



## City of Costa Mesa

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

#### Minutes

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Tuesday, October 19, 2021

6:00 PM

City Council Chambers  
77 Fair Drive

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**CALL TO ORDER (00:00:18)** - The Regular City Council and Successor Agency to the Redevelopment Agency meeting was called to order by Mayor Stephens at 6:01 p.m.

**NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE (00:00:32)**

Keira Wilkes led the National Anthem and Council Member Harlan led the Pledge of Allegiance.

**MOMENT OF SOLEMN EXPRESSION (00:03:13)**

Led by Pastor Phil Eyskens from Lighthouse Community Church.

**ROLL CALL (00:06:13)**

Present: Council Member Chavez, Council Member Gameros, Council Member Harlan, Council Member Harper, Council Member Reynolds, Mayor Pro Tem Marr(Arrived 6:25 p.m.), and Mayor Stephens.

Absent: None.

**PRESENTATIONS: (00:06:35)**

Mayor Stephens presented a proclamation to Police Chief Lawrence in recognition of Crime Prevention Month. (00:06:35)

Mayor Stephens presented a proclamation to Arezoo Shahbazi in recognition of Domestic Violence Awareness Month. (00:10:22)

**PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**

Jay Humphrey, Costa Mesa, thanked Council Member Reynolds for bringing up One Metro West project and the 2022 election, on behalf of the Great Pumpkin recognized City Council and staff and spoke on the value of good humor, and provided balloons. (00:15:50)

Debbie Magnuson, spoke on Project Cuddle and thanked City Council and Chief Stefano. (00:19:28)

## **COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS**

Council Member Gamos recognized Officer Lippincott for his service as a Marine, spoke on local businesses that offered food and community service at the Bridge Shelter: Toast Kitchen & Bakery, Great Mex Grill, Dick Church's, and the Orange County Rescue Mission. (00:22:21)

Council Member Harlan thanked Parks and Community Services staff for the Scarecrow Festival and thanked the Police Department for the Walk to School event. (00:24:25)

Council Member Harper spoke on addressing crime issues and burglarized homes and spoke on supporting police efforts. (00:25:48)

Council Member Reynolds praised staff for the Scarecrow Festival, the traffic calming measures meeting on West 19th Street, and spoke on upcoming activities: October 21<sup>st</sup> is a Fall Festival at Palm Harvest Church, October 23<sup>rd</sup> is a Fall Festival at Christ Lutheran Church, and October 31<sup>st</sup> Freedom Homes Halloween Parade. (00:28:41)

Council Member Chavez requested to adjourn the meeting in honor and memory of Jesus Najera. (00:32:00)

Mayor Stephens recognized Pacific College and speaking at their commencement ceremony, spoke on attending the Hispanic Heritage Month celebration at Sevilla, the Scarecrow Festival, on November 4 will be a dedication of Neth Park, spoke on a podcast with Chief Lawrence and Chief Stefano, and spoke on adjourning the meeting in memory of Sue Ross who passed away from breast cancer. (00:32:49)

**REPORT – CITY MANAGER (00:36:09)** - Ms. Farrell Harrison reported on the upcoming October 23<sup>rd</sup> 10:00 a.m. public input meeting and workshop on redistricting, spoke on the Shake Out on October 21<sup>st</sup> and to have at least two weeks of emergency supplies, on November 4<sup>th</sup> the Roger Neth park dedication, spoke on addressing crime and safety concerns, and expressed sympathy for City Attorney Hall Barlow on the death of her brother.

Susan Price, Assistant City Manager, provided an update on homelessness and the Shelter, highlighted the Trellis Community Impact Team, spoke on City Net for after hour and weekend outreach, recognized restaurants donating to Costa Mesa Bridge Shelter kitchen, spoke on a success story and thanked John Begin, and provided Airway Shelter assistance line 714-754-5346.

**REPORT – CITY ATTORNEY (00:48:13)** - Ms. Hall Barlow thanked everybody for their support on the death of her brother, and spoke on the State Citizens Redistricting Commission.

**CONSENT CALENDAR (Items 1-6) (00:51:05)**

**MOVED/SECOND:** Council Member Reynolds/Council Member Chavez

**MOTION:** Approve recommended actions for Consent Calendar Item Nos. 1 through 6.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Gameros, Council Member Harlan, Council Member Harper, Council Member Reynolds, Mayor Pro Tem Marr, and Mayor Stephens.

Nays:None

Absent: None

Motion carried: 7-0

**1. PROCEDURAL WAIVER: APPROVE THE READING BY TITLE ONLY OF ALL ORDINANCES AND RESOLUTIONS**

**ACTION:**

City Council and Agency Board approved the reading by title only and waived full reading of Ordinances and Resolutions.

**2. READING FOLDER**

**ACTION:**

City Council received and filed the claims received by the City Clerk: Oscar Cornejo and Brent and Caitlin Theobald.

**3. ADOPTION OF WARRANT RESOLUTION**

**ACTION:**

City Council approved Warrant Resolution No. 2668.

**4. MINUTES**

**ACTION:**

City Council approved the Minutes of the Strategic Planning Retreat/Workshop of September 27, 2021 and the Regular meeting of October 5, 2021.

**5. ADOPTION OF A RESOLUTION TO CONTINUE CONDUCTING MEETINGS OF THE CITY COUNCIL, COMMISSIONS AND COMMITTEES REMOTELY AS NEEDED DUE TO HEALTH AND SAFETY CONCERNS FOR THE PUBLIC**

**ACTION:**

City Council adopted Resolution 2021-xx to allow the City to continue conducting City Council, Commission, and Committee meetings remotely as needed via Zoom due to:

- The current State of Emergency and global pandemic, which continues to directly impact the ability of the members of the City's legislative bodies to meet safely in person; and
- Federal, State and/or local officials continue to impose or recommend measures to promote social distancing.

**6. SECOND READING AND ADOPTION OF ORDINANCE NO. 2021-16, AMENDING CHAPTER IV (GARBAGE, RUBBISH AND WEEDS) OF TITLE 8 (HEALTH AND SANITATION) OF THE COSTA MESA MUNICIPAL CODE TO IMPLEMENT THE REQUIREMENTS OF SB 1383 (MANDATORY ORGANIC WASTE DISPOSAL REDUCTION)**

**ACTION:**

City Council gave second reading to and adopted Ordinance No. 2021-16, amending Chapter IV (Garbage, Rubbish and Weeds) of Title 8 (Health and Sanitation) of the Costa Mesa Municipal Code to implement the requirements of SB 1383 (mandatory organic waste disposal reduction).

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

**MOVED/SECOND (00:52:22):** Mayor Stephens/Council Member Chavez

**MOTION:** Change the order of New Business to consider New Business item #3 first.

The motion carried by the following roll call vote:

**Ayes:** Council Member Chavez, Council Member Gameros, Council Member Harlan, Council Member Harper, Council Member Reynolds, Mayor Pro Tem Marr, and Mayor Stephens.

**Nays:**None

**Absent:** None

**Motion carried:** 7-0

City Council recessed into a break at 6:54 p.m.

City Council reconvened at 6:59 p.m.

**PUBLIC HEARINGS: (THIS ITEM MUST BE HEARD AT 7:00 P.M. PROMPTLY)**

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

**1. REDISTRICTING PROCESS USING THE OFFICIAL 2020 CENSUS DATA**

Presentation by Ms. Green, City Clerk and Dr. Levitt, Vice President of National Demographics Corporation. (00:59:26)

Public Comments:

Jay Humphrey, Costa Mesa, spoke on unbalanced representation. (01:54:29)

Speaker, spoke on changing the number of districts back to 5. (01:57:26)

**MOVED/SECOND (01:59:14):** Mayor Pro Tem Marr/Council Member Chavez

**MOTION:** Approve recommended actions.

The motion carried by the following roll call vote:

**Ayes:** Council Member Chavez, Council Member Gameros, Council Member Harlan, Council Member Harper, Council Member Reynolds, Mayor Pro Tem Marr, and Mayor Stephens.

**Nays:**None

**Absent:** None

**Motion carried:** 7-0

**ACTION:**

1. City Council received and discussed the official 2020 Census data (State-Adjusted), the redistricting process and permissible criteria to be considered to evaluate district boundaries.
2. Conducted a public hearing to receive public input.

**OLD BUSINESS: NONE.**

City Council recessed into a break at 8:10 p.m.

City Council reconvened at 8:27 p.m.

**NEW BUSINESS:**

**3. RESULTS OF THE ANALYSIS OF THE CSCDA COMMUNITY IMPROVEMENT AUTHORITY'S (CSCDA CIA) REQUEST TO ENTER INTO AN AGREEMENT WITH THE CITY TO JOIN THE CSCDA CIA TO ENABLE THE PURCHASE OF 580 ANTON BOULEVARD AND ITS POTENTIAL CONVERSION INTO WORKFORCE HOUSING VIA \$171 MILLION IN BONDED DEBT AND A 35 YEAR PROPERTY TAX WAIVER**

Presentation by Ms. Molina, Finance Director, Mr. Slater, Chairman of CSG Advisors, and Ms. Sarabian, from Fieldman Rolapp & Associates. (02:26:33)

Presentation by Applicant, Jon Penkower, CSCDA, Lauren Seaver and Brad Griggs, Opportunity Housing Group. (03:32:58)

Questions and Answers ensued between staff, consultants, and applicant. (04:02:28)

**Public Comments:**

Anais Tangie, spoke on affordable housing and in favor of workforce housing. (05:04:46)

Speaker, spoke in support of the staff recommendation. (05:07:56)

Boris Gresely, Costa Mesa, spoke in support of the idea but expressed concern on the proposal. (05:11:57)

Questions and Answers ensued between staff, consultants, and applicant. (05:14:49)

**MOVED/SECOND (05:22:12):** Council Member Gameros/Council Member Harper  
**MOTION:** Approve recommended actions and receive and file the report.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Gameros, Council Member Harper, Council Member Reynolds, and Mayor Pro Tem Marr.

Nays: Council Member Harlan and Mayor Stephens

Absent: None

Motion carried: 5-2

**ACTION:**

City Council denied the request by the California Statewide Communities Development Authority Community Improvement Authority (CSCDA CIA) to enable the purchase of the 580 Anton Boulevard property via \$171 million in government affiliated bonded indebtedness and a 35-year property tax waiver for potential conversion into workforce housing.

**MOVED/SECOND (05:44:07):** Mayor Stephens/Council Member Gameros

**MOTION:** To extend the meeting past midnight.

The motion carried by the following roll call vote:

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

Nays: Council Member Harper

Absent: None

Motion carried: 6-1

**1. ADOPTION OF THE CITY'S CORE VALUES AND AMENDMENTS TO THE STRATEGIC PLAN GOALS AND NEW SIX-MONTH OBJECTIVES**

Presentation by Ms. Reyes, Assistant to the City Manager. (05:44:41)

Public Comments: None.

**MOVED/SECOND (05:48:34):** Mayor Stephens/Council Member Chavez

**MOTION:** Approve recommended actions.

The motion carried by the following roll call vote:

Ayes: Council Member Chavez, Council Member Gameros, Council Member Harlan, Council Member Harper, Council Member Reynolds, Mayor Pro Tem Marr, and Mayor Stephens.

Nays: None

Absent: None

Motion carried: 7-0

**ACTION:**

City Council adopted the City's Core Values, amended the Three Year Strategic Plan Goals, and new Six Month Strategic Objectives developed at the Strategic Planning Workshop held on Monday, September 27, 2021.

Council Member Harper left the meeting at 11:50 p.m.

**2. FORMATION OF A HOUSING AD HOC COMMITTEE OF THE CITY COUNCIL TO PARTICIPATE AND ADVISE ON HOUSING ELEMENT IMPLEMENTATION AND COMPLIANCE**

Presentation by Ms. Green, City Clerk. (05:49:16)

Public Comments: None.

**MOVED/SECOND (05:50:32):** Mayor Pro Tem Marr/Council Member Chavez

**MOTION:** Form an Ad Hoc Housing Committee and appoint Council Members Reynolds and Harlan, and Mayor Pro Tem Marr.

The motion carried by the following roll call vote:

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

Nays:None

Absent: Council Member Harper

Motion carried: 6-0-1

**ACTION:**

City Council formed, and appointed Council Members Reynolds and Harlan and Mayor Pro Tem Marr to the Housing Ad Hoc Committee, to participate and advise on City activities and actions pertaining to Housing Element implementation and ongoing compliance with State housing element law.

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

**ADJOURNMENT (05:53:26)** - The Mayor adjourned the meeting at 11:55 p.m. in honor of Jesus Najera, Sue Ross, Douglas Hall, and all others who have lost someone or have been affected by Breast Cancer.

**Minutes adopted on this 2<sup>nd</sup> day of November, 2021.**



John Stephens, Mayor

ATTEST:

  
Brenda Green, City Clerk