



CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda

Tuesday, August 5, 2025

6:00 PM

**City Council Chambers
77 Fair Drive**

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

**Council Member Buley will be attending the meeting via Zoom Webinar from:
556 Maquam Shore rd, st.
Albans Vermont**

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.

Members of the public can view the City Council meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true and online at youtube.com/costamesatv.

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

Members of the public are welcome to speak during the meeting when the Mayor opens the floor for public comment. There is no need to register in advance or complete a comment card. When it's time to comment, line up at one of the two podiums in the room and wait for your turn. Each speaker will have up to 3 minutes (or as directed) to address the City Council.

To maintain a respectful and orderly atmosphere during the meeting, attendees shall refrain from using horns or amplified speakers. Signs and props may be brought into the Chamber, provided they do not hinder the visibility of other attendees. The possession of poles, sticks, or stakes is strictly prohibited.

All attendees must remain seated while in the chamber until instructed by the Presiding Officer to approach and line up for public comment. To ensure safety and maintain order during the proceedings, standing or congregating in the aisles or foyer is strictly prohibited.

Further information regarding the City's regulations on addressing the City Council and expected conduct during meetings are available at the following links.

Title 2: Administration

§ 2-61: Conduct while addressing the council.

<https://ecode360.com/42609578>

Title 2: Administration

§ 2-64: Disorderliness by members of the audience.

<https://ecode360.com/42609598>

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:

<https://us06web.zoom.us/j/89982812676?pwd=oX6BGzSScr92QUVyg1m0SN8HSTnoqj.1>

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.

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, 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 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 be posted online, including any personal contact information. Records submitted including letters, emails, 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 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].

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. PUBLIC EMPLOYEE APPOINTMENT
Pursuant to California Government Code Section 54957(b)(1)
Title: City Manager
2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: RDK Group Holdings, LLC v. City of Costa Mesa,
Orange County Superior Court Case No. 30 2025 0149581 CU WM WJC
3. 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
4. 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
5. 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
6. 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

7. 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

REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY

AUGUST 5, 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: NONE.

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.

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 Reynolds
2. Council Member Pettis
3. Council Member Buley
4. Council Member Gameros
5. Council Member Marr
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 25-392 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](#) [25-393](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Carolyn Hanson, Tommy Hart, Marcos Cabrera.

3. **ADOPTION OF WARRANT RESOLUTION** **25-380**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2738.

Attachments: [1. Summary Check Registration 6-26-2025](#)
[2. Summary Check Registration 7-2-2025](#)
[3. Summary Check Registration 7-11-2025](#)
[4. Summary Check Registration 7-17-2025](#)

4. **MINUTES** **25-391**

RECOMMENDATION:

City Council approve the minutes of the regular meeting of July 15, 2025.

Attachments: [1. 07-15-2025 Draft Minutes](#)

5. **RESPONSE TO ORANGE COUNTY GRAND JURY REPORT- LONG TERM SOLUTIONS TO SHORT-TERM RENTALS** **25-382**

RECOMMENDATION:

Staff recommends the City Council approve the draft letter to the Presiding Judge of the Superior Court (Attachment 1) with responses to Findings 1, 2, 3, and 12, and Recommendations 1, 2, and 9 in the Orange County Grand Jury Report titled, "Long Term Solutions to Short-Term Rentals."

Attachments: [1. 2025 OC Grand Jury Response to Short Term Rentals Draft](#)
[2. OC Grand Jury Report Long-Term Solutions to Short-Term Rentals](#)

6. **[ACCEPTANCE AND ALLOCATION OF CANNABIS TAX FUND GRANT 25-378 PROGRAM TO ENHANCE TRAFFIC SAFETY](#)**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the proposed Resolution No. 2025-XX, which ratifies and accepts a grant award from the State of California - California Highway Patrol (CHP) for the Cannabis Tax Fund Program (CTFGP) and authorize the Interim City Manager or designee to execute the grant documents, including the Grant Agreement, and accept and administer the grant.
2. Approve revenue and expense appropriations in the amount of \$225,472 respectively, for the FY 2025-26 CHP CTFGP Grant.

Attachments: [1. FY25-26 CTFGP Grant Agreement - Costa Mesa PD.pdf](#)
[2. CM-PD Resolution No. 25-XX Cannabis Tax Fund Grant Program 07102025](#)

7. **[ACCEPTANCE OF THE ADAMS AVENUE AND PINECREEK DRIVE 25-387 INTERSECTION PROJECT, CITY PROJECT NO. 23-11, FEDERAL PROJECT NO. CML-5312\(104\)](#)**

RECOMMENDATION:

Staff recommends the City Council:

1. Accept the work performed by Gentry General Engineering, Inc., 320 West Tropica Rancho Road, Colton, California 92324, for the Adams Avenue and Pinecreek Drive Intersection Project, City Project No. 23-11, Federal Project No. CML-5312(104), and authorize the City Clerk to file the Notice of Completion.
2. Authorize the Interim City Manager to release the retention monies thirty-five (35) days after the Notice of Completion filing date; release the Labor and Material Bond seven (7) months after the filing date; and release the Faithful Performance Bond one (1) year after the filing date.

Attachments: [1. Cost Analysis](#)
[2. Photos](#)

8. [RESOLUTION FOR IMPLEMENTATION OF SAFETY IMPROVEMENTS 25-395
ALONG NEWPORT BOULEVARD \(SR-55\) 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](#)

9. [AUTHORIZE THE USE OF OMNIA PARTNERS PUBLIC SECTOR 25-383
NATIONAL COOPERATIVE AGREEMENT WITH GAME TIME
PLAYGROUND SOLUTIONS FOR THE PURCHASE OF
PLAYGROUND EQUIPMENT FOR BRENTWOOD PARK](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize the use of OMNIA Partners, Public Sector National Cooperative Agreement No. 2017001134 with Game Time Playground Solutions for the purchase of playground equipment for Brentwood Park in the amount of \$314,399.
2. Authorize the Interim City Manager and City Clerk to execute any agreements for the purchase of the playground equipment.

Attachments: [1. Proposed Conceptual Design](#)
[2. Playground Equipment Quote](#)

**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 \(SCH NO. 2024060115\), 25-398 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 continue the open public hearing to the September 2, 2025, City Council meeting.

Attachments: [1. Continuation Request](#)

2. [MITIGATED NEGATIVE DECLARATION, GENERAL PLAN 25-377 AMENDMENT \(PGPA-24-0002\), REZONE, DESIGN REVIEW, TENTATIVE TRACT MAP NO. 19334, AND DENSITY BONUS AGREEMENT, FOR A 142-UNIT, OWNERSHIP RESIDENTIAL DEVELOPMENT AT 3150 BEAR STREET \(MERITAGE HOMES\)](#)

RECOMMENDATION:

The Planning Commission recommends the City Council:

1. Adopt a resolution (Attachment 1) to approve the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
2. Adopt a resolution (Attachment 2) to approve the General Plan Amendment, Design Review, Tentative Tract Map, Density Bonus, and
3. Give first reading to the Ordinance for the Rezone (Attachment 3).

Attachments: [Agenda Report](#)

[Exhibit A to Attachment 1 - Draft ISMND](#)

[Exhibit B to Attachment 1 - Final ISMND](#)

[2. Draft Resolution \(Project\)](#)

[Exhibit B to Attachment 2 - Engineering Conditions of Approval](#)

[Exhibit C to Attachment 2 - Plans](#)

[Exhibit D to Attachment 2 - Tentative Tract Map](#)

[3. Draft Ordinance \(Rezone\)](#)

[4. Applicant Letter](#)

[5. Density Bonus Letter](#)

[6. Vicinity and Zoning Map](#)

[7. Site Photos](#)

[8. Fiscal Analysis](#)

[9. Trip Generation Memo](#)

[10. Arborist Report](#)

[11. Draft CC&Rs](#)

[12. Planning Commission Public Comments](#)

[13. Planning Commission Resolution](#)

OLD BUSINESS:

1. [SECOND READING AND ADOPTION OF AN ORDINANCE 25-374 APPROVING A REZONE TO APPLY THE RESIDENTIAL INCENTIVE OVERLAY DISTRICT ZONING DESIGNATION TO THE PROPERTIES LOCATED AT 220, 222, 234, AND 236 VICTORIA STREET \("VICTORIA PLACE"\)](#)

RECOMMENDATION:

Staff recommends the City Council give second reading to and adopt the following for the properties located at 220, 222, 234, and 236 Victoria Street: Ordinance No. 2025-04 to approve rezone to apply the Residential Incentive Overlay District zoning designation to the project site.

Attachments: [Agenda Report](#)

- [1. Draft Ordinance \(Rezone\)](#)

NEW BUSINESS:

1. [RESOLUTIONS AFFIRMING THE CITY'S CORE VALUES AND 25-396 SUPPORT FOR SENATE BILL 805, NO VIGILANTES ACT](#)

RECOMMENDATION:

City Council consideration of the following:

1. Adoption of Proposed Resolution No. 2025-XX affirming the City's Core Values.
2. Adoption of Proposed Resolution No. 2025-XX supporting California Senate Bill 805 (Perez), "No Vigilantes Act."
3. Approval of the proposed Letter of Support for SB 805, the "No Vigilantes Act."

Attachments: [1. Resolution Affirming the City's Core Values and Support for Senate Bill 805](#)

- [2. SB 805 \(Perez\) Resolution in Support](#)

- [3. SB 805 \(Pérez\) Letter of Support](#)

2. **[PROFESSIONAL SERVICE AGREEMENT FOR THE ACQUISITION OF 25-354
A NEW ENTERPRISE RESOURCE PLANNING \(ERP\) SYSTEM.](#)**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve and authorize the Master Services Agreement and Statement of Work, to Denovo Ventures, LLC, for Oracle ERP implementation services for \$2.9 million, for a five-year term, effective August 5, 2025 - August 4, 2030; a Managed Services Service Order for a Managed Services Post Go-Live for \$0.2 million per term, with an additional term; if needed.
2. Approve and authorize the Ordering Document with Denovo Ventures, LLC for Oracle Cloud ERP subscription licensing, \$285,000 annually per year, for \$1.4 million, for a five-year term, effective August 5, 2025 - August 4, 2030, with option two (2) one-year renewals.
3. Approve and authorize the Cloud Services Agreement with Oracle America, Inc.
4. Authorize a ten percent (10%) contingency in the amount of \$310,000 for unforeseen costs related to the project.
5. Authorize the Interim City Manager and the City Clerk to execute the PSA and within budget limits any future amendments to the agreement.

Attachments: [1. City of Costa Mesa CA - Denovo MSA](#)
[2. City of Costa Mesa - Ordering Document](#)
[3. City of Costa Mesa - Statement of Work](#)
[4. City of Costa Mesa Managed Services Order](#)
[5. Oracle Cloud Services Agreement](#)
[6. City of Costa Mesa RFP ERP](#)
[7. ERP Phase Breakdown](#)

3. [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](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the Addendum (Attachment 2) to the 1997 Initial Study/Mitigated Negative Declaration for Fairview Park to address new information regarding biological resources pertinent to the project.
2. Award a Professional Services Agreement (PSA) with Endemic Environmental Services Inc., 110 E Wilshire Avenue, Suite 305, Fullerton, CA 92832, for a term of 7 years for professional habitat restoration and monitoring services for the Fairview Park Mesa Restoration Project in an amount not-to-exceed \$1,311,062.
3. Authorize a ten percent (10%) contingency in the amount of \$131,106 for any unforeseen costs that may arise.
4. Authorize the City Manager and the City Clerk to execute the Professional Services Agreement and future amendments to the agreement within City Council-authorized limits.

Attachments: [1. Mesa Restoration Project Location Map](#)
[2. Fairview Park Mesa Restoration Addendum-Revised-2025-06-04](#)
[3. PSA Endemic Environmental Inc Mesa Restoration](#)
[4. Bid Results](#)

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

ADJOURNMENT