



City of Costa Mesa

REGULAR CITY COUNCIL AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AND HOUSING AUTHORITY

Agenda

Tuesday, November 16, 2021

6:00 PM

City Council Chambers
77 Fair Drive

4:00 P.M. Closed Session

The City Council meetings are presented in a hybrid format, both in-person at City Hall and virtually via Zoom Webinar. Pursuant to the State of California Assembly Bill 361(Gov. Code §54953(b)(3)) the City Council Members and staff may choose to participate in person or by video conference.

You may participate via the following options:

1. Attending in person: All attendees are required to wear a face covering at all times while in the Council Chambers or City Hall. Please maximize spacing by utilizing all seating in the Chambers.
2. 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](https://www.youtube.com/costamesatv).

3. Zoom Webinar: (For both 4:00 p.m. and 6:00 p.m. meetings)

Please click the link below to join the webinar:

<https://zoom.us/j/98376390419?pwd=dnpFelc5TnU4a3BKWVlyRVZMallZZz09>

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

Enter Webinar ID: 983 7639 0419/ Password: 905283

- 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: 983 7639 0419/ Password: 905283

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.

4. 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.

5. 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. 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. Please e-mail to the City Clerk at cityclerk@costamesaca.gov NO LATER THAN 12:00 Noon on the date of the meeting.

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.

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.

The City of Costa Mesa aims to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is currently provided, the Clerks office will attempt to accommodate in a reasonable manner. Please contact the City Clerk's office 24 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible 714-754-5225 or at cityclerk@costamesaca.gov.

El objetivo de la Ciudad de Costa Mesa es cumplir con la ley de Estadounidenses con Discapacidades (ADA) en todos los aspectos. Si como asistente o participante en esta junta, usted necesita asistencia especial, más allá de lo que actualmente se proporciona, la oficina del Secretario de la Ciudad intentara de complacer en una forma razonable. Favor de comunicarse con la oficina del Secretario de la Ciudad con 24 horas de anticipación para informarnos de sus necesidades y determinar si alojamiento es realizable al 714-754-5225 o cityclerk@costamesaca.gov.

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 REAL PROPERTY NEGOTIATOR
Pursuant to Section 54956.8, California Government Code
APN: 422-193-24, Property: 2205 Harbor Boulevard and APN:426-053-15,
Property: 2274 Newport Boulevard
Agency Negotiator: Lori Ann Farrell Harrison, City Manager and Susan Price,
Assistant City Manager
Negotiating Parties: County of Orange
2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Section 54956.9(d)(1) of California Government Code
Robert Sharpnack v. City of Costa Mesa Orange County Superior Court Case
No. 30-2020-01131375-CU-OE-CJC.
3. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Government Code
Section 54957, Subdivision (b)(1).)
Title: City Manager
4. CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section
54957.6)
Title: City Manager
Agency designated representatives: Mayor Stephens, Mayor Pro Tem Marr, and
Council Member Reynolds.

**REGULAR MEETING OF THE CITY COUNCIL AND SUCCESSOR AGENCY
TO THE REDEVELOPMENT AGENCY**

November 16, 2021 – 6:00 P.M.

JOHN STEPHENS
Mayor

MANUEL CHAVEZ
Council Member - District 4

ANDREA MARR
Mayor Pro Tem - District 3

JEFFREY HARLAN
Council Member - District 6

LOREN GAMEROS
Council Member - District 2

ARLIS REYNOLDS
Council Member - District 5

DON HARPER
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. Recognition of Dane Bora, Public Affairs Manager

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Comments are limited to 3 minutes, or as otherwise directed.

Comments on Consent Calendar items may also be heard at this time.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Each council member is limited to 4 minutes. Additional comments will be heard at the end of the meeting.

1. Council Member Harper
2. Council Member Reynolds
3. Council Member Chavez
4. Council Member Gameros
5. Council Member Harlan
6. Mayor Pro Tem Marr
7. Mayor Stephens

REPORT – CITY MANAGER

REPORT – CITY ATTORNEY

CONSENT CALENDAR (ITEMS 1-11)

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: APPROVE THE READING BY TITLE ONLY 21-460 OF ALL ORDINANCES AND RESOLUTIONS**](#)

RECOMMENDATION:

City Council and Agency Board approve the reading by title only and waive full reading of Ordinances and Resolutions.

2. [**READING FOLDER**](#) [**21-461**](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk: Mike Baxter, Chandler Kane, Rachel Ouellette.

3. [ADOPTION OF WARRANT RESOLUTION](#) [21-454](#)

RECOMMENDATION:

City Council approve Warrant Resolution No. 2670.

Attachments: [11-16-21 Warrant Reso](#)

4. [MINUTES](#) [21-462](#)

RECOMMENDATION:

City Council approve the Minutes of the Regular meeting of November 2, 2021.

Attachments: [11-02-2021 Minutes](#)

5. [RESOLUTION ADOPTING THE FY 2021-2022 STATEMENT OF INVESTMENT POLICY](#) [21-445](#)

RECOMMENDATION:

Staff recommends that the City Council adopt proposed Resolution No. 2021-xx (Attachment 1) approving the Statement of Investment Policy for FY 2021-2022 (Attachment 2) and delegating the investment activities to the City Treasurer.

Attachments: [1. Resolution No. 2021-xx Adopting Investment Policy](#)
[2. Costa Mesa Draft Investment Policy 21-22 red lined](#)

6. [ACCEPTANCE OF MERRIMAC WAY ACTIVE TRANSPORTATION AND STREET IMPROVEMENTS PROJECT, CITY PROJECT NO. 20-01](#) [21-450](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Accept the work performed by GMC Engineering, Inc., for the Merrimac Way Active Transportation and Street Improvements Project, City Project No. 20-01, and authorize the City Clerk to file the Notice of Completion.
2. Authorize the City Manager to 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; and release the retention monies thirty-five (35) days after the Notice of Completion filing date.

7. [**JACK HAMMETT SPORTS COMPLEX EXPANSION PROJECT, CITY 21-451 PROJECT NO. 21-05**](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt plans, specifications, and working details for the Jack Hammett Sports Complex Expansion Project, City Project No. 21-05.
2. Accept the bid withdrawal submitted by PUB Construction, Inc.
3. Award a Public Works Agreement (PWA) to Horizons Construction Company International, Inc., 432 W. Meats Avenue, Orange, CA 92865, in the amount of \$2,166,920.70 (Attachment 1).
4. Authorize the City Manager and City Clerk to execute the PWA and future amendments to the agreement within Council authorized limits.
5. Authorize a budget adjustment of an additional \$125,000 from the Jack Hammett Sports Complex Capital Improvement Fund (417) and authorize an additional ten percent (10%) contingency as needed for unforeseen costs.

Attachments: [1. Public Works Agreement](#)
[2. PUB Letter of Withdrawal](#)
[3. Bid Summary](#)

8. [**AUTHORIZE THE USE OF SOURCEWELL'S NATIONAL 21-453 COOPERATIVE AGREEMENT WITH SIGLER COMMERCIAL HVAC DIVISION**](#)

RECOMMENDATION:

Staff recommends that the City Council:

1. Authorize the use of Sourcewell's (formerly National Joint Powers Alliance) National Cooperative Agreement No. 030817-CAR with Carrier Corporation, Sigler Commercial HVAC Division.
2. Authorize the purchase of nineteen (19) HVAC units and accessories for \$158,703 from Sigler Commercial HVAC Division.

Attachments: [1. HVAC Replacement List](#)
[2. Sourcewell Quote](#)
[3. Sourcewell Contract 030817-CAR](#)

9. [2023 FEDERAL TRANSPORTATION IMPROVEMENT PROGRAM](#) [21-452](#)

RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 2021-xx, approving projects for inclusion in the Orange County Transportation Authority's (OCTA) Federal Transportation Improvement Program (FTIP) for Fiscal Years 2022/23 through 2027/28 (Attachment 1).

Attachments: [1. Proposed Resolution No. 2021-xx](#)
[2. FTIP OC Fundtracker Sheets](#)

10. [MONTHLY UPDATE OF STRATEGIC PLAN GOALS AND SIX-MONTH OBJECTIVES](#) [21-455](#)

RECOMMENDATION:

Staff recommends that the City Council approve the November update to the City of Costa Mesa's Three Year Strategic Plan and six-month objectives.

Attachments: [Strategic Plan Objectives Update for November 2021](#)

11. [APPROVAL FOR THE JOINT AGREEMENT WITH THE COUNTY OF ORANGE FOR THE NEW 800 MHZ COUNTYWIDE COORDINATED COMMUNICATION SYSTEM \(CCCS\)](#) [21-456](#)

RECOMMENDATION:

1. Approve the re-written Joint Agreement (Attachment 1) to be included in the County's 800 MHz partnership with the County, 34 cities, OCFA, Orange County Transportation Authority, Orange County Lifeguards, Irvine Valley College Police Department, Saddleback College Police Department and Santa Ana Unified School District Police Department.
2. Authorize the City Manager to execute the necessary documents for the City of Costa Mesa to participate in the re-written Joint Agreement for the 800 MHz Countywide Coordinated Communications System (CCCS) with the County of Orange.

Attachments: [1. Joint Agreement for 800 MHz CCCS](#)
[2. FY21-22 BBCS Cost Allocation](#)
[3. Signature Joint Agreement](#)

AT THIS TIME COUNCIL WILL ADDRESS ANY ITEMS PULLED FROM THE CONSENT CALENDAR

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

PUBLIC HEARINGS: (MUST BEGIN AT 7:00 P.M. PROMPTLY)

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

1. **[SECOND PUBLIC HEARING TO RECEIVE INPUT REGARDING 21-457
PROPOSED DRAFT DISTRICT MAPS FOR THE 2021
REDISTRICTING PROCESS](#)**

RECOMMENDATION:

Staff recommends the City Council:

1. Receive proposed 2021 City of Costa Mesa Redistricting maps.
2. Conduct a public hearing and receive public input and feedback on proposed 2021 City of Costa Mesa Redistricting Maps.
3. Direct staff to make modifications to maps as needed.

- Attachments:** [1. Public Map 101](#)
[2. Public Map 102](#)
[3. Public Map 103](#)
[4. Public Map 104](#)
[5. Public Map 105](#)
[6. Public Map 106](#)
[7. Public Map 107](#)
[8. NDC Map 108](#)
[9. NDC Map 109](#)
[10. NDC Map 110](#)
[11. Maps by Submitter](#)

2. [GIVE FIRST READING TO AN ORDINANCE AMENDING TITLE 13 OF 21-448 THE COSTA MESA MUNICIPAL \(ZONING CODE\) TO CLEAN UP INTERNAL INCONSISTENCIES BETWEEN VARIOUS CHAPTERS OF THE ZONING CODE AND TO CONFORM TO RECENT REVISIONS TO AND REQUIREMENTS OF STATE LAW \(CODE AMENDMENT 2020-02\)](#)

RECOMMENDATION:

Introduce for first reading, by title only, Ordinance No. 2021-XX approving Code Amendment CO-2020-02, amending Title 13 of the Costa Mesa Municipal Code (Zoning Code) to clean up internal inconsistencies between various chapters, clarify intent, and conform to recent revisions in compliance with State law.

- Attachments:** [1. Ordinance No. 2021-XX](#)
[2. Exhibit A](#)
[3. Exhibit A red line](#)
[4. PC Resolution 2020-17](#)

OLD BUSINESS: NONE.

NEW BUSINESS:

1. [**URBAN MASTER PLAN SCREENING REQUEST \(UMP-21-004\) FOR 21-363 AN EIGHT-UNIT LIVE/WORK DEVELOPMENT LOCATED AT 1711 AND 1719 POMONA AVENUE**](#)

RECOMMENDATION:

Staff recommends that the City Council review and provide feedback on the proposed eight-unit live/work project at 1711 and 1719 Pomona, located within the Mesa West Bluffs Urban Plan area.

Attachments: [1. Summary Sheet](#)
[2. Location Map](#)
[3. Zoning Map](#)
[4. Applicant Letter](#)
[5. Preliminary Plans](#)

2. [**HOMEKEY PROGRAM GRANT FUNDING OPPORTUNITIES FOR 21-459 MOTEL CONVERSIONS TO PERMANENT SUPPORTIVE HOUSING FOR AT RISK AND HOMELESS POPULATIONS**](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Direct staff to collaborate with the County of Orange and associated development partners to submit application(s) for the Homekey Program grant funding for the acquisition, rehabilitation and conversion of one or two motel locations proposed for permanent supportive housing; and
2. Find the Homekey Projects exempt from the California Environmental Quality Act (CEQA) per Section 50675.1.3 and Section 50675.1.4 of the Health and Safety Code (HSC) pursuant to the enacting legislation for the Homekey Program (AB 140 (2021)) and direct staff to file a Notice of Exemption; and
3. Approve a funding commitment of up to \$3.5 million for local match funding for one or two Homekey projects, contingent upon award of State Homekey Program grant; and
4. Authorize the City Manager to take any and all actions necessary to secure Homekey Program grant funds for City Council approved project location(s), including but not limited to executing local match funding commitment letters and funding agreements.

Attachments: [1. Homekey Program Notice](#)

3. **[ADOPT A RESOLUTION OPPOSING ANY REDISTRICTING PLAN 21-463 PROPOSED BY THE COUNTY OF ORANGE THAT DIVIDES COSTA MESA INTO TWO SUPERVISORIAL DISTRICTS](#)**

RECOMMENDATION:

City Council to consider the adoption of Resolution 2021-XX in opposition to the adoption of any redistricting map proposed by the County of Orange that results in the division of Costa Mesa into two supervisorial districts.

Attachments: [1. County District Resolution](#)
[2. Proposal 2](#)
[3. Proposal 4](#)
[4. Proposal 5](#)

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

ADJOURNMENT