



CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda

Tuesday, January 21, 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.

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.

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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:

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

[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

- 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: 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. Comments received by 12:00 p.m. on the date 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.

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. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION – ONE CASE
Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: Insight Psychology and Addiction, Inc. v. City of Costa Mesa,
U.S. District Court, Central District of California, Case No. 8:20 cv 00504 JVS
JDE
2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION – ONE CASE
Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: City of Costa Mesa v. Ohio House, LLC, a California limited
liability corporation; Richard Perlin, Nancy Perlin, Dolores Perlin, and Brandon
Stump as individuals
Orange County Superior Court Case No. 30-2018-01006173-CU-OR-NJC
3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION – ONE CASE
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 – ONE CASE
Pursuant to California Government Code Section 54956.9 (d)(1)
Moyer v. City of Costa Mesa, Orange County Supreme Court Case No.
30-2022-01248290

REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY

JANUARY 21, 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: Vector Control Update

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Comments on 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 Gameros
2. Council Member Marr
3. Council Member Reynolds
4. Council Member Pettis
5. Council Member Buley
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 25-139 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** **25-141**

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Hasna Shenai Aini, Ahmad Alamour, Mohammad Alamour, Malik Alrefai, Rami Anabtawi, Tariq "Eric" Assfour, Zayd Aweinat, Brian Brakeville, Hernan Arturo Calderon, Michael Chang, Mark Gradoni, Hani A. Habbas, Brook Haley, Lubna Hammad, Jacob Andrew Hernandez, Anthony Hertel, Adel Hijazi, Brandon Hood, Steven Anthony Hunt, Donavian "Navi" Huskey, Theodoros Kapogianis, Faran Kharal, Matthew Leibelt, Ann Makaenamorgan, Glorianne Mendoza, Angie Belen Monreal, Salma Nasoordeen, Julie Nguyen, Savannah Plaskon, James Schwab, Jeff Taylor, Ashley Tfaye, Jaelynn Valez, Nikita Bear Yu, Fatana Zadran, Omar Zegar.

3. **ADOPTION OF WARRANT RESOLUTION** **25-104**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2726.

Attachments: [1. Summary Check Register 11-07-24](#)
[2. Summary Check Register 11-14-24](#)
[3. Summary Check Register 11-21-24](#)
[4. Summary Check Register 11-27-24](#)
[5. Summary Check Register 12-05-24](#)
[6. Summary Check Register 12-12-24](#)
[7. Summary Check Register 12-19-24](#)

4. **MINUTES** **25-142**

RECOMMENDATION:

City Council approve the minutes of the regular meeting of November 19, 2024 and special meeting of December 5, 2024.

Attachments: [1. 11-19-2024 Draft Minutes](#)
[2. 12-05-2024 Draft Minutes](#)

5. [APPROVAL OF MAYOR'S APPOINTMENTS TO THE 24-413 TRANSPORTATION CORRIDOR AGENCIES AND ORANGE COUNTY VECTOR CONTROL DISTRICT](#)

RECOMMENDATION:

Staff recommends the City Council approve the following Mayor's appointments:

1. Transportation Corridor Agencies (TCA): Appointee - Mayor John Stephens and Alternate - Councilmember Arlis Reynolds.
2. Orange County Vector Control District (OCVCD): Appointee - Mr. Bill Turpit

6. [AWARD OF PROFESSIONAL SERVICES AGREEMENT TO DEVELOP 25-129 A FACILITIES MASTER PLAN FOR CITY OWNED FACILITIES](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Approve a Professional Services Agreement (PSA) in the amount of \$299,693 to M. Arthur Gensler Jr. & Associates, Inc., 4675 MacArthur Court, Suite 100, Newport Beach, CA, to develop a facilities master plan for City-owned facilities.
2. Authorize a ten percent (10%) contingency in the amount of \$29,970 for unforeseen costs related to the project.
3. Authorize the City Manager and City Clerk to execute the PSA and any future amendments to the agreement.

Attachments: [1. RFP Facility Master Plan](#)
[2. Proposed PSA](#)

7. [ADAMS AVENUE ACTIVE TRANSPORTATION IMPROVEMENTS -25-131
MULTIPURPOSE TRAILS](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Award a Professional Services Agreement (PSA) (Attachment 1) to Onward Engineering in the amount of \$374,517, for professional engineering design services for the Adams Avenue Active Transportation Improvements - Multipurpose Trails project, with an initial term period of five years, effective January 21, 2025 - January 20, 2030.
2. Authorize a ten percent (10%) contingency in the amount of \$37,452 for any unforeseen costs that may be required by the project.
3. Authorize the City Manager and the City Clerk to execute the PSA and any future amendments to the agreement.

Attachments: [1. Proposed PSA with Onward Engineering](#)
[2. Location Map](#)
[3. Conceptual Rendering](#)

**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. [REVIEW OF THE PLANNING COMMISSION'S DECISION TO UPHOLD 25-134 THE ZONING ADMINISTRATOR'S DECISION TO APPROVE MINOR CONDITIONAL USE PERMIT AND OUTDOOR DINING PERMIT \(PODA-24-0001 AND PMCP-24-0008\) LOCATED AT 814 WEST 19TH STREET \("WESTEND"\)](#)

RECOMMENDATION:

Staff recommends the City Council review the Planning Commission's decision to uphold the Zoning Administrator's decision to approve PODA-24-0001 AND PMCP-24-0008.

Attachments: [Agenda Report](#)

- [1. Resolution](#)
- [2. Filed Review Application](#)
- [3. Planning Commission Minutes](#)
- [4. Planning Commission Resolution](#)
- [5. Zoning Administrator and Planning Commission Public Comments](#)
- [6. Planning Commission Report](#)
- [7. Zoning Administrator Report](#)
- [8. Applicant Letter](#)
- [9. Project Plans](#)

2. [SECOND READING OF AN ORDINANCE AMENDING TITLE 3 25-132 \(ANIMAL REGULATIONS\) 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](#)

RECOMMENDATION:

1. Staff recommends the City Council give a second reading and adopt Ordinance No. 2025-XX 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.
2. Adopt a Resolution of the City Council of the City of Costa Mesa, California, establishing a beekeeping permit user fee to be added to the City's Consolidated Schedule of User and Regulatory Fees.

Attachments: [1. Beekeeping Ordinance](#)
[2. Beekeeping Permit User Fee Resolution](#)

OLD BUSINESS: NONE.

NEW BUSINESS:

1. [SAFE ROUTES TO SCHOOL ACTION PLAN](#) [25-130](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Award a Professional Services Agreement (PSA) to Kimley-Horn and Associates, Inc. in the annual amount of \$541,774 for professional engineering services for the development of Safe Routes to School Action Plan, with an initial term period of two years, effective January 21, 2025 - January 20, 2027, with the option of two one-year renewal periods.
2. Authorize a ten percent (10%) contingency in the amount of \$54,177 for any unforeseen costs that may be required by the project.
3. Authorize the City Manager and the City Clerk to execute the PSA and any future amendments to the agreement.

Attachments: [1. Proposed PSA with Kimley-Horn](#)

2. [APPOINTMENTS TO THE ARTS, PARKS AND COMMUNITY 25-100 SERVICES, AND PLANNING COMMISSIONS](#)

RECOMMENDATION:

Staff recommends the City Council make appointments as follows:

1. Arts Commission - Make four (4) member appointments with a term expiration of January 2029 (Appointments by Mayor Stephens, Council Member Buley, Council Member Gameros, and Council Member Pettis).
2. Parks and Community Services Commission - Make four (4) member appointments with a term expiration of January 2029 (Appointments by Mayor Stephens, Council Member Buley, Council Member Gameros, and Council Member Pettis) and one (1) member appointment with a term expiration of January 2027 (Appointment by Council Member Marr).
3. Planning Commission - Make four (4) member appointments with a term expiration of January 2029 (Appointments by Mayor Stephens, Council Member Buley, Council Member Gameros, and Council Member Pettis).

Attachments: [1. Arts Commission Applications](#)
[2. Parks and Community Services Commission Applications](#)
[3. Planning Commission Applications](#)

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

ADJOURNMENT