



REGULAR CITY COUNCIL AND HOUSING AUTHORITY NOVEMBER 4, 2025 - MINUTES

CALL TO ORDER – The Closed Session meeting was called to order by Mayor Stephens at 4:01 p.m.

ROLL CALL

Present: Council Member Buley, Council Member Gameros (Arrived at 4:08 p.m.), Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: None.

PUBLIC COMMENTS – NONE.

CLOSED SESSION ITEMS:

- 1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**
Pursuant to California Government Code Section 54956.8
APN: 427-091-12; Property: 3175 Airway Ave., Costa Mesa, CA 92626
Agency Negotiators: Cecilia Gallardo-Daly, Interim City Manager
Under Negotiation: Price and Terms of Payment
- 2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION - TWO CASES**
Pursuant to California Government Code Section 54956.9 (d)(2), Potential Litigation.
- 3. CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to California Government Code Section 54957.6 (a)
Agency Designated Representative: Kimberly Hall Barlow, City Attorney.
Unrepresented Employee: City Manager

City Council recessed at 4:02 p.m. for Closed Session.

Closed Session recessed to the open session at 5:55 p.m.

Closed Session resumed at 9:57 p.m., after the open session.

Closed Session adjourned at 11:05 p.m. and there was no reportable action taken.

CALL TO ORDER - The Regular City Council and Housing Authority meeting was called to order by Mayor Stephens at 6:04 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 Mayor Stephens.

ROLL CALL

Present: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: None.

CITY ATTORNEY CLOSED SESSION REPORT – No reportable action, City Council will return to closed session after the conclusion of open session.

PRESENTATIONS:

The City Council presented a proclamation in recognition of Veterans Day.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Speaker, Costa Mesa, spoke on bicycle and pedestrian safety, and on the number of speeding citations, collisions, and pedestrian injuries.

Jay Humphrey, Costa Mesa, spoke on the Fairview Developmental Center project and the part of land that is currently a golf course, spoke on Measure Y requirements and open space, and spoke on the Fairview Park Master Plan, and changing the name of the park and removing the fly field.

Speaker, spoke on his civil rights having been violated.

Don Harper, Costa Mesa, representing Top Seed and the Ball Brothers, spoke on the programming at the Tennis Center, and spoke on the contract and collaboration between the City and the Ball Brothers.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Reynolds spoke on honoring Veterans and Veterans Day, and on working on bringing home Veterans that have been deported, spoke on staff providing information on resources that are available during the Federal Government shutdown, spoke on Safe Streets projects and accomplishments, and spoke on the new World Day of Remembrance event for road traffic victims on Sunday, November 16th at 2:00 p.m. starting at City Hall.

Council Member Pettis spoke on working at the Veterans Hospital and on honoring Veterans.

Council Member Buley spoke on having a meeting with staff regarding the Tennis Center, spoke on Veterans Day, spoke on the Arts Commission idea for honoring America's 250-year history, spoke on the budget, and spoke on reconsidering the implementation of the Climate Action Plan and the budget.

Council Member Gameros spoke on parking issues in residential areas and thanked staff for resolving the issue and praised the Someone Cares Soup Kitchen and Adam Ereth for their services.

Council Member Marr spoke on the Freedom Committee, spoke on the 50th anniversary of women being allowed to attend military service academies, and spoke in honor of Veterans Day, congratulated and thanked residents for organizing the "bike bus" for residents to bike safely together, spoke on a meeting on Thursday, November 6th at Costa Mesa High School's is a safe routes to school and Fairview Road meeting, and requested to adjourn the meeting in honor of Gabriel Garcia-Aviles who was detained by ICE and passed away on October 23rd.

Mayor Pro Tem Chavez thanked students for attending the meeting, spoke on elections, democracy, and the importance of voting, requested to adjourn in honor of Christopher Aldana, and spoke on the Fairview Park Master Plan will be considered at the November 18th City Council meeting and encouraged people to attend and speak.

Mayor Stephens spoke on the November 17th mayor's event at Muldoon's, spoke on Veterans Day and that City Hall was formerly the Santa Ana Air Base and how that contributed to the incorporation of the City of Costa Mesa, and spoke in memory of Christopher Aldana.

REPORT – CITY MANAGER – Ms. Gallardo-Daly spoke on honoring Veterans and on Veterans Day, spoke on upcoming events: November 6th joint workshop for safe routes to school and the Fairview Road improvement project, November 15th is a bicycle skills and safety workshop, and November 17th is a public scoping meeting on the Fairview Developmental Center Specific Plan.

REPORT – CITY ATTORNEY – Ms. Hall Barlow thanked the City Council and staff for their support during her partners surgery and thanked Veterans for their service.

CONSENT CALENDAR

MOVED/SECOND: Mayor Pro Tem Chavez/Council Member Marr

MOTION: Approve the Consent Calendar.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, 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. ADOPTION OF WARRANT RESOLUTION

ACTION:

City Council approved Warrant Resolution No. 2743.

3. MINUTES

ACTION:

City Council approved the minutes of the regular meeting of October 7, 2025.

4. COMPUTER SYSTEM REPLACEMENT PROGRAM

ACTION:

1. Authorized the use of the National Association of State Procurement Officials (NASPO) ValuePoint Cooperative Master Program Agreement with Dell Technologies.
2. Approved the purchase of 150 computer systems to replace existing end-of-life computers.
3. Authorized the Interim City Manager, or designee, to execute a purchase order with Dell Technologies in the amount of \$220,349.

5. 2027 FEDERAL TRANSPORTATION IMPROVEMENT PROGRAM

ACTION:

City Council adopted Resolution No. 2025-43, approving projects for inclusion in the Orange County Transportation Authority's (OCTA) Federal Transportation Improvement Program (FTIP) for Fiscal Years 2026-27 through 2031-32.

6. AWARD OF THE COSTA MESA FIRE STATION NO. 3 ABOVE GROUND STORAGE TANK INSTALLATION, CITY PROJECT NO. 25-12

ACTION:

1. Awarded a Public Works Agreement (PWA) in the amount of \$409,996 to Fleming Environmental, Inc., Fullerton, CA, to install a new above ground diesel storage tank, fuel management solution, and accompanying items at the Costa Mesa Fire Station No. 3.
2. Authorized an additional ten percent (10%) contingency in the amount of \$41,000 as needed for any unforeseen costs related to the project.

3. Authorized the Interim City Manager and the City Clerk to execute the PWA and any future amendments to the agreement within Council authorized limits.

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

PUBLIC HEARINGS:

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

1. **ORDINANCE AMENDING TITLE 5: BUILDINGS AND STRUCTURES AND TITLE 7: FIRE PROTECTION AND PREVENTION OF THE COSTA MESA MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING SPECIFIED APPENDICES AND LOCAL AMENDMENTS, AND ADOPTING THE ORANGE COUNTY GRADING AND EXCAVATION CODE AND ASSOCIATED SUPPLEMENTS**

Presentation by Mr. Doudar, Building Official, and Mr. Bohr, Fire Marshall.

Public Comments: None.

MOVED/SECOND: Council Member Marr/Council Member Reynolds

MOTION: Approve staff recommendation with a change in sections 1207.4.1 and 1207.11.5.1, electrical disconnects shall be 6 feet instead of 36 inches of the main electrical service disconnecting means.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

1. Conducted a public hearing and introduced Ordinance No. 2025-08 for first reading to amend Title 5 and Title 7 of the Costa Mesa Municipal Code to:
 - a. Adopt by reference the 2025 California Building Standards Code, as locally amended, and the current edition of the Orange County Grading and Excavation Code
 - b. Repeal the City's prior adoption of the 2022 code editions
 - c. Set an effective date of January 1, 2026
2. Adopted Resolution No. 2025-44 of the City Council of the City of Costa Mesa, California, setting forth findings of local climatic, geological, and topographical conditions within the City of Costa Mesa to support certain local amendments to the California Building Code, California Residential Code, California Fire Code, and California Wildland-Urban Interface Code.
3. Found that this action is not a project under CEQA Guidelines §15378(b) and, alternatively, is exempt under §15061(b)(3).

City Council recessed into break at 7:46 p.m.

City Council reconvened at 7:56 p.m.

2. AMENDMENT TO THE LAND USE ELEMENT OF THE CITY'S GENERAL PLAN TO PROVIDE CONSISTENCY WITH THE SIXTH CYCLE (2021-2029) HOUSING ELEMENT - PCTY-25-0004

Presentation by Ms. Dacey, Principal Planner, Ms. McGill, Planning and Sustainability Manager.

Public Comments:

Cynthia McDonald, Costa Mesa, spoke on transparency and public noticing requirements, and spoke against City Council consideration of the item until a full environmental review is completed.

MOVED/SECOND: Mayor Pro Tem Chavez/Mayor Stephens

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

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

Nays: Council Member Pettis.

Absent: None.

Abstain: None.

Motion carried: 6-1

ACTION:

City Council adopted Resolution No. 2025-45 to adopt the amendments to the Land Use Element of the City's General Plan to provide consistency with the Sixth Cycle Housing Element and associated California Environmental Quality Act (CEQA) environmental determination.

OLD BUSINESS:

1. AMENDMENT NO. 7 TO AGREEMENT NO. C-5-3612 BETWEEN ORANGE COUNTY TRANSPORTATION AUTHORITY AND THE CITY OF COSTA MESA FOR THE I-405 IMPROVEMENTS PROJECT

Presentation by Mr. Sethuraman, Public Works Director.

Public Comments:

Jay Humphrey, Costa Mesa, noted that underneath the 405 freeway on Harbor Blvd there are three dips that need to be repaired, and suggested the light at Gisler be investigated for repair.

MOVED/SECOND: Mayor Stephens/Council Member Reynolds

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

1. Approved Amendment No. 7 to Agreement No. C-5-3612 between Orange County Transportation Authority (OCTA) and the City of Costa Mesa for the I-405 Improvements Project and authorized the Mayor and the City Clerk to execute the agreement.
2. Appropriated \$1,989,000 in compensation towards Pavement Mitigation I-405 Project.

NEW BUSINESS:

1. CONSIDERATION OF AN ORDINANCE TO REQUIRE STAFFING AT SELF-SERVICE CHECKOUT STATIONS

Presentation by Mr. Barkman, Government Affairs Manager.

Public Comments:

Brian Baxley, union representative, spoke in support of the ordinance.

Matt Walters spoke in support of the ordinance and presented a petition signed by 179 workers in support of the ordinance.

Vincent Chavez spoke in support of the ordinance.

Jose Espinoza spoke in support of the ordinance.

Jackie Weber, Development Director for Clergy and Laity United for Economic Justice, spoke in support of the ordinance.

Sean Drexler, Clergy and Laity United for Economic Justice, spoke in support of the ordinance.

Derek Smith, Political Director for UFCW Local 324, spoke in support of the ordinance.

Tim James, California Grocers Association, requested to be a part of the discussion, spoke on statistics, spoke in opposition to the ordinance, noted that similar proposals died in the state legislature and goes beyond what has been ratified in the collective bargaining agreements.

Andrew Barnes, spoke on the issue being a business issue and not a municipal ordinance issue, and spoke in opposition of the ordinance.

MOVED/SECOND: Mayor Pro Tem Chavez/Council Member Gameros

MOTION: Bring back an ordinance identical to the City of Long Beach's ordinance.

Council Member Pettis spoke on not supporting the motion due to government overreach.

Council Member Buley spoke on not supporting the motion due to government overreach.

MOVED/SECOND: Mayor Pro Tem Chavez/Council Member Gameros

MOTION: Bring back an ordinance identical to the City of Long Beach's ordinance.

The motion carried by the following roll call vote:

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

Nays: Council Member Buley and Council Member Pettis.

Absent: None.

Abstain: None.

Motion carried: 5-2

ACTION:

City Council provided direction to staff to bring back an ordinance identical to the City of Long Beach's ordinance for consideration.

2. HOUSING ELEMENT REZONING (NEIGHBORHOODS WHERE WE ALL BELONG) PUBLIC ENGAGEMENT UPDATE

Presentation by Ms. Halligan, Senior Planner and Cathrine Tang Saez, Consultant with Dudek.

Public Comments:

Alex Tourje, Costa Mesa, spoke on participation and appreciated the process, and supports additional housing.

Sebastian Ayala, Costa Mesa, spoke on cooperation between the Newport Mesa Police Department and the Costa Mesa Police Department on gang related activity and combatting the issue, and spoke on cooperation between the entities.

Speaker, spoke on the RNHA process, spoke on the comment process at the community meetings, spoke on development, and expressed concerns on parking and the height of buildings.

Cynthia McDonald, Costa Mesa, spoke on the community meetings, expressed concerns on the workshops and the moderator, spoke on public participation, and supports an advisory committee.

MOVED/SECOND: Council Member Marr/Mayor Pro Tem Chavez

MOTION: Receive and file the report.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

City Council received filed the report.

ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS – NONE.

ADJOURNMENT – Mayor Stephens adjourned the meeting to Closed Session at 9:57 p.m. in honor and memory of Christopher Aldana and Gabriel Garcia-Aviles.

Closed Session adjourned at 11:05 p.m. and there was no reportable action taken.

Minutes adopted on this 20th day of January, 2026.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk

DRAFT