor Stephens stated he was participating remotely pursuant to AB 2449 due to an illness and disclosed that there were no other adults present at the location.

**ROLL CALL**

Present: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Marr Council Member Reynolds, Mayor Pro Tem Harlan, and Mayor Stephens (participating remotely).

Absent: None.

**CITY ATTORNEY CLOSED SESSION REPORT** – No reportable action.

**PRESENTATIONS:**

The City Council recognized the Slammers FC on their 30th Anniversary.

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

Speaker, spoke on supporting Veterans and facilitating resources for Veterans.

Maurice Mandel, Costa Mesa, spoke on street racing on Irvine Avenue and the slow response from the Police Department.

Speaker, requested enforcement on the permit parking program, spoke on accidents on West 19<sup>th</sup> Street, spoke on homelessness around the elementary school on West 18<sup>th</sup> Street, and spoke in opposition to the presentation to Resilience Orange County.

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

Council Member Chavez announced the open houses for Fire Stations 1, 2, and 3 on Saturday, October 5<sup>th</sup>.

Council Member Gameros congratulated the City Manager as the featured speaker at the Vanguard University Prayer event and praised the Police Department for the DUI checkpoint on Friday night.

Council Member Harper spoke on the City Council approved Project Labor Agreement, inquired on the number of individuals hired for the projects, spoke on voting against the item, and requested an annual report.

Council Member Marr spoke on the ARTventure event, spoke on celebrating Hispanic Heritage Month, spoke on the Orange County Pride Festival at the Fairgrounds on Saturday, October 5<sup>th</sup>, and requested to adjourn the meeting in memory of those affected by Hurricane Helene.

Council Member Reynolds thanked the community and staff for their support at public events, spoke on an affordable energy workshop that she and Council Member Marr hosted with Southern California Edison and Southern California Gas, spoke on the status of the Fairview Developmental Center Planning and keeping the website updated with the current information, spoke on the Huntington Beach Air Show, spoke on participating in a week without driving challenge to raise awareness on challenges for those who do not drive, and showed a picture of a bus stop and requested maintenance.

Mayor Pro Tem Harlan spoke on the ARTventure event, and praised Rob Ryan, Maintenance Services Manager, for the quick removal of a fallen tree at Brentwood Park.

Mayor Stephens wished a Happy 100<sup>th</sup> Birthday to President Carter and spoke on improving bus benches.

**REPORT – CITY MANAGER –** Ms. Farrell Harrison spoke on the ARTventure event, the Hispanic Heritage Month event, congratulated the CMTV team for winning top honors at the SCAN and Star awards, spoke on receiving the Prestigious Program Excellence Award from the International City Manager Association for the phased residential permit parking program, spoke on a Fair Housing Workshop on Tuesday, October 22<sup>nd</sup>, and spoke on coffee with a cop on Friday, October 4<sup>th</sup>.

**REPORT – CITY ATTORNEY – NONE.**

**CONSENT CALENDAR**

**MOVED/SECOND:** Council Member Chavez/Council Member Harper

**MOTION:** Approve the Consent Calendar.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Marr, Council Member Reynolds, Mayor Pro Tem Harlan, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

**1. PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL ORDINANCES AND RESOLUTIONS**

**ACTION:**

City Council and Housing Authority approved the reading by title only and waived further reading of Ordinances and Resolutions.

**2. READING FOLDER**

**ACTION:**

City Council received and filed Claims received by the City Clerk and authorized staff to reject any and all Claims: Jeanie Charlotte O’Keefe, Juan Gonzales, and Miguel Villana Allende.

**3. MINUTES**

**ACTION:**

City Council approved the minutes of the regular meeting of September 17, 2024.

**4. ADOPTION OF WARRANT RESOLUTION**

**ACTION:**

City Council approved Warrant Resolution No. 2724.

**5. ACCEPTANCE AND ALLOCATION OF THE 2024-25 OFFICE OF TRAFFIC SAFETY GRANT FOR THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM**

**ACTION:**

- 1. City Council approved Resolution No. 2024-43, which ratifies the application for a grant award from the State of California - Office of Traffic Safety (OTS) for the Selective Traffic Enforcement Program (STEP) and authorized the City Manager or designee to execute the grant documents, including the Grant Agreement, and accept and administer the grant.
- 2. Approved revenue and expense appropriations in the amount of \$305,000 respectively, for the 2024-25 OTS STEP Grant.

**6. SUBRECIPIENT AGREEMENT FOR THE 2023 URBAN AREA SECURITY INITIATIVE GRANT**

**ACTION:**

- 1. City Council authorized the City Manager, or designee, to execute the Sub-Recipient Agreement with the City of Santa Ana for the FY 2023 Urban Areas Security Initiative (UASI) Grant Program.
- 2. Adopted Resolution No. 2024-44 which authorizes the application for, and acceptance of, funds under the Homeland Security Grant Program (HSGP) and the Urban Area Security Initiative (UASI) for the Fiscal Years 2023, 2024, and 2025 and authorizes the City Manager, Finance Director, Emergency Services Manager, or designee, to take all action necessary to obtain the funding within the permitted guidelines of the HSGP.

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

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

**NEW BUSINESS:**

**1. AMENDMENTS TO PROFESSIONAL SERVICES AGREEMENTS WITH SPIN AND FAMILIES FORWARD TO EXPAND EVICTION PREVENTION SERVICES FOR COSTA MESA RESIDENTS**

Presentation by Mr. Robbins, Neighborhood Improvement Manager.

Public Comments: None.

**MOVED/SECOND:** Council Member Chavez/Council Member Marr

**MOTION:** Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Marr, Council Member Reynolds, Mayor Pro Tem Harlan, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

**ACTION:**

1. City Council approved Amendment No. 1 to the Professional Services Agreement with Families Forward, amending the Scope to allow eviction prevention services for Costa Mesa residents.
2. Approved Amendment No. 1 to the Professional Services Agreement with Serving People In Need (SPIN), amending the Scope to allow eviction prevention services for Costa Mesa residents.
3. Authorized the City Manager and City Clerk to execute all agreements and any amendments to the agreements.

**OLD BUSINESS: NONE.**

**PUBLIC HEARINGS:**

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

**1. INTRODUCTION AND FIRST READING OF AN ORDINANCE AMENDING TITLE 3 (ANIMAL REGULATIONS) OF THE COSTA MESA MUNICIPAL CODE BY AMENDING CHAPTER I (IN GENERAL) AND CHAPTER VI (SPECIAL ANIMAL PERMIT) TO PROVIDE FOR BEEKEEPING AND TO CLARIFY APPEAL PROCEDURES FOR SPECIAL ANIMAL PERMITS, AND FINDING OF CATEGORICAL EXEMPTION FROM CEQA**

Presentation by Lt. Selinske, Costa Mesa Police Department.

Public Comments:

Speaker, spoke against mandatory signage, the beekeeper should provide notification as a courtesy, spoke against allowing bees in the front yard, spoke in support of the wording "training shall be required", spoke on allowable zones, and in support of the requirement to obtain the neighbors approval.

Kalvin Alvarez, member of the Animal Services Committee, spoke in support of the ordinance.

Sean Crowley spoke on promoting beekeeping in safe environments, stated the ordinance is too restrictive, stated he is the author of the Best Management Practices used by Fullerton, Santa Ana, and Irvine, spoke on errors in the definitions, stated if fees are too high people will not obtain permits, spoke against requiring the neighbors authorization, and that the signage may provoke harassment for the beekeeper, and inquired on specifics for class requirements.

Speaker, spoke in support of a beekeeping ordinance, but not the ordinance as currently written, spoke against mandatory classes, spoke against signage, spoke in support of Sean Crowley's Best Management Practices, spoke against renewing every two years, and inquired on the number of complaints from other cities.

John Wesley spoke in support of an ordinance but not as currently written, spoke on where bees obtain their water, spoke against signage, and spoke against requiring the neighbors' authorization.

Speaker, spoke in support of a beekeeping ordinance, and spoke on training and education through the local beekeeping organizations.

Sandy Tabako, Garden Grove, stated the fees and renewals should be the same for bees and chickens, spoke against the costs for courses and permits, spoke against signage requirement, and spoke against requiring the neighbors' authorization.

Liz Savage, President of Orange County Beekeepers Association, submitted paperwork on the City of Fullerton's requirements and program, stated the City of Fullerton sends the notices to neighbors not the applicant, noted that if the applicant is not the property owner they cannot have bees, spoke on classes, spoke in opposition of the signage requirement, spoke on allowing beekeeping only in the backyard, and spoke on where bees obtain their water.

Cristian Garcia Arcos spoke on listening to the experts and on collaboration.

Speaker, spoke on the process and on the availability of reports from the Animal Services Committee, asked on the relevance of a map, spoke on the justification of the \$150 fee, and stated the authorization from neighbors should be the same for both chickens and bees.

Adam Ereth, Costa Mesa, spoke in support of a beekeeping ordinance as bees are important to the environment, stated that beekeeping is a service to the community, as it supports sustainability initiatives, and spoke against the fees.

Pamela Frasier, spoke on beekeeper's clubs and their focus is on education for themselves and the public, encouraged the use of Santa Ana's permit processes and best practices, and stated that Laguna Hills has four beekeeping permits with zero complaints.

Jenn Tanaka, Costa Mesa, spoke on working on the beekeeping ordinance as a member of the Animal Services Committee, stated the original draft ordinance was crafted after Fullerton's, expressed concern that the current draft ordinance will micromanage beekeepers.

Priscilla Rocco, spoke in support of beekeeping.

**MOVED/SECOND:** Council Member Gameros/Council Member Harper

**MOTION:** Approve staff recommendation with the following changes:

- Remove section 3-18.4 (d)(2): All operators of domesticated hives shall maintain evidence of completion of a beekeeper course.
- Remove section 3-18.4 (b)(4): Beehive signage.
- Remove section 3-18.4 (b)(2): Applicant must provide proof of notification to adjacent property owners abutting the subject property.
- Reduce the \$150 proposed fee.
- Remove section 3-18.4 (c)(1): Domesticated hives are only permitted on properties designated within an R-1 Single Family Residential Zoning District.
- Remove section 3-18.4 (c)(2): No domesticated hives may be maintained on a single-family residential property of less than three thousand (3,000) square feet.
- Remove section 3-18.4 (c)(3): Single-family residential properties three thousand (3,000) square feet to seven thousand square feet are limited to one (1) domesticated hive.
- Remove section 3-18.4 (c)(4): Single-family residential properties over seven thousand (7,000) square feet may be authorized to have up to two (2) domesticated hives.

Council Member Reynolds requested to incorporate a six-month window for existing beekeepers to obtain a permit and a six-month window for beekeepers to obtain a permit upon notification of a non-conforming hive.

Council Member Gameros (1<sup>st</sup>) and Council Member Harper (2<sup>nd</sup>) agreed to the amendments.

Council Member Reynolds requested a language addition in section 3.18.6 regarding “Notice of action on permits” to add the language that if a permit is denied it will include the justification for the reason of the denial.

Council Member Gameros (1<sup>st</sup>) and Council Member Harper (2<sup>nd</sup>) agreed to the amendment.

The City Manager asked for clarification regarding the six-month window upon notification of a non-conforming hive.

Discussion ensued and three months was recommended.

The City Manager confirmed that the training requirement is removed.

The City Manager confirmed the residential areas includes the multi-family areas.

Council Member Reynolds requested that staff provide specific recommendations on the size of lots and locations, mainly if beekeeping can be detrimental or harmful with no requirements.

Mayor Stephens stated that staff will need the ability to deny a permit if there is a legitimate safety risk or health issue with a neighboring property, and supports the City providing the notifications, not the applicant.

**MOVED/SECOND:** Council Member Gameros/Council Member Harper

**MOTION:** Approve staff recommendation with the following changes:

- Remove section 3-18.4 (d)(2): All operators of domesticated hives shall maintain evidence of completion of a beekeeper course.
- Remove section 3-18.4 (b)(4): Beehive signage.
- Remove section 3-18.4 (b)(2): Applicant must provide proof of notification to adjacent property owners abutting the subject property.
- Reduce the \$150 proposed fee.
- Remove section 3-18.4 (c)(1): Domesticated hives are only permitted on properties designated within an R-1 Single Family Residential Zoning District.
- Remove section 3-18.4 (c)(2): No domesticated hives may be maintained on a single-family residential property of less than three thousand (3,000) square feet.
- Remove section 3-18.4 (c)(3): Single-family residential properties three thousand (3,000) square feet to seven thousand square feet are limited to one (1) domesticated hive.
- Remove section 3-18.4 (c)(4): Single-family residential properties over seven thousand (7,000) square feet may be authorized to have up to two (2) domesticated hives.



- Allow a six-month window for existing beekeepers to obtain a permit.
- Allow a three-month window for non-conforming beekeepers to obtain a permit.
- Add language in section 3.18.6 regarding “Notice of action on permits” to add the language that if a permit is denied it will include the justification for the reason of the denial.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Marr, Council Member Reynolds, Mayor Pro Tem Harlan, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

**ACTION:**

City Council introduced for first reading Ordinance No. 2024-12 amending Title 3 (Animal Regulations) of the Costa Mesa Municipal Code by amending Chapter I (In General) and Chapter VI (Special Animal Permit) to allow for the lawful keeping of bees and/or hives within the city and to clarify appeal procedures for special animal permits, and found the Ordinance Categorically Exempt from CEQA.

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

Council Member Reynolds thanked the Costa Mesa Historical Society for organizing a historical bike ride event.

**ADJOURNMENT** – Mayor Pro Tem Harlan adjourned the meeting at 8:23 p.m. in honor of those affected by Hurricane Helene.

**Minutes adopted on this 15<sup>th</sup> day of October, 2024.**

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John Stephens, Mayor

ATTEST:

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Brenda Green, City Clerk

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