



# CITY OF COSTA MESA

## REGULAR CITY COUNCIL AND HOUSING AUTHORITY\*

### Agenda

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Tuesday, March 18, 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"**

Council Member Reynolds will be attending the meeting via Zoom Webinar from:  
915 L Street  
Sacramento, CA 95814

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.

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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:

Please click the link below to join the webinar:

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[pwd=\\_XoNBT2uciL7zrDsfj4A9Q9srLgExg.bQEU-le6VvXjPDeL](https://us06web.zoom.us/j/81879579049?pwd=_XoNBT2uciL7zrDsfj4A9Q9srLgExg.bQEU-le6VvXjPDeL)

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

Enter Webinar ID: 818 7957 9049/ Password: 608584

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- 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:

Call: 1 669 900 6833 Enter Webinar ID: 818 7957 9049/ Password: 608584

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].

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

**MARCH 18, 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

**LORI ANN FARRELL HARRISON**  
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. Presentation: Travel Costa Mesa

**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 Buley
2. Council Member Gameros
3. Council Member Marr
4. Council Member Reynolds
5. Council Member Pettis
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 25-216 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](#) [25-217](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Angel Cronan, Aiden Cronan, Joseph Miner, Kitty O'Neill, Stephen Scoles, Catherine Joy Warren, Nona Wolverton.

3. [ADOPTION OF WARRANT RESOLUTION](#) [25-209](#)

RECOMMENDATION:

City Council approve Warrant Resolution No. 2730.

**Attachments:** [1. Summary Check Register 2-27-25](#)

4. [MINUTES](#) [25-218](#)

RECOMMENDATION:

City Council approve the minutes of the regular meeting of March 4, 2025.

**Attachments:** [1. 03-04-2025 Draft Minutes](#)

5. [RESOLUTION AUTHORIZING STREET CLOSURES FOR THE 2025 ORANGE COUNTY MARATHON RUNNING FESTIVAL](#) [25-200](#)

RECOMMENDATION:

Staff recommends the City Council:

Adopt Resolution No. 2025-xx, designating event routes for the 2025 Orange County (OC) Marathon Running Festival and approving the temporary street closures for May 3, 2025 and May 4, 2025, as requested for the 2025 OC Marathon Running Festival.

**Attachments:** [1. Resolution No. 2025-XX](#)  
[2. Proposed OC Marathon Ops Plan](#)  
[3. OC Marathon Full Route](#)  
[4. OC Half Marathon Route](#)  
[5. OC Marathon 5K Fun Run,Walk](#)  
[6. OC Marathon Kids Run the OC](#)  
[7. Special Event Resolution No. 04-38](#)  
[8. OC Marathon Affected Streets List](#)  
[9. OC Marathon - Major Intersections Affected](#)

6. [\*\*COSTA MESA POLICE DEPARTMENT FLOOR REPLACEMENT 25-201 PROJECT, CITY PROJECT NO. 24-05\*\*](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Award a Public Works Agreement (PWA) in the amount of \$335,000 to Interior Resources, Inc., 1761 Reynolds Ave., Irvine, CA 92614 to refloor the interior of the Costa Mesa Police Department building.
2. Authorize an additional ten percent (10%) contingency in the amount of \$33,500 as needed for any unforeseen costs related to the project.
3. Authorize the City Manager and City Clerk to execute the PWA and any future amendments to the agreement within Council authorized limits.

**Attachments:** [1. Bid Abstract](#)  
[2. PWA](#)

7. [\*\*2024 6TH CYCLE HOUSING ELEMENT ANNUAL PROGRESS 25-206 REPORT\*\*](#)

RECOMMENDATION:

Staff recommends the City Council receive and file the 2024 6th Cycle Housing Element Annual Progress Report (APR) for submittal to the State Department of Housing and Community Development (HCD) and the Governor’s Office of Land Use and Climate Innovation (LUCI), formerly known as the Office of Planning and Research (OPR).

**Attachments:** [Agenda Report](#)  
[1. Costa Mesa Housing Element APR 2024](#)

**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. [\*\*FIRST READING OF AN ORDINANCE TO AMEND TITLE 13 OF THE 25-199 COSTA MESA MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS TO CONFORM TO RECENT REVISIONS TO STATE LAW \(CODE AMENDMENT PCTY-24-0002\)\*\*](#)

RECOMMENDATION:

The Planning Commission recommends the City Council adopt the revisions to the City's Accessory Dwelling Unit (ADU) provisions to reflect recent State laws and respond to comments from the California Department of Housing and Community Development (HCD). Therefore, staff recommends the City Council introduce for first reading, by title only, Ordinance No. 2025-XX approving Code Amendment PCTY-24-0002, amending Title 13 of the Costa Mesa Municipal Code (CMMC) pertaining to ADUs to conform to recent revisions to State law.

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

1. [Draft Ordinance](#)
2. [Tracked Changes Ordinance \(Exhibit A to Ordinance\)](#)
3. [Sept. 11, 2024 HCD Letter](#)
4. [Oct. 10, 2024 Response Letter to HCD](#)
5. [Costa Mesa ADU Ordinance Letter - Jan. 27, 2025](#)

2. [AFFORDABLE HOUSING / DISPOSITION AND DEVELOPMENT 25-136 AGREEMENT AND GROUND LEASE, SUBDIVISION OF THE SUBJECT PROPERTY INTO TWO PARCELS, AND MASTER PLAN WITH DENSITY BONUS, FOR THE DEVELOPMENT OF A 70-UNIT SENIOR AFFORDABLE MULTI-FAMILY RESIDENTIAL PROJECT LOCATED ON A PORTION OF THE SENIOR CENTER PARKING LOT AT 695 WEST 19TH STREET](#)

RECOMMENDATION:

Planning Commission recommends the City Council:

1. Find the project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32), In-Fill Development Projects.
2. Approve the Affordable Housing / Disposition and Development Agreement (AH/DDA) (including a Regulatory Agreement) and Ground Lease, subject to such non-substantive changes as may be approved by the City Manager and City Attorney.
3. Approve the Master Plan (PMAP-24-0001) with Density Bonus, and Tentative Parcel Map 2023-160.

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

- [1. Draft Resolution](#)
- [2. Planning Commission Agenda Report](#)
- [3. Planning Commission Public Comments](#)
- [4. Planning Commission Resolution](#)
- [5. Applicant Letter](#)
- [6. Vicinity Map](#)
- [7. Zoning Map](#)
- [8. Site Pictures](#)
- [9. Parking Demand Analysis \(LLG\)](#)
- [10. Parking Demand Analysis \(LSA\)](#)
- [11. Noise Study](#)
- [12. ESA Phase I](#)
- [13. Construction Parking Management Plan](#)
- [14. Tentative Parcel Map](#)
- [15. Master Plan](#)
- [16. Affordable Housing Plan](#)
- [17. Trip Generation](#)
- [18. Planning Commission Minutes](#)

**OLD BUSINESS: NONE.**

**NEW BUSINESS: NONE.**

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

**ADJOURNMENT**