



CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda

Tuesday, June 3, 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

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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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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- 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.

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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 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 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.

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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>.

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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. PUBLIC EMPLOYEE APPOINTMENT
Pursuant to California Government Code Section 54957(b)(1)
Title: Interim City Manager
2. PUBLIC EMPLOYEE APPOINTMENT
Pursuant to California Government Code Section 54957(b)(1)
Title: City Manager
3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION - TWO CASES
Pursuant to California Government Code Section 54956.9(d)(2), Potential Litigation.

REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY

JUNE 3, 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
Assistant 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: Salute to Service: Honoring NMUSD Class of 2025 Graduates Committed to Military Service
2. Proclamation: Pride Month

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 25-328 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**](#) [**25-329**](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: AAA (Rebecca Morales), State Farm Mutual Auto Insurance Company (David Berri), Esther Farr, Kyle Samuelson, Debra Von Trapp.

3. **ADOPTION OF WARRANT RESOLUTION** **25-306**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2735.

Attachments: [1. Summary Check Registration 5-8-2025](#)
[2. Summary Check Registration 5-15-2025](#)

4. **MINUTES** **25-330**

RECOMMENDATION:

City Council approve the minutes of the regular meeting of May 6, 2025.

Attachments: [1. 05-06-2025 Draft Minutes](#)

5. **SB 1205 COMPLIANCE REPORT FOR 2024 STATE-MANDATED ANNUAL FIRE INSPECTIONS** **25-308**

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution to accept this Compliance Report as its report on the status of all 2024 state-mandated annual fire inspections in the City as required by California Health and Safety Code Section 13146.4.

Attachments: [1. SB 1205 Draft Resolution](#)

6. **ADOPT ORDINANCE NO. 2025-03 DESIGNATING LOCAL RESPONSIBILITY AREA FIRE HAZARD SEVERITY ZONES IN THE CITY OF COSTA MESA, AS IDENTIFIED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 51178** **25-320**

RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance 2025-03 designating moderate and high Local Responsibility Area Fire Hazard Severity Zones by map within the jurisdiction of the City of Costa Mesa.

Attachments: [1. Ordinance - Local Responsibility Area Fire Hazard Severity Zone map](#)

7. **RENEWED MEASURE M (M2) ELIGIBILITY** **25-309**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the City's Maintenance of Effort (MOE) for Fiscal Year (FY) 2025-26 (Attachment 1).
2. Approve the M2 Seven-Year Capital Improvement Program (CIP) which consists of the City's Five-Year and future year CIP for FY 2025-26 through FY 2031-32 (Attachment 2).
3. Adopt Resolution No. 2025-xx, for the Master Plan of Arterial Highways Conformance and Mitigation Fee Program (Attachment 3).
4. Authorize staff to submit documents to meet M2 Eligibility requirements.

Attachments: [1. City's MOE for FY 2025-26](#)
[2. M2 Eligibility CIP Projects](#)
[3. Proposed Resolution](#)

8. **RESOLUTION ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 25-310**
2025-26 FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND
ACCOUNTABILITY ACT OF 2017

RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 2025-xx, approving the Harbor Boulevard Roadway Rehabilitation Project (from MacArthur Boulevard to South Coast Drive and from Gisler Avenue to Baker Street) for funding with Road Maintenance and Rehabilitation Account (RMRA) revenues for Fiscal Year 2025-26.

Attachments: [1. SB 1 Draft Resolution](#)

**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. [**BUSINESS IMPROVEMENT AREA \(BIA\) REAUTHORIZATION TO 25-319
LEVY ANNUAL ASSESSMENT**](#)

RECOMMENDATION:

Staff recommend the City Council:

1. Conduct a public hearing regarding the Business Improvement Area (BIA) reauthorization and levy of the annual assessment for Fiscal Year 2025-2026.
2. Adopt Resolution No. 2025-XX, confirming the annual report filed by Travel Costa Mesa and levying an annual assessment for Fiscal Year 2025-2026 for the Business Improvement Area covering certain Costa Mesa hotels and motels.

Attachments: [1. Resolution No. 2025-XX Business Improvement Area](#)
[2. TCM Annual Report](#)
[3. FY Ending June 2024 Financial Audit](#)
[4. BIA Update for City Council 4-30-25](#)

2. [APPEAL OF THE PLANNING COMMISSION'S DECISION TO 25-311 UPHOLD THE DIRECTOR OF DEVELOPMENT SERVICES' DETERMINATION THAT CONDITIONAL USE PERMIT \(CUP\) PA-21-23 TO ESTABLISH A CANNABIS STOREFRONT LOCATED AT 1687 ORANGE AVENUE \(KING'S CREW\) HAS EXPIRED](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Find that the appeal is not subject to the California Environmental Quality Act (CEQA) per California Public Resources Code Section 15268; and
2. Uphold the Director of Development Services determination that Conditional Use Permit (CUP) PA-21-23 has expired pursuant to Costa Mesa Municipal Code Sections 13-29(k)(2) and CUP Condition of Approval No. 2.

Attachments: [Agenda Report](#)

- [1. Draft Resolution](#)
- [2. Appeal Application](#)
- [3. Planning Commission Resolution](#)
- [4. Planning Commission Staff Report](#)
- [5. Planning Commission Minutes](#)
- [6. Notice of Expiration of CUP](#)

3. [SCHEDULE OF USER AND REGULATORY FEES](#) [25-314](#)

RECOMMENDATION:

Staff recommends the City Council

1. Open a Public Hearing and take testimony.
2. Adopt a Resolution of the City Council of the City of Costa Mesa, California, Updating and Establishing User and Regulatory Fees for Various City Services.

Attachments: [1. FY 2526 Fee Schedule Reso](#)
[2. FY 2526 Before and After Fees](#)
[3. Fee Study Report](#)

4. FISCAL YEAR 2025-26 PROPOSED OPERATING AND CAPITAL 25-312
IMPROVEMENT PROGRAM AND HOUSING AUTHORITY BUDGET
INCLUDING ANNUAL REPORTING FOR EQUIPMENT USE POLICY
PER AB 481 AND VACANCY STATUS AND RECRUITMENT
STRATEGIES PER AB 2561

RECOMMENDATION:

Staff recommends the City Council:

1. Approve Resolution 2025-XX, adopting the Proposed Fiscal Year 2025-26 Operating and Capital Improvement Program (CIP) Budget; and
2. Approve Joint Resolution 2025-XX adopting the Housing Authority Budget including Economic and Community Development expenditures for Fiscal Year 2025-26; and
3. Authorize the “Emergency Exception” clause of the Capital Asset Needs Ordinance under Section 2-209.2 (a)(2), Economic Downturn, for Fiscal Year 2025-26; and
4. Approve a financial plan to reinstate \$6.9 million from Fiscal Year 2025-26 in deferred projects by:
 - a. Reinstate the funding over a 10-year period to ensure a fiscally sustainable General Fund budget.
5. Authorize and approve staffing for the following full-time positions: increase of 1.0 FTE for Custody Officer for Police Department, decrease of 1.0 FTE for Human Resources Analyst, decrease of 1.0 FTE for Programmer Analyst I, decrease of 1.0 FTE for Senior Management Analyst (CON), and a decrease of 1.0 FTE for Community Outreach Worker as presented at the May 13, 2025 Study Session; and
6. Approve Resolution 2025-XX establishing the Fiscal Year 2025-26 Appropriations Limit for the City of Costa Mesa at \$330,924,446, by using Orange County’s growth for population adjustment, and the California per capita income growth for inflationary adjustment; and
7. Approve the City of Costa Mesa’s Revised Special Event Rates; and
8. City Council action is requested for the following to comply with AB 481 Police Equipment Report and Resolution:
 - a. Receive and file the 2025 Annual AB 481 Report and take public comment; and
 - b. Approve Resolution 2025-XX Renewing Ordinance No. 2022-03, the AB

481 Equipment Use Policy of the City of Costa Mesa, California, governing the use of police safety equipment.

9. Receive and file the job vacancy status information required by AB 2561.

Attachments: [Agenda Report](#)

- [1. 2025-26 City Manager Budget Message](#)
- [2. Budget Resolution No 2025-XX](#)
- [3. FY 2024-25 All Funds Revenues with General Fund](#)
- [4. FY 2025-26 All Funds Appropriations with General Fund, without CIP](#)
- [5. FY 2025-26 Capital Improvement Program](#)
- [6. FY 2025-26 Table of Organization](#)
- [7. Housing Authority No 2025-XX](#)
- [8. FY 2025-26 Housing Authority Budget](#)
- [9. Appropriation Limit Resolution No 2025-XX](#)
- [10. FY 2025-26 Special Event Rates](#)
- [11. AB481 Annual Report 2025](#)
- [12. AB481 Renewing Military Equipment Ordinance Resolution No 2025-XX](#)
- [13. AB481 Ordinance 22-03](#)
- [14. AB481 Equipment Inventory](#)

OLD BUSINESS: NONE.

NEW BUSINESS:

1. [**ONE YEAR USE AGREEMENT FOR JACK HAMMETT SPORTS 25-302 COMPLEX WITH UNIVERSITY OF CALIFORNIA, LOS ANGELES \(UCLA\) FOOTBALL ATHLETICS, FOR 2025 PRE-SEASON TRAINING CAMP**](#)

RECOMMENDATION:

Staff recommends the City Council approve and authorize the Acting City Manager to execute a Use Agreement for the City's Jack Hammett Sports Complex for a portion of UCLA's 2025 Summer Training Camp and related community benefits (Attachment 1).

Attachments: [1. Draft UCLA Use Agreement](#)

2. [RESOLUTION FOR EXCEPTION TO THE 180-DAY WAIT PERIOD 25-315
PURSUANT TO GOVERNMENT CODE SECTIONS 7522.56 AND
21224, FOR THE REHIRE OF FINANCE OFFICER ANNA DOLEWSKI](#)

RECOMMENDATION:

Staff recommends the City Council adopt by resolution the exception to the 180-Day Wait Period pursuant to Government Code Sections 7522.56 and 21224 (Attachment 1) to retain the services of retired Finance Officer Anna Dolewski.

Attachments: [1. Draft Resolution](#)
[2. Job Offer](#)

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

ADJOURNMENT