



REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY MARCH 18, 2025 – 6:00 P.M. - MINUTES

CALL TO ORDER - The Regular City Council and Housing Authority meeting was called to order by Mayor Stephens at 6:02 p.m.

NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE – A video was played of the National Anthem and the mayor led the Pledge of Allegiance.

MOMENT OF SOLEMN EXPRESSION – Led by Pastor Matthew Hambrick, Costa Mesa First United Methodist Church.

ROLL CALL

Present: Council Member Buley (Via Zoom Webinar), Council Member Gameros, Council Member Pettis, Council Member Marr, Council Member Reynolds (Via Zoom Webinar), Mayor Pro Tem Chavez, and Mayor Stephens.

Absent: None.

PRESENTATIONS:

Paulette Lombardi-Fries, President of Travel Costa Mesa, provided an update to the City Council.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Flo Martin, Costa Mesa, spoke on palm trees that need trimmed along Tanager Drive.

Matt Walters, Costa Mesa, works at Vons Pavilions, spoke on increased theft and safety issues, and requested an ordinance to regulate self-checkouts.

Speaker, works at Vons on Harbor Blvd., requested an ordinance to regulate self-checkouts.

Victor Romero, works for Stater Brothers, spoke on the courtesy clerks being laid off at the Costa Mesa store, and requested support for workers.

Damian Martin Esq., co-founder, RD x Catalyst Cannabis Co., expressed gratitude to the City Council and staff for enforcement on smoke shops illegally selling cannabis and nitrous oxide.

Steve McNally, Costa Mesa, thanked the City Council and CalOptima for the Celebrating Life Clinic, spoke on facilities where Narcan is distributed, and in support of availability of Narcan, expressed concern that police from other cities are not transferring individuals that request a 5150 hold, and spoke on the importance of having proper policy and procedures for 5150 hold requests.

Speaker, spoke on speeding problems on W. 19th Street, requested a traffic officer to be posted at Towne Street, spoke on the Transient Occupancy Tax and on California's MediCal budget deficit.

John Lewis, spoke against the street improvements on 19th street, spoke on speeding problems on Towne Street, spoke on the street becoming a cut through street, and requested a cul-de-sac on the street.

Marc Vukceovich, requested the City Council to support the following bills: AB-1085 which increases fines for manufacturers and retailers for illegal license plate covers, SB-445 modifies e-bike regulations, SB-720 modifies the existing redlight camera program, AB-382 allows cities to use standards in school zones other than when children are present, AB-981 requires speed limiting devices if the driver has multiple reckless driving faults on record, and AB-366 requiring Ignition Interlock Device installation for first time DUI offenders.

Speaker, spoke on a person arrested on October 29, 2023, and requested a contact for inquiries on the case.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Buley thanked Fire Chief Stefano and Brian Gruner, Parks and Community Services Director for meeting with him and Council Member Pettis, spoke on the budget and requested that the Finance and Pension Advisory Committee review the budget and that any comments on budget issues be included in the report.

Council Member Gameros thanked the members of the United Food and Commercial Workers Union (UFCW) who spoke on self-checkouts in the grocery stores and that he will be looking into the issue, spoke on observing March 10, 1987 and remembering Police Officers Ketchum and Libolt, recognized new Fire Department recruits, spoke on emergency preparedness, spoke on a meeting on March 19, 2025 at 6:00 p.m. regarding a proposed traffic signal on Fairview Avenue and Belfast Avenue.

Council Member Marr spoke on the new Goodwill Donation Center at the Orange County Fairgrounds, spoke on attending the Women's Veterans Symposium, spoke on attending the skate park community meeting, spoke on the upcoming Bark Bash event on Saturday, March 22nd, thanked the members of the United Food and Commercial Workers Union (UFCW) for speaking and is in support of their efforts, and requested to adjourn the meeting in memory of Huy Pham, a city employee, and Officers Ketchum and Libolt.

Council Member Reynolds spoke on the speeding issues on Towne Street, thanked the Costa Mesa Historical Society for hosting speaker events, and an artist Alisia Rojas, who is the artist who painted the mural on Baker Street and spoke on community-based art projects, requested an update on the permit parking program, spoke on the potential of a shared parking program, spoke on proposed legislation and requested information on the process to discuss and support legislation.

Council Member Pettis spoke on Brentwood Park and that the project is still in the budget, spoke on meeting with staff regarding Harper Park, spoke on behavioral health and a policy on 5150 procedures, spoke on Gregory Gaef a homeless resident of District 6 who recently passed away, and requested to adjourn the meeting in his honor.

Mayor Pro Tem Chavez thanked the members of United Food and Commercial Workers Union (UFCW) for attending the meeting and speaking, requested the City Manager research the Long Beach City ordinance, spoke on attending the Goodwill Donation Center Grand Opening, spoke on attending Side Car Cafe closure with Council Member Reynolds and recognizing their years of service, spoke on the fair housing workshop on March 19th, spoke on the Rise and Shine town hall meeting at the Senior Center with Fire Chief Stefano, and spoke on the Bark Bash on March 22nd.

Mayor Stephens thanked United Food and Commercial Workers Union (UFCW) members for attending, spoke on the skate park meeting, and spoke on the passing of Fran Ursini, founder of Newport Rib Company and adjourning the meeting in memory of him.

REPORT – CITY MANAGER – Ms. Farrell Harrison introduced Paul Martin as the new Transportation Services Manager, referred the Police Department matter to the City Attorney for follow up, responded to Council Member Reynolds request for an update on the residential permit parking program, spoke on the Long Beach ordinance regarding the issues brought up by the United Food and Commercial Workers Union (UFCW), spoke on the maintenance of the palm trees, spoke on conducting a traffic study and looking into safety or calming measures for Towne Street, spoke on the Legislative Review Committee and the process, responded to Council Member Buley's request for the Finance and Pension Advisory Committee participation in the budget process, and expressed condolences regarding all of the adjournment requests for the meeting.

REPORT – CITY ATTORNEY – Ms. Hall Barlow spoke on the police incident brought up during public comment and gave her phone number to the caller to reach out to her.

CONSENT CALENDAR

MOVED/SECOND: Mayor Pro Tem Chavez/Council Member Marr

MOTION: Approve the Consent Calendar except for item no. 7.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: Council Member Gameros recused himself on item 3 the Warrant Resolution due to his wife working at Priceless Pets, and Mayor Stephens recused himself on item 3 the Warrant Resolution due to campaign contributions received from Ware Disposal.

Motion carried: 7-0

1. PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL ORDINANCES AND RESOLUTIONS

ACTION:

City Council and Housing Authority approved the reading by title only and waived further reading of Ordinances and Resolutions.

2. READING FOLDER

ACTION:

City Council received and filed Claims received by the City Clerk and authorized 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

Council Member Gameros recused himself on the item due to his wife working at Priceless Pets.

Mayor Stephens recused himself on the item due to campaign contributions received from Ware Disposal.

ACTION:

City Council approved Warrant Resolution No. 2730.

4. MINUTES

ACTION:

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

5. RESOLUTION AUTHORIZING STREET CLOSURES FOR THE 2025 ORANGE COUNTY MARATHON RUNNING FESTIVAL

ACTION:

City Council adopted Resolution No. 2025-03, 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.

6. COSTA MESA POLICE DEPARTMENT FLOOR REPLACEMENT PROJECT, CITY PROJECT NO. 24-05

ACTION:

1. City Council awarded 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. Authorized an additional ten percent (10%) contingency in the amount of \$33,500 as needed for any unforeseen costs related to the project.
3. Authorized the City Manager and City Clerk to execute the PWA and any future amendments to the agreement within Council authorized limits.

ITEMS PULLED FROM THE CONSENT CALENDAR

7. 2024 6TH CYCLE HOUSING ELEMENT ANNUAL PROGRESS REPORT

Council Member Pettis inquired on low-income rents and spoke on state mandates and voicing views on legislation.

Public Comments: None.

MOVED/SECOND: Mayor Pro Tem Chavez/ Council Member Marr

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

City Council received and filed 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).

-----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 COSTA MESA MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS TO CONFORM TO RECENT REVISIONS TO STATE LAW (CODE AMENDMENT PCTY-24-0002)

Presentation by Mr. Yeager, Senior Planner.

Public Comments:

Speaker, inquired if the ADU's would have separate addresses or share with the main house.

Speaker, spoke on the state mandates, single-family neighborhoods, and on standards so neighbors are not impacted.

Marc Vukceвич expressed support for housing affordability, the need to build more housing, and facilitating the construction of ADU's.

MOVED/SECOND: Council Member Reynolds/Mayor Pro Tem Chavez

MOTION: Approve staff recommendation with the following changes:

- In Section 13-35(b)(1) to allow for ADU's in non-residential zones if the ADUs are located on properties with approved master plan permitted for residential use. This would allow for ADUs in the various residential developments with underlying commercial and industrial zones in Westside Costa Mesa.
- Sections 13-35(d)(12)(b) through (d)(16) are proposed to be renumbered.
- Clarify ADU provisions and standards pertaining to driveway removal is permissive and not mandatory.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

The City Council introduced for first reading, by title only, Ordinance No. 2025-02 approving Code Amendment PCTY-24-0002, amending Title 13 of the Costa Mesa Municipal Code (CMMC) pertaining to ADUs.

City Council recessed into a break at 8:23 p.m.

City Council reconvened at 8:38 p.m.

2. **AFFORDABLE HOUSING / DISPOSITION AND DEVELOPMENT 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**

Presentation by Mr. Mendez, Senior Planner.

Public Comments:

Christine Nolf, Costa Mesa, spoke in support of the project.

County Supervisor Katrina Foley, Representing the 5th District, thanked the Costa Mesa Fire Department for their service, spoke in favor of the project and spoke on the County's investment of funds to the project and spoke on low and very-low-income units.

Alejandro Santiago, United Way, spoke in support of the project.

Steve McNally, Costa Mesa, spoke on the work of Jamboree Housing, continuing to establish a relationship with Cal-Optima, and spoke on the need for senior housing.

Betsy Densmore spoke in support of the project.

Speaker, spoke in support of the project.

Speaker, spoke on using the Senior Center services, spoke on potential hardships during construction, spoke on shuttle services, and requested using the commuter bus.

Speaker, expressed concern on the location and reduced parking, the driveway location next to bus stop, parking impacts to neighborhoods, spoke on mental illness, and spoke on duplicate amenities at the Senior Center.

Marc Vukcevich spoke in support of the project, expressed concerns on the amount of parking in a pedestrian opportunity zone, inquired on lower rent if parking is not utilized, and spoke in opposition of the driveway on 19th Street.

Kathy Esfahani, Affordable Housing Coalition, spoke in support of the project.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez

MOTION: Approve Planning Commission recommendation.

Mayor Pro Tem Chavez requested to add that staff will work to eliminate all blind spots from the 19th street ingress and egress.

Mayor Stephens agreed to the addition.

Council Member Reynolds requested the following additions:

- Remove the palm tree requirement and replace with a canopy tree.

Mayor Stephens (1st) and Mayor Pro Tem Chavez (2nd) agreed to the change.

- Add language to require that sidewalk space is protected from vehicle encroachment.

Mayor Stephens (1st) and Mayor Pro Tem Chavez (2nd) agreed to the change.

- Add language that bike lockers can be provided upon approval of planning staff.

Mayor Stephens (1st) and Mayor Pro Tem Chavez (2nd) agreed to the change.

- Review the external bike rack location to ensure appropriate spacing so that parked bikes do not interfere with sidewalk circulation.

Mayor Stephens (1st) and Mayor Pro Tem Chavez (2nd) agreed to the change.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez

MOTION: Approve Planning Commission recommendation with the following changes:

- Staff to work to eliminate all blind spots from the 19th street ingress and egress.
- Remove the palm tree requirement and replace with a canopy tree.
- Add language to require that sidewalk space is protected from vehicle encroachment.
- Add language that bike lockers can be provided upon approval of Planning Staff.
- Review the external bike rack location to ensure appropriate spacing so that parked bikes do not interfere with sidewalk circulation.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

1. City Council found the project categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32), In-Fill Development Projects.
2. Approved 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. Approved the Master Plan (PMAP-24-0001) with Density Bonus, and Tentative Parcel Map 2023-160.
4. Directed staff to work to eliminate all blind spots from the 19th street ingress and egress, remove the palm tree requirement and replace with a canopy tree, add language to require that sidewalk space is protected from vehicle encroachment, add language that bike lockers can be provided upon approval of Planning Staff, and review the external bike rack location to ensure appropriate spacing so that parked bikes do not interfere with sidewalk circulation.

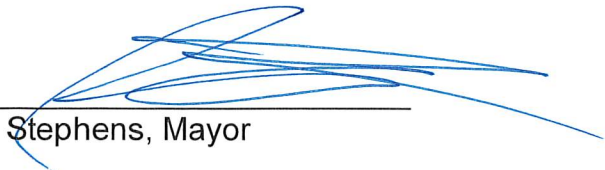
OLD BUSINESS: NONE.

NEW BUSINESS: NONE.

ADDITIONAL COUNCIL/BOARD MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS – NONE.

ADJOURNMENT – Mayor Stephens adjourned the meeting at 10:22 p.m. in memory of Police Officers Ketchum and Libolt, Huy Pham, Fran Ursini, and Gregory Gaef.

Minutes adopted on this 1st day of April, 2025.



John Stephens, Mayor

ATTEST:



Brenda Green, City Clerk