



CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda

Tuesday, August 6, 2024

6:00 PM

**City Council Chambers
77 Fair Drive**

***Note: All agency memberships are reflected in the title "Council Member"**
5:00 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.

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/c/costamesatv).

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 5:00 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 5:00 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>.

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 - 5:00 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 REAL PROPERTY NEGOTIATOR
Pursuant to California Government Code Section 54956.8
APN: 424-051-23; Property: 778 Shalimar Drive, Costa Mesa, CA 92627
Agency Negotiators: Lori Ann Farrell Harrison, City Manager
Negotiating Parties: Dominic Bulone
Under Negotiation: Price and Terms of Payment

REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY

AUGUST 6, 2024 – 6:00 P.M.

JOHN STEPHENS
Mayor

JEFFREY HARLAN
Mayor Pro Tem - District 6

ANDREA MARR
Council Member - District 3

MANUEL CHAVEZ
Council Member - District 4

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 the Costa Mesa Pony 13U All-Stars and 10U Sox
2. Recognition of the Costa Mesa Little League 10U, 11U and 12U All-Stars, and Major Dodgers

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 Harper
2. Council Member Marr
3. Council Member Reynolds
4. Council Member Chavez
5. Council Member Gameros
6. Mayor Pro Tem Harlan
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 24-298 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**](#) [**24-300**](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Subro Claims, Inc. on behalf of Geico Ins. for Alex Hernandez, Ashley Ned, Mercury Ins. for Richard Chamberlin, Zoe Marie Neria Percival.

3. **ADOPTION OF WARRANT RESOLUTION** **24-288**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2721.

Attachments: [1. Summary Check Register 06.27.24](#)
[2. Summary Check Register 07.03.24](#)
[3. Summary Check Register 07.12.24](#)
[4. Summary Check Register 07.18.24](#)

4. **MINUTES** **24-299**

RECOMMENDATION:

City Council approve the minutes of the regular meeting of July 16, 2024.

Attachments: [1. 07-16-2024 Draft Minutes](#)

5. **AGREEMENT FOR A SCHOOL RESOURCE OFFICER PROGRAM 24-289**
BETWEEN THE CITY OF COSTA MESA AND NEWPORT-MESA
UNIFIED SCHOOL DISTRICT FOR FISCAL YEAR 2024-2025

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the agreement for a School Resource Officer (SRO) Program between the City of Costa Mesa and Newport-Mesa Unified School District (NMUSD) for Fiscal Year 2024-2025.
2. Authorize the City Manager to execute the agreement.

Attachments: [1. Costa Mesa SRO Agreement FY 24-25](#)
[2. SRO projected 2024-2025](#)

6. [SERVICE AGREEMENT AMENDMENT WITH TYLER TECHNOLOGIES 24-291
PERTAINING TO IMPLEMENTATION OF THE CITY'S LAND
MANAGEMENT SYSTEM \(TESSA\) UPDATE](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize the City Manager and City Clerk to increase the total compensation by \$90,000 to a not-to-exceed amount of \$1,300,856, in substantially the form as approved by the City Attorney.
2. Authorize the City Manager to approve future amendments to the agreement with Tyler Technologies in an amount not-to-exceed \$100,000.

Attachments: [Agenda Report](#)

7. [AUTHORIZE THE PURCHASE OF FORD FLEET VEHICLES](#) [24-297](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize by minute action, that compliance with the bidding requirements and procedures is inefficient and not in the best interest of the city, based on identified conditions and supported by substantial evidence.
2. Authorize the purchase of Ford fleet vehicles from local authorized Ford dealerships.
3. Authorize the City Manager or designee to execute the necessary documents for the purchase of new and replacement Ford fleet vehicles as approved in Fiscal Year 2024-2025, and as approved during the annual budget.

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

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

PUBLIC HEARINGS: (NEXT PAGE)

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

1. [INTRODUCTION AND FIRST READING OF AN ORDINANCE 24-302 APPROVING THE FIRST AMENDMENT \(DA-20-05\) TO DEVELOPMENT AGREEMENT \(DA-94-01\) BETWEEN THE CITY OF COSTA MESA AND THE INTERINSURANCE EXCHANGE OF THE AUTOMOBILE CLUB ALLOWING FOR A 20-YEAR TIME EXTENSION THAT WOULD EXPIRE OCTOBER 31, 2044; AMENDING PROVISIONS PERTAINING TO THE RATE AND METHODOLOGY FOR CALCULATING TRAFFIC IMPACT FEES; AND, AMENDING PROVISIONS RELATED TO THE SETBACK OF A FUTURE PARKING STRUCTURE; FOR A PROPERTY LOCATED AT 3333 FAIRVIEW ROAD](#)

RECOMMENDATION:

On July 22, 2024, the Planning Commission recommended that the City Council approve the proposed Development Agreement amendments and Ordinance adoption by a vote of 4-1-2 to:

1. Find, pursuant to CEQA Guidelines Section 15162, that the project is within the scope of the June 20, 1994-certified Final Environmental Impact Report (EIR) #1045 (State Clearing House No. 94021036) for the Auto Club Expansion project. The effects of the project were examined in the 1994 FEIR, and all feasible mitigation measures and alternatives developed in the 1994 FEIR are incorporated into this project and no new mitigation measures are required. Therefore, the 1994 FEIR for the Automobile Club Expansion project is determined to be adequate to serve as the environmental documentation for this project, that no further environmental review is required, and that all requirements of CEQA are satisfied.
2. Introduce for first reading, by title only, Ordinance 2024-XX approving the First Amendment (DA-20-05) to the Automobile Club of Southern California Development Agreement (DA-94-01) to allow for a 20-year time extension that would expire October 31, 2044; to amend provisions pertaining to the rate and methodology for calculating traffic impact fees; and to amend provisions related to the setback of a future parking structure.

Attachments: [Agenda Report](#)

- [1. Ordinance](#)
- [2. Development Agreement Track Changes Reference Only](#)
- [3. Applicant Letter](#)
- [4. Project Plans](#)
- [5. Unofficial Planning Commission Minutes](#)
- [6. Planning Commission Resolution](#)
- [7. Planning Commission Public Comments](#)
- [8. Planning Commission July 22 2024 Staff Report](#)

2. [ORDINANCE NO. 2024-02 AMENDING TITLE 13 \(PLANNING, ZONING 24-277 AND DEVELOPMENT\) OF THE COSTA MESA MUNICIPAL CODE TO ESTABLISH AFFORDABLE HOUSING REQUIREMENTS FOR NEW RESIDENTIAL DEVELOPMENT PROJECTS, AND A FEE RESOLUTION TO ESTABLISH THE AFFORDABLE HOUSING IN-LIEU FEE SCHEDULE](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Find that the adoption of Ordinance No. 2024-02 is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3), General Rule in that the Affordable Housing Ordinance and subsequent Affordable Housing In-Lieu Fee will not have a significant impact on the environment.
2. Adopt Ordinance No. 2024-02, approving the Affordable Housing Ordinance and amending Title 13 to establish the affordable housing requirements for certain new residential development projects or make changes to Ordinance No. 2024-02 and give it a new first reading.
3. Adopt a fee resolution establishing the affordable housing in-lieu fee.

Attachments: [Agenda Report](#)

[1. Ordinance 2024-02](#)

[2. Track Changes](#)

[3. In-Lieu Fee Resolution](#)

[4. 2nd Reading City Council Agenda Report June 18, 2024](#)

[5. In-Lieu Fee Resolution City Council Agenda Report June 18, 2024](#)

OLD BUSINESS: NONE.

NEW BUSINESS:

1. **[CITY COUNCIL FIRST READING OF ORDINANCE TO INCREASE 24-239 CITY COUNCIL COMPENSATION](#)**

RECOMMENDATION:

Staff recommends the City Council introduce for first reading, by title only, Ordinance No. 2024-XX increasing the City Council compensation effective after the general election, with the new City Council in December 2024.

Attachments: [1. Council Salaries Ordinance](#)

2. **[ACCEPTANCE OF THE STORM DRAIN MASTER DRAINAGE PLAN 24-245 \(SDMDP\)](#)**

RECOMMENDATION:

Staff recommends the City Council accept Phase 1 of the Storm Drain Master Drainage Plan (SDMDP) update consisting of the Existing Conditions Assessment Report (ECAR) and the Proposed Drainage & Water Quality Improvements.

3. **[GENERAL PLAN \(PSCR-24-0001\) AND RESIDENTIAL INCENTIVE 24-301 OVERLAY DISTRICT DEVELOPMENT SCREENING REQUEST FOR A PROPOSED RESIDENTIAL DEVELOPMENT ON A 1.77 ACRE SITE LOCATED AT 220 VICTORIA PLACE \(“VICTORIA PLACE”\)](#)**

RECOMMENDATION:

Provide direction regarding whether or not a General Plan Amendment associated with the proposed development of 40 residential units should proceed for the property located at 220 Victoria Place. The General Plan Amendment would include adding an overlay (Residential Incentive Overlay District) to the property that would allow for residential development, pursuant to specific standards of Costa Mesa Municipal Code Section (CMMC) Chapter V, Article 12.

Attachments: [Agenda Report](#)

- [1. Applicant Letter](#)
- [2. Trip Generation Memo](#)
- [3. Preliminary Plans](#)

4. [UPDATES TO POLICE DEPARTMENT STAFFING AND 24-312
COMPENSATION RELATED TO POLICE RECRUIT, POLICE CADET,
POLICE RESERVE OFFICER AND COMMUNICATIONS OFFICER
POSITIONS](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize and approve staffing as follows:
 - a. Authorize an increase of 5.0 FTE for Police Cadet
 - b. Authorize an increase of 2.5 FTE for Police Reserve Officer
2. Approve Resolution Number 2024-XX establishing full-time pay rate and benefits for Police Recruit.
3. Approve Resolution Number 2024-XX revising the pay rate for Police Reserve Officer.
4. Appropriate \$211,000 in the FY 2024/2025 Police Department's General Fund budget to cover the estimated costs of the additional 5.0 FTE Police Cadets.

Attachments: [1. Police Recruit Resolution](#)
[2. Police Reserve Resolution](#)

5. [COSTA MESA CHAMBER OF COMMERCE FINANCIAL SUPPORT](#) [24-284](#)

RECOMMENDATION:

Staff recommends the City Council authorize the use of City Manager contingency funds to provide relief to the Costa Mesa Chamber of Commerce due to the financial impacts of COVID-19 and the loss of revenue.

Attachments: [1. City of Costa Mesa ARPA Financial Support Request Letter](#)

6. **[APPROVE PROPOSED DESIGN IMPROVEMENTS FOR SHALIMAR 24-279 PARK](#)**

RECOMMENDATION:

Staff recommends the City Council approve the conceptual park design Plan B, and provide staff direction on the Parks and Community Services Commission recommendation to include restroom facilities, for the proposed improvements at Shalimar Park, 782 Shalimar Drive, Costa Mesa.

Attachments: [1A. Design Plan Option A with Renderings](#)
[1B. Design Plan Option B with Renderings](#)
[2A. Amenity Options](#)
[2B. Amenity Options - Community Feedback](#)

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

ADJOURNMENT



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-298

Meeting Date: 8/6/2024

TITLE:

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

RECOMMENDATION:

City Council and Housing Authority approve the reading by title only and waive further reading of Ordinances and Resolutions.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-300

Meeting Date: 8/6/2024

TITLE:

READING FOLDER

DEPARTMENT: City Manager's Office/City Clerk's Division

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Subro Claims, Inc. on behalf of Geico Ins. for Alex Hernandez, Ashley Ned, Mercury Ins. for Richard Chamberlin, Zoe Marie Neria Percival.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-288

Meeting Date: 8/6/2024

TITLE:

ADOPTION OF WARRANT RESOLUTION

DEPARTMENT: FINANCE DEPARTMENT

PRESENTED BY: CAROL MOLINA, FINANCE DIRECTOR

CONTACT INFORMATION: CAROL MOLINA, (714) 754-5243

RECOMMENDATION:

City Council approve Warrant Resolution No. 2721.

BACKGROUND:

In accordance with Section 37202 of the California Government Code, the Director of Finance or their designated representative hereby certify to the accuracy of the following demands and to the availability of funds for payment thereof.

FISCAL REVIEW:

Funding Payroll Register No.24-13"A" Off Cycle, 24-14 On Cycle, 24-15 On Cycle, and City operating expenses for \$8,841,699.22.

Bank: CITY
Cycle: AWKLY

Payment Ref	Cancel Date	Status	Remit To	Remit ID	Payment Date	Payment Amt
0247437	6/27/2024	V	James Parnell <i>Line Description:</i> Stale dated check.	0000003558	03/29/24	(537.34)
0248519	6/27/2024	V	Arvi Cardones <i>Line Description:</i> Incorrect payable name.	0000030765	06/07/24	(1,933.78)
TOTAL						<u>(\$2,471.12)</u>

10,549.46
1,603,421.64
7,000.00
(537.34)
(1,933.78)
359,506.83
1,978,006.81

Bank: CITY
Cycle: AMNUAL

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0248829	06/25/24	P	EmbroidMe Costa Mesa	0000029208	10,549.46
			<i>Line Description:</i> Promo Items-CVC Tees		
			Promo Item-Tri Blend Tee		
					TOTAL \$10,549.46

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248830	06/28/24	P	All American Asphalt	0000000971	226,424.71
		Line Description: Pavement Rehab #23-07/#300005 Retention Payable #23-07			
0248831	06/28/24	P	All American Asphalt	0000000971	78,168.61
		Line Description: Pavement Rehab #22-08/#400015 Retention Payable #22-08			
0248832	06/28/24	P	Bracken's Kitchen Inc	0000029468	16,326.56
		Line Description: Shelter Meal Svc 6/3-6/16/24			
0248833	06/28/24	P	Charter Communications	0000011202	23,699.21
		Line Description: 237938801-NHCC Network Svs 237940101-NHCC Public WiFi 237940001-CH Hub Network Svs 237926101-Fire Sta #5 Network 237926201-City Hall Video Svs 237926701-City Hall Video Svs 237927001-Fire Sta #6 Network 237927101-Parks Admin Network 237930101-City Hall Video Svs 237939101-Fire Sta #1 Network 237939301-Fire Sta #2 Network 237939401-Fire Sta #3 Network 237940301-Library Public WiFi 237940501-Fire Sta #4 Network 237926401-City Hall Public WiF 237939201-DRC Network Svs 237927601-BCC Network Svs 237925901-PD Public WiFi 237929301-PD Video Svs 237926501-PD Video Svs 237926601-Senior Center Intern 237940401-Fire Sta #4 Internet 237939901-Code Enforcement Net			

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: 237939801-City Hall Network Sv 237939701-PD Warehouse Network 237939601-Bridge Shelter Netwo 237939501-SCP Substation Netwo 237939001-Parks @ Corp Yard Pu 237938901-Bridge Shelter Video 237926801-City Hall Network/Vi 237926901-Dispatch/Comm Networ 237927201-Senior Center Networ 237927301-West Side Substation 237927401-Corp Yard Network Sv 237927801-City Hall Internet S 237938601-CH Basement Internet 237938701-Bridge Shelter Publi		
0248834	06/28/24	P	City of Huntington Beach	0000002599	22,495.20
			Line Description: Helicopter Svc-May 2024		
0248835	06/28/24	P	Community Controls	0000020782	19,040.00
			Line Description: Replacement of Four PD pedestr		
0248836	06/28/24	P	Debra L Reilly	0000027475	27,562.50
			Line Description: Workplace Investigation-May		
0248837	06/28/24	P	Dell Computer Corp	0000001962	17,919.87
			Line Description: Sales Tax 7.75% SALES TAX (7.75%) Environmental Disposal Fee XPS 9730 ENVIRONMENTAL FEE Dell 24 Monitor		
0248838	06/28/24	P	ERC Roofing & Waterproofing	0000030077	20,421.68
			Line Description: FS #6 Roofing Proj		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248839	06/28/24	P	Executive Facilities Services Inc	0000029510	96,758.62
		Line Description:	Janitorial Svcs - PD Communica		
			Janitorial Svcs - PD		
			Janitorial Svcs - DRC		
			Janitorial Svcs - NHCC		
			Janitorial Svcs - FS#1-6		
			Janitorial Svcs - Balearic		
			Janitorial Svcs - City Hall		
			Janitorial Svcs - Bridge Shelt		
			Janitorial Svcs - Corp Yard (n		
			Janitorial Svcs - Corp Yard (o		
			Janitorial Svcs - PD Communica		
			Janitorial Svcs - Police Sub-S		
			Janitorial Svcs - Senior Cente		
			Janitorial Svcs - Police Sub-S		
			Janitorial Svcs - Senior Cente		
			Janitorial Svcs - Corp Yard (o		
			Janitorial Svcs - Corp Yard (n		
			Janitorial Svcs - Bridge Shelt		
			Janitorial Svcs - City Hall		
			Janitorial Svcs - Balearic		
			Janitorial Svcs - FS#1-6		
			Janitorial Svcs - NHCC		
			Janitorial Svcs - DRC		
			Janitorial Svcs - PD		
			Janitorial Svcs - All Pks May		
			Janitorial Svcs - All Pks Jun		
0248840	06/28/24	P	Insight Public Sector Inc	0000029706	54,750.00
		Line Description:	Extended Data Per Camera x 15		
			Infrastructure Mounting Servic		
			Flock Group Falcon x 15		
			Standard Implementation Fee		
0248841	06/28/24	P	J&N Tactical	0000030733	24,995.00

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> DRACO Gas Delivery System Shipping Fee DRACO Training Sales Tax 7.75% Sales & Use Tax Payable		
0248842	06/28/24	P	Jax Bicycle Center	0000030778	43,844.21
			<i>Line Description:</i> Accessories Sales Tax 7.75% E-Bikes Service Electric Trek		
0248843	06/28/24	P	KYA Services LLC	0000030710	26,719.71
			<i>Line Description:</i> NEW FLOORING @ TEEN CENTER		
0248844	06/28/24	P	LN Curtis & Sons	0000002983	38,940.23
			<i>Line Description:</i> Fightfighting Equipment (FFE) Trining Munitions		
0248845	06/28/24	P	Linscott Law & Greenspan Engineers Inc	0000010877	16,420.70
			<i>Line Description:</i> On-Call Srvs 2023-2024 Del Mar Ave Bicycle Facility		
0248846	06/28/24	P	MBA Design & Display Products Corp	0000030785	39,971.00
			<i>Line Description:</i> SHIPPING WALL MODULES		
0248847	06/28/24	P	Marathon Engineering Corp	0000003051	15,718.00
			<i>Line Description:</i> Safety Padding Repair for Jail		
0248848	06/28/24	P	Moore Iacofano Goltsman Inc	0000016407	20,597.71
			<i>Line Description:</i> FVP Mesa Restoration May 2024		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248849	06/28/24	P	Newport Mesa Unified School District	0000003339	88,766.18
			Line Description: FY 23/24 BCC Lease		
0248850	06/28/24	P	Nico Hospitality LLC	0000028926	45,335.49
			Line Description: Hotel Dennis Thompson 5/9-5/15		
			Hotel Gabriela S 3/1-4/1/24		
			Hotel Cynthia Arellano 11/9-3/		
			Hotel Hernan Calderon 3/1-4/1/		
			Hotel Cheriesse Magana 3/1-4/1		
			Hotel 3/1-4/1/24		
			Hotel Cynthia Arellano 3/1-4/1		
			Hotel Mina K 3/26-4/1/24		
			Hotel-June Gordon 3/30-4/2/24		
			Hotel Willis T J 5/5-5/6/24		
			Hotel Cynthia Arellano 5/1-5/4		
			Hotel-Pamela Baker 4/15-4/16		
			Hotel Teresa R 5/1-5/4/24		
0248851	06/28/24	P	Orange County Treasurer Tax Collector	0000003489	17,127.00
			Line Description: Parking Citataion May 2024		
0248852	06/28/24	P	Place Works Inc	0000023119	34,834.62
			Line Description: Bi-Weekly Project Meetings		
0248853	06/28/24	P	WHP Trainingtowers	0000030251	113,198.66
			Line Description: PRE-FABRICATED TRAINING TOWERS		
0248854	06/28/24	P	Zumar Industries Inc	0000004622	18,811.09
			Line Description: K71 Billards for Bike Lanes		
0248855	06/28/24	P	iSimulate	0000029805	18,243.40

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
		Line Description:	SIMCONNECT SHIPPING ATLAS JUNIOR ALTLAS ALD SIMULATION MANIKIN SALES TAX (7.75%)		
0248856	06/28/24	P	32nd District Agricultural Assn	0000003432	1,350.00
		Line Description:	Officer Training Officer Training Officer Training		
0248857	06/28/24	P	4Leaf Inc	0000029711	116.40
		Line Description:	Plan Review-May 24		
0248858	06/28/24	P	AGA Engineers Inc	0000028838	10,150.00
		Line Description:	Eng & Traffic Update-May 24 On Call TE Svc-May 2024		
0248859	06/28/24	P	AJ Portables Inc	0000029728	7,975.00
		Line Description:	PORTABLE RESTROOM RENTAL		
0248860	06/28/24	P	AP Triton LLC	0000023546	3,549.80
		Line Description:	EMERGENCY COMMUNICATIONS CENTE		
0248861	06/28/24	P	ARC	0000022726	1,440.73
		Line Description:	Door Hanger Paper Fire Dept Booklets Zero Tolerance Posters		
0248862	06/28/24	P	AT & T	0000001107	1,995.31
		Line Description:	Lions Park Senior Center Fire Alarm Syste		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> Fire Sta#1 Fire Alarm System 2310 Placentia Irrigation Senior Center Elevator Senior Center Fire Alarm Syste Balearic Center Fax Local Usage		
0248863	06/28/24	P	AT & T	0000001107	144.80
			<i>Line Description:</i> Internet-Fleet Svs		
0248864	06/28/24	P	AT & T	0000001107	166.15
			<i>Line Description:</i> 911 Cama Trunks 6/14-7/13/24		
0248865	06/28/24	P	ATEI Company, Inc	0000029299	6,000.00
			<i>Line Description:</i> Entertainment-73/24		
0248866	06/28/24	P	AVNI Enterprises Inc	0000030676	7,400.85
			<i>Line Description:</i> Fire Apparatus Stock-Fan Clutc Fire Apparatus Stock Inter Loc Fire Apparatus LED Spotlight		
0248867	06/28/24	P	AY Nursery	0000001142	6,438.07
			<i>Line Description:</i> City Trees Purchase City Trees Purchase City Trees Purchase		
0248868	06/28/24	P	Aaron Davis	0000020908	4,728.24
			<i>Line Description:</i> Claim Stlmt DOL 9/5/23		
0248869	06/28/24	P	Active Network	0000023845	5,000.00
			<i>Line Description:</i> System Optimization		

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 8

Run Date Jun 28,2024

Run Time 11:22:18 AM

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248870	06/28/24	P	Adam Ereth	0000029232	400.00
			Line Description: Planning Comm Mtng-Jun 24		
0248871	06/28/24	P	Adlerhorst International	0000000906	200.00
			Line Description: Evaluators Course-McMorris		
0248872	06/28/24	P	Advantage Event Solutions LLC	0000030172	12,050.00
			Line Description: AUDIO AND STAGE LIGHTING DRUM SET		
0248873	06/28/24	P	Alisa Ochoa	0000029944	300.00
			Line Description: Arts Comm Mtng Apr-Jun 2024		
0248874	06/28/24	P	Allison Mann	0000001338	300.00
			Line Description: Arts Comm Mtng Apr-Jun 2024		
0248875	06/28/24	P	Anderson Art Gallery	0000030315	300.00
			Line Description: Utility Art Work Box		
0248876	06/28/24	P	Angely Vallarta	0000029193	400.00
			Line Description: Planning Comm Mtng-Jun 24		
0248877	06/28/24	P	Anomaly Squared	0000030491	1,894.42
			Line Description: Call Center Svc-Apr 24 Call Center Svc-May 24		
0248878	06/28/24	P	Antonio Macias	0000021817	1,029.00
			Line Description: Qtrly Retiree Medical Payments		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248879	06/28/24	P	Anytime Baseball Supply	0000030784	7,506.41
		Line Description:	SALES TAX (7.75%) PORTABLE PITCHING MOUND		
0248880	06/28/24	P	Architerra Design Group	0000030581	5,996.95
		Line Description:	Eng Design Svs-Lions Pk		
0248881	06/28/24	P	B&T USA LLC	0000030552	5,720.00
		Line Description:	Shipping Fee Sales Tax 7.75% Launchers 40mm for SWAT Sales & Use Tax Payable		
0248882	06/28/24	P	BCS Consultants	0000029856	950.00
		Line Description:	Network Camera Cabling		
0248883	06/28/24	P	BIT Pros Inc	0000029087	9,843.89
		Line Description:	Stock		
0248884	06/28/24	P	BPS Tactical Inc	0000023962	2,444.67
		Line Description:	Shipping Fee Sales Tax 7.75% Code Enforcement Vest Cover Shipping Fee Sales Tax 7.75% Patrol Duty Vest Covers		
0248885	06/28/24	P	Barbara Tintle	0000016912	873.45
		Line Description:	Qtrly Retiree Medical Payments		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248886	06/28/24	P	Barnum Stage Rental LLC	0000030762	3,500.00
			Line Description: STAGE RENTAL-7/3/24		
0248887	06/28/24	P	Big D Floor Covering Supplies	0000026764	455.28
			Line Description: Floor Covering Supplies		
0248888	06/28/24	P	Bob Barker Company Inc	0000021223	140.01
			Line Description: Cuff Ties -Jail		
0248889	06/28/24	P	Bonnie Kubota	0000005792	604.56
			Line Description: Qtrly Retiree Medical Payments		
0248890	06/28/24	P	Bradley Whiteaker	0000000341	873.45
			Line Description: Qtrly Retiree Medical Payments		
0248891	06/28/24	P	Bucknam Infrastructure Group Inc	0000021371	2,955.00
			Line Description: Pavement Mgnt Plan		
0248892	06/28/24	P	Bureau Veritas North America Inc	0000016616	1,888.00
			Line Description: Plan Check Svc		
0248893	06/28/24	P	Burton Santee	0000003920	873.45
			Line Description: Qtrly Retiree Medical Payments		
0248894	06/28/24	P	California Canopy	0000030155	9,618.06
			Line Description: CANOPY STORAGE BAGS		
			SALES TAX (7.75%)		
			SHIPPING		
			CANOPIES		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248895	06/28/24	P	Canon Financial Services Inc	0000023241	1,407.08
			Line Description: CA 2023 Property Tax Copier Lease-Jun 24 Copier Lease-Jun 2024		
0248896	06/28/24	P	Catherine Lynn Kazmark	0000029454	1,178.67
			Line Description: IT Design 11/1/23-4/15/24		
0248897	06/28/24	P	Catherine Warren	0000030790	300.00
			Line Description: Utility Box Art Prog Stipend		
0248898	06/28/24	P	Chano Camarillo	0000001558	630.67
			Line Description: Qtrly Retiree Medical Payments		
0248899	06/28/24	P	Charlene M Ashendorf	0000017428	300.00
			Line Description: Arts Comm Mtng Apr-Jun 2024		
0248900	06/28/24	P	Chris Holmes	0000002557	554.16
			Line Description: Qtrly Retiree Medical Payments		
0248901	06/28/24	P	Chris Reed	0000003777	528.53
			Line Description: Qtrly Retiree Medical Payments		
0248902	06/28/24	P	Citygate Associates	0000012070	3,553.50
			Line Description: CS-Coverage Assessment		
0248903	06/28/24	P	Console Vault LLC	0000030782	2,159.31
			Line Description: Patrol Car Vaults w/ ComboLock		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248904	06/28/24	P	CopWare Inc	0000014730	2,025.00
			Line Description: CA Peace Officers Legal Source		
0248905	06/28/24	P	Costa Mesa Lock & Key	0000001817	3,582.61
			Line Description: Rekeying the 1st Floor IT Remo DRC Service Call		
0248906	06/28/24	P	County of Orange	0000003486	5,171.32
			Line Description: Teletype Services-Jun 24 AFIS Fees-Jun 2024		
0248907	06/28/24	P	Cristian Garcia Arcos	0000030747	300.00
			Line Description: Prks Comm Mtng Apr-Jun 2024		
0248908	06/28/24	P	D & R Office Works Inc	0000029056	8,896.06
			Line Description: OFFICE FURNITURE SALES TAX (7.75%) DELIVERY & INSTALLATION		
0248909	06/28/24	P	Dan Mudra	0000006272	924.00
			Line Description: Qtrly Retiree Medical Payments		
0248910	06/28/24	P	David Alkema	0000000970	879.00
			Line Description: Qtrly Retiree Medical Payments		
0248911	06/28/24	P	David Martinez	0000014476	400.00
			Line Description: Planning Comm Mtng-Jun 24		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248912	06/28/24	P	Deanna Reed	0000002777	604.56
			Line Description: Qtrly Retiree Medical Payments		
0248913	06/28/24	P	Deborah Wondercheck	0000029941	300.00
			Line Description: Arts Comm Mtng Apr-Jun 2024		
0248914	06/28/24	P	Deenice Huynh	0000030765	1,933.78
			Line Description: Refund Permit BPCC-24-0001		
			Refund Permit BPCC-24-0001		
0248915	06/28/24	P	Demetrius Mayhand	0000030111	60.00
			Line Description: Basketball Referee 6/24/24		
0248916	06/28/24	P	Dennis Barton	0000001209	234.84
			Line Description: Qtrly Retiree Medical Payments		
0248917	06/28/24	P	Diane J Moore	0000003221	290.90
			Line Description: Qtrly Retiree Medical Payments		
0248918	06/28/24	P	Don Boynton	0000015805	405.93
			Line Description: Qtrly Retiree Medical Payments		
0248919	06/28/24	P	Donna Fagot	0000013934	428.04
			Line Description: Qrtly Retiree Medical Payment		
0248920	06/28/24	P	Eagle Print Dynamics	0000026736	408.65
			Line Description: Hats		
0248921	06/28/24	P	Eduardo Iniestra	0000029307	700.00

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: DJ SERVICES		
0248922	06/28/24	P	Elite Executive Charter LLC	0000030545	2,028.00
			Line Description: TRANSPORTATION SERVICES TRANSPORTATION SERVICES		
0248923	06/28/24	P	Elizabeth Dorn Parker	0000029192	300.00
			Line Description: Prks Comm Mtng Apr-Jun 2024		
0248924	06/28/24	P	Entrust Janitorial LLC	0000030309	875.00
			Line Description: Janitorial Svcs @ 3190 Airport		
0248925	06/28/24	P	Eric Engle	0000002128	503.37
			Line Description: Qtrly Retiree Medical Payments		
0248926	06/28/24	P	Erica Lucia	0000029943	300.00
			Line Description: Arts Comm Mtng Apr-Jun 2024		
0248927	06/28/24	P	Fed Ex	0000002190	116.22
			Line Description: Ground Delivery Ground Delivery		
0248928	06/28/24	P	Ferguson Enterprises Inc #1350	0000007785	546.30
			Line Description: Plumbing Supplies		
0248929	06/28/24	P	FileOnQ Inc.	0000030101	3,051.48
			Line Description: Month Subscrptn-Jun 24		
0248930	06/28/24	P	Fire Information Support Services Inc	0000006757	1,200.00

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Validation/Repair Apr-Jun 24		
0248931	06/28/24	P	Fisher Derderian	0000030055	300.00
			Line Description: Arts Comm Mtng Apr-Jun 2024		
0248932	06/28/24	P	Flying Lion Inc.	0000030364	14,850.00
			Line Description: On-Demand Drone Air Support Sv		
			On-Demand Drone Air Support Sv		
			On-Demand Drone Air Support Sv		
			On-Demand Drone Air Support Sv		
			On-Demand Drone Air Support Sv		
0248933	06/28/24	P	Forensic Nurse Specialists Inc	0000014039	3,600.00
			Line Description: Victim Physical		
0248934	06/28/24	P	Frank Rudisill	0000003871	746.49
			Line Description: Qtrly Retiree Medical Payments		
0248935	06/28/24	P	Frederick Merrill	0000005365	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
0248936	06/28/24	P	Fredric Wagner	0000004444	991.50
			Line Description: Qtrly Retiree Medical Payments		
0248937	06/28/24	P	Galls LLC	0000002297	2,073.43
			Line Description: Uniform-Bradbury		
			Uniform-Getz		
			Uniform-Carbajal		
			Uniform-Siemiaowski		
			Uniform-Tu		
			Uniform-Soto		
			Uniform-Sanchez		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248938	06/28/24	P	Gary Golson	0000002370	537.34
			Line Description: Qtrly Retiree Medical Payments		
0248939	06/28/24	P	Grainger	0000002393	158.48
			Line Description: Supplies		
0248940	06/28/24	P	Harbor All Glass & Mirror Inc	0000002453	4,879.60
			Line Description: Glass Replacement-Bridge Shelt		
0248941	06/28/24	P	Harold Arnold	0000001076	873.45
			Line Description: Qtrly Retiree Medical Payments		
0248942	06/28/24	P	Harold Newbern	0000013391	873.45
			Line Description: Qtrly Retiree Medical Payments		
0248943	06/28/24	P	HdL Coren & Cone	0000007882	4,868.75
			Line Description: Property Tax Apr-Jun 2024		
0248944	06/28/24	P	Heidi Zuckerman	0000029942	300.00
			Line Description: Arts Comm Mtng Apr-Jun 2024		
0248945	06/28/24	P	Henry Santo	0000003921	924.00
			Line Description: Qtrly Retiree Medical Payments		
0248946	06/28/24	P	Hollywood Honeywagon &	0000029304	1,975.00
			Line Description: PORTABLE RESTROOM AND TRAILER		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248947	06/28/24	P	Integrated Impressions	0000003403	1,207.53
			Line Description: Promotional Items		
0248948	06/28/24	P	Interfinish Corporation	0000014766	3,230.00
			Line Description: Furnish & install Patcraft "cr		
0248949	06/28/24	P	James Boucher	0000021818	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
0248950	06/28/24	P	James Solliday	0000015717	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
0248951	06/28/24	P	John E Fitzpatrick	0000002234	873.45
			Line Description: Qtrly Retiree Medical Payments		
0248952	06/28/24	P	John Pherrin	0000006031	672.68
			Line Description: Qtrly Retiree Medical Payments		
0248953	06/28/24	P	Jonathan Zich	0000026312	400.00
			Line Description: Planning Comm Mtng-Jun 24		
0248954	06/28/24	P	Jose Rojas	0000029411	400.00
			Line Description: Planning Comm Mtng-Jun 24		
0248955	06/28/24	P	Jump N Bounce LLC	0000029296	1,511.00
			Line Description: INFLATABLE RENTAL-7/3/24 Event		
0248956	06/28/24	P	Karen Klepack	0000030322	400.00
			Line Description: Planning Comm Mtng-Jun 24		

Bank: CITY
Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0248957	06/28/24	P	Karin Robinson	0000008079	349.13
			Line Description: Qtrly Retiree Medical Payments		
0248958	06/28/24	P	Karl J Verhoef	0000004410	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
0248959	06/28/24	P	Keith M Jones	0000002776	873.45
			Line Description: Qtrly Retiree Medical Payments		
0248960	06/28/24	P	Kelly Brown	0000029489	300.00
			Line Description: Prks Comm Mtng Apr-Jun 2024		
0248961	06/28/24	P	Kenneth Soltis	0000007968	873.45
			Line Description: Qtrly Retiree Medical Payments		
0248962	06/28/24	P	Kevin Gleason	0000006350	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
0248963	06/28/24	P	Klaus Straschil	0000004169	537.34
			Line Description: Qtrly Retiree Medical Payments		
0248964	06/28/24	P	La Quinta Costa Mesa	0000030047	4,386.00
			Line Description: Hotel Occupancy- Dunn Gina Lyn		
			Hotel Occupancy Dunn Gina Lynn		
			Hotel Occupancy Dunn Gina Lynn		
			Hotel Occupancy Dunn Gina Lynn		
			Hotel Occupancy Dunn Gina Lynn		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248965	06/28/24	P	Langlois Fancy Frozen Foods	0000030651	258.78
			Line Description: Jail Food Services June 2024		
0248966	06/28/24	P	Larry Arruda	0000001080	873.45
			Line Description: Qtrly Retiree Medical Payments		
0248967	06/28/24	P	Larry M Hicks	0000002525	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
0248968	06/28/24	P	Lawrence P Torres	0000004278	1,429.55
			Line Description: Qtrly Retiree Medical Payments		
0248969	06/28/24	P	Lawrence Stice	0000015806	924.00
			Line Description: Qtrly Retiree Medical Payments		
0248970	06/28/24	P	Liebert Cassidy Whitmore	0000002960	9,163.00
			Line Description: LEGAL SERVICES - HR		
			LEGAL SERVICES - HR		
			LEGAL SERVICES - HR		
			LEGAL SERVICES - HR		
			LEGAL SERVICES - HR		
			LEGAL SERVICES - HR		
			LEGAL SERVICES - HR		
			LEGAL SERVICES - HR		
0248971	06/28/24	P	Loomis	0000019082	515.91
			Line Description: Armored Car Svc-May 24		
0248972	06/28/24	P	Lou Steiner	0000005965	873.45
			Line Description: Qtrly Retiree Medical Payments		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248973	06/28/24	P	Mama Said Entertainment	0000029720	1,800.00
			Line Description: July 3 Entertainment		
0248974	06/28/24	P	Marilyn Ellis-Hollobaugh	0000002108	537.34
			Line Description: Qtrly Retiree Medical Payments		
0248975	06/28/24	P	Merrimac Energy Group	0000021566	14,854.51
			Line Description: Diesel Fuel FS# 6		
			Diesel Fuel FS#1		
			Diesel Fuel CY		
			Diesel Fuel FS#2		
			Diesel Fuel FS#5		
0248976	06/28/24	P	Merton Switzer	0000004204	259.78
			Line Description: Qtrly Retiree Medical Payments		
0248977	06/28/24	P	Mesa Art & Framing	0000002944	8,727.75
			Line Description: SALES TAX (7.75%)		
			UNWRAP UTILITY BOX		
			UTILITY BOX WRAPPING		
0248978	06/28/24	P	Michael Basso	0000021265	873.45
			Line Description: Qtrly Retiree Medical Payments		
0248979	06/28/24	P	Michael Moran	0000018227	503.37
			Line Description: Qtrly Retiree Medical Payments		
0248980	06/28/24	P	Michael Swanson	0000006237	991.50
			Line Description: Qtrly Retiree Medical Payments		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0248981	06/28/24	P	Michael Treanor	0000006788	873.45
			Line Description: Qtrly Retiree Medical Payments		
0248982	06/28/24	P	Michael V Ginther	0000002339	873.45
			Line Description: Qtrly Retiree Medical Payments		
0248983	06/28/24	P	Michael W Carver	0000001599	789.06
			Line Description: Qtrly Retiree Medical Payments		
0248984	06/28/24	P	Mouse Graphics	0000001170	1,510.30
			Line Description: UTILITY BOX WRAP SALES TAX (7.75%)		
0248985	06/28/24	P	My Binding	0000012073	123.91
			Line Description: Cutting Sticks		
0248986	06/28/24	P	National Data & Surveying Services	0000021249	475.00
			Line Description: ADT/Speed Counts-Various Locat		
0248987	06/28/24	P	NeWave Construction Inc	0000024108	12,425.00
			Line Description: Patio Cover @ PD		
0248988	06/28/24	P	Neil Leveratt	0000002948	873.45
			Line Description: Qtrly Retiree Medical Payments		
0248989	06/28/24	P	Nex Tech Systems Inc	0000020700	2,708.86
			Line Description: Fiber Switch for Traffic Cabin		
0248990	06/28/24	P	Office Furniture Group LLC	0000030675	1,320.61

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Sit Stand Desk for P Bauer (4t		
0248991	06/28/24	P	Omari Smith	0000029906	60.00
			Line Description: Basketball Referee		
0248992	06/28/24	P	One 44 Construction	0000030319	2,700.00
			Line Description: Install Shower Towel Furniture		
0248993	06/28/24	P	Orange County Mosquito & Vector Control	0000021750	119.80
			Line Description: Agreement NO. CON13-006		
0248994	06/28/24	P	Orange County Museum of Art	0000017995	5,000.00
			Line Description: OCMA WORKSHOP TICKETS		
0248995	06/28/24	P	Pacific Medical Waste	0000029793	191.55
			Line Description: Biohazard Disposal June 2024		
0248996	06/28/24	P	Pacific Plumbing of Southern California	0000030657	482.00
			Line Description: Sewer Line Repair @ FS#1		
0248997	06/28/24	P	Pamela S Greene	0000005256	377.41
			Line Description: Qtrly Retiree Medical Payments		
0248998	06/28/24	P	Patricia Novack	0000012034	806.23
			Line Description: Qtrly Retiree Medical Payments		
0248999	06/28/24	P	Peckham & McKenney Corp	0000030678	8,833.33
			Line Description: EXECUTIVE RECRUITMENT SERVICES		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249000	06/28/24	P	Perry J Grant	0000008771	806.23
			Line Description: Qtrly Retiree Medical Payments		
0249001	06/28/24	P	Peter Merritt	0000005114	746.49
			Line Description: Qtrly Retiree Medical Payments		
0249002	06/28/24	P	Peter Tenace	0000007198	290.90
			Line Description: Qtrly Retiree Medical Payments		
0249003	06/28/24	P	Post Alarm Systems Inc	0000026907	120.08
			Line Description: CMBS Alarm System June		
0249004	06/28/24	P	Premier Security Services Inc	0000002633	6,037.50
			Line Description: Security Svc/Monitoring CH		
0249005	06/28/24	P	Pringles	0000003683	1,895.19
			Line Description: Roll-up Shade Project - 3rd Fl		
0249006	06/28/24	P	Priority Landscape Services LLC	0000026592	5,200.00
			Line Description: Fairview Park Landscape May 24		
0249007	06/28/24	P	Prudential Overall Supply	0000025480	317.12
			Line Description: Towel Svc-May 2024		
0249008	06/28/24	P	Quadient Inc	0000028798	522.05
			Line Description: POSTAGE MACHINE SUPPLIES		
0249009	06/28/24	P	Robert B Phillips	0000005388	873.45
			Line Description: Qtrly Retiree Medical Payments		

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 24
Run Date Jun 28,2024
Run Time 11:22:18 AM

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249010	06/28/24	P	Robert Beauchamp	0000001223	537.34
			Line Description: Qtrly Retiree Medical Payments		
0249011	06/28/24	P	Robert Ciszek	0000001670	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
0249012	06/28/24	P	Robert Fate	0000002183	873.45
			Line Description: Qtrly Retiree Medical Payments		
0249013	06/28/24	P	Robert Hanson	0000014289	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
0249014	06/28/24	P	Robert L Taylor	0000006299	873.45
			Line Description: Qtrly Retiree Medical Payments		
0249015	06/28/24	P	Roger Neth	0000003312	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
0249016	06/28/24	P	Ronald A Smith	0000004053	554.16
			Line Description: Qtrly Retiree Medical Payments		
0249017	06/28/24	P	Rulon Hatch	0000006012	873.45
			Line Description: Qtrly Retiree Medical Payments		
0249018	06/28/24	P	Russell Toler	0000029127	400.00
			Line Description: Planning Comm Mtng-Jun 24		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249019	06/28/24	P	Sam Nguyen	0000021573	470.92
			Line Description: Qtrly Retiree Medical Payments		
0249020	06/28/24	P	Scott Broussard	0000001420	928.95
			Line Description: Qtrly Retiree Medical Payments		
0249021	06/28/24	P	Scott Glabb	0000020105	300.00
			Line Description: Prks Comm Mtng Apr-Jun 2024		
0249022	06/28/24	P	Shayanne Wright	0000030053	300.00
			Line Description: Pks Comm Svc Apr-Jun 2024		
0249023	06/28/24	P	Sheila Maurice	0000003091	290.90
			Line Description: Qtrly Retiree Medical Payments		
0249024	06/28/24	P	Sign Depot	0000004018	3,173.30
			Line Description: Signs for 3rd Floor		
			Signs for 3rd Floor		
0249025	06/28/24	P	SiteOne Landscape Supply LLC	0000024133	3,160.61
			Line Description: Supplies		
0249026	06/28/24	P	Smith Manufacturing Co Inc	0000004048	1,308.08
			Line Description: Rebuilt Kit for Sidewalk Grde		
			Bearing for Sidewalk Grinder		
0249027	06/28/24	P	So Cal First Aid & Safety	0000026397	272.62
			Line Description: First Aid Supplie FY 23/24 SC		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249028	06/28/24	P	So Cal Sandbags Inc	0000024349	934.88
			Line Description: Screened Dirt for Backfill		
0249029	06/28/24	P	Southern California Edison Company	0000004088	3,667.38
			Line Description: 2612 Harbor 12/14/23-6/13/24 1040 Paularino 5/16-6/16/24 1071 Bristol 5/17-6/17/24 FS#1 5/21-6/19/24 555 1/2 Paularino 5/22-6/20/24 3120 Manistee 5/22-6/20/24 Medians 5/7-6/5/24 735 Baker 5/21-6/19/24		
0249030	06/28/24	P	Southern California Gas Company	0000004092	3,198.47
			Line Description: 2300 Placentia 2 5/20-6/19/24 2310 Placentia 5/20-6/19/24 Comm 5/20-6/19/24 BCC 5/22-6/21/24 PD 5/20-6/19/24 FS#4 5/20-6/19/24 FS#3 5/17-6/18/24 NHCC 5/17-6/18/24 Pool 5/17-6/18/24 567 W 18th 5/17-6/18/24 FS#5 5/20-6/19/24 FS#2 5/21-6/20/24 Sr Ctr 5/17-6/18/24 FS#1 5/22-6/21/24 721 James 5/17-6/18/24 717 James 5/17-6/18/24 DRC 5/17-6/18/24		
0249031	06/28/24	P	Sparkletts	0000015725	989.43
			Line Description: Water Delivery Svcs - Public W Water Delivery Svcs - HR		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Water Delivery Svcs - Parks Water Delivery Svcs - Finance Water Delivers Svcs - Dev. Svc Water Delivery Svcs - City Cle Water Delivery Svcs - City Cou		
0249032	06/28/24	P	Stanley Borek	0000001347	380.44
			Line Description: Qtrly Retiree Medical Payments		
0249033	06/28/24	P	State of California Dept of Justice	0000001534	1,417.00
			Line Description: Livescan/Fingerprinting-May 24		
0249034	06/28/24	P	Steven Spielberg	0000004127	604.56
			Line Description: Qtrly Retiree Medical Payments		
0249035	06/28/24	P	Sunny Coast Termite and Pest Control	0000030792	1,850.00
			Line Description: Rehab Grant		
0249036	06/28/24	P	Superior Pavement Markings Inc	0000003955	814.10
			Line Description: Roadline Striping Thermoplasti		
0249037	06/28/24	P	T-Mobile USA	0000021384	150.00
			Line Description: Recrod Retrieval for Investiga Record Retrieval for Investiga		
0249038	06/28/24	P	Teresa Peterson Goerke	0000016963	503.37
			Line Description: Qtrly Retiree Medical Payments		
0249039	06/28/24	P	Terrell Thorogood	0000030424	60.00
			Line Description: Basketball Referee		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249040	06/28/24	P	Terry Wall	0000030052	300.00
			Line Description: Prks Comm Mtng Apr-Jun 2024		
0249041	06/28/24	P	The Code Group Inc	0000025073	7,600.00
			Line Description: Plan Check Details Consulting Staffing Services		
0249042	06/28/24	P	The Counseling Team International	0000026352	1,945.00
			Line Description: Employee Support-May 24 Employee Support Svc-Mar 24		
0249043	06/28/24	P	The Intersect Group, LLC	0000030170	4,460.34
			Line Description: Temp Dustin C Week End 6/6 Temp Alexis L Week End 6/11 Temp Dustin C Week End 6/14 Temp Alexis L Week End 6/6		
0249044	06/28/24	P	Third Wave Corporation	0000025874	1,740.00
			Line Description: ERP Thirdwave		
0249045	06/28/24	P	Thomas Banks	0000021751	873.45
			Line Description: Qtrly Retiree Medical Payments		
0249046	06/28/24	P	Thomas MacDuff	0000006064	873.45
			Line Description: Qtrly Retiree Medical Payments		
0249047	06/28/24	P	Thomas Neth	0000007978	1,029.00
			Line Description: Qtrly Retiree Medical Payments		

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 29

Run Date Jun 28,2024

Run Time 11:22:18 AM

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249048	06/28/24	P	Thomas Stewart	0000006560	503.37
			Line Description: Qtrly Retiree Medical Payments		
0249049	06/28/24	P	Tracy Miller Consulting, Inc	0000030759	2,500.00
			Line Description: WORKSHOP		
			BATTALION CHIEF PREPARATORY AC		
0249050	06/28/24	P	Transportation Charter Services Inc	0000012681	983.00
			Line Description: TRANSPORTATION SERVICES		
0249051	06/28/24	P	Triton Technology Solutions Inc	0000021687	2,300.00
			Line Description: Audio / Video Technology Repai		
			VIDEO CONVERTERS		
0249052	06/28/24	P	Turnout Maintenance Company LLC	0000020182	1,293.00
			Line Description: Cleaned-Fire Apparel		
0249053	06/28/24	P	US Bank	0000002228	5,180.08
			Line Description: Payroll 24-12		
0249054	06/28/24	P	USCutter Inc	0000029762	590.47
			Line Description: Materials Needed for City Sign		
0249055	06/28/24	P	USI Inc	0000005890	826.66
			Line Description: LAMINATING MATERIALS		
0249056	06/28/24	P	Uline	0000010970	1,264.86
			Line Description: Coveralls for Jail		
			Mobile Computer Tables		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249057	06/28/24	P	United Site Services of California Inc	0000015552	7,396.09
		Line Description:	FENCE RENTAL Portable Toilet 4/24-5/21 Del		
0249058	06/28/24	P	Ursula Basich	0000022488	649.33
		Line Description:	Qtrly Retiree Medical Payments		
0249059	06/28/24	P	Ve Tran	0000004296	873.45
		Line Description:	Qtrly Retiree Medical Payments		
0249060	06/28/24	P	Verizon Wireless	0000008717	3,545.40
		Line Description:	WIRELESS PHONE & IPADS 5/18-6/ WIRELESS PHONE CMO		
0249061	06/28/24	P	Virginia Anderson	0000008307	234.84
		Line Description:	Qtrly Retiree Medical Payments		
0249062	06/28/24	P	Vortex Industries Inc	0000004437	2,211.89
		Line Description:	Preventative Maintenance & Rep		
0249063	06/28/24	P	Vulcan Materials Company	0000007403	285.36
		Line Description:	Asphalt Potholes Ramp Sidewalk Asphalt Potholes Ramp Sidewalk		
0249064	06/28/24	P	Wallop Water USA LLC	0000030376	2,009.52
		Line Description:	TRAILER SHIPPING WAIVER LABOR SALES TAX (7.75%)		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249065	06/28/24	P	Ware Disposal Inc	0000000255	9,233.18
			Line Description: Disposal Services		
0249066	06/28/24	P	Waterline Technologies Inc	0000014520	343.72
			Line Description: DRC Pool Treatment		
0249067	06/28/24	P	West Coast Fence Co	0000021495	490.00
			Line Description: Repairs at Davis Field		
0249068	06/28/24	P	Wex Bank	0000014258	1,754.42
			Line Description: Fuel 5/7-6/6/24		
0249069	06/28/24	P	William Todd	0000004269	201.23
			Line Description: Qtrly Retiree Medical Payments		
0249070	06/28/24	P	Wintech Solutions Inc	0000012563	5,840.00
			Line Description: Install Window Tint @ Finance		
0249071	06/28/24	P	Xiadani Montoya	0000030791	300.00
			Line Description: Utility Box Art Program Stipen		
					TOTAL \$1,603,421.64

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 1

Run Date Jun 28,2024

Run Time 2:28:50 PM

Bank: CITY
Cycle: AMNUAL

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0249072	06/28/24	P	Hawran & Malm, LLC	0000030793	7,000.00
<i>Line Description:</i> Appraisal Svc Retainer					
TOTAL					\$7,000.00

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017841	06/28/24	P	Alan F Kent	0000006393	2,174.79
			Line Description: 1% Supplemental Pay Jul 24		
017842	06/28/24	P	Albert Spencer	0000004120	1,030.00
			Line Description: Qrtly Retiree Medical Payment		
017843	06/28/24	P	Allan L Roeder	0000003720	873.45
			Line Description: Qrtly Retiree Medical Payment		
017844	06/28/24	P	Allen D Huggins	0000002589	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017845	06/28/24	P	Andres Sepulveda	0000003988	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017846	06/28/24	P	Andrew Chalkley	0000025404	729.00
			Line Description: Qrtly Retiree Medical Payment		
017847	06/28/24	P	Ann Shultz	0000006607	828.68
			Line Description: Qrtly Retiree Medical Payment		
017848	06/28/24	P	Anna Rodriguez	0000026586	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017849	06/28/24	P	Arthur V Beames Jr	0000017738	81.18
			Line Description: Qrtly Retiree Medical Payment		
017850	06/28/24	P	Baltazar Mejia	0000023439	1,029.00
			Line Description: Qrtly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017851	06/28/24	P	Beckee Cost	0000016309	946.08
			Line Description: 1% Supplemental Pay July 2024		
017852	06/28/24	P	Betty Garcia	0000024432	399.46
			Line Description: Qrtly Retiree Medical Payment		
017853	06/28/24	P	Bobby Y Masuzumi	0000003081	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017854	06/28/24	P	Brad Edwards	0000022130	769.77
			Line Description: Qrtly Retiree Medical Payment		
017855	06/28/24	P	Brenda Green	0000021417	73.43
			Line Description: Air Purifier-CC		
017856	06/28/24	P	Brent McKinley	0000007051	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017857	06/28/24	P	Brian W Roberts	0000006274	873.45
			Line Description: Qrtly Retiree Medical Payment		
017858	06/28/24	P	Bruce Hartley	0000011119	537.87
			Line Description: Qrtly Retiree Medical Payment		
017859	06/28/24	P	Bruce McGregor	0000011206	873.45
			Line Description: Qrtly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017860	06/28/24	P	Bruce R Ballinger	0000001167	537.34
			Line Description: Qrtly Retiree Medical Payment		
017861	06/28/24	P	Bruce Radomski	0000003742	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017862	06/28/24	P	Bruce W Covey	0000013041	828.68
			Line Description: Qrtly Retiree Medical Payment		
017863	06/28/24	P	Bryan Glass	0000002342	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017864	06/28/24	P	Bryan McMahon	0000027367	1,150.00
			Line Description: Intro to Emergency Mgmt		
017865	06/28/24	P	Cameron Phillips	0000005875	879.00
			Line Description: Qrtly Retiree Medical Payment		
017866	06/28/24	P	Carl McConnell	0000013933	924.00
			Line Description: Qrtly Retiree Medical Payment		
017867	06/28/24	P	Charles A Bassett	0000011742	748.80
			Line Description: Qrtly Retiree Medical Payment		
017868	06/28/24	P	Charles F Carr	0000006236	841.50
			Line Description: Qrtly Retiree Medical Payment		
017869	06/28/24	P	Charles J Oliver Jr	0000009684	529.05
			Line Description: Qrtly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017870	06/28/24	P	Charlotte Bluell	0000008644	873.45
			Line Description: Qrtly Retiree Medical Payment		
017871	06/28/24	P	Cherie M Pittington	0000003641	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017872	06/28/24	P	Cheryl R Helwig	0000006915	514.89
			Line Description: Qrtly Retiree Medical Payment		
017873	06/28/24	P	Chris Goldsworthy	0000029067	503.37
			Line Description: Qrtly Retiree Medical Payment		
017874	06/28/24	P	Chris Morris	0000007439	2,500.00
			Line Description: Monthly LTD Payment-July 2024		
017875	06/28/24	P	Christina Powell OBrien	0000016961	539.42
			Line Description: Qrtly Retiree Medical Payment		
017876	06/28/24	P	Christopher B Bates	0000001213	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017877	06/28/24	P	Christopher Coates	0000006669	1,250.00
			Line Description: Communication & Leadership		
017878	06/28/24	P	Christopher G Walk	0000004450	1,071.00
			Line Description: Qrtly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017879	06/28/24	P	Christopher J Boyd	0000001363	873.45
			Line Description: Qrtly Retiree Medical Payment		
017880	06/28/24	P	Christopher K Brimhall	0000001402	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017881	06/28/24	P	Christopher Kudelka	0000005822	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017882	06/28/24	P	Clay G Epperson	0000002141	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017883	06/28/24	P	Complex Appellate Litigation Group LLP	0000030056	3,450.93
			Line Description: Insight Psychology		
017884	06/28/24	P	Corrie Viera	0000019128	554.16
			Line Description: Qrtly Retiree Medical Payment		
017885	06/28/24	P	Craig Bates	0000029422	595.00
			Line Description: Grant Management		
017886	06/28/24	P	Curt D Yoder	0000004601	873.45
			Line Description: Qrtly Retiree Medical Payment		
017887	06/28/24	P	D Dennis Johnson	0000011317	694.23
			Line Description: Qrtly Retiree Medical Payment		
017888	06/28/24	P	Dale H Ashley	0000010564	739.01
			Line Description: Qrtly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017889	06/28/24	P	Dale R Birney	0000001277	873.45
			Line Description: Qrtly Retiree Medical Payment		
017890	06/28/24	P	Dana Potts	0000008186	829.05
			Line Description: Qrtly Retiree Medical Payment		
017891	06/28/24	P	Dane Bora	0000001344	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017892	06/28/24	P	Daniel Bruno	0000029161	40.00
			Line Description: Basic Traffic Collision Inv		
017893	06/28/24	P	Danny Hogue	0000006802	671.78
			Line Description: Qrtly Retiree Medical Payment		
017894	06/28/24	P	Danny Hogue	0000006802	1,137.03
			Line Description: 1% Supplemental Pay July 2024		
017895	06/28/24	P	Darlene Bell	0000005602	201.23
			Line Description: Qrtly Retiree Medical Payment		
017896	06/28/24	P	Darlene Bell	0000005602	580.54
			Line Description: 1% Supplemental Pay July 2024		
017897	06/28/24	P	Darrel Raney	0000005800	1,029.00
			Line Description: Qrtly Retiree Medical Payment		

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 7
Run Date Jun 27, 2024
Run Time 3:38:44 PM

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017898	06/28/24	P	David A Dye	0000002065	873.45
			Line Description: Qrtly Retiree Medical Payment		
017899	06/28/24	P	David A Dye	0000002065	260.90
			Line Description: 1% Supplemental Pay July 2024		
017900	06/28/24	P	David C Goerke	0000009386	873.45
			Line Description: Qrtly Retiree Medical Payment		
017901	06/28/24	P	David Casarez	0000004716	24.00
			Line Description: Internal Affairs		
017902	06/28/24	P	David Hollister	0000021620	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017903	06/28/24	P	David K Makiyama	0000003041	979.05
			Line Description: Qrtly Retiree Medical Payment		
017904	06/28/24	P	David Maurer	0000007564	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017905	06/28/24	P	David S Andersen	0000001040	739.01
			Line Description: Qrtly Retiree Medical Payment		
017906	06/28/24	P	David Sorge	0000004068	584.20
			Line Description: Qrtly Retiree Medical Payment		
017907	06/28/24	P	David Tait	0000022487	873.45
			Line Description: Qrtly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017908	06/28/24	P	Dawna Myers	0000003273	928.95
			Line Description: Qrtly Retiree Medical Payment		
017909	06/28/24	P	Deborah Zimmerman	0000023438	829.05
			Line Description: Qrtly Retiree Medical Payment		
017910	06/28/24	P	Debra Yasui	0000007276	879.00
			Line Description: Qrtly Retiree Medical Payment		
017911	06/28/24	P	Dee Dee H Nelson	0000006575	246.00
			Line Description: Qrtly Retiree Medical Payment		
017912	06/28/24	P	Dennis B Sanders	0000003910	284.14
			Line Description: Qrtly Retiree Medical Payment		
017913	06/28/24	P	Diane Butler	0000008078	402.89
			Line Description: Qrtly Retiree Medical Payment		
017914	06/28/24	P	Diane M Jarrett	0000007645	604.56
			Line Description: Qrtly Retiree Medical Payment		
017915	06/28/24	P	Don Holford	0000006025	349.13
			Line Description: Qrtly Retiree Medical Payment		
017916	06/28/24	P	Donald B Brown	0000004900	873.45
			Line Description: Qrtly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017917	06/28/24	P	Doneen J Westenhaver	0000009746	383.27
			Line Description: Qrtly Retiree Medical Payment		
017918	06/28/24	P	Donna J Theriault	0000005411	873.45
			Line Description: Qrtly Retiree Medical Payment		
017919	06/28/24	P	Doug Johnson	0000005743	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017920	06/28/24	P	Doug Lovell	0000018477	707.04
			Line Description: Qrtly Retiree Medical Payment		
017921	06/28/24	P	Doug Prochnow	0000012127	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017922	06/28/24	P	Douglas Wilson	0000006759	554.16
			Line Description: Qrtly Retiree Medical Payment		
017923	06/28/24	P	Edward Dryzmala	0000006686	1,377.28
			Line Description: 1% Supplemental Pay July 2024		
017924	06/28/24	P	Edward Petros	0000003615	783.78
			Line Description: Qrtly Retiree Medical Payment		
017925	06/28/24	P	Edward W Lewis	0000002956	537.34
			Line Description: Qrtly Retiree Medical Payment		
017926	06/28/24	P	Ellen M Fenwick	0000023268	1,029.00
			Line Description: Qrtly Retiree Medical Payment		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017927	06/28/24	P	Eric Johnson	0000002765	873.45
		Line Description: Qrtly Retiree Medical Payment			
017928	06/28/24	P	Eric McVey	0000007918	879.00
		Line Description: Qrtly Retiree Medical Payment			
017929	06/28/24	P	Ernesto A Munoz	0000003261	550.01
		Line Description: Qrtly Retiree Medical Payment			
017930	06/28/24	P	Frank Barraza	0000026939	1,029.00
		Line Description: Qrtly Retiree Medical Payments			
017931	06/28/24	P	Frank Fantino	0000005635	839.84
		Line Description: Qrtly Retiree Medical Payment			
017932	06/28/24	P	Frederick T Seguin	0000003981	1,029.00
		Line Description: Qrtly Retiree Medical Payment			
017933	06/28/24	P	Gaetano Russo	0000019793	1,029.00
		Line Description: Qrtly Retiree Medical Payment			
017934	06/28/24	P	Gale Tusó	0000017460	233.08
		Line Description: 1% Supplemental Pay July 2024			
017935	06/28/24	P	Gary Mc Erlain	0000017407	1,029.00
		Line Description: Qrtly Retiree Medical Payment			

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017936	06/28/24	P	Gary Wong <i>Line Description:</i> Qrtly Retiree Medical Payment	0000012009	451.64
017937	06/28/24	P	Gene Barbee <i>Line Description:</i> Qrtly Retiree Medical Payment	0000001188	716.05
017938	06/28/24	P	George J Yezbick Jr <i>Line Description:</i> Qrtly Retiree Medical Payment	0000005045	739.01
017939	06/28/24	P	George J Yezbick Jr <i>Line Description:</i> 1% Supplemental Pay July 24	0000005045	1,164.00
017940	06/28/24	P	Georgia A Ethier <i>Line Description:</i> Qrtly Retiree Medical Payment	0000002154	873.45
017941	06/28/24	P	Gerald S Vasquez <i>Line Description:</i> Qrtly Retiree Medical Payment	0000006833	873.45
017942	06/28/24	P	Gerald W Stucky <i>Line Description:</i> Qrtly Retiree Medical Payment	0000004172	873.45
017943	06/28/24	P	Gerard J Stukkie <i>Line Description:</i> Qrtly Retiree Medical Payment	0000004174	746.49
017944	06/28/24	P	Gina Clark <i>Line Description:</i> Qrtly Retiree Medical Payment	0000021699	1,029.00
017945	06/28/24	P	Gregg A Steward <i>Line Description:</i> Qrtly Retiree Medical Payment	0000004159	873.45

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017946	06/28/24	P	Gregory Beutz	0000001261	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017947	06/28/24	P	Gregory J Edwards	0000001384	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017948	06/28/24	P	Gregory Knackert	0000017588	873.45
			Line Description: Qrtly Retiree Medical Payment		
017949	06/28/24	P	Gregory LaFave	0000014549	529.05
			Line Description: Qrtly Retiree Medical Payment		
017950	06/28/24	P	Gregory P Scott	0000003963	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017951	06/28/24	P	H Michael Griffin	0000006936	144.10
			Line Description: Qrtly Retiree Medical Payment		
017952	06/28/24	P	Harlan Pauley	0000003569	705.39
			Line Description: Qrtly Retiree Medical Payment		
017953	06/28/24	P	Harlan Pauley	0000003569	232.12
			Line Description: 1% Supplemental Pay July 24		
017954	06/28/24	P	Helen Nenadal	0000022319	873.45
			Line Description: Qrtly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017955	06/28/24	P	Helene Rosenbaum	0000003861	201.23
			Line Description: Qrtly Retiree Medical Payment		
017956	06/28/24	P	Herbert C Ohde Jr	0000003399	688.65
			Line Description: Qrtly Retiree Medical Payment		
017957	06/28/24	P	Holly L Carver	0000001597	688.65
			Line Description: Qrtly Retiree Medical Payment		
017958	06/28/24	P	Jack D Schuitt	0000003952	873.45
			Line Description: Qrtly Retiree Medical Payment		
017959	06/28/24	P	Jack Koch	0000002859	537.34
			Line Description: Qrtly Retiree Medical Payment		
017960	06/28/24	P	Jack L Archer	0000001062	873.45
			Line Description: Qrtly Retiree Medical Payment		
017961	06/28/24	P	Jake Jacobi	0000023514	24.00
			Line Description: Field Training Program		
017962	06/28/24	P	James C Wysong	0000004594	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017963	06/28/24	P	James D Watson	0000004476	873.45
			Line Description: Qrtly Retiree Medical Payment		
017964	06/28/24	P	James E Higgins Jr	0000007687	873.45
			Line Description: Qrtly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017965	06/28/24	P	James M Ellis	0000002107	873.45
			Line Description: Qrtly Retiree Medical Payment		
017966	06/28/24	P	James M Gottenbos	0000002385	428.04
			Line Description: Qrtly Retiree Medical Payment		
017967	06/28/24	P	James M Miller	0000007440	2,500.00
			Line Description: 1% Supplemental Pay July 24		
017968	06/28/24	P	James Morrison	0000010566	503.37
			Line Description: Qrtly Retiree Medical Payment		
017969	06/28/24	P	James N Dibble	0000005626	806.23
			Line Description: Qrtly Retiree Medical Payment		
017970	06/28/24	P	James R Wilke Jr	0000004555	504.00
			Line Description: Qrtly Retiree Medical Payment		
017971	06/28/24	P	James T Warnack	0000004465	873.45
			Line Description: Qrtly Retiree Medical Payment		
017972	06/28/24	P	Jana L Cacho	0000010556	484.29
			Line Description: Qrtly Retiree Medical Payment		
017973	06/28/24	P	Jane Duenweg	0000021556	873.45
			Line Description: Qrtly Retiree Medical Payment		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017974	06/28/24	P	Jeanette Chervony	0000018986	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017975	06/28/24	P	Jeanette Zangger	0000006655	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017976	06/28/24	P	Jeff B Janzen	0000002735	924.00
			Line Description: Qrtly Retiree Medical Payment		
017977	06/28/24	P	Jeff Bibler	0000014662	250.00
			Line Description: Paramedic License Renewal		
017978	06/28/24	P	Jeffery E Skee	0000005410	954.00
			Line Description: Qrtly Retiree Medical Payment		
017979	06/28/24	P	Jeffrey Horn	0000009003	679.05
			Line Description: Qtrly Retiree Medical Payments		
017980	06/28/24	P	Jeffrey J McCann	0000003101	828.68
			Line Description: Qrtly Retiree Medical Payment		
017981	06/28/24	P	Jeffrey T Peters	0000003608	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
017982	06/28/24	P	Jerauld D Holloway	0000002556	537.34
			Line Description: Qrtly Retiree Medical Payment		
017983	06/28/24	P	Jerry A Scheer	0000007789	436.50
			Line Description: Qrtly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
017984	06/28/24	P	John Bull	0000003233	1,029.00
		Line Description: Qrtly Retiree Medical Payment			
017985	06/28/24	P	John F Downey	0000009004	554.16
		Line Description: Qrtly Retiree Medical Payment			
017986	06/28/24	P	John K Susman	0000006349	503.37
		Line Description: Qrtly Retiree Medical Payment			
017987	06/28/24	P	John L Skinner	0000004038	537.34
		Line Description: Qrtly Retiree Medical Payment			
017988	06/28/24	P	John S Michalec	0000019250	746.49
		Line Description: Qrtly Retiree Medical Payment			
017989	06/28/24	P	Jon B Whitcomb	0000005651	984.00
		Line Description: Qrtly Retiree Medical Payment			
017990	06/28/24	P	Jon Doezie	0000009385	829.05
		Line Description: Qrtly Retiree Medical Payment			
017991	06/28/24	P	Jones Mayer	0000014653	121,127.38
		Line Description: #123186-IT			
		123178-FDC			
		#123208-Sui			
		#1231.90-Mood			
		#123191-Moyer			
		#123194-Niles			
		#123195-Noble			
		#123200-Peper			

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
<i>Line Description:</i>					
			#123293-Munoz		
			#123164-Atalla		
			#123165-Becker		
			#123181-Garten		
			#123187-Leaman		
			#123193-Nasiri		
			#123198-Opioid		
			#123206-Rivera		
			#123167-Carrera		
			#123179-Finance		
			#123183-Housing		
			#123185-Hurtado		
			#123196-Olive 3		
			#123209-Tippett		
			#123182-Hernandez		
			#123192-Murtaugh		
			#123207-Schaefer		
			#123168-Cervantes		
			#123180-Fire Dept		
			#123205-Risk Mgnt		
			#123170-City Clerk		
			#123189-Litigation		
			#123158-227 Mesa Dr		
			#123202-Police Dept		
			#123204-Public Svcs		
			#123156-1963 Wallace		
			#123172-City Manager		
			#123174-City Council		
			#123157-2162 Maple St		
			#123162-960 Union Ave		
			#123169-City Attorney		
			#123176-DBO Invest CM		
			#13292-High Seas Writ		
			#123163-AAA-Martindale		
			#123171-City Clerk/PRR		
			#123184-Human Resource		
			#123188-Lehman/Freeman		
			#123197-One Metro West		
			#123203-PD/440 Fair Dr		

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i> #123161-599 W Wilson St #123159-374 Woodland Ave #123160-440 Fair/1179 NP #123176-Code Enforcement #123177-Development Svcs #123153-1095 Sea Bluff Dr #123154-1269 & 1273 Baker #123155-1858 Newport Blvd #123166+Bernard/Charles St #123199-Park&Community Svcs #123201-Planning Commission #123175-D'Alessio Investment		
017992	06/28/24	P	Jose Tovar	0000004283	537.34
			<i>Line Description:</i> Qrtly Retiree Medical Payment		
017993	06/28/24	P	Judith G Covey	0000009690	570.95
			<i>Line Description:</i> Qrtly Retiree Medical Payment		
017994	06/28/24	P	Judy Vickers	0000007219	503.37
			<i>Line Description:</i> Qrtly Retiree Medical Payment		
017995	06/28/24	P	Karen L Adams	0000000899	335.67
			<i>Line Description:</i> Qrtly Retiree Medical Payment		
017996	06/28/24	P	Karen S Goettsch	0000013935	828.68
			<i>Line Description:</i> Qrtly Retiree Medical Payment		
017997	06/28/24	P	Kathleen Ulrich	0000025407	470.12
			<i>Line Description:</i> Qrtly Retiree Medical Payment		
017998	06/28/24	P	Kathleen Zuorski	0000025225	504.52

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: 1% Supplemental Pay July 24		
017999	06/28/24	P	Kayoko Hayman	0000005785	671.78
			Line Description: Qrtly Retiree Medical Payment		
018000	06/28/24	P	Keith Davis	0000008187	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018001	06/28/24	P	Kelly Vucinic	0000010967	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018002	06/28/24	P	Kevin Condon	0000007561	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018003	06/28/24	P	Kevin Diamond	0000001989	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018004	06/28/24	P	Kevin M Ruhl II	0000020438	143.43
			Line Description: Chief Officer 3C		
018005	06/28/24	P	Kevin T Meng	0000003133	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018006	06/28/24	P	Kurt Lystne	0000008712	748.80
			Line Description: Qrtly Retiree Medical Payment		
018007	06/28/24	P	Lance Nakamoto	0000003280	1,029.00
			Line Description: Qrtly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018008	06/28/24	P	Larry Bell	0000007802	378.75
			Line Description: Qrtly Retiree Medical Payment		
018009	06/28/24	P	Larry Dreiman	0000018972	729.00
			Line Description: Qrtly Retiree Medical Payment		
018010	06/28/24	P	Laura Ginther	0000023134	604.56
			Line Description: Qrtly Retiree Medical Payment		
018011	06/28/24	P	Lawrence N Hennen	0000002506	873.45
			Line Description: Qrtly Retiree Medical Payment		
018012	06/28/24	P	Leonard Goodsir	0000002378	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018013	06/28/24	P	Lily Martinez	0000003071	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018014	06/28/24	P	Linda A Matthews	0000003089	466.50
			Line Description: Qrtly Retiree Medical Payment		
018015	06/28/24	P	Linda Boylan	0000023340	57.98
			Line Description: 1% Supplemental Pay July 24		
018016	06/28/24	P	Linda F Divino	0000009007	220.98
			Line Description: Qrtly Retiree Medical Payment		
018017	06/28/24	P	Loren P Wyrick	0000004593	554.16
			Line Description: Qrtly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018018	06/28/24	P	Madeline A Miller	0000003179	694.23
			Line Description: Qrtly Retiree Medical Payment		
018019	06/28/24	P	Maher Nawar	0000004714	873.45
			Line Description: Qrtly Retiree Medical Payment		
018020	06/28/24	P	Mamo D Arruda	0000001081	335.67
			Line Description: Qrtly Retiree Medical Payment		
018021	06/28/24	P	Marc Yuhasz	0000004609	924.00
			Line Description: Qrtly Retiree Medical Payment		
018022	06/28/24	P	Marguerite De La Torre	0000004997	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018023	06/28/24	P	Marie Thompson	0000000038	144.10
			Line Description: Qrtly Retiree Medical Payment		
018024	06/28/24	P	Marilyn Golden	0000017028	425.34
			Line Description: Qrtly Retiree Medical Payment		
018025	06/28/24	P	Marilyn Guimond	0000015161	280.75
			Line Description: Qrtly Retiree Medical Payment		
018026	06/28/24	P	Marilyn K Sutton	0000004201	604.56
			Line Description: Qrtly Retiree Medical Payment		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018027	06/28/24	P	Martin P Carver	0000001598	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018028	06/28/24	P	Marty Huguenin	0000002591	873.45
			Line Description: Qrtly Retiree Medical Payment		
018029	06/28/24	P	Mary R Delaney	0000015807	425.34
			Line Description: Qrtly Retiree Medical Payment		
018030	06/28/24	P	Matthew Gonzales	0000026766	16.00
			Line Description: Pepperball Instructor		
018031	06/28/24	P	Matthew Grimmond	0000005711	24.00
			Line Description: Team Management		
018032	06/28/24	P	Matthew J Collett	0000001720	856.58
			Line Description: 1% Supplemental Pay July 24		
018033	06/28/24	P	Matthew J Collett	0000001720	806.23
			Line Description: Qrtly Retiree Medical Payment		
018034	06/28/24	P	Mel Lee	0000010320	829.05
			Line Description: Qrtly Retiree Medical Payment		
018035	06/28/24	P	Meloni Smith McMinimy	0000006847	873.45
			Line Description: Qrtly Retiree Medical Payment		
018036	06/28/24	P	Michael A Cacho	0000001471	484.29
			Line Description: Qrtly Retiree Medical Payment		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018037	06/28/24	P	Michael A Cohen	0000006586	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018038	06/28/24	P	Michael A Guevara	0000005099	873.45
			Line Description: Qrtly Retiree Medical Payment		
018039	06/28/24	P	Michael R Balsis	0000009424	529.05
			Line Description: Qrtly Retiree Medical Payment		
018040	06/28/24	P	Michael S Fantozzi	0000004715	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018041	06/28/24	P	Michael S Hastert	0000006107	627.12
			Line Description: Qrtly Retiree Medical Payment		
018042	06/28/24	P	Michael T Dyer	0000002067	924.00
			Line Description: Qrtly Retiree Medical Payment		
018043	06/28/24	P	Mitchell B Johnson	0000002770	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018044	06/28/24	P	Monte Peters	0000022201	24.00
			Line Description: Field Training Program		
018045	06/28/24	P	Morgan Cain	0000029624	700.00
			Line Description: RVC Fire Training		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018046	06/28/24	P	Morris House	0000002578	739.01
Line Description: Qrtly Retiree Medical Payment					
018047	06/28/24	P	Muriel Ullman	0000001244	380.44
Line Description: Qrtly Retiree Medical Payment					
018048	06/28/24	P	Nancy M Croft	0000016184	748.80
Line Description: Qrtly Retiree Medical Payment					
018049	06/28/24	P	Nikki Johnson	0000029591	186.00
Line Description: Fire Inspector 2C					
018050	06/28/24	P	Norman K Schurb	0000003957	873.45
Line Description: Qrtly Retiree Medical Payment					
018051	06/28/24	P	Olivia Ramirez	0000003750	873.45
Line Description: Qrtly Retiree Medical Payment					
018052	06/28/24	P	Patricia J Steele	0000014443	514.89
Line Description: Qrtly Retiree Medical Payment					
018053	06/28/24	P	Patrick Wessel	0000009042	1,029.00
Line Description: Qrtly Retiree Medical Payments					
018054	06/28/24	P	Patty R Brown	0000001423	537.34
Line Description: Qrtly Retiree Medical Payment					
018055	06/28/24	P	Paul A Cappuccilli	0000007705	1,214.50
Line Description: 1% Supplemental Pay July 24					

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018056	06/28/24	P	Paul Beckman	0000005998	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018057	06/28/24	P	Paul Dondero	0000002023	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018058	06/28/24	P	Paul Moody	0000008766	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018059	06/28/24	P	Paul V Starn	0000010841	1,029.00
			Line Description: Qrtly Retiree Medical Payment		
018060	06/28/24	P	Perry L Valantine	0000004384	873.45
			Line Description: Qrtly Retiree Medical Payment		
018061	06/28/24	P	Peter Czenze	0000013313	748.80
			Line Description: Qrtly Retiree Medical Payment		
018062	06/28/24	P	Peter Naghavi	0000007860	428.04
			Line Description: Qrtly Retiree Medical Payment		
018063	06/28/24	P	Phil Dickens	0000005801	705.39
			Line Description: Qrtly Retiree Medical Payment		
018064	06/28/24	P	Phil Dickens	0000005801	511.76
			Line Description: 1% Supplemental Pay July 24		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018065	06/28/24	P	Philip Hartman	0000002474	503.37
			Line Description: Qtrly Retiree Medical Payment		
018066	06/28/24	P	Philip T Worsman	0000004585	772.62
			Line Description: Qtrly Retiree Medical Payment		
018067	06/28/24	P	Phillip R Schmuck	0000003947	297.87
			Line Description: Qtrly Retiree Medical Payments		
018068	06/28/24	P	Phyllis Schiel	0000023427	383.27
			Line Description: Qtrly Retiree Medical Payments		
018069	06/28/24	P	Portia Neale	0000030483	140.00
			Line Description: Company Officer 2A		
018070	06/28/24	P	Randall Buck	0000005730	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018071	06/28/24	P	Randall J Croll	0000013426	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018072	06/28/24	P	Raul Perez	0000012128	417.51
			Line Description: Qtrly Retiree Medical Payments		
018073	06/28/24	P	Raymond T Pawloski	0000003572	451.64
			Line Description: Qtrly Retiree Medical Payments		
018074	06/28/24	P	Rene Carrera	0000029400	1,029.00
			Line Description: Qtrly Retiree Medical Payments		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018075	06/28/24	P	Renee K Farden	0000016962	604.56
			Line Description: Qtrly Retiree Medical Payments		
018076	06/28/24	P	Richard Allum	0000000987	789.06
			Line Description: Qtrly Retiree Medical Payments		
018077	06/28/24	P	Richard Boucher	0000014716	503.37
			Line Description: Qtrly Retiree Medical Payments		
018078	06/28/24	P	Richard J Johnson	0000005620	1,255.66
			Line Description: 1% Supplemental Pay July 24		
018079	06/28/24	P	Richard J Johnson	0000005620	839.84
			Line Description: Qtrly Retiree Medical Payments		
018080	06/28/24	P	Richard Simons	0000022287	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018081	06/28/24	P	Robert Bork	0000001350	828.68
			Line Description: Qtrly Retiree Medical Payments		
018082	06/28/24	P	Robert J Durham	0000006151	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018083	06/28/24	P	Robert J Pesce	0000003604	554.16
			Line Description: Qtrly Retiree Medical Payments		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018084	06/28/24	P	Robert Pignone	0000003634	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018085	06/28/24	P	Robert Sharpnack	0000004004	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018086	06/28/24	P	Robert Van Sickle	0000004394	873.45
			Line Description: Qtrly Retiree Medical Payments		
018087	06/28/24	P	Robert W Reynolds	0000003801	924.00
			Line Description: Qtrly Retiree Medical Payments		
018088	06/28/24	P	Robert W Stinman	0000018058	746.49
			Line Description: Qtrly Retiree Medical Payments		
018089	06/28/24	P	Robindale Shepherd	0000009851	707.04
			Line Description: Qtrly Retiree Medical Payments		
018090	06/28/24	P	Ronald Cloe	0000001693	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018091	06/28/24	P	Ronald J Chamberlin	0000014890	529.05
			Line Description: Qtrly Retiree Medical Payments		
018092	06/28/24	P	Ronald P Stone	0000004167	778.95
			Line Description: Qtrly Retiree Medical Payments		
018093	06/28/24	P	Ronald Penley	0000024437	478.02
			Line Description: Qtrly Retiree Medical Payments		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018094	06/28/24	P	Rosemary Dodson	0000012364	559.79
			Line Description: Qtrly Retiree Medical Payments		
018095	06/28/24	P	Rosemary Vidales	0000004418	766.50
			Line Description: Qtrly Retiree Medical Payments		
018096	06/28/24	P	Ross E McKelvey	0000009897	806.23
			Line Description: Qtrly Retiree Medical Payments		
018097	06/28/24	P	Russell C Parker	0000007435	554.16
			Line Description: Qtrly Retiree Medical Payments		
018098	06/28/24	P	Russell J Yankie	0000015036	503.37
			Line Description: Qtrly Retiree Medical Payments		
018099	06/28/24	P	Sandi Lishka	0000015808	649.33
			Line Description: Qtrly Retiree Medical Payments		
018100	06/28/24	P	Sandra B Benson	0000006459	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018101	06/28/24	P	Scott A May	0000003092	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018102	06/28/24	P	Shawn Brosamer	0000001416	1,029.00
			Line Description: Qtrly Retiree Medical Payments		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018103	06/28/24	P	Shawn Leffingwell	0000006331	979.05
			Line Description: Qtrly Retiree Medical Payments		
018104	06/28/24	P	Stephanie Moore	0000008356	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018105	06/28/24	P	Stephanie Selinske	0000011795	24.00
			Line Description: Team Management		
018106	06/28/24	P	Stephen G Calles	0000009071	873.45
			Line Description: Qtrly Retiree Medical Payments		
018107	06/28/24	P	Stephen R Tiedeman	0000004258	924.00
			Line Description: Qtrly Retiree Medical Payments		
018108	06/28/24	P	Stephen Ridgway	0000003815	873.45
			Line Description: Qtrly Retiree Medical Payments		
018109	06/28/24	P	Steven Feather	0000002187	1,135.08
			Line Description: Qtrly Retiree Medical Payments		
018110	06/28/24	P	Steven Labbitt	0000002887	954.00
			Line Description: Qtrly Retiree Medical Payments		
018111	06/28/24	P	Stewart C Godshall	0000002355	586.20
			Line Description: Qtrly Retiree Medical Payments		
018112	06/28/24	P	Sue Hupp	0000001879	873.45
			Line Description: Qtrly Retiree Medical Payments		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018113	06/28/24	P	Susan Baldwin	0000010199	290.90
			Line Description: Qtrly Retiree Medical Payments		
018114	06/28/24	P	Susan L Larimore	0000002911	425.34
			Line Description: Qtrly Retiree Medical Payments		
018115	06/28/24	P	Thanh P Bui	0000005710	627.03
			Line Description: Qtrly Retiree Medical Payments		
018116	06/28/24	P	Thomas C Wood	0000004757	514.89
			Line Description: Qtrly Retiree Medical Payments		
018117	06/28/24	P	Thomas J Lazar	0000002925	806.23
			Line Description: Qtrly Retiree Medical Payments		
018118	06/28/24	P	Thomas J Lazar	0000002925	1,703.25
			Line Description: 1% Supplemental Pay July 24		
018119	06/28/24	P	Thomas K Coute Sr	0000009384	616.50
			Line Description: Qtrly Retiree Medical Payments		
018120	06/28/24	P	Thomas R Caldwell	0000012035	991.50
			Line Description: Qtrly Retiree Medical Payments		
018121	06/28/24	P	Timothy Schennum	0000003943	1,029.00
			Line Description: Qtrly Retiree Medical Payments		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018122	06/28/24	P	Timothy Starn	0000005549	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018123	06/28/24	P	Timothy Sweet	0000015387	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018124	06/28/24	P	Tom A Curtis	0000001898	503.37
			Line Description: Qtrly Retiree Medical Payments		
018125	06/28/24	P	Tom G Winter	0000005460	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018126	06/28/24	P	Trudy E Nuzum	0000003379	503.73
			Line Description: Qtrly Retiree Medical Payments		
018127	06/28/24	P	Vernon D Hupp	0000002604	873.45
			Line Description: Qtrly Retiree Medical Payments		
018128	06/28/24	P	Victor Hernandez	0000015946	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018129	06/28/24	P	Walter M Dill	0000007117	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018130	06/28/24	P	Walter S Silver Jr	0000004026	873.45
			Line Description: Qtrly Retiree Medical Payments		
018131	06/28/24	P	Wanda Ayers	0000011741	378.75
			Line Description: Qtrly Retiree Medical Payments		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018132	06/28/24	P	Wayne Martin	0000005885	806.23
			Line Description: Qtrly Retiree Medical Payments		
018133	06/28/24	P	Wayne Riedmann	0000006022	705.39
			Line Description: Qtrly Retiree Medical Payments		
018134	06/28/24	P	Wendell L Maberry	0000003031	873.45
			Line Description: Qtrly Retiree Medical Payments		
018135	06/28/24	P	Willa Bouwens Killeen	0000014940	873.45
			Line Description: Qtrly Retiree Medical Payments		
018136	06/28/24	P	William A Folsom	0000021819	554.16
			Line Description: Qtrly Retiree Medical Payments		
018137	06/28/24	P	William B Ellwood	0000006789	537.34
			Line Description: Qtrly Retiree Medical Payments		
018138	06/28/24	P	William C Taylor	0000004229	290.90
			Line Description: Qtrly Retiree Medical Payments		
018139	06/28/24	P	William F McLean	0000013455	873.45
			Line Description: Qtrly Retiree Medical Payments		
018140	06/28/24	P	William H Bechtel	0000001224	1,622.58
			Line Description: 1% Supplemental Pay July 24		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018141	06/28/24	P	William H Bechtel	0000001224	806.23
			Line Description: Qtrly Retiree Medical Payments		
018142	06/28/24	P	William J Morris	0000003236	314.99
			Line Description: Qtrly Retiree Medical Payments		
018143	06/28/24	P	William L Adams	0000009869	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018144	06/28/24	P	William M Moss	0000003241	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018145	06/28/24	P	William P Redmond	0000003775	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
018146	06/28/24	P	William Raymer	0000003761	873.45
			Line Description: Qtrly Retiree Medical Payments		
018147	06/28/24	P	William Verderber	0000005625	520.02
			Line Description: Qtrly Retiree Medical Payments		
018148	06/28/24	P	Zachary Finkelstein	0000029123	275.00
			Line Description: Map & Compass PMS-475		
018149	06/28/24	P	Zachary Hoferitza	0000002548	1,029.00
			Line Description: Qtrly Retiree Medical Payments		
TOTAL					\$359,506.83

Bank: CITY
Cycle: APAY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249131	07/05/24	P	CalPERS Long-Term Care Program	0000006287	85.42
		Line Description: Payroll Deduction 24-14			
0249132	07/05/24	P	Pamela Lilly	0000025324	750.00
		Line Description: Payroll Deduction 24-14			
0249133	07/05/24	P	State of California	0000001546	1,066.49
		Line Description: Payroll Deduction 24-14			
0249134	07/05/24	P	State of California	0000001546	299.22
		Line Description: Payroll Deduction 24-14			
0249135	07/05/24	P	State of California	0000001546	297.25
		Line Description: Payroll Deduction 24-14			
TOTAL					\$2,498.38

34,368.55
1,522,123.75
2,498.38
1,558,990.68

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249073	07/05/24	P	32nd District Agricultural Assn	0000003432	23,157.00
			Line Description: July 3rd Event Rental Fee Additional St Fire Hours-7/3		
0249074	07/05/24	P	911 Vehicle	0000020861	23,848.13
			Line Description: Upfit Emergency Vehicle Unit 5		
0249075	07/05/24	P	All City Management Services Inc	0000009480	15,808.41
			Line Description: Schl Crsng Guard 3/3-3/16/24		
0249076	07/05/24	P	Cabco Yellow Inc	0000028576	50,741.25
			Line Description: Sr Mobility Prog-Apr 24 Sr Mobility Prog-May 24 Medical Trans-May 24		
0249077	07/05/24	P	Elecnor Belco Electric Inc	0000030058	42,624.28
			Line Description: Retention Porj #22-07		
0249078	07/05/24	P	Federal Technology Solutions Inc	0000024174	24,629.48
			Line Description: INSTALLATION MATERIALS 4th Cable Installation SALES TAX (7.75%)		
0249079	07/05/24	P	Musco Sports Lighting LLC	0000009418	344,545.00
			Line Description: Control Link Svc Fee Feb 23-24 Control Link Svc Fee Feb 23-24 Upgrade sports field lighting Upgrade sports field lighting		
0249080	07/05/24	P	Newport Mesa Unified School District	0000003339	102,151.92

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: JUA Agreement Jan-Mar 2024 JUA Agreement Apr-Jun 2024.		
0249081	07/05/24	P	Place Works Inc	0000023119	49,783.55
			Line Description: Project Management		
0249082	07/05/24	P	Premier Security Services Inc	0000002633	24,031.84
			Line Description: PROGRAMMING LABOR SALES TAX (7.75%) INSTALLATION LABOR SYSTEM CAD DRAWINGS 1000 FOOT BOX 23-4 P UTP-CMP S		
0249083	07/05/24	P	R&M Electrical Contracting	0000030498	331,237.45
			Line Description: Installation of MUSCO LED Ligh Installation of MUSCO LED Ligh		
0249084	07/05/24	P	SHI International Corp	0000016007	73,340.17
			Line Description: INJECTOR SHIPPING SALES TAX (7.75%) SHIPPING SALES TAX (7.75%) VERKADA CAMERAS & LICENSES		
0249085	07/05/24	P	SiteOne Landscape Supply LLC	0000024133	31,053.50
			Line Description: Supplies Supplies Technical Svcs. for Irrigation Supplies		
0249086	07/05/24	P	Southern California Edison Company	0000004088	18,013.27
			Line Description: Sr Ctr 5/29-6/26/24		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> 1860 Anaheim 5/29-6/26/24 360 W Wilson 5/29-6/26/24 702 1/2 Victoria 5/30-6/27/24 702 Victoria 5/30-6/27/24 1860 Anaheim 5/30-6/27/24 NHCC 5/29-6/26/24 3349 Sakioka 5/24-6/24/24 3351 Sakioka 5/24-6/24/24		
0249087	07/05/24	P	Superior Pavement Markings Inc	0000003955	106,290.11
			<i>Line Description:</i> Remove Conflicting Striping & Roadline Striping Thermoplasti Roadline Striping and Thermopl		
0249088	07/05/24	P	West Coast Arborists Inc	0000004498	41,479.40
			<i>Line Description:</i> Tree Maint June 2024 Tree Maint Srvs May 2024		
0249089	07/05/24	P	Zoll Medical Corporation	0000021290	82,807.20
			<i>Line Description:</i> Medical SALES TAX (7.75%) X SERIES SERVICE PLAN X SERIES CARRYING CASE SURE POWER 4 BAY CHARGING SYST X SERIES ADVANCED MONITOR/DEFI AUTO PULSE SYSTEM SALES TAX (7.75%) Price Agreement		
0249090	07/05/24	P	ARC	0000022726	328.37
			<i>Line Description:</i> Art & Culture Insider-Trifold		
0249091	07/05/24	P	Achdjian Real Estate Advisory	0000030549	4,950.00
			<i>Line Description:</i> Real Estate Svc-Jun 24		

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 4

Run Date Jul 03,2024

Run Time 12:35:42 PM

Bank: CITY

Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249092	07/05/24	P	American Integrated Services Inc	0000025104	4,334.01
			Line Description: Retention Proj #22-02		
0249093	07/05/24	P	Automobile Club of Southern California	0000000465	270.00
			Line Description: Refund Invoice #24050399500		
0249094	07/05/24	P	B & H Photo Video Inc	0000006056	1,396.38
			Line Description: CMTV Supplies		
0249095	07/05/24	P	Beau Hossler	0000029714	60.00
			Line Description: Basketball Referee-6/24/24		
0249096	07/05/24	P	Bureau Veritas North America Inc	0000016616	177.00
			Line Description: Plan Check Review-May 24		
0249097	07/05/24	P	Continental Interpreting Services Inc	0000024355	125.00
			Line Description: Notice of Election		
0249098	07/05/24	P	Costa Mesa Historical Society	0000011266	13,005.81
			Line Description: Transfer CMCF funds		
0249099	07/05/24	P	Costa Mesa Lock & Key	0000001817	1,360.96
			Line Description: Locks		
			Locksmith Service		
0249100	07/05/24	P	Dell Computer Corp	0000001962	2,822.72
			Line Description: Docking Station		
			USB Adopter with Power Cord		

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 5

Run Date Jul 03,2024

Run Time 12:35:42 PM

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249101	07/05/24	P	Demetrius Mayhand <i>Line Description:</i> Basketball Referee 6/12/24	0000030111	60.00
0249102	07/05/24	P	Eagle Print Dynamics <i>Line Description:</i> Blazer & Polo Shirts	0000026736	411.73
0249103	07/05/24	P	Endemic Environmental Services Inc <i>Line Description:</i> FP Wetland Maint 6/1-6/15/24	0000021277	14,726.25
0249104	07/05/24	P	FM Thomas Air Conditioning Inc <i>Line Description:</i> HVAC Maint-Jun 2024	0000017151	5,481.38
0249105	07/05/24	P	Galls LLC <i>Line Description:</i> Uniform	0000002297	188.55
0249106	07/05/24	P	Hilda Padilla <i>Line Description:</i> Refund Rec Dep 2008344.002	0000022315	500.00
0249107	07/05/24	P	Integrated Impressions <i>Line Description:</i> Promotional Items Promotional Items	0000003403	6,522.95
0249108	07/05/24	P	Junior Achievement of Sothern CA <i>Line Description:</i> Refund Business License Renwal	0000019297	204.00
0249109	07/05/24	P	LN Curtis & Sons <i>Line Description:</i> THERMAL IMAGER SALES TAX (7.75%)	0000002983	8,675.11

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 6

Run Date Jul 03, 2024

Run Time 12:35:42 PM

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249110	07/05/24	P	LSA Associates Inc	0000003007	2,250.00
			Line Description: Citywide Residential Parking R		
0249111	07/05/24	P	Lehr Auto Electric & Emergency Equipment	0000014732	924.50
			Line Description: Desk Gun Lock		
0249112	07/05/24	P	Mouse Graphics	0000001170	1,510.30
			Line Description: UTILITY BOX WRAP		
			UNWRAP UTILITY WRAPS		
			SALES TAX (7.75%)		
0249113	07/05/24	P	National Data & Surveying Services	0000021249	210.00
			Line Description: ADT/Speed Counts-Multiple Loca		
0249114	07/05/24	P	Nex Tech Systems Inc	0000020700	10,955.91
			Line Description: Two Solar Rectangular Rapid FI		
0249115	07/05/24	P	Orange County Dept of Education	0000000442	1,700.00
			Line Description: Refund Rec Dep 2008343.002		
			Refund Rec Dep 2008340.002		
			Refund Rec Dep 2008341.002		
			Refund Rec Dep 2008342.002		
			Refund Rec Dep 2008166.002		
0249116	07/05/24	P	Pyro Spectaculars Inc	0000029672	12,500.00
			Line Description: INDEPENDANCE DAY FIREWORK SHOW		
0249117	07/05/24	P	Resource Building Materials	0000024350	400.51
			Line Description: Sand for Graffiti Sand Blastin		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249118	07/05/24	P	Roadline Products Inc USA <i>Line Description:</i> Spray Tips, Stencils, Blanks	0000003830	5,178.90
0249119	07/05/24	P	SCA of CA, LLC <i>Line Description:</i> Price Increase Per Contract Price Increase per Contract	0000029971	9,839.00
0249120	07/05/24	P	Sean Simon <i>Line Description:</i> Referee 6/26/2024	0000029869	60.00
0249121	07/05/24	P	Shadow Tech LLC <i>Line Description:</i> SWAT Equipment	0000029226	1,198.46
0249122	07/05/24	P	Share Our Selves <i>Line Description:</i> Refund Rec Dep 2008328.002	0000004001	500.00
0249123	07/05/24	P	Sharpline Solutions Inc <i>Line Description:</i> Thermoplastic Messages Speed L	0000025805	11,870.65
0249124	07/05/24	P	Southern California Gas Company <i>Line Description:</i> FS#6 5/24-6/25/24	0000004092	177.85
0249125	07/05/24	P	Stradling Yocca Carlson & Rauth <i>Line Description:</i> Single Family Rehab Prog-Jun22 Habitat for Humanity-Apr 24	0000004168	2,529.00
0249126	07/05/24	P	Talewise LLC <i>Line Description:</i> Entertainment for LEAP	0000030796	400.00

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249127	07/05/24	P	Talimar Systems Inc	0000025939	764.94
		Line Description: Desk Chair - 9 to 5 Seating			
0249128	07/05/24	P	The Code Group Inc	0000025073	6,820.00
		Line Description: Consulting Staffing Services			
0249129	07/05/24	P	United Site Services of California Inc	0000015552	221.55
		Line Description: Portable Toilet 5/22-6/18/24			
		Portable Toilet 5/22-6/18/24			
		Portable Toilet 6/1-6/30/24			
0249130	07/05/24	P	West Coast Fence Co	0000021495	970.00
		Line Description: Core Drill 17th at Pomona			
		Fence Rental Jack Hammett			
					TOTAL \$1,522,123.75

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 1

Run Date Jul 03, 2024

Run Time 12:36:42 PM

Bank: DDP1

Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018150	07/05/24	P	Amanda Kim	0000030668	553.85
			Line Description: Payroll Deduction 24-14		
018151	07/05/24	P	Brian Hara	0000030421	212.07
			Line Description: Work Boots		
018152	07/05/24	P	CHC: Creating Healthier Communities	0000008015	10.00
			Line Description: Payroll Deduction 24-14		
018153	07/05/24	P	Costa Mesa Employees Association	0000006284	4,335.01
			Line Description: Payroll Deduction 24-14		
018154	07/05/24	P	Costa Mesa Executive Club	0000006286	135.00
			Line Description: Payroll Deduction 24-14		
018155	07/05/24	P	Costa Mesa Firefighters Association	0000001812	8,227.39
			Line Description: Payroll Deduction 24-14		
018156	07/05/24	P	Costa Mesa Police Association	0000001819	7,080.00
			Line Description: Payroll Deduction 24-14		
018157	07/05/24	P	Costa Mesa Police Management Assn	0000005082	315.00
			Line Description: Payroll Deduction 24-14		
018158	07/05/24	P	Daniel Rubio Robles	0000030794	24.00
			Line Description: Reporting Writing		
018159	07/05/24	P	Enterprise Rent A Car	0000002131	7,822.80
			Line Description: Undercover Car Rental		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> Undercover Car Rental Undercover Car Rental Undercover Car Rental Undercover Car Rental		
018160	07/05/24	P	Environmental Equipment Supply Inc	0000028884	575.54
			<i>Line Description:</i> Parts		
018161	07/05/24	P	Gladys Gonzalez	0000027093	202.40
			<i>Line Description:</i> Tables for City Council Fiscal Year End Dept Mtng		
018162	07/05/24	P	James Parnell	0000003558	2,015.49
			<i>Line Description:</i> Qtrly Retiree Medical Payments Qtrly Retiree Medical Payments Qtrly Retiree Medical Payments Replacement Check #0223987 Replace Ch#0243370		
018163	07/05/24	P	Kenji Taniguchi	0000030795	1,000.00
			<i>Line Description:</i> Confined Space Rescue Op		
018164	07/05/24	P	Monte Peters	0000022201	1,250.00
			<i>Line Description:</i> College Tuition Reimb-Spr24		
018165	07/05/24	P	Natalie Sanchez	0000029997	110.00
			<i>Line Description:</i> Civilian Leadership Institute		
018166	07/05/24	P	Thomas Scott	0000026255	500.00
			<i>Line Description:</i> Clothing Allowance 23-24		
TOTAL					\$34,368.55

Bank: DDP1

Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018179	07/12/24	O	US Bank <i>Line Description: Overflow</i>	0000002228	0.00
018180	07/12/24	O	US Bank <i>Line Description: Overflow</i>	0000002228	0.00
018181	07/12/24	O	US Bank <i>Line Description: Overflow</i>	0000002228	0.00
018182	07/12/24	O	US Bank <i>Line Description: Overflow</i>	0000002228	0.00
TOTAL					0.00

191,876.51

3,290,310.08

0.00

3,482,186.59

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 1

Run Date Jul 11, 2024

Run Time 2:32:49 PM

Bank: DDP1

Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018167	07/12/24	P	Arlis Reynolds	0000023997	390.60
		<i>Line Description:</i>	Seattle Parish Collective Conf SCAG Regional Conf Exp		
018168	07/12/24	P	Austin Brown	0000029557	32.00
		<i>Line Description:</i>	Undercover Operations		
018169	07/12/24	P	Delcie Hynes	0000030712	151.34
		<i>Line Description:</i>	Sport & Special Event Risk Mgt CESA Conf Exp		
018170	07/12/24	P	Eloisa Peralta	0000026154	16.00
		<i>Line Description:</i>	Child Abuse & MaltreatmentConf		
018171	07/12/24	P	Eric Molina	0000027834	16.00
		<i>Line Description:</i>	Pepperball Instructor		
018172	07/12/24	P	Givraan Gutierrez	0000026156	24.00
		<i>Line Description:</i>	Bicycle Patrol		
018173	07/12/24	P	Guyon Foxwell	0000029370	16.00
		<i>Line Description:</i>	Child Abuse & MaltreatmentConf		
018174	07/12/24	P	Jack R. Sweeney	0000030173	4,160.00
		<i>Line Description:</i>	3190 Airport Loop-Jul 24		
018175	07/12/24	P	James Haney	0000029091	24.00
		<i>Line Description:</i>	Bicycle Patrol		

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTERBank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018176	07/12/24	P	Jonathan Smith	0000023435	24.00
			Line Description: Standardized Field Sobriety Test		
018177	07/12/24	P	Scott Stafford	0000012020	32.00
			Line Description: Management Seminar C		
018178	07/12/24	P	US Bank	0000002228	186,990.57
			Line Description: Meeting-CMFA President		
			Credit-Uber Transportation		
			Power Cords-ReMarkable Tablet		
			Reg-CFAI Peer Assessor Trainin		
			Coffee-BC Academy		
			Lunch-Entrapment Seminar		
			Membership Renewals CCAC		
			Reg-Ctr for Public Safety		
			Coffee Supplies		
			Keyboard and Mouse		
			Annual Premium Subscription		
			Fed Ex Priority Overnight Ship		
			Misc Cables		
			UPS Batteries		
			Monthly Fee for On-Line Queing		
			Microwave-FS#3		
			Prime Membership		
			Puncture Repair-Raft		
			Ergonomic Chair-Nikki J		
			File Sharing Membership		
			Water Filters-Fridge FS#6		
			Table Cloth-CRR Comm Event		
			Coffee Pot Replacement-FS#6		
			FC Prog/Office Supp-Kristin S		
			Ice Machine Water Filter-FS#6		
			Refund-Ergonomic Chair-Nikki J		
			Refund-Over Charge-Raft Repair		
			Monthly Fee On-Line Meeting		
			CPR-Cert-CRR/Admin Members		

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTERBank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
--------------------	-------------	---------------	-----------------	-----------------	--------------------

Line Description:

- Accreditation Class
- Refund-Accreditation Class
- Chairs for New Staff
- Keyboard for New Staff
- Office/Coffee Supplies
- IT Department Table Cloth
- Dinner for Manager Steinke
- Beverage for Manager Steinke
- Office Supplies for New Staff
- Black Tape
- BC Academy Class
- Food/Drink-BC Academy
- 1st/Final Payment-Canopy
- Quality Improvement Conf
- Refund-Coffee-BC Academy
- Charleston 9 Presentation
- RefundQuality Improvement Conf
- Hotel Room-CFED Conf
- Balance Due-T-Shirts
- Creamer-FS#4 Classroom
- ReMarkable Monthly Fee
- Water/Coffee-FS#4 Classroom
- ICSC Lunch & Dinner
- ICSC Transportation
- Frames-Proclamations
- Flickr-2 Yr Subscription
- Monthly Fee-OCR,CC,NYT,LAT
- Conference
- Meet&Greet
- Service Awards
- Rater Refreshments
- Coffee Cabinet
- Coffee Supplies
- Office Supplies
- City Council Meals
- Registration-Mayor
- Refund-Missing Meal
- Frames- Proclamations
- Paper Supp-Central Svs

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 4

Run Date Jul 11, 2024

Run Time 2:32:49 PM

Bank: DDP1

Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
-------------	------	--------	----------	----------	-------------

Line Description:

ReMarkable Monthly Fee
Coffee-St Med Kickoff Mtg
Reg-SOS Wild Crazy Taco Night
Refreshment-Public Svc Appreci
Refreshments-April Lunch&Learn
Spons-Refreshments-Love CM Day
CMO Business Meeting
Amazon Annual Fee
Supp-Movies in Park
Food-Mothers Day Event
Monthly Fee-Spotify,Cricut
Prime Vid Subscript Rental MM
Amazon Subscription
ReMarkable Subscription
Meet&Greet
Service Awards
Office Supplies
Rater Refreshments&Meals
CMCC Conf
Office Supplies
Outreach Client Rides
Motel Family Food/Meal
Ma.Fo Family Moving Costs
Monthly Fee-Prime,iCloud,EB
CH.MA Ride-Family Outreach Cli
Water Bottles-Outreach Clients
CMC Conf
Ga.Sa Rental App
Baby Formula Family Expense
Housing Kitchen Items-Family E
ReMarkable Monthly Fee
OCCMA Luncheon-Cecila GD
Spring Social Lunch-Mayor&CM G
Strategic Planning Retreat-Lun
CC Meeting Dinner 5/8
Frames for Proclamations
CC Study Sesh Dinner 4/23&5/14
Constituent Outreach-Refreshme
Public Svc Wk-Employee Refresh

Bank: DDP1

Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i>		
			Rec Equip-A Frames		
			Tools-Locks & Keys		
			TeWinkle Sk8 Prk Exp-Comm Mtg		
			Office Supplies		
			Food-Public Outreach Mtg		
			Amazon Monthly Fee		
			Meal-Public Meeting		
			FVP Restoration		
			Meals-SERCAL Conf		
			Hotel Stay-SERCAL Conf		
			Participant Clothing-Day Camp		
			Refreshments-Resource Fair		
			Rec Food & Supplies		
			Office Supp-Teen Camp		
			Sm Tools/Equip-Color Wars!		
			Sm Tools/Equip-Teen Centers		
			Medical & Health Permit Test		
			Supp-Veterans Group		
			Teen Camp Excursion		
			Supp Event-Color Wars		
			Annual Pool Operation Fee		
			Kitchen Equip-CMSC (PO 17341)		
			Food/Supp-LEAP Program		
			Meet&Greet		
			Maint Equip-Patio		
			Supp-Senior Grocery		
			Refreshments-Movie Monday		
			Supp-Fathers Day		
			Supp-Mothers Day		
			Supp-Independence Day		
			Refund-Supp-Mothers Day		
			Refreshments-Congregate Lunch		
			Door Nameplate		
			Hotel Stay for CESA Conf		
			1 Night Deposit-Hotel Reserv		
			City Jacket Srvs Delivery Fee		
			Annual Membership		
			Parking for Class		
			Hanging Bike Racks		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
<i>Line Description:</i>					
			Beverage Purchase Onsite		
			AR 15 Rifle Rack for PIU		
			Recruitment Booth Superhero Ru		
			Motorcycle Gas Fuel		
			PD Gym Exercise Bench		
			PD Gym Exercise Machine		
			16 Tickets to Madd Luncheon		
			Excursion Fee-Day Camp 6/26/24		
			APA Professional Membership		
			Monthly Online Subscription		
			15 2024 Planning & Zoning Laws		
			Administrative Assistant AnnaP		
			South Coast Metro Alliance Bus		
			Rec Supp Bikes		
			Refund-Supplies		
			CPRS Awards Banquet		
			Special Event Water Supp		
			Adobe Subscription Design		
			Service Awards Event Supp		
			Dept PACS Commission Mtg		
			Dry Cleaning-Dept Table Cloths		
			Laptop Sleeve & Laptop Case		
			California Accessibility CASp		
			Digital LA Times Subscription		
			Laptop Case for Grant Admin MD		
			Laptop Plastic Hard Shell Case		
			Food-Veteran Social Group Mtg		
			Moving Blanket Cover Glass Cas		
			Business Meeting		
			Cannabis Software App		
			12 Pcs Acrylic Sign Holders		
			Cannabis Cloud Base Storage		
			5 Pack Bank Deposit Money Bags		
			Planning Commision Business Me		
			2 Night Stay Motel S.R.		
			Evaluating Internal Controls		
			Travel Laptop Backpack, Case		
			Coe Check Illustrations Chief		
			1-Year Training Subs for Bruno		

Bank: DDP1

Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
-------------	------	--------	----------	----------	-------------

<i>Line Description:</i>					
Easel Backs for Retail Convent					
ICC Building Safety Profession					
ICC Recurring Membership Aaron					
Samsung Galazy Case for Buildi					
Small Messenger Back for Lapto					
Monthly Meeting.Luncheon					
Business Meeting					
Business Meeting					
Earth Day Supplies					
Inventory Purchase					
CEAOC for June Meeting/Luncheo					
Mesa Water District					
Strip Heaters					
CAT Tractor Keys					
Hexis Sign Material					
Office Supplies					
Computer Equipment					
CMTA Membership Fees					
Unauthorized Purchase					
Day Parking-Conference					
Department Meeting Food					
Calpers Conf Reg-4 people					
Working Meals-Budget Prep					
CSMFO Registration/Membership					
ICSC Airfaire					
Parking Charge					
ICSC Membership					
ICSC Booth Supplies					
ReMarkable Monthly Fee					
Freight-Outbound/Inbound					
Finance Dept Meeting Food					
ICSC Electric Labor-Booth					
CreditReservation Cancellation					
Part for Heater					
CAR DIR Taxes&Fees					
Freezer Quart Bags					
Ignition Control Board					
Metal Fire Dept Connection Cap					
522-Nut					

Bank: DDP1
Cycle: ADDEP1

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
			<i>Line Description:</i>		
			Stock Parts		
			522-Lug Nut Cover		
			Stock Parts		
			Office Supplies		
			Shipping Receipt		
			526-Motor 39MT 12V		
			Business Meeting		
			CEAOC Registration		
			ASCE OC Award Registration		
			Office Supplies (Transportaion		
			Flight Reservation		
			Safe for PSU Office		
			Rec Equip-Aquatics		
			Event Supp-Movies in Park		
			OL Subscript-Form Bldg Software		
			iCloud Monthly Payment		
			Adobe Ste Monthly Paymnt Year		
			Boarding		
			Dog Food		
			Annual Physical, Sutures		
			Monthly Membership		
			Annual Membership Fee		
			EOY Award Recognitions		
			Employee Recognition		
			Membership Annual Fee		
			Notebook Staff (Judy, Roxi)		
			Water-Conference Room Meeting		
			Notebook for Staff (Jan, Patty		
			Photos for Shadow Boxes Retire		
			Phone Recording Adapter		
			Surveillance Camera Accss		
			Rapid Batory Chargr for Drone		
			Coffee for Hosting Gang Meetin		
			Remote ID Badge Required byFAA		
			Lodging/Child Abuse/Peralta		
			Fred Pryor Membership-Julian		
			Lodging/Central Square Conf 2		
			Tuition/Wellness Front Line C		
			Tuition/Essential Rideology/Pa		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
<i>Line Description:</i>					
			Tuition/K9CopConf/Chartier&McM		
			Refund Hotel-Peralta		
			Airfare/K9 Cop Conf (2)		
			Refund Hotel Fee-Peralta		
			OCTMA Meeting Parking Fee		
			Tuition/Auto Theft Seminar		
			Lodging/Central Square Conf		
			Gas to Deliver Equipment to Bo		
			Lodging/Sherman Block/Luczkiew		
			Tuition/Active Shooter/Alegado		
			Tuition/Chemical Immobilizatio		
			Tuition/Flock Forward Conf-Dia		
			CCPOA Meeting		
			Lunch&Learn @ ECHS		
			Lumch&Learn Event @ EHS		
			Citizen Acadmeny Supplies		
			Crime Prevention Supplies		
			Volunteer Appreciation Week		
			Citizen Academy Supplies Ref		
			OC Marathon Briefing		
			Traffic Supplies MCV		
			Traffic Plaque-Office		
			Traffic Training Polo		
			Animal Srvs Unit-Supplies		
			Animal Srvs Unit- Supplies Ken		
			Tcietk for Recognition Ceremon		
TOTAL					\$191,876.51

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249136	07/12/24	P	Alliant Insurance Services Inc	0000017608	568,435.66
			Line Description: Property/Bldng Policy Prem Earthquake Ins Prem 2024-25		
0249137	07/12/24	P	Arthur J Gallagher Risk Management Svc	0000022226	251,255.00
			Line Description: Workers Comp Ins Prem		
0249138	07/12/24	P	AssetWorks Inc	0000020210	26,898.02
			Line Description: Software Maint Jun 24-May 25		
0249139	07/12/24	P	Carl Warren & Company	0000001578	20,735.00
			Line Description: Wkrs Comp Admin Fee-Dec 23 Wkrs Comp Admin Fee-Fec 24 Wkrs Comp Admin Fee-Mar 24 Wkrs Comp Admin Fee-Apr 24 Wkrs Comp Admin Fee-May 24		
0249140	07/12/24	P	Chandler Asset Management	0000022081	18,225.71
			Line Description: Investment Mgnt Svc-Jun 2024 Investment Mgnt Svc-May 24 Investment Mgnt Svc-Apr 24 Investment Mgnt Svc-Mar 24		
0249141	07/12/24	P	County of Orange	0000007209	85,277.25
			Line Description: 800 MHz Cost Alctn Apr-Jun 24		
0249142	07/12/24	P	FALCK MOBILE HEALTH CORP.	0000019807	197,675.50
			Line Description: Ambulance Svc 6/16-6/30/24 Surge Unit-May 2024 Ambulance Svc 6/1-6/15/24		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249143	07/12/24	P	Lyons Security Service Inc	0000027168	27,519.64
			Line Description: Security Srvs Whittier June 24 Security Srvs Wilson June 24 Security Srvs Rea June 2024 24 Hr Security Lions Park		
0249144	07/12/24	P	Mercy House	0000003138	115,090.91
			Line Description: CMBS Ops Apr 2024		
0249145	07/12/24	P	Nico Hospitality LLC	0000028926	15,747.36
			Line Description: Alexandria Brumbrush 10/27/22 Kelsey Schreib 6/13-6/14/24 Materkey Batiste 11/4-11/6/23 Skyler Shafer 12/30-1/2/24 Diane Kaneko 1/1-1/2/24 Melanie Blum 112-1/17/24 Melania Blum 1/17-1/22/2024 Teresa Burke 5/26-5/27/24 Ashely Miskofski 5/30-5/31/24 Gabriela Salazarespinoza 5/1-6 Hernan Calderon 5/1-6/1/24 Brandy Moreno 5/13-6/1/24 Gabriela Salazarespinoza 6/1-6		
0249146	07/12/24	P	Orange County Pinballs	0000030786	20,970.35
			Line Description: Rec Equipment-Pinball Machines		
0249147	07/12/24	P	PRISM	0000029319	1,017,361.00
			Line Description: General/Excess Liability Ins		
0249148	07/12/24	P	Pinnacle Petroleum, Inc	0000029315	21,699.78
			Line Description: Unleaded Fuel PD		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249149	07/12/24	P	Priceless Pet Rescue	0000026000	66,000.00
		Line Description:	Shelter/Adoption Svs-Jun 2024 Shelter/Adoption Svs-May 2024		
0249150	07/12/24	P	S&H Civilworks	0000026648	23,620.00
		Line Description:	Jack Hammett Sports Complex Si		
0249151	07/12/24	P	SCA of CA, LLC	0000029971	126,832.87
		Line Description:	Bi-Weekly Pressure Washing Clean Streets Sweeping Quartly Pressuer Washing		
0249152	07/12/24	P	Santa Margarita Ford	0000022708	219,599.76
		Line Description:	Fees Doc, Tire, Electronic & Licens Out of Stock Discount New Vehicle-Ford F150 Sales Tax 7.75% Doc,Tire, Electronic License F Ford Transit Low Roof Vehicle Sales Tax 7.75% Discount Sales Tax 7.75% F-150 2024 Lighting Fees Replacement for Unit #742 Sales Tax 7.75%		
0249153	07/12/24	P	Southern California Assc of Government	0000003937	15,337.00
		Line Description:	Council Membership FY 24/25		
0249154	07/12/24	P	United Shield International	0000029584	24,474.56

Bank: CITY

Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			<i>Line Description:</i> Shipping Fee Sales Tax 7.75% Patrol Rifle Shields		
0249155	07/12/24	P	United Storm Water Inc	0000026001	135,560.25
			<i>Line Description:</i> Pipe Screen Proj #23-08/550008 Retention #23-08		
0249156	07/12/24	P	Walk 'n Rollers	0000029782	20,929.20
			<i>Line Description:</i> Srvs Apr-June 2024		
0249157	07/12/24	P	Yunex LLC	0000029573	28,504.26
			<i>Line Description:</i> Harbor&Victoria-Cabinet KD Callout for May 2024		
0249158	07/12/24	P	A & A Wiping Cloth Inc	0000018633	2,763.79
			<i>Line Description:</i> Warehouse Stock		
0249159	07/12/24	P	AAA Electric Motor Sales & Service Inc	0000019861	213.96
			<i>Line Description:</i> Service Call		
0249160	07/12/24	P	AGA Engineers Inc	0000028838	10,598.00
			<i>Line Description:</i> On Call TE Svc-Jun 24		
0249161	07/12/24	P	AT & T	0000001107	85.60
			<i>Line Description:</i> Internet-Skate Park Camera		
0249162	07/12/24	P	AT & T	0000001107	1,147.16
			<i>Line Description:</i> Red Phone Fire Sta#3 Red Phone Fire Sta#5 PRI Circuit Inbound Trunk		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Metro Net Fire Emergency Line Jack Hamett Sports Complex Red Phone Fire Sta#2 Red Phone Fire Sta#1 Red Phone Fire Sta#4 Red Phone Fire Sta#6 WSS Alarm NCC Fire Alarm Lions Park Baseball Field		
0249163	07/12/24	P	AT & T Teleconference Services	0000001107	474.00
			Line Description: Teleconference Svs May 24		
0249164	07/12/24	P	All City Management Services Inc	0000009480	1,095.84
			Line Description: Schl Crsng Guard 6/9-6/22/24		
0249165	07/12/24	P	Animal Care Equipment & Services	0000005378	2,803.51
			Line Description: Sales & Use Tax Payable Sales Tax 7.75% Shipping Fee Animal Care Stock Supplies for Animal Care Stock Supplies for Shipping Fee Sales Tax 7.75% Sales & Use Tax Payable		
0249166	07/12/24	P	Barr & Clark Environmental	0000009300	565.00
			Line Description: LBP Inspection-Zureick/903 W17		
0249167	07/12/24	P	Blake Garner	0000030810	300.00
			Line Description: Utility Box Art Prog		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249168	07/12/24	P	CDW Government Inc	0000005402	9,646.07
		Line Description:	Recycling Fee Sales Tax 7.75% MicroSoft Surface laptop Surface Thunderbolt 4 dock StarTech.com 6 USB display por MS SR LT6 Comp Bus Pro 4yr		
0249169	07/12/24	P	Cal Stripe Inc	0000029093	9,070.00
		Line Description:	Citywide BicycleRoutes 6/24/24		
0249170	07/12/24	P	Cian Rain Eckman	0000030818	300.00
		Line Description:	Utility Box Artwork		
0249171	07/12/24	P	Commercial Electric Systems Inc	0000023150	996.69
		Line Description:	Gate&Roll Up Door Parts		
0249172	07/12/24	P	Continental Interpreting Services Inc	0000024355	5,100.00
		Line Description:	Interpreter Svc-May 24 Interpreter Svc-Jun 24 Interpreter SvcJun 24 Interpreter Svc-Jun 24 Interpreter Svc-Jun 24		
0249173	07/12/24	P	Costa Mesa Lock & Key	0000001817	170.00
		Line Description:	Locksmith Service Call		
0249174	07/12/24	P	Costa Mesa Newport Harbor Lions Club	0000001818	5,000.00
		Line Description:	2024 Fish Fry Sponsorship		
0249175	07/12/24	P	Daniels Tire Service	0000001922	1,944.85

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Tire Disposal Warehouse Stock Tire Disposal		
0249176	07/12/24	P	Data Ticket Inc	0000010929	4,955.64
			Line Description: Prkng Citation Procss-May 2024		
0249177	07/12/24	P	Eartheasy Com Living Inc.	0000030788	7,700.58
			Line Description: PLANTER DISCOUNT GARDEN BED SALES TAX (7.75%)		
0249178	07/12/24	P	Ecolab Pest Elimination	0000024420	1,364.69
			Line Description: Pest Control Services		
0249179	07/12/24	P	Embed Digital	0000030082	490.00
			Line Description: Digital Menu Graphic Design Digital Menu Graphic Design		
0249180	07/12/24	P	Ferguson Enterprises Inc #1350	0000007785	650.62
			Line Description: Plumbing Plumbing		
0249181	07/12/24	P	Fieldman Rolapp & Associates Inc	0000024519	2,959.50
			Line Description: Project Work		
0249182	07/12/24	P	Grainger	0000002393	6,395.02
			Line Description: Single Output Power Supply Electric Vehicle Charging Stn Ladder Extension Fuel Pump		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Tools Compound Gauge		
0249183	07/12/24	P	Groundswell	0000030809	6,365.00
			Line Description: City Dues FY 2024-25		
0249184	07/12/24	P	Hi Standard Automotive LLC	0000002521	6,448.22
			Line Description: Shipping Fee Sales Tax 7.75% Setina TPA12633 Cargo Box Draw Setina TR-1740 Cargo Box-Slidi		
0249185	07/12/24	P	Hinderliter De Llamas & Associates	0000002537	10,878.94
			Line Description: BL Software 7/1/24-6/30/26		
0249186	07/12/24	P	Integrated Impressions	0000003403	1,139.99
			Line Description: Promotional Item-Stylus Pens		
0249187	07/12/24	P	Interwest Consulting Group Inc	0000021505	2,875.00
			Line Description: Plan Review Svc Jan-Apr 24		
0249188	07/12/24	P	Kellys Pool Service	0000013443	780.00
			Line Description: Pool Svcs-Apr 2024 Pool Svcs-Jun 2024 Pool Svcs-May 2024		
0249189	07/12/24	P	Kimball Midwest	0000006819	560.30
			Line Description: Tools		
0249190	07/12/24	P	Knorr Systems Inc	0000005036	1,557.78
			Line Description: Pool Chemical		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Pool Chemical Pool Chemical		
0249191	07/12/24	P	LA Ornamental & Rack Corp	0000030789	12,941.74
			Line Description: Channel Block Coded Visor Prog		
0249192	07/12/24	P	LEAF	0000030241	213.36
			Line Description: Water filtration system @ Corp		
0249193	07/12/24	P	LEFTA Systems	0000023638	2,000.00
			Line Description: Annual LEFTA FTO Software for		
0249194	07/12/24	P	LN Curtis & Sons	0000002983	8,648.61
			Line Description: THERMAL IMAGER SALES TAX (7.75%)		
0249195	07/12/24	P	Langlois Fancy Frozen Foods	0000030651	257.62
			Line Description: Jail Food Services June 2024		
0249196	07/12/24	P	Liebert Cassidy Whitmore	0000002960	2,375.00
			Line Description: Staff Training		
0249197	07/12/24	P	Loomis	0000019082	510.61
			Line Description: ARMORED CAR SERVICES		
0249198	07/12/24	P	Los Angeles Times	0000003000	1,622.75
			Line Description: Legal Publications June 2024		
0249199	07/12/24	P	Marx Brothers Fire Extinguisher Company	0000003073	739.08

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Service Call		
			Service Call		
			Service Call		
			Service Call		
			Service Cell		
0249200	07/12/24	P	NMAI LLC	0000029198	3,458.00
			Line Description: Annual Housing Inspections		
0249201	07/12/24	P	National Safety Compliance Inc	0000020714	442.82
			Line Description: Controlled Substances & Alcoho		
0249202	07/12/24	P	Orange Coast Plumbing Inc	0000009431	200.00
			Line Description: Fix leak @ Senior Center		
0249203	07/12/24	P	Orange County Human Relations Council	0000030809	5,607.00
			Line Description: City Dues for FY 2022-23		
0249204	07/12/24	P	Pacific Advanced Civil Engineering Inc	0000014386	9,048.75
			Line Description: Annual CIP Budget Programing		
			Annual CIP Budget Programming		
0249205	07/12/24	P	Quartzzy, Inc	0000030181	1,192.00
			Line Description: Subscription for Supply Invent		
0249206	07/12/24	P	Red Wing Business Advantage Account	0000003772	176.16
			Line Description: Safety Shoes-Ryan Wilson		
0249207	07/12/24	P	Southern California Edison Company	0000004088	1,555.63
			Line Description: Gisler Park Lease Agreeemnt		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249208	07/12/24	P	Southern California Shredding Inc <i>Line Description:</i> On-Site Shredding Services HR	0000025605	40.00
0249209	07/12/24	P	State of California Dept of Justice <i>Line Description:</i> Livescan/Fingerprinting Servic	0000001534	833.00
0249210	07/12/24	P	The Code Group Inc <i>Line Description:</i> Professional Consulting	0000025073	125.00
0249211	07/12/24	P	The Intersect Group, LLC <i>Line Description:</i> Temp Dustin C Week End 6/20 Temp Alexis L Week End 6/20/24 Temp Dustin C Week End 6/28 Temp Alexis L Week End 6/28	0000030170	5,106.56
0249212	07/12/24	P	The Sayler Group Corp <i>Line Description:</i> Trash&Debris Removal June 2024	0000030033	4,608.00
0249213	07/12/24	P	Third Wave Corporation <i>Line Description:</i> Procurement ERP Systems	0000025874	2,270.00
0249214	07/12/24	P	Tillmann Forensic Investigation LLC <i>Line Description:</i> Fingerprint Srs June 2024	0000025643	417.00
0249215	07/12/24	P	Tracy Miller Consulting, Inc <i>Line Description:</i> Law Enforcement Leaders Custom	0000030759	4,000.00
0249216	07/12/24	P	Transtech Engineers Inc	0000026910	12,445.00

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: On-Call Staff Support		
0249217	07/12/24	P	Turnout Maintenance Company LLC	0000020182	1,132.69
			Line Description: Fire Cleaned Apparel Fire Cleaned Apparel Cleaned Fire Apparel		
0249218	07/12/24	P	US Bank	0000002228	5,977.77
			Line Description: Payroll 24-13		
0249219	07/12/24	P	Vacker Inc.	0000030546	5,185.00
			Line Description: INTERPRETIVE SIGNAGE SHIPPING VERNAL POOLS MAP		
0249220	07/12/24	P	Verified First LLC	0000027240	5.00
			Line Description: Pre-Employment Credit Checks		
0249221	07/12/24	P	Verizon Wireless	0000008717	1,182.57
			Line Description: WIRELESS PHONE IT		
0249222	07/12/24	P	Ware Disposal Inc	0000000255	7,690.08
			Line Description: Bulk Pick-Up		
0249223	07/12/24	P	Waterline Technologies Inc	0000014520	611.83
			Line Description: Credit DRC Pool Treatment DRC Pool Treatment		
0249224	07/12/24	P	Waxie Sanitary Supply	0000004480	11,002.35
			Line Description: Sanitary Supply		

Report ID: CCM2001

City of Costa Mesa Accounts Payable
SUMMARY CHECK REGISTER

Page No. 13

Run Date Jul 12, 2024

Run Time 11:06:25 AM

Bank: CITY

Cycle: AWKLY

<u>Payment Ref</u>	<u>Date</u>	<u>Status</u>	<u>Remit To</u>	<u>Remit ID</u>	<u>Payment Amt</u>
0249225	07/12/24	P	West Coast Fence Co	0000021495	450.00
			<i>Line Description:</i> Chain Link Fence Repair BS		
0249226	07/12/24	P	Western DC Systems, Inc.	0000029864	755.00
			<i>Line Description:</i> Inverter Maintenance Service		
0249227	07/12/24	P	Wittman Enterprises LLC	0000026639	8,690.00
			<i>Line Description:</i> June 2024 Billing Srvs		
0249228	07/12/24	P	Zoll Data Systems	0000018425	9,109.27
			<i>Line Description:</i> FIRE RMS ENTERPRISE LICENSES ZOLL 7 FIRERMS ENTERPRISE EDIT		
0249229	07/12/24	P	Zoll Medical Corporation	0000021290	2,540.00
			<i>Line Description:</i> CASE REVIEW PREMIUM SUBSCRIPTI		
					<u>TOTAL \$3,290,310.08</u>

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249243	07/19/24	O	Southern California Edison Company Line Description: Overflow	0000004088	0.00
TOTAL					0.00

1,503,641.28
1,592.57
317,281.29
0.00
1,822,515.14

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249230	07/19/24	P	Benefit Coordinators Corp	0000029594	43,610.80
		Line Description:	Dental Ins Prem-Jul 2024 Vision Ins Prem-Jul 24		
0249231	07/19/24	P	Charter Communications	0000011202	18,999.69
		Line Description:	SCP Sub Network Svs 4/29-5/18/ Sr Ctr Network Svs 4/29-5/18/2 West Side Sub Network 4/29-5/1 237926501-PD Video Svs 237929301-PD Video Svs 237925901-PD Public WiFi 237927601-BCC Network Svs 237939201-DRC Network Svs 237938801-NHCC Network Svs 237940101-NHCC Public WiFi 240159901-DRC Internet Svs CY Network Svs 4/29-5/18/24 237940001-CH Hub Network Svs BCC Network Svs 4/29-5/18/24 DRC Network Svs 4/29-5/18/24 237926101-Fire Sta #5 Network 237926201-City Hall Video Svs 237926701-City Hall Video Svs 237927001-Fire Sta #6 Network 237927101-Parks Admin Network 237930101-City Hall Video Svs 237939101-Fire Sta #1 Network 237939301-Fire Sta #2 Network 237940301-Library Public WiFi 237940501-Fire Sta #4 Network FS#1 Network Svs 4/29-5/18/24 FS#2 Network Svs 4/29-5/18/24 FS#3 Network Svs 4/29-5/18/24 FS#4 Network Svs 4/29-5/18/24 FS#5 Network Svs 4/29-5/19/24 FS#6 Network Svs 4/29-5/18/24 NHCC Network Svs 4/29-5/18/24		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: 237926401-City Hall Public WiF 237926601-Senior Center Intern 237926801-City Hall Network/Vi 237926901-Dispatch/Comm Networ 237927201-Senior Center Networ 237927301-West Side Substation 237927401-Corp Yard Network Sv 237927801-City Hall Internet S 237938601-CH Basement Internet 237938701-Bridge Shelter Publi 237938901-Bridge Shelter Video 237939001-Parks @ Corp Yard Pu 2379394-Fire Sta #3 Network Sv 237939501-SCP Substation Netwo 237939601-Bridge Shelter Netwo 237939701-PD Warehouse Network 237939801-City Hall Network Sv 237939901-Code Enforcement Net 237940401-Fire Sta #4 Internet CH Hub Network Svs 4/29-5/18/2 Code Enforcement Network Svs 4 Dispatch/Comm Network Svs 4/29 PD Warehouse Network Svs 4/29- Parks Admin Network 4/29-5/29/		
0249232	07/19/24	P	Environmental Systems Research Institute	0000008184	20,005.00
			Line Description: ArcGIS Software Jul 2024-25		
0249233	07/19/24	P	Evalcorp	0000030475	15,000.00
			Line Description: Evaluation Svc		
0249234	07/19/24	P	Hinderliter De Llamas & Associates	0000002537	30,807.50
			Line Description: Cannabis Mgnt Prog-June 24 Cannabis Mgnt Prog-May 2024 Cannabis Mgnt Prog-Apr 2024 Cannabis Mgnt Prog-Oct 2023		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249235	07/19/24	P	JP Morgan Equipment Finance	0000029582	377,525.50
			Line Description: Principal & Interest Payment		
0249236	07/19/24	P	LINA	0000015623	34,615.05
			Line Description: NYL Admin Fees May 2024		
			Active Life/AD&D Ins Prem Jun		
			NYL Admin Fees June 2024		
			LTD Ins Prem Jun 24		
			Retiree Life Ins Prem Jun 24		
			Voluntary Life Ins Prem June		
0249237	07/19/24	P	Mercy House	0000003138	249,250.29
			Line Description: CMBS Operations May 2024		
			Shelter Svc-Apr 2024		
0249238	07/19/24	P	Moore Iacofano Goltsman Inc	0000016407	15,795.71
			Line Description: FVP Mesa Restoration June 2024		
			FVP Master Plan June 2024		
0249239	07/19/24	P	Napa Auto & Truck Parts	0000012968	31,170.36
			Line Description: Parts April & May		
			Warehouse		
			Parts June 2024		
			Warehouse		
0249240	07/19/24	P	Orange County Treasurer Tax Collector	0000003489	18,308.17
			Line Description: FY 24-25 LAFCO Mbrshp Due		
0249241	07/19/24	P	Santa Margarita Ford	0000022708	104,697.98
			Line Description: Bed Liner		
			Document Prep Fee		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Sales Tax 7.75% Ford F250 Sales Tax 7.75% Doc, Tire, License Fee Running Board & Tool Box Traffic Advisor Lighting Ford Escape Hybrid		
0249242	07/19/24	P	Southern California Edison Company	0000004088	195,460.89
			Line Description: Baker/Royal Palm June 24 19th/Npt June 24 Npt Fwy/Baker June 24 SD Fwy On/Off June 24 410 Merrimac 6/11-7/11/24 3190 Apirport Lp 6/10-7/10/24 567 W 18th 6/4-7/2/24 745 W 19th -6/4-7/2/24 Signals June 24 360 Ogle 6/11-7/11/24 Joann St Bike Trail June 24 Shalimar Park 6/7-7/9/24 Arlington Ped X 6/10-7/10/24 3175 Airway 6/10-7/10/24 1624 Gisler 5/31-6/30/24 1035 Park Crest 6/3-7/1/24 1990 Placentia 6/5-7/7/24 3129 Harbor 5/31-6/30/24 152 Baker Ped 6/10-7/10/24 Park Maint June 24 Loan ID 8690 June 2024 St Lights June 2024 Fac & Equip Jun 24 350 Bristol 6/10-7/10/24 2590 Placentia 6/6-7/8/24 Volcom Sk8 Park 6/3-7/1/24 3190 1/2 Red Hill 6/10-7/11/24 2301 Harbor 2/23-6/23/24 Sunflower/Plaza June 24		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: 880 Junipero 6/3-7/1/24 2750 Fairview 6/3-7/1/24 970 Arlington 6/1-7/1/24 885 Junipero 6/3-7/1/24 Loan ID 8670 June 24 980 Arlington 6/3-7/1/24		
0249244	07/19/24	P	Theodore Robins Ford	0000004245	48,356.18
			Line Description: Sales Tax 7.75% 2024 Ford F-150 Safety Lighting Discount CA Tire		
0249245	07/19/24	P	Tovey Shultz Construction Inc	0000025581	46,821.17
			Line Description: Retention 17-03/800032 Proj 17-03/800032 Lions Park		
0249246	07/19/24	P	AT & T Mobility	0000001107	93.66
			Line Description: Comm Cell Phones 5/12-6/11/24		
0249247	07/19/24	P	Air Exchange Inc	0000024177	3,393.48
			Line Description: Preventative and Emergency Mai Preventative and Emergency Mai		
0249248	07/19/24	P	Allstar Fire Equipment Inc	0000000986	150.00
			Line Description: SCOTT REPAIRS		
0249249	07/19/24	P	American Alarm Systems Inc	0000008900	765.00
			Line Description: DRC Fire/Security Alarm NHCC Fire/Security System BCC Security System Historical Soc Security System		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249250	07/19/24	P	American Way Pipeline	0000030823	2,500.00
		Line Description:	Refund Permit EENC-23-0323		
0249251	07/19/24	P	Anabel Orihuela	0000030839	500.00
		Line Description:	Refund Rec Dep 2008376.002		
0249252	07/19/24	P	Angel Auto Spa LLC	0000027465	948.56
		Line Description:	City Car Wash-May 2024		
0249253	07/19/24	P	Auto Claims Direct Inc	0000030844	175.00
		Line Description:	Stlmnt Property Damage 3/18/24		
0249254	07/19/24	P	BPS Tactical Inc	0000023962	1,610.31
		Line Description:	Strike Vest Inserts for Female		
0249255	07/19/24	P	Bee Busters Inc	0000007572	1,215.00
		Line Description:	Bee Colony Abatement Bee Colony Abatement Bee Colony Abatement Bee Colony Abatement Bee Colony Abatement Bee Colony Abatement		
0249256	07/19/24	P	Berlitz Languages Inc	0000029611	220.00
		Line Description:	Bilingual Test Bilingual Testing		
0249257	07/19/24	P	Bob Hall & Associates	0000027193	6,750.00
		Line Description:	Executive Recruitment		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249258	07/19/24	P	Bodykore, Inc.	0000030149	6,223.23
		Line Description:	SALES TAX (7.75%) SHIPPING INTEGRITY TREADMILL		
0249259	07/19/24	P	Bound Tree Medical LLC	0000011695	3,324.03
		Line Description:	EMS Supplies EMS Supplies EMS Supplies		
0249260	07/19/24	P	BrightView Landscape Services Inc	0000026055	8,468.19
		Line Description:	Irrigation Repair-Apr 2024 Backflow Repair-3143 Bear St		
0249261	07/19/24	P	Bureau Veritas North America Inc	0000016616	2,187.64
		Line Description:	Plan Check Review Bldg Plan Review		
0249262	07/19/24	P	CAPF	0000004755	2,419.00
		Line Description:	Long Term Disability		
0249263	07/19/24	P	CBE	0000015149	1,817.94
		Line Description:	Copier Maint 6/5-7/4/24 Copier Maint 6/5-7/4/24 Copier Maint 6/5-7/4/24 Copier Maint 6/5-7/4/24 Copier Maint 6/5-7/4/24 Copier Maint 6/5-7/4/24 Copier Maint 6/5-7/4/24 Copier Maint 6/5-7/4/24 Copier Maint 6/5-7/4/24 Copier Maint 6/5-7/4/24		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Copier Maint 5/5-6/4/24		
0249264	07/19/24	P	CLEA	0000004754	3,776.00
			Line Description: Long Term Disability-Jul 24		
0249265	07/19/24	P	CPS HR Consulting	0000001791	424.00
			Line Description: Test Rental Services		
0249266	07/19/24	P	CSUF Extension & International Programs	0000018564	7,000.00
			Line Description: Leadership Prog 1/20-5/17/24		
0249267	07/19/24	P	California Pacific Charter Schools	0000030838	600.00
			Line Description: Refund Red Dep 2008375.002		
0249268	07/19/24	P	Canon Financial Services Inc	0000023241	32.32
			Line Description: Copier Lease-Jun 2024		
0249269	07/19/24	P	Carrie Menendez	0000030799	500.00
			Line Description: Refund Rec Dep 2008327.002		
0249270	07/19/24	P	Cindy Ly	0000030397	2,500.00
			Line Description: Refund Permit EENC-23-0351		
0249271	07/19/24	P	CoStar Realty Information Inc	0000024413	5,434.92
			Line Description: CoStar Suite Software 07/24-25		
0249272	07/19/24	P	Community Controls	0000020782	2,658.60
			Line Description: Service Call City Electrical Gate Maint		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249273	07/19/24	P	Consolidated Office Systems	0000018680	8,413.38
		Line Description:	Sales Tax 7.75% Sidero Chairs Shipping Fee Vion Mid-back chairs		
0249274	07/19/24	P	Costa Mesa Auto Glass	0000010001	1,544.86
		Line Description:	Window Tint-Unit #712 Window Tint-Unit #723 Window Tint-Unit #084 Window-Unit #722		
0249275	07/19/24	P	Costa Mesa Chamber of Commerce	0000004963	8,477.50
		Line Description:	CC Mbrshp 10/1/23-5/30/24		
0249276	07/19/24	P	Cristy Martinez	0000030800	875.00
		Line Description:	Refund Rec Dep 2008329.002		
0249277	07/19/24	P	Danielle Caouette	0000030805	116.50
		Line Description:	Refund Citation CM030015410		
0249278	07/19/24	P	Digital Magic Signs	0000012837	3,087.75
		Line Description:	Full Graphic Set-Unit 723 Full Graphic Set-Unit #722		
0249279	07/19/24	P	Enrique Anaya Leyva	0000030832	700.00
		Line Description:	Refund Rec Dep 2008411.002		
0249280	07/19/24	P	Entenmann Rovin Company	0000002130	719.96
		Line Description:	Retirement Badges		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249281	07/19/24	P	Fair Housing Foundation	0000019956	4,900.21
		Line Description:	4th Qtr Fair Housing Grant		
0249282	07/19/24	P	Fernando Sorela	0000029979	500.00
		Line Description:	Refund Rec Dep 2008378.002		
0249283	07/19/24	P	FireStats LLC	0000026188	2,500.00
		Line Description:	Firestats Data Analysis-May24		
			Firestats Data Analysis-Jun 24		
0249284	07/19/24	P	Freedom Forever LLC	0000027477	1,076.83
		Line Description:	Refund Permit BXPV-24-0037		
			Refund Permit BX23-00598		
			Refund Permit BX23-00337		
0249285	07/19/24	P	G & W Towing	0000002289	320.00
		Line Description:	Towing Svs		
0249286	07/19/24	P	GT General	0000030841	3,000.00
		Line Description:	Refund Permit EENC-24-0149		
0249287	07/19/24	P	Grainger	0000002393	323.48
		Line Description:	Seat Clamp		
			Tools		
0249288	07/19/24	P	Graybar Electric Company Inc	0000002397	2,374.22
		Line Description:	Electrical Supplies		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249289	07/19/24	P	Huong Luu	0000030843	200.00
Line Description: Refund Permit PCOA-24-0074					
0249290	07/19/24	P	International Coatings Company Inc	0000025519	5,103.04
Line Description: Traffic Paint					
0249291	07/19/24	P	Irvine Ranch Water District	0000005112	1,828.67
Line Description: 106 Del Mar 6/6-7/8/24 2603 Elden 6/6-7/8/24 220 23rd 6/6-7/8/24 170 Del Mar 6/6-7/8/24 258 Brentwood 6/6-7/8/24 308 University 6/6-7/8/24 261 Monte Vista 6/6-7/8/24					
0249292	07/19/24	P	Jacqueline Holland	0000030801	100.00
Line Description: Refund Rec Dep 2008330.002					
0249293	07/19/24	P	Johnson Controls Fire Protection LP	0000026089	6,082.00
Line Description: FS #6 Sprinkler Svc Jan-Mar 24 NCC Sprinkler Svc Jan-Mar 24 PD Sprinkler Svc Jan-Mar 24 FS#3 Sprinkler Svc Jan-Mar 24 CH Sprinkler Svc Jan-Mar 24 DDL Sprinkler Svc Jan-Mar 24 Comm Sprinkler Svc Jan-Mar 24 DRC Sprinkler Svc Jan-Mar 24					
0249294	07/19/24	P	Jose Cardenas	0000030826	2,500.00
Line Description: Refund Permit EENC-24-0220					
0249295	07/19/24	P	Julia Vazquez	0000030819	631.00

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Refund Permit CBLE-24-2017		
0249296	07/19/24	P	Julio Alvanes	0000030797	20.00
			Line Description: Refund Rec Dep 2008346.002		
0249297	07/19/24	P	Kelly Spicers Stores	0000029500	855.80
			Line Description: Presentation Bonds Presentation Bond		
0249298	07/19/24	P	Kimball Midwest	0000006819	162.85
			Line Description: Tools		
0249299	07/19/24	P	Kirk Gill	0000030798	55.00
			Line Description: Refund Rec Dep 2008167.002		
0249300	07/19/24	P	League of California Cities	0000002928	90.00
			Line Description: Orange County Division Mtng		
0249301	07/19/24	P	LineGear Fire & Rescue Equipment	0000026007	156.24
			Line Description: PPE AND FFE EQUIPMENT		
0249302	07/19/24	P	Long Beach BMW	0000015745	3,894.85
			Line Description: Clutch Replaced-Unit #635 RT/RTP Run Check-Unit #629 Run In Svc-Unit #622 Shop Supply		
0249303	07/19/24	P	Lumen	0000030840	3,000.00
			Line Description: Refund Permit PS23-00656		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249304	07/19/24	P	Lygia Bolanos	0000030837	250.00
		Line Description:	Refund Rec Dep 2008374.002		
0249305	07/19/24	P	Matilda Perez	0000030831	500.00
		Line Description:	Refund Rec Dep 2008410.002		
0249306	07/19/24	P	Melad & Associates	0000005068	450.00
		Line Description:	Fire & Safety May 1 & Juuly 1		
0249307	07/19/24	P	MetLife Legal Plans Inc	0000014707	8,832.00
		Line Description:	MetLife Legal June 2024 MetLife Legal July 2024		
0249308	07/19/24	P	Metro RF Service Inc	0000025126	2,500.00
		Line Description:	Refund Permit EENC-23-0032		
0249309	07/19/24	P	National Community Development	0000003287	1,545.00
		Line Description:	Professional Membership		
0249310	07/19/24	P	O Neil Storage	0000018395	137.63
		Line Description:	DOC Storage		
0249311	07/19/24	P	Office Depot	0000003394	6,692.33
		Line Description:	Office Supplies-Prop&Evid Office Supplies-City Clerk Office Supplies-Maint Srvs Office Supplies-Recreation Office Supplies-City Manger Office Supplies-Engineering Office Supplies-Police Jail Office Supplies-City Council		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: Office Supplies-Police Admin Office Supplies-Police Field Office Supplies-Public Srvs Office Supplie-Police Records Office Supplies-CEO&Comms Office Supplies-Police Office Supplies-Fire Office Supplies-Senior Center Office Supplies-Telecom Operat Office Supplies-Police Trainin Office Supplies-Police Records Office Supplies-Police Investi Office Supplies-Finance Operat Office Supples-Police Investig		
0249312	07/19/24	P	Orange County Chiefs & Sheriffs Assn	0000003748	750.00
			Line Description: Mbrshp Dues 7/1/24-6/30/25		
0249313	07/19/24	P	Orange County Dept of Education	0000000442	1,000.00
			Line Description: Refund Rec Dep 2008379.002 Refund Rec Dep 2008383.002		
0249314	07/19/24	P	Orange County Fire Chiefs Association	0000003435	430.00
			Line Description: 24/25 Membership		
0249315	07/19/24	P	Orange County Health Care Agency	0000000492	329.00
			Line Description: CUPA Anniversary CUPA Anniversary CUPA Anniversary FS6 CUPA Anniversary-Comm CUPA Anniversary CUPA Anniversary PD CUPA Anniversary City Hall		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249316	07/19/24	P	Orange County Mosquito & Vector Control	0000021750	21.70
			Line Description: OC Mosquito & Vector June 2024		
0249317	07/19/24	P	Orange County Training Managers Assn	0000003455	100.00
			Line Description: Annual Dues 6/24-6/25		
0249318	07/19/24	P	Pacific View Services LLC	0000030807	2,031.62
			Line Description: Refund Permit BPCR-24-0040		
0249319	07/19/24	P	Patricia Gleed	0000029317	2,405.00
			Line Description: Classroom Instruction		
0249320	07/19/24	P	Pedro Martinez	0000030821	250.00
			Line Description: Refund Rec Dep 2008381.002		
0249321	07/19/24	P	Prudential Overall Supply	0000025480	700.06
			Line Description: Fleet Uniform may 2024		
			Parks Uniform May 2024		
			Fleet Towel Svc may 2024		
			Facilities Uniform May 2024		
			St Traffic Op Uniform-May 24		
0249322	07/19/24	P	Quinn & Dworakowski LLP	0000030836	158.79
			Line Description: Subpoena Dep Rfnd 001-00376949		
0249323	07/19/24	P	Rafael Gutierrez	0000030802	100.00
			Line Description: Refund Rec Dep 2008336.002		
0249324	07/19/24	P	Reata House	0000030803	400.00
			Line Description: Refund Rec Dep 2008337.002		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249325	07/19/24	P	Richardo Hernandez	0000030804	35.00
			Line Description: Refund Rec Dep 2008338.002		
0249326	07/19/24	P	Sean Bartee	0000030842	4,000.00
			Line Description: Refund Permit EENC-24-0145		
0249327	07/19/24	P	South Coast Air Quality Mgmt District	0000003939	1,889.98
			Line Description: City Hall-Hot Spots Fee		
			FS 4- Annual Operating Fee		
			CY-Hot Spots Fee		
			FS4-Emissions Fee		
			FS 5- Hot Spot Fee		
			FS 6-Emissions Fee		
			Generation FS-6 Annual Renewal		
0249328	07/19/24	P	Southern California Gas Company	0000004092	481.44
			Line Description: 3175 Airway 6/7-7/9/24		
0249329	07/19/24	P	Sparkletts	0000015725	1,512.18
			Line Description: Water Delivery Svcs - Public W		
			Water Delivery Svcs - Finance		
			Water Delivery Svcs - Parks		
			Water Delivery Svcs - HR		
			Water Delivery Svcs - City Cou		
			Water Delivery Svcs - Public W		
			Water Delivery Svcs - HR		
			Water Delivery Svcs - Parks		
			Water Delivery Svcs - Finance		
			Water Delivers Svcs - Dev. Svc		
			Water Delivery Svcs - City Cle		
			Water Delivery Svcs - City Cou		
			Water Delivery Svcs - City Cle		
			Water Delivers Svcs - Dev. Svc		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249330	07/19/24	P	Spectrum Gas Products	0000012653	887.44
		Line Description:	Medical Cyl Rent		
			Medical Cyl Rent		
			Medical Cyl Rent		
			Medical Lg Cyl Rent		
			Medical Lg Cyl		
			Medical Lg Cyl		
			Medical Cyl Rent		
			Medical Cyl Rent		
			Medical Cyl Rent		
			Medical Cyl Rent		
			Medical Cyl Rent		
			Medical Cyl Rent		
			Medical Cyl Rent		
			Medical Cyl Rent		
0249331	07/19/24	P	State of California Dept of Justice	000001534	833.00
		Line Description:	Livescan/Fingerprinting Servic		
0249332	07/19/24	P	Stephen Gilbert	0000030822	500.00
		Line Description:	Refund Permit EENC-24-0284		
0249333	07/19/24	P	Sunset Detectives	0000026756	13,017.13
		Line Description:	Pre Employment Background Chck		
			Pre Employment Background Chck		
0249334	07/19/24	P	TD Price	0000030806	1,500.00
		Line Description:	Refund Permit PDVR-24-0007		
0249335	07/19/24	P	Teleflex LLC	0000027253	5,193.55
		Line Description:	SALES TAX (7.75%)		
			EZ IO 25MM		
			SALES TAX (7.75%)		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: EZ IO POWER DRIVER		
0249336	07/19/24	P	The Code Group Inc	0000025073	2,108.66
			Line Description: Plan Check Svcs June 2024		
0249337	07/19/24	P	The Counseling Team International	0000026352	2,400.00
			Line Description: Psychological Assessments		
			Psychological Assessments		
			Psychological Assessments		
			Psychological Assessments		
			Psychological Assessments		
			Psychological Assessments		
0249338	07/19/24	P	The Lincoln National Life Insurance Co	0000030039	14,782.50
			Line Description: STD Ins Prem July 2024		
0249339	07/19/24	P	The Lincoln National Life Insurance Co	0000030039	13,494.24
			Line Description: Accident Ins July 2024		
			Critical Illness July 2024		
0249340	07/19/24	P	Time Warner Cable	0000011202	31.74
			Line Description: Cable Services-City Hall		
0249341	07/19/24	P	Tom Harmon	0000030705	550.00
			Line Description: ENTERTAINMENT AGREEMENT		
0249342	07/19/24	P	US Postal Service	0000004376	10,000.00
			Line Description: Postage Meter		
0249343	07/19/24	P	Verizon Wireless	0000008717	9,222.17
			Line Description: WIRELESS PHONE 5/18-6/17/24		

Bank: CITY
Cycle: AWKLY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
		Line Description:	WIRELESS PHONE 5/18-6/17/24 REPLACEMENT IPADS WIRELESS PHONE 5/18-6/17/24 WIRELESS PHONE 5/18-6/17/24 PD Cell Phones 5/16-6/15/24		
0249344	07/19/24	P	Verizon Wireless	0000008717	1,778.81
		Line Description:	Calnet Nextgen Through 5/31/24		
0249345	07/19/24	P	Versatile Information Products Inc	0000013255	4,360.00
		Line Description:	PUMA Svc 7/1/24-6/30/25		
0249346	07/19/24	P	Viviana Almanza	0000030820	100.00
		Line Description:	Refund Rec Dep 2008382.002		
0249347	07/19/24	P	Wahoos Fish Taco	0000007780	100.00
		Line Description:	Refund Rec Dep 2008377.002		
0249348	07/19/24	P	Wendy Leece	0000012406	110.00
		Line Description:	Refund Rec Dep 2008380.002		
0249349	07/19/24	P	Wes Morris	0000030825	3,500.00
		Line Description:	Refund Permit EENC-23-0356		
0249350	07/19/24	P	West Coast Fence Co	0000021495	1,950.00
		Line Description:	FENCE RENTAL FOR FISH FRY		
TOTAL					\$1,503,641.28

Bank: CITY
Cycle: APAY

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
0249351	07/19/24	P	CalPERS Long-Term Care Program	0000006287	85.42
Line Description: Payroll Deduction 24-15					
0249352	07/19/24	P	Pamela Lilly	0000025324	750.00
Line Description: Payroll Deduction 24-15					
0249353	07/19/24	P	State of California	0000001546	469.61
Line Description: Payroll Deduction 24-15					
0249354	07/19/24	P	State of California	0000001546	287.54
Line Description: Payroll Deduction 24-15					
TOTAL					\$1,592.57

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018183	07/19/24	P	Amanda Kim	0000030668	553.85
			Line Description: Payroll Deduction 24-15		
018184	07/19/24	P	Ariana Pacheco	0000029994	473.90
			Line Description: Latent Print Search & Comparis Palm Print-Searching Smart Intro Science of Friction Ridg Challenging Questions in Court		
018185	07/19/24	P	Bella Espinoza Molina	0000030813	120.00
			Line Description: Teen Camp Food & Supplies		
018186	07/19/24	P	CHC: Creating Healthier Communities	0000008015	10.00
			Line Description: Payroll Deduction 24-15		
018187	07/19/24	P	Cathleen Serrano	0000030811	1,250.00
			Line Description: College Tuition Reimb5/14-6/20		
018188	07/19/24	P	Costa Mesa Employees Association	0000006284	4,317.01
			Line Description: Payroll Deduction 24-15		
018189	07/19/24	P	Costa Mesa Executive Club	0000006286	150.00
			Line Description: Payroll Deduction 24-15		
018190	07/19/24	P	Costa Mesa Firefighters Association	0000001812	8,227.39
			Line Description: Payroll Deduction 24-15		
018191	07/19/24	P	Costa Mesa Police Association	0000001819	7,080.00
			Line Description: Payroll Deduction 24-15		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018192	07/19/24	P	Costa Mesa Police Management Assn	0000005082	315.00
			Line Description: Payroll Deduction 24-15		
018193	07/19/24	P	Cristina Oquendo	0000024425	250.00
			Line Description: CM Leadership Award March 24		
018194	07/19/24	P	Delcie Hynes	0000030712	92.46
			Line Description: Mtng Mileage Reimb		
			Mtng Milage Reimb		
018195	07/19/24	P	Eric Montgomery	0000016606	250.00
			Line Description: Paramedic License Recert		
018196	07/19/24	P	Erik Nippert	0000026147	40.00
			Line Description: ICI Burgalary Course		
018197	07/19/24	P	Jacob Schulze	0000026462	40.00
			Line Description: Interview & Interrogation		
018198	07/19/24	P	Jeffrey Guzman	0000030817	774.00
			Line Description: Mltigating EV Fires		
018199	07/19/24	P	Jones Mayer	0000014653	16,574.02
			Line Description: #123314-Mood		
			#123315-Moyer		
			#123316-Munoz		
			#123319-Niles		
			#123303-Atalla		
			#123304-Becker		
			#123308-Garten		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
			Line Description: #123318-Nasiri #123321-Opioid #123322-Oshiro #123323-Rivera #123305-Carrera #123311-Hurtado #123317-Mutaugh #123320-Olive 3 #123405-Tippett #123324-Schaefer #123402-Jahanbin #123306-Cervantes #123309-Hernandez #123313-Litigation #123404-Ohio House #123406-Zavala-Cruz #123310-High Seas Writ #123312-Lehman/Freeman #123401-DBO Investment #123302-440 Fair Dr/1179 NP #123307-D'Alessio Investment		
018200	07/19/24	P	Jose Soto	0000029602	16.00
			Line Description: Peer Support		
018201	07/19/24	P	Joshua Kuo	0000010901	12.05
			Line Description: Transnational Crime Trends		
018202	07/19/24	P	Julie Schall	0000022142	138.31
			Line Description: Food for PD Interviews		
018203	07/19/24	P	Katheleen Ramirez	0000030812	77.46
			Line Description: Reporting Writing		

Bank: DDP1
Cycle: ADDEP1

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018204	07/19/24	P	Mario Garcia	0000008746	16.00
			Line Description: Public Info Officer/Media Rela		
018205	07/19/24	P	Matthew Montoya	0000030815	24.00
			Line Description: Standardized Field Sobriety		
018206	07/19/24	P	Matthew Selinske	0000006063	115.50
			Line Description: Gang Conf Conf Exp		
018207	07/19/24	P	Miguel Villana Allende	0000030367	24.00
			Line Description: Reporting Writing		
018208	07/19/24	P	Mikelle Daily	0000029937	71.40
			Line Description: HUD Training		
018209	07/19/24	P	Nicholas Harbert	0000030655	220.40
			Line Description: ICI Core Course		
018210	07/19/24	P	Rene Macias	0000000536	250.00
			Line Description: CM Leadership Award May 2024		
018211	07/19/24	P	Ryan Kennedy	0000027508	250.00
			Line Description: Paramedic License Recert		
018212	07/19/24	P	Scott Baker	0000029458	252.68
			Line Description: Bicycle Patrol		
018213	07/19/24	P	Shaun Munoz	0000030814	24.00
			Line Description: Standardized Field Sobriety		

Payment Ref	Date	Status	Remit To	Remit ID	Payment Amt
018214	07/19/24	P	Shawni Mousavi	0000030816	199.30
Line Description: CA Traffic Engineer Exam Fee					
018215	07/19/24	P	Travel Costa Mesa	0000024750	275,032.56
Line Description: BIA Receipts June 2024					
018216	07/19/24	P	Yael Carbajal	0000030824	40.00
Line Description: Laws of Arrest					
TOTAL					\$317,281.29



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-299

Meeting Date: 8/6/2024

TITLE:

MINUTES

DEPARTMENT: City Manager's Office/City Clerk's Division

RECOMMENDATION:

City Council approve the minutes of the regular meeting of July 16, 2024.



REGULAR CITY COUNCIL AND HOUSING AUTHORITY TUESDAY, JULY 16, 2024 - MINUTES

CALL TO ORDER—The Closed Session meeting was called to order by Mayor Stephens at 5:00 p.m.

ROLL CALL

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

Absent: Council Member Marr.

PUBLIC COMMENTS – NONE.

CLOSED SESSION ITEMS:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to California Government Code Section 54956.8

APN: 424-051-23; Property: 778 Shalimar Drive, Costa Mesa, CA 92627

Agency Negotiators: Lori Ann Farrell Harrison, City Manager

Negotiating Parties: Dominic Bulone

Under Negotiation: Price and Terms of Payment

City Council recessed at 5:01 p.m. for Closed Session.

Closed Session adjourned at 5:43 p.m.

CALL TO ORDER –The Regular City Council and Housing Authority meeting was called to order by Mayor Stephens at 6:00 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 Calvary Chapel Dave Manne, Pastor Emeritus.

ROLL CALL

Present: Council Member Chavez, Council Member Gameros, Council Member Harper (Excused at 8:33 p.m.), Council Member Reynolds, Mayor Pro Tem Harlan, and Mayor Stephens.

Absent: Council Member Marr.

CITY ATTORNEY CLOSED SESSION REPORT – No reportable action.

PRESENTATIONS: NONE.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Kim Hendricks, Fairview Park Alliance, spoke on Fairview Park and is opposed to flying in Fairview Park.

Alberta Mirisciotti, Costa Mesa, spoke in support of a beekeeping ordinance.

Priscilla Rocco, Costa Mesa, spoke in support of a beekeeping ordinance.

Sandy Tabako, Garden Grove, spoke in support of a beekeeping ordinance.

Alfie Sanchez, Grand Prix 5K Fun Run, invited the City Council to the event at 3555 Harbor Gateway, 1:00 p.m. - 2:00 p.m., on Sunday, July 21st.

Diana Summer, Lakewood, spoke in support of a beekeeping ordinance.

Speaker, Resilience Orange County, thanked staff for participating in a tenants rights training, shared pictures from the event, spoke on publishing the agenda earlier, and requested a crosswalk at Placentia Avenue and Center Street.

John Wesley Lakewood, spoke in support of a beekeeping ordinance.

Boris Baer spoke in support of a beekeeping ordinance.

Eilleen Aragon spoke in support of a beekeeping ordinance.

Barbara Baer-Imhoof spoke in support of a beekeeping ordinance.

Speaker, spoke on traffic on Placentia Avenue, spoke on development and housing, and spoke against the current parking requirements.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Gameros spoke on the July 3rd event and thanked staff, spoke on the Orange County Fair starting on July 19th, spoke on Movies in the Park, and spoke on community meetings for the Fairview Developmental Center.

Council Member Harper thanked speakers for information on beekeeping and congratulated the Slammers Soccer Club in Costa Mesa for winning National Championships.

Council Member Reynolds spoke on the intersection at Placentia Avenue and Center Street and requested staff to explore options, spoke on bicycle and pedestrian safety, spoke on the Fairview Park Steering Committee and the timing for the Master Plan Update, spoke on the Mobile Home Advisory Committee meeting, and spoke on the August 15th Fair Housing Workshop.

Council Member Chavez thanked speakers for information on beekeeping, spoke on exploring options at the Placentia Avenue and Center Street intersection, spoke on the green striping to Fairview Park, spoke on the 311 app and reporting graffiti, spoke on utilizing the 311 app, and thanked Supervisor Foley for appointing him to the OCTA Community Advisory Committee.

Mayor Pro Tem Harlan congratulated Urban Workshop for celebrating their 10-year anniversary and spoke on Concerts in the Park.

Mayor Stephens spoke on Urban Workshop, spoke on the July 3rd event and thanked staff for their work on the event, thanked the Fire Department for extinguishing the June 23rd fire at Fairview Park, thanked the Fire Department for extinguishing the two structure fires due to electric bike batteries, spoke on Adams Avenue improvements, spoke on the Orange County Fair and July 19th is Costa Mesa Day at the Fair, and spoke on the Raiders training camp beginning on July 20th.

REPORT – CITY MANAGER – Ms. Farrell Harrison reported on bringing forth a beekeeping ordinance, the Raiders training camp, and that staff will explore the Placentia Avenue and Center Street intersection.

REPORT – CITY ATTORNEY – NONE.

CONSENT CALENDAR

MOVED/SECOND: Council Member Reynolds/Council Member Harper

MOTION: Approve the Consent Calendar.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: Council Member Marr.

Abstain: Mayor Stephens recused himself on item 3 the Warrant Resolution due to campaign contributions received from Everette Dorey LLP and Ware Disposal Inc.

Motion carried: 6-0

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: Joyce Jie Luo, Christopher Pizarro, Adolfo Rodriguez, Augustine Ume-Ezeoke.

3. ADOPTION OF WARRANT RESOLUTION

Mayor Stephens recused himself on this item due to campaign contributions received from Everette Dorey LLP and Ware Disposal Inc.

ACTION:

City Council approved Warrant Resolution No. 2720.

4. MINUTES

ACTION:

City Council approved the minutes of the regular meeting of June 18, 2024.

5. RENEWAL OF THE MICROSOFT ENTERPRISE AGREEMENT

ACTION:

1. City Council approved a 3-year renewal of the Microsoft Enterprise Agreement through Dell Technologies in the amount not-to-exceed \$924,625.83 (payable in three equal annual payments of \$308,208.61).
2. Authorized the City Manager to sign the agreement and any documents necessary to continue the City's participation in the program during the 3-year term.

6. TRAFFIC MANAGEMENT SERVICES AGREEMENTS WITH THE 32ND DISTRICT AGRICULTURAL ASSOCIATION

ACTION:

1. City Council approved the 2024 agreement between the City and the 32nd District Agricultural Association for traffic management services for the Orange County Fair.
2. Approved the 2024 agreement between the City and the 32nd District Agricultural Association for traffic management services for all designated year-round events at the Orange County Fair and Event Center ("OCFEC").
3. Authorized the City Manager, or her designee, to execute the agreements.
4. Authorized the City Manager, or her designee, to execute any amendments to the agreements, including but not limited to, amendments increasing the maximum compensation to be paid to the City.

7. SERVICES AGREEMENT FOR PUBLIC SAFETY HELICOPTER SUPPORT BETWEEN THE CITY OF HUNTINGTON BEACH AND THE CITY OF COSTA MESA

ACTION:

1. City Council approved the Services Agreement for public safety helicopter support services between the City of Huntington Beach and the City of Costa Mesa for three years in an amount not to exceed \$300,000 annually.
2. Approved the Consumer Price Index (CPI) annually and adjusted the contract accordingly.
3. Authorized the City Manager to execute the Services Agreement, in substantially the form as attached and in such final form as approved by the City Attorney, and future amendments to the Agreement.

8. ACCEPTANCE OF THE INFORMATION TECHNOLOGY DEPARTMENT REMODELING PROJECT, CITY PROJECT NO. 22-09

ACTION:

1. City Council accepted the work performed by Buittall, 4712 East 2nd Street, #520, Long Beach, California 90803, for the Information Technology Department Remodeling Project, City Project No. 22-09, and authorize the City Clerk to file the Notice of Completion.
2. Authorized the City Manager to release the retention monies thirty-five (35) days after the Notice of Completion filing date, release the Labor and Material Bond seven (7) months after the filing date, and release the Faithful Performance Bond at the conclusion of the one-year warranty period.

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

PUBLIC HEARINGS:

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

1. ENHANCED MOBILITY FOR SENIORS AND INDIVIDUALS WITH DISABILITIES GRANT FUNDING - OCTA

Presentation by Mr. Gruner, Parks and Community Services Director.

Public Comments: None.

MOVED/SECOND: Council Member Reynolds/Council Member Chavez

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: Council Member Marr.

Abstain: None.

Motion carried: 6-0

ACTION:

City Council conducted the public hearing to meet Orange County Transportation Authority (OCTA) grant fund application requirements to establish coordination with non-profits and ensure services are not being duplicated.

OLD BUSINESS:

1. ADOPTION OF ORDINANCES TO AMEND CHAPTERS 2 AND 3 OF TITLE 4 (BICYCLES); AND CHAPTERS 1 THROUGH 21 OF TITLE 10 (MOTOR VEHICLE TRAFFIC) OF THE COSTA MESA MUNICIPAL CODE

Presentation by Mr. Thomas, Active Transportation Coordinator.

Public Comments: None.

MOVED/SECOND: Council Member Reynolds/Council Member Chavez

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: Council Member Marr.

Abstain: None.

Motion carried: 6-0

ACTION:

1. City Council adopted Ordinance No. 2024-08, to amend Chapters 2 and 3 of Title 4 (Bicycles) of the Costa Mesa Municipal Code to be in compliance with current California laws related to bicycles and current practices and procedures.
2. Adopted Ordinance No. 2024-09, to amend Chapters 1 through 21 of Title 10 (Motor Vehicle Traffic) of the Costa Mesa Municipal Code to be in compliance with current California laws and related to bicycles and current practices and procedures.

NEW BUSINESS:

1. ORANGE COUNTY POWER AUTHORITY - FEASIBILITY STUDY

Presentation by Ms. Gallardo Daly, Assistant City Manager and Joe Mosca, Chief Executive Officer, Orange County Power Authority.

Public Comments:

Speaker, spoke on the item, spoke on the Orange County Power Authority leadership, inquired why other government entities are opted out, and requested the study be brought before the Finance and Pension Advisory Committee.

Craig Preston, Costa Mesa, spoke in support of the item.

Tom Hazellief spoke in support of the item.

Jennifer Tanaka, Costa Mesa, spoke on the reliability of the feasibility study, and for the City to do their own due diligence, spoke on an opt out program, and spoke on credit ratings.

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

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

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

Nays: Council Member Harper.

Absent: Council Member Marr.

Abstain: None.

Motion carried: 5-1-1

ACTION:

City Council authorized the City Manager and City Attorney to issue a non-disclosure agreement to release City of Costa Mesa load data from Southern California Edison (SCE) to the Orange County Power Authority (OCPA) to conduct a feasibility study to determine whether joining OCPA is mutually beneficial.

2. OPTION TO LEASE AGREEMENT TO CONSTRUCT AND OPERATE A 70-UNIT AFFORDABLE SENIOR AND SUPPORTIVE HOUSING PROJECT LOCATED AT THE CITY'S SENIOR CENTER, 695 WEST 19TH STREET

Presentation by Mr. Mendez, Senior Planner.

Public Comments:

Robert Morse spoke on the need for affordable housing.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Harlan

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: Council Member Harper and Council Member Marr.

Abstain: None.

Motion carried: 5-0-2

ACTION:

City Council reviewed and approved the "Option to Lease Agreement" for a term that will expire on October 31, 2024, with one possible 120 day extension. The purpose of the agreement is for Jamboree Housing to apply for Project-Based Vouchers issued by the County of Orange.

3. APPROVE PROPOSED DESIGN IMPROVEMENTS FOR KETCHUM-LIBOLT PARK

Presentation by Mr. Yang, City Engineer and Mr. Coward, Community Relations Manager.

Public Comments:

Ralph Taboada requested bathrooms to be added to the design and that they be open daily.

David Martinez spoke on a pedestrian cut through at the end of Minor Street for a more direct path, requested to add bathrooms to the design, spoke on noise mitigation, spoke on including bike racks that fit different size bikes, and expressed concern for two parks in District 4 being under construction at the same time.

Cynthia McDonald, Costa Mesa, requested bathrooms and bike racks be added to the design.

Discussion ensued on outreach to the families of Officers Ketchum and Libolt, adding bike racks that's accommodates various sizes, conduct outreach to residents on Miner Street regarding pedestrian access, the OCTA bus stop that has been deactivated, and during phase two explore the feasibility of installing bathrooms.

MOVED/SECOND: Council Member Chavez/ Council Member Gameros

MOTION: Approve staff recommendation, including outreach to families of Officers Ketchum and Libolt for input on the design, add bike racks that's accommodates various sizes, conduct outreach to residents on Miner Street regarding pedestrian access, and during phase two explore the feasibility of installing bathrooms.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: Council Member Harper and Council Member Marr.

Abstain: None.

Motion carried: 5-0-2

ACTION:

City Council approved the conceptual design plan, park theme, and park components for the improvements at Ketchum-Libolt Park, 2150 Maple Street, Costa Mesa. Including outreach to families of Officers Ketchum and Libolt for input on the design, add bike racks that's accommodates various sizes, conduct outreach to residents on Miner Street regarding pedestrian access, and during phase two explore the feasibility of installing bathrooms.

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

ADJOURNMENT – Mayor Stephens adjourned the meeting at 9:36 p.m.

Minutes adopted on this 6th day of August, 2024.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk

DRAFT



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-289

Meeting Date: 8/6/2024

TITLE:

AGREEMENT FOR A SCHOOL RESOURCE OFFICER PROGRAM BETWEEN THE CITY OF COSTA MESA AND NEWPORT-MESA UNIFIED SCHOOL DISTRICT FOR FISCAL YEAR 2024-2025

DEPARTMENT: POLICE DEPARTMENT

PRESENTED BY: SCOTT STAFFORD, LIEUTENANT

CONTACT INFORMATION: SCOTT STAFFORD, (714) 754.5675

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the agreement for a School Resource Officer (SRO) Program between the City of Costa Mesa and Newport-Mesa Unified School District (NMUSD) for Fiscal Year 2024-2025.
2. Authorize the City Manager to execute the agreement.

BACKGROUND:

In 2001, the Costa Mesa Police Department began an SRO Program with NMUSD. The program consisted of two full-time police officers to staff Costa Mesa's two high schools and one intermediate school. The program was viewed as a tremendous success and a benefit to all parties involved.

Since then, the City and NMUSD have entered into annual agreements in connection with the SRO Program. In September 2022, the Department committed a third officer to the SRO Program, which was outlined in the SRO Program agreement for FY 2023-2024.

ANALYSIS:

Since the SRO Program's inception, the primary mission of the SROs has been to prevent and deter school violence before it occurs. SROs help mitigate problems that might otherwise result in an emergency call for police services, thereby reducing the burden on Patrol Services and protecting those in the learning environment. SROs accomplish this by their presence on campus and regular interaction with school staff and students. In addition, SROs are a resource for students to advise of potential issues, which the SROs can proactively address and mitigate.

SROs are present on school campuses to ensure the safety and security of our schools. SROs respond to and handle all criminal acts occurring on school campuses or in the immediate vicinity. In this respect, SROs conduct the initial investigation on a variety of crimes such as child abuse, assaults, thefts, graffiti, and narcotics related crimes. They also provide immediate and direct support

to the school administration and security staff.

Pursuant to the proposed agreement between the City and NMUSD, the City will assign three full-time CMPD officers to serve as SROs at Costa Mesa High School, Estancia High School, and Back Bay Continuation School, and to provide assistance, as needed, at other schools throughout the City. NMUSD will reimburse the City for fifty percent (50%) of the total compensation paid to each of the three SRO's, including salary and benefits.

ALTERNATIVES:

No other alternatives have been considered. If the SRO Program were discontinued, the Police Department would have to utilize staffing from Patrol Services to handle any campus-related calls for service. This alternative would draw upon the resources in the field and render them temporarily unavailable in other parts of the community. There would also be no consistency in the services provided to the school district.

FISCAL REVIEW:

The combined annual salaries and benefits expense for three officers is estimated at \$1,030,000. NMUSD shares fifty percent (50%) of this cost is estimated at \$515,000. The remaining portion of the officers' salaries and benefits is included in the Police Department's FY 2024-2025 adopted budget in the General Fund (Fund 101).

LEGAL REVIEW:

The City Attorney's Office has reviewed this report and the agreement and approved them as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council Goal: Strengthen the Public's Safety and Improve the Quality of Life.

CONCLUSION:

Staff recommends the City Council:

1. Approve the agreement for a School Resource Officer (SRO) Program between the City of Costa Mesa and Newport-Mesa Unified School District (NMUSD) for Fiscal Year 2024-2025.
2. Authorize the City Manager to execute the agreement.

**SCHOOL RESOURCE OFFICER SERVICES AGREEMENT
BETWEEN THE CITY OF COSTA MESA
AND THE NEWPORT-MESA UNIFIED SCHOOL DISTRICT
FOR THE 2024-2025 FISCAL YEAR**

THIS SCHOOL RESOURCE OFFICER SERVICES AGREEMENT ("Agreement") is entered into as of the 1st day of July, 2024 ("Effective Date") by and between the CITY OF COSTA MESA, a municipal corporation ("City"), and the NEWPORT-MESA UNIFIED SCHOOL DISTRICT, a political subdivision of the State of California ("District").

RECITALS

- A. City is a municipal corporation duly organized and validly existing under the Constitution and the laws of the State of California.
- B. District is a political subdivision of the State of California located in Orange County, California, and is organized and exists pursuant to the laws of the State of California.
- C. District desires services as part of the School Resource Officer Program ("SRO Program"), as more fully described herein (the "Services").
- D. District is authorized to enter into this Agreement pursuant to the laws of the State of California.
- E. City employs sworn peace officers specially trained, experienced and competent to provide the Services and City is willing to provide the Services to District on the terms and in the manner provided in this Agreement.
- F. This Agreement is not intended to modify any program or service provided by City to District as of the Effective Date except as expressly provided herein.
- G. City and District are joining together in a collaborative effort to provide School Resource Officers ("SROs") to work with the school communities to help provide a safe and secure environment for all.
- H. The Agreement's goal is to have a working partnership between the City and the District which provides a safe and secure learning environment for all students and encourages a positive learning experience.

NOW THEREFORE, for and in consideration of the mutual covenants and conditions set forth herein, City and District agree as follows:

1.0. TERM

The term of this Agreement shall commence on the Effective Date and continue for a period of one (1) year, ending on June 30, 2025, unless previously terminated as provided herein.

2.0. CITY'S DUTIES

2.1. Scope of Services. The Services shall include the following required and discretionary services designed to promote safety in the learning environment, which shall be provided at District schools located within the City, including Costa Mesa High School ("CMHS"), Estancia High School ("EHS"), Early College High School, Back Bay High School ("BBHS"), Tewinkle Middle School, and any elementary schools in need of SRO presence, as requested by District.

(a) **Required Services.** City shall perform the following services:

- (i) Assign three (3) full-time sworn officers employed by the Costa Mesa Police Department ("CMPD") to the function of SROs.
- (ii) Establish and maintain a liaison between District personnel, CMPD personnel, and stakeholders in the juvenile justice system.
- (iii) Serve as a resource to District employees, such as administrators, faculty and security personnel, as well as students and their guardian(s) on law enforcement-related issues including crime prevention and investigations.
- (iv) Assign one SRO to CMHS, one SRO to EHS, and one SRO to BBHS. As needed, the SROs will share the responsibility of providing Services to the other District schools in the City, subject to the discretion of the Costa Mesa Chief of Police ("Chief of Police") to make assignment changes.

(b) **Discretionary Services.** City may, in the sole discretion of the SRO and/or the Chief of Police, perform the following services:

- (i) Conduct patrol activities in and around the designated campuses.
- (ii) Conduct preliminary and follow-up investigations of crimes that occur on or near the designated campuses.

2.2. Selection and Supervision of SROs. The Chief of Police will determine those individuals best suited for the assignment to the SRO Program in accordance with City's employment procedures and conditions and advise the District of the eligible candidates. The Chief of Police will consider input from the District representative as to

the selection of the SROs, but the Chief of Police shall have the sole discretion in the selection of the SROs. The Chief of Police's selections shall be final. The SROs shall perform the Services under the supervision and control of the Chief of Police.

2.3. Vehicles, Equipment, and Uniforms. Except as otherwise provided in this Agreement, City shall furnish all vehicles, equipment, and uniforms as may be required to support the SROs assigned to the District pursuant to this Agreement. City agrees that each SRO will perform his/her duties in full police uniform. The uniform will include safety equipment designated for use by sworn field personnel pursuant to CMPD policies and practices.

2.4. Schedule of Services; SRO Assignment. City shall schedule each SRO such that each SRO provides services four (4) days a week for ten (10) hours each day ("Normal Work Week"). The SROs will spend a minimum of seventy-five percent (75%) of their time allocated in this Agreement in and around the assigned schools. City shall use its best efforts to ensure that the same person provides Services to the same campus except when he/she is on paid leave or otherwise absent. Subject to provisions of relevant City personnel policies or labor agreements, City shall use its best efforts to schedule SROs so that at least one (1) SRO is on duty each day that school is in session and that each SRO can be present during special school activities. On the days that there is only one (1) SRO on duty during the week, he/she shall serve as the SRO for both CMHS, EHS, and BBHS and will also be available to assist, if needed, any other District school in the City.

2.5. District Security. The Services performed by SROs pursuant to this Agreement are not intended to supplant those provided by existing District security personnel. District may request security services from City pursuant to other provisions of this Agreement.

3.0. DISTRICT'S DUTIES

3.1. Compensation. District shall compensate City for the Services as set forth herein.

3.2. Access to Student Records. District shall designate the SROs as designated school officials for student records purposes. SROs shall have access to students' education records when there is a legitimate educational interest in the records. Pursuant to the Family Educational Rights and Privacy Act of 1974 (FERPA), the SROs may only use the personally identifiable information contained in a student's record for the purposes for which the disclosure is made, such as for promoting school safety and the physical security of students. SROs shall not redisclose personally identifiable information from a student's educational record to any other outside sources, including the CMPD, without consent, unless the redisclosure meets an exception to consent in FERPA.

3.3. Staff Liaison. District designates its Director of Student and Community

Services, or an alternate as designated by the Superintendent, as a liaison to the CMPD to facilitate communication between District personnel and the SROs and to coordinate the SROs' activities with District activities and events.

3.4. Cooperation. District personnel shall cooperate with the SROs to facilitate the performance of Services pursuant to this Agreement.

3.5. Special Events; Supplemental Services. The SRO Program shall not supplant or alter the existing District practice of hiring CMPD personnel for the purpose of policing special events. District may request in writing that City provide additional services beyond the Normal Work Week by a SRO during evening or weekend events, such as Parent-Teacher Association (PTA) meetings, Back-to-School Night(s), Open House(s), sporting event(s), dance(s), prom(s) or other District-sponsored events. City shall use its best efforts to provide the requested services by the SRO assigned to the campus at which the event or activity is scheduled. If the District has requested an SRO's presence at an event, or requested supplemental services to be provided by an SRO, District agrees that District shall compensate City for such supplemental services in accordance with this Agreement.

4.0. COMPENSATION

4.1. Compensation. For Services provided during the Normal Work Week, District shall pay City fifty percent (50%) of the total compensation paid each SRO under this Agreement, as invoiced by City to District. The term "total compensation" includes salary and benefits as those exist on the Effective Date and as set forth in Exhibit "A," attached hereto and incorporated herein by this reference, and as such salary and benefits are modified from time to time during the term of this Agreement.

4.2. Supplemental Services. If District requests additional services beyond the Normal Work Week for special events, District shall pay City one hundred percent (100%) of the costs that City incurs in providing the additional services as requested by the District, with the understanding that City is generally required to pay SROs at least one and one-half (1.5) times their regular rate of pay for overtime.

4.3. Method of Billing. At the end of each quarter, City will invoice District for the SRO costs incurred during that quarter. District shall pay City's invoice within thirty (30) days of receipt of the invoice. If City provides supplemental services as provided herein, City will invoice District for such supplemental services following the provision of such services and District shall pay such invoice within thirty (30) days of receipt of an invoice from City.

4.4. Extended Closure of Schools. Should there be an extended closure of District schools (longer than 30 days) due to an unforeseen event that diminishes the need of SRO's on school campuses and allows City to redeploy SROs to other agency duties, City will assume 80% of the costs of SRO's after the 30th consecutive day of such a closure while the District will continue to be responsible for 20% of the such costs.

Equally shared costs of SRO's between the District and the City would resume once the District begins normal operations that includes the re-entry of students onto District campuses.

5.0. GRANT ADMINISTRATIVE REQUIREMENTS

City and District will be responsible for their own respective grant monies received, if any, in connection with the SRO Program, including all administrative duties and responsibilities. This includes receipt and disbursement of funds, financial reporting and grant management issues.

6.0. TERMINATION

District or City may terminate this Agreement without cause any time, by giving thirty (30) days' written notice to the other party. In the event of termination, District shall compensate City for Services performed through the effective date of the termination. City shall continue to provide Services after notice to terminate and during the thirty (30) day notice period, unless District, in the notice, requests that City not perform Services.

7.0. INDEMNIFICATION

7.1. District Obligations. District agrees to defend, indemnify and hold harmless City, its elected and appointed officials, officers, agents, employees, and volunteers from and against any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, arising out of or in any way connected with the District's negligent performance of this Agreement. District assumes workers' compensation liability for injury or death of its officers, agents, employees and volunteers, and, except as provided herein, assumes no workers' compensation responsibility for the elected and appointed officials, officers, and employees of the City.

7.2. City Obligations. City agrees to defend, indemnify and hold harmless District, its officers, agents, employees and volunteers harmless from and against any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, arising out of or in any way connected with City's negligent performance of this Agreement. Except as provided herein, City assumes workers' compensation liability for injury or death of its elected and appointed officials, officers, and employees, and assumes no workers' compensation responsibility for the officers, agents, employees and volunteers of the District.

8.0. ASSIGNMENT

This Agreement may not be assigned or transferred by either party without the express written consent of the other party.

9.0. NOTICE / REPRESENTATIVES

City and District have designated the following representatives to receive notices and act on their agency's behalf in the administration of this Agreement. Notices shall be deemed given when personally delivered to the District or City representative or three (3) days after the date the notice is deposited in the United States mail, first-class postage prepaid, and addressed as set forth below.

CITY: Chief of Police
Costa Mesa Police Department
99 Fair Drive
Costa Mesa, CA 92626

DISTRICT: Superintendent of Schools
Newport-Mesa Unified School District
2985 Bear Street
Costa Mesa, CA 92626

10.0. NO THIRD-PARTY BENEFICIARIES

This Agreement is entered into for the sole benefit of City and District and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.

11.0. INDEPENDENT CONTRACTOR

The parties understand and agree that in performing the Services under this Agreement, City, and any person employed by or contracted with City to furnish labor and/or materials under this Agreement, shall act as and be an independent contractor and not an agent or employee of the District.

12.0. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties with respect to any matter referenced herein and supersedes any and all other prior writings and oral negotiations. This Agreement may be modified only in writing, and signed by the parties in interest at the time of such modification. The terms of this Agreement shall prevail over any inconsistent provision in any other contract document appurtenant hereto, including exhibits to this Agreement.

13.0. ATTORNEYS' FEES

If litigation is brought by any party in connection with this Agreement, the prevailing party shall be entitled to recover from the opposing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the exercise of any of its rights or remedies hereunder or the enforcement of any of the terms, conditions, or provisions hereof.

14.0. GOVERNING LAW

This Agreement shall be governed by and construed under the laws of the State of California without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California.

15.0. AMENDMENTS

Only a writing executed by the parties hereto or their respective successors and assigns may amend this Agreement.

16.0. COUNTERPARTS

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original. All counterparts shall be construed together and shall constitute one agreement.

[Signatures appear on following page.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by and through their respective authorized officers, as of the date first written above.

CITY OF COSTA MESA

Lori Ann Farrell Harrison
City Manager

Date: _____

ATTEST:

APPROVED AS TO FORM:

Brenda Green
City Clerk

Kimberly Hall Barlow
City Attorney

NEWPORT-MESA UNIFIED SCHOOL DISTRICT

Sara Jocham, Ed.D.
Assistant Superintendent of Student Support Services

Date: _____

APPROVED AS TO FORM:

General Counsel

EXHIBIT A

SCHOOL RESOURCE OFFICER SALARIES FOR 2024-2025

**City of Costa Mesa
School Resource Officer Program
Fiscal Year 2024-2025**

	<u>Amount per Officer</u>
Salaries	\$133,207
Special Pays (POST/Uniform/Liaison/Bilingual)	28,861
Medicare Tax	2,719
Health Insurance Benefit	25,428
Retirement Benefit	138,637
Insurance (Workers Comp/Liability/Unemployment)	14,909
	343,760
	<u> x 3</u>
Total Costs for Three Officers	<u><u>\$ 1,031,281</u></u>
	<u> x 50%</u>
NMUSD share at 50%	<u><u>\$515,641</u></u>



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-291

Meeting Date: 8/6/2024

TITLE:

SERVICE AGREEMENT AMENDMENT WITH TYLER TECHNOLOGIES PERTAINING TO IMPLEMENTATION OF THE CITY'S LAND MANAGEMENT SYSTEM (TESSA) UPDATE

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

**PRESENTED BY: DANIEL INLOES, AICP, ECONOMIC DEVELOPMENT
ADMINISTRATOR**

**CONTACT INFORMATION: DANIEL INLOES, AICP, ECONOMIC DEVELOPMENT
ADMINISTRATOR, 714-754-5088**

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize the City Manager and City Clerk to increase the total compensation by \$90,000 to a not-to-exceed amount of \$1,300,856, in substantially the form as approved by the City Attorney.
2. Authorize the City Manager to approve future amendments to the agreement with Tyler Technologies in an amount not-to-exceed \$100,000.



Agenda Report

Item #: 24-291

Meeting Date: 8/06/2024

TITLE: SERVICE AGREEMENT AMENDMENT WITH TYLER TECHNOLOGIES PERTAINING TO IMPLEMENTATION OF THE CITY'S LAND MANAGEMENT SYSTEM (TESSA) UPDATE

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: DANIEL INLOES, AICP, ECONOMIC DEVELOPMENT ADMINISTRATOR

CONTACT INFORMATION: DANIEL INLOES, AICP, ECONOMIC DEVELOPMENT ADMINISTRATOR, 714-754-5088

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize the City Manager and City Clerk to increase the total compensation by \$90,000 to a not-to-exceed amount of \$1,300,856, in substantially the form as approved by the City Attorney.
2. Authorize the City Manager to approve future amendments to the agreement with Tyler Technologies in an amount not-to-exceed \$100,000.

BACKGROUND:

On October 1, 2019, the City Council approved \$1,974,693 for the City's comprehensive "land management system" (LMS) update. Among other components and consultant services involved in this effort, the LMS budget included a contract with Tyler Technologies for the new Energov software and the associated implementation services with a not to exceed amount of \$901,606. The Tyler Technologies contract also included a contract contingency of up to \$100,000.

On March 19, 2022, the City Council approved an amendment providing additional professional implementation services by Tyler Technologies with a not-to-exceed amount of \$1,060,856. This contract amendment was necessary due to the additional time needed for consultant meetings with staff to ensure successful implementation of the software.

On June 6, 2023, the City Council approved a request to modify the provisions of the Tyler Technologies agreement to allow for expanded licensing of the Energov software. The software licensing change allowed the City to have an unlimited number of users to access and use the software. This increased the not-to-exceed amount of the agreement to \$1,210,856.

The City's Land Management System, TESSA, was launched on August 21, 2023.

ANALYSIS:

This request is to secure additional funding for Tyler Technology services and upgrades that will improve the City's new Land Management System for customers and staff. These software upgrades will assist customers in selecting the appropriate applications, offer enhanced public interfaces, and bolster City departmental integration. Initial tests have demonstrated these enhancements to be beneficial and significantly improve system functionality. The requested contract increase is for \$90,000 and includes both additional software and consultant software support.

In addition, staff is requesting that the City Council authorize the City Manager to approve future amendments (not to exceed \$100,000) to the Tyler Technologies contract if further software upgrades or software support is necessary. Future amendments would be limited to the total LMS budget.

The budget for this request and future amendments (not to exceed \$100,000) for additional software upgrades and support, if needed, is available in the overall LMS budget.

This Fall, after one year of operation, staff will present an update to the City Council on TESSA's contributions to customer service and improvements to the staff permitting review process.

ALTERNATIVES:

The City Council could not approve the additional LMS software upgrades, and/or not approve the authorization of the City Manager to approve future contract amendments.

FISCAL REVIEW:

The requested contract increase amount of \$90,000 for additional software and consultant software support is available in the Information Technology Replacement Fund (Fund 603), under the Land Management System (LMS) Project Budget (Project #200086). The budget for future amendments (not to exceed \$100,000) for additional software upgrades and support, if needed, is also available in Fund 603.

LEGAL REVIEW:

The City Attorney's Office has reviewed and approved this report as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item is administrative in nature.

CONCLUSION:

Staff recommends the City Council authorize the City Manager and City Clerk to increase the not-to-exceed amount of Tyler Technologies agreement to provide for additional software upgrades and the associate implementation services, and increase the total compensation by \$90,000 for a not-to-exceed amount of \$1,300,856. Staff further recommends the City Council authorize the City Manager to approve future amendments to the agreement with Tyler Technologies in an amount not-to-exceed \$100,000.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-297

Meeting Date: 8/6/2024

TITLE:

AUTHORIZE THE PURCHASE OF FORD FLEET VEHICLES

DEPARTMENT: PUBLIC WORKS DEPARTMENT, MAINTENANCE SERVICES
DIVISION

PRESENTED BY: RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR

CONTACT INFORMATION: ROBERT RYAN, MAINTENANCE SERVICES MANAGER (714)
327-7499

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize by minute action, that compliance with the bidding requirements and procedures is inefficient and not in the best interest of the city, based on identified conditions and supported by substantial evidence.
2. Authorize the purchase of Ford fleet vehicles from local authorized Ford dealerships.
3. Authorize the City Manager or designee to execute the necessary documents for the purchase of new and replacement Ford fleet vehicles as approved in Fiscal Year 2024-2025, and as approved during the annual budget.

BACKGROUND:

Consistent with past practices, new and/or replacement vehicle and equipment requests are evaluated during the annual budget process along with Equipment Maintenance staff recommendations.

The vehicles and equipment identified have high mileage and usage, are in poor condition, and have severe mechanical issues. Other factors for replacement consideration include obsolete parts, availability and high maintenance and repair costs. All the vehicles and equipment approved for replacement have exceeded their anticipated service lives.

Typically, vehicles and equipment are purchased using contracts through Sourcewell. Utilizing a Sourcewell contract meets all requirements outlined in the City of Costa Mesa's Purchasing Policy and all requirements set forth by the State of California in regard to regional cooperative purchasing agreements. This process has been utilized successfully by the City for several previous vehicle purchases. However, over the last several years, the availability of vehicles has been severely limited

and manufacturers have not been allocating sufficient inventory for government procurement through Sourcewell.

At their regularly scheduled meeting on June 20, 2023, Council authorized by minute action, that compliance with the bidding requirements and procedures was inefficient and not in the best interest of the city, based on identified conditions and supported by substantial evidence as shared above. The Council authorized the purchase of Ford fleet vehicles directly from local authorized Ford dealerships. Since that authorization was granted, staff was able to work with local Ford dealerships to procure eighteen (18) new and replacement vehicles authorized for purchase in Fiscal Year 2022-2023 and thirty (30) new and replacement vehicles, including eight (8) Police Interceptors, authorized for purchase in Fiscal Year 2023-2024. This process has reduced staff time dedicated to sourcing replacement vehicles and increased efficiency in the purchasing process overall. All of the local Ford dealerships that the City has worked with offer a government liaison, as well as government incentives and pricing, passed on from the manufacturer.

ANALYSIS:

The purchase of new and replacement vehicles is necessary in order to upgrade the City's fleet of operable vehicles to serve the community and its stakeholders. The necessity of these purchases is exemplified by the continual breakdowns and repairs of the aging fleet of vehicles. The purchases will also provide vehicles to newly added staff that serve the community.

Traditional procurement avenues have been exhausted with no results. Staff have been able to procure vehicles effectively, efficiently and at government pricing by working directly with local Ford dealerships. Approving the recommendation would allow staff to continue to negotiate directly with one or more local authorized Ford dealership(s) to continue to procure the vehicles necessary to ensure maintenance and safety operations as well as other City functions.

ALTERNATIVES:

The City Council could choose not to authorize the direct purchase of vehicles from local authorized Ford dealerships. This is not recommended as it would result in further delays in the procurement of approved vehicles and equipment. These delays could potentially result in safety issues, as well as maintenance units not being in service promptly, causing staff to be operating unreliable vehicles.

FISCAL REVIEW:

Funding for the replacement of City vehicles and equipment is approved each fiscal year by City Council during budget adoption and is available in the adopted FY 2024-25 operating budget in the Equipment Replacement Fund (Fund 601).

LEGAL REVIEW:

The City Attorney's Office has reviewed this report and approves it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item works toward achieving the following City Council goals:

- Strengthen the public's safety and improve quality of life.
- Advance environmental sustainability and climate resiliency.

CONCLUSION:

Staff recommends the City Council:

1. Authorize by minute action, that compliance with the bidding requirements and procedures is inefficient and not in the best interest of the city, based on identified conditions and supported by substantial evidence.
2. Authorize the purchase of Ford fleet vehicles from local authorized Ford dealerships.
3. Authorize the City Manager or designee to execute the necessary documents for the purchase of new and replacement Ford fleet vehicles as approved in Fiscal Year 2024-2025, and in the next four annual budgets concluding in Fiscal Year 2028-2029.



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 24-302

Meeting Date: 8/6/2024

TITLE:

INTRODUCTION AND FIRST READING OF AN ORDINANCE APPROVING THE FIRST AMENDMENT (DA-20-05) TO DEVELOPMENT AGREEMENT (DA-94-01) BETWEEN THE CITY OF COSTA MESA AND THE INTERINSURANCE EXCHANGE OF THE AUTOMOBILE CLUB ALLOWING FOR A 20-YEAR TIME EXTENSION THAT WOULD EXPIRE OCTOBER 31, 2044; AMENDING PROVISIONS PERTAINING TO THE RATE AND METHODOLOGY FOR CALCULATING TRAFFIC IMPACT FEES; AND, AMENDING PROVISIONS RELATED TO THE SETBACK OF A FUTURE PARKING STRUCTURE; FOR A PROPERTY LOCATED AT 3333 FAIRVIEW ROAD

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

PRESENTED BY: CHRISTOPHER ALDANA, ASSISTANT PLANNER

CONTACT INFORMATION: CHRISTOPHER ALDANA, ASSISTANT PLANNER, (714) 754-4868

RECOMMENDATION:

On July 22, 2024, the Planning Commission recommended that the City Council approve the proposed Development Agreement amendments and Ordinance adoption by a vote of 4-1-2 to:

1. Find, pursuant to CEQA Guidelines Section 15162, that the project is within the scope of the June 20, 1994-certified Final Environmental Impact Report (EIR) #1045 (State Clearing House No. 94021036) for the Auto Club Expansion project. The effects of the project were examined in the 1994 FEIR, and all feasible mitigation measures and alternatives developed in the 1994 FEIR are incorporated into this project and no new mitigation measures are required. Therefore, the 1994 FEIR for the Automobile Club Expansion project is determined to be adequate to serve as the environmental documentation for this project, that no further environmental review is required, and that all requirements of CEQA are satisfied.
2. Introduce for first reading, by title only, Ordinance 2024-XX approving the First Amendment (DA-20-05) to the Automobile Club of Southern California Development Agreement (DA-94-01) to allow for a 20-year time extension that would expire October 31, 2044; to amend provisions pertaining to the rate and methodology for calculating traffic impact fees; and to amend provisions related to the setback of a future parking structure.



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

Item #: 24-302

Meeting Date: 08/06/2024

TITLE: INTRODUCTION AND FIRST READING OF AN ORDINANCE APPROVING THE FIRST AMENDMENT (DA-20-05) TO DEVELOPMENT AGREEMENT (DA-94-01) BETWEEN THE CITY OF COSTA MESA AND THE INTERINSURANCE EXCHANGE OF THE AUTOMOBILE CLUB ALLOWING FOR A 20-YEAR TIME EXTENSION THAT WOULD EXPIRE OCTOBER 31, 2044; AMENDING PROVISIONS PERTAINING TO THE RATE AND METHODOLOGY FOR CALCULATING TRAFFIC IMPACT FEES; AND, AMENDING PROVISIONS RELATED TO THE SETBACK OF A FUTURE PARKING STRUCTURE; FOR A PROPERTY LOCATED AT 3333 FAIRVIEW ROAD

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

PRESENTED BY: CHRISTOPHER ALDANA, ASSISTANT PLANNER

CONTACT INFORMATION: CHRISTOPHER ALDANA, ASSISTANT PLANNER, (714) 754-4868

RECOMMENDATION:

On July 22, 2024, the Planning Commission recommended that the City Council approve the proposed development agreement amendments and Ordinance adoption by a vote of 4-1-2 to:

1. Find, pursuant to CEQA Guidelines Section 15162, that the project is within the scope of the June 20, 1994-certified Final Environmental Impact Report (EIR) #1045 (State Clearing House No. 94021036) for the Auto Club Expansion project. The effects of the project were examined in the 1994 FEIR, and all feasible mitigation measures and alternatives developed in the 1994 FEIR are incorporated into this project and no new mitigation measures are required. Therefore, the 1994 FEIR for the Automobile Club Expansion project is determined to be adequate to serve as the environmental documentation for this project, that no further environmental review is required, and that all requirements of CEQA are satisfied.
2. Introduce for first reading, by title only, Ordinance 2024-XX approving the First Amendment (DA-20-05) to the Automobile Club of Southern California Development Agreement (DA-94-01) to allow for a 20-year time extension that would expire October 31, 2044; to amend provisions pertaining to the rate and methodology for calculating traffic impact fees; and to amend provisions related to the setback of a future parking structure.

APPLICANT OR AUTHORIZED AGENT:

The applicant and authorized agent is Jennifer J. Farrell, Esq., representing the property owner, Interinsurance Exchange Automobile Club of Southern California.

BACKGROUND:

The Automobile Club of Southern California (AAA) has operated at 3333 Fairview Road since the 1980s. The site operates and is developed with AAA office and support services that were approved pursuant to Development Review (DR-80-05). The AAA site is a 29.5-acre lot subdivided in 1979 as Parcel 1 of Parcel Map No. 79-381 and an adjacent 9.7-acre site to the west that was later subdivided in 1994 as Parcel 2 of Parcel Map No. 94-120 (see the below Exhibit 1).

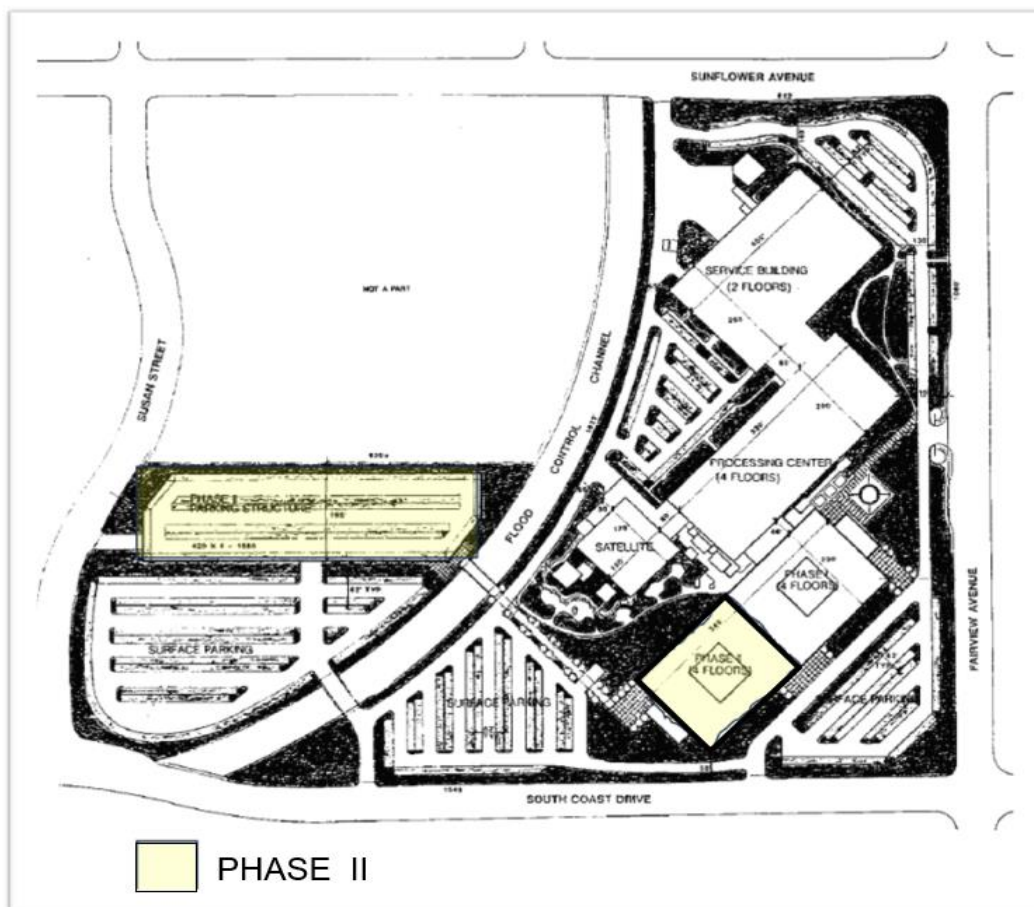
Exhibit 1 – Vicinity Map

In 1994, the City of Costa Mesa approved the following applications for the development of the subject property:

- 1) **Final Environmental Impact Report #1045** (State Clearinghouse No. 94021036);

- 2) **General Plan Amendment (GP-94-01A)** to redesignate the subject property and the adjacent 9.7-acre parcel from Industrial Park and Medium Density Residential to Urban Center Commercial;
- 3) **Rezone (R-94-01)** to change the subject property from Industrial Park (MP) and Planned Development Residential-Medium Density (PDR-MD) to Planned Development Commercial (PDC);
- 4) **Planning Action (PA-94-15)** for a final development plan for a 500,000-square-foot expansion of the existing Automobile Club facility with a four-level parking structure;
- 5) **Tentative Parcel Map (S-94-120)** to divide the northerly portion of the Segerstrom Home Ranch site into three parcels to accommodate the proposed project; and
- 6) **Development Agreement (DA-94-01)** an agreement between the applicant and the City pursuant to California Government Code Sections 65864, et seq. that guarantees project approvals for 30 years from its effective date, in exchange for certain public benefits.

Exhibit 2 – DA-94-01 Approved AAA Site Plan



The 1994 entitlements included a 500,000-square-foot expansion that was planned to occur in two phases. Each phase was to consist of an approximate 250,000-square-foot building. Additionally, a four-level 1,840 space parking structure is approved on the adjacent 9.7-acre parcel. To date, AAA has completed Phase I improvements, which total 235,825 square feet of the 500,000-square-foot expansion. Including the aforementioned addition (Phase I), the AAA total site floor area is approximately 702,825 square feet. Additionally, the 9.7-acre parcel to the west, which has a driveway along Susan Street, has been improved and is utilized as a surface parking lot for AAA employees. This surface parking lot is accessed internally by a 40-foot-wide bridge that connects the main AAA facility. The remaining Phase II improvements are shown in yellow-shading on the above Exhibit 2.

The original development agreement (DA-94-01) provided for a 30-year timeframe in which to develop the project. This term will expire on October 31, 2024 unless extended. AAA is in full compliance with all terms of the development agreement for the square footage that has been constructed to date, which includes payment of traffic impact fees and Transportation Corridor fees.

In recent years, AAA management has contemplated consolidating their southern California regional operations to their Costa Mesa facility. The square footage that remains to be built pursuant to the development agreement is believed to be adequate to accommodate this consolidation. In 2023, AAA approached the City with a request to extend the development agreement by 20 years, starting on November 1, 2024 to October 31, 2044, in order to accommodate their consolidation plans. During conversations with the applicant, City staff requested additional updates to the terms of the development agreement that include the payment of traffic impact fees, and consideration of the setback of the future parking structure from the adjacent residential community, which was contemplated in the original project approval. The applicant was amenable to these updates and has included them in their application.

Requested Amendments

In support of their long-term plans to consolidate regional business operations in Costa Mesa, AAA proposes the following revisions to the development agreement (see Attachment 2):

1. Page 2, Section 2: Change the expiration year from 2024 to 2044. This will extend the development agreement for an additional 20 years, commencing on November 1, 2024 and terminating on October 31, 2044.
2. Page 3, Section 6 (a): Update the average daily vehicle trip "ADT" multiplier from .00718 to .00989. This change reflects the current Institute of Transportation Engineers (ITE) trip generation factor for office land uses.
3. Page 4, Section 6 (b): Update the Traffic Impact Fee from \$228 to \$235, or the current rate at time of development, whichever is less. This change is necessary to reflect the City's current adopted fee.

4. Page 3, Section 5(e): Specify that the Phase II parking structure shall be proposed a minimum of 60 feet from the existing residential uses located to the north of the smaller parcel to improve land use compatibility.
5. Other non-substantive numbering, reference, and/or formatting edits to clarify intent and implement the proposed changes.

Refer to the applicant's letter in Attachment 3 for a detailed description of the applicant's requests.

Public Comments

One comment letter was received prior to the Planning Commission meeting. The letter requested additional information from staff relating to the proposed parking structure location. Staff spoke with the commenter by phone and addressed their questions. The commenter then indicated to staff that they had no concerns. At the Planning Commission meeting held on July 22, 2024, no members of the general public spoke either in support or opposition to the project.

Planning Commission Recommendation

On July 22, 2024, the Planning Commission considered the request and reviewed the proposed DA modifications/updates. After considering staff's presentation, the applicant's presentation, and opening the hearing for public comments, the Planning Commission deliberated and voted 4-1-2 to find that the project is within the scope of the June 20, 1994 certified Final Environmental Impact Report, and to adopt a Resolution that recommends City Council approval of the First Amendment (DA-20-05) to the Automobile Club of Southern California Development Agreement (DA-94-01) by adopting an ordinance to allow for a 20-year time extension until October 31, 2044; to amend provisions pertaining to the rate and methodology for calculating traffic impact fees; and, to amend provisions related to the setback of a future parking structure. Planning Commissioner Martinez voted to not recommend project approval to the City Council, and Chair Ereth and Commissioner Andrade recused themselves from the project review.

Planning Commissioner comments supporting the motion for approval included that "the AAA is an excellent local business", "the AAA facility is very well maintained" and the "AAA facility has great employee amenities that attracts high quality jobs to the City". Commissioner Martinez did not support the motion and provided comments that the project was generally not consistent with certain General Plan Policies that encouraged multi-modal transportation, and that the site was over-parked. The July 22, 2024, Planning Commission staff report and video is linked below:

The July 22, 2024 Planning Commission staff report (also provided as Attachment 8) can be viewed at this link:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6790093&GUID=D41EA24A-9362-496E-B877-A33BB700B732>

The July 22, 2024 Planning Commission meeting video can be viewed at this link:

https://costamesa.granicus.com/player/clip/4155?view_id=14&redirect=true

ANALYSIS:

Pursuant to City Council Resolution No. 88-53, Development Agreement Procedures and Requirements, and Government Code Section 65865(c), the proposed amendments are subject to the following two determinations:

1. The Development Agreement between the City of Costa Mesa and Developer is:
 - Consistent with the objectives, policies, general land uses and programs specified in the General Plan and with the General Plan as a whole;
 - Compatible with the uses authorized in, and the existing land use regulations prescribed for, the zoning district in which the real property is and will be located; and
 - Is in conformity with and will promote public convenience, general welfare, and good land use practice.

In making its recommendation to the City Council, the Planning Commission found that the proposed first amendment to the development agreement is consistent with General Plan policies and objectives, primarily objective LU-6C, in that the long-term build-out of the AAA office campus will support the retention and expansion of the City's employment base with diverse and quality employment opportunities. Additionally, the City's Land Use Element specifies that the "Urban Center Commercial" Land Use District is intended to "allow for high-intensity mixed-use commercial development within a limited area" and identifies that one of the four major developments located within the Urban Center Commercial Land Use District is the "Automobile Club of Southern California". The proposed development is also compatible with the existing land uses located north of Interstate 405 which includes larger developments such as South Coast Plaza, Metro Pointe, IKEA and the Segerstrom Center for the Arts. Lastly, AAA has operated from this site since 1980 without any impacts to surrounding uses, including the nearby residential developments.

2. The Development Agreement between the City of Costa Mesa and Developer will not:
 - Be detrimental to the health, safety and general welfare; and
 - Adversely affect the orderly development of property or the preservation of property values.

In making its recommendation to the City Council, the Planning Commission also found that the AAA headquarters has operated at the site since 1980 and there have been no incompatibilities with the surrounding uses. The proposed use, size, and intensity of the project is consistent with the existing development within the general area located north of the 405 freeway, and would not be detrimental to the health, safety, and general welfare of the community. There are no modifications proposed to the site's previously entitled development

intensity and only minor considerations are proposed to improve the site's physical layout to avoid potential impacts to nearby residential development. As such, the extension of the Development Agreement will not be detrimental to the health, safety and general welfare, or adversely affect the orderly development of property or the preservation of property values.

Project Effective Date

The current development agreement provides that it may be amended or canceled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. If the City Council approves this request prior to the expiration date of the existing development agreement, this first amendment will become effective on November 1, 2024 and be valid through October 31, 2044.

ENVIRONMENTAL DETERMINATION:

Pursuant to CEQA Guidelines Section 15162, this project remains within the scope of the June 20, 1994 certified Final Environmental Impact Report (FEIR) #1045 (State Clearinghouse No. 94021036) for the AAA Expansion project. The effects of the project were examined in the 1994 FEIR, and all feasible mitigation measures and alternatives developed in the 1994 FEIR are incorporated into this project, and no new mitigation measures are required. Therefore, the 1994 FEIR for AAA Expansion project is determined to be adequate to serve as the environmental documentation for this project, no further environmental review is required, and that all requirements of CEQA are satisfied.

ALTERNATIVES:

Other than the recommended action, the City Council may:

1. *Introduce the Ordinance for First Reading with Modifications.* The City Council may suggest specific changes that are appropriate to address concerns or improve the project. Please note that Development Agreements are, effectively, contracts between the City and the applicant and, as such, the applicant would need to agree to any proposed modifications.
2. *Continue the Ordinance for First Reading to a date certain.* The City Council may continue the item to a date certain with direction for staff to return with additional information, changes, and/or clarifications. Please note that any continuation should have the item return to the City Council for final action before September 30, 2024, so that an approval will occur prior to the expiration of the existing agreement.
3. *Deny the project.* If the City Council believes there are insufficient reasons to support the determinations for approval, the City Council must deny the application.

FISCAL REVIEW:

The overall impact to the City from Traffic Impact Fee revenue under the revised calculation from \$228 to \$235 per net trip, if AAA expands to the maximum allotted 250,000-square-foot building, would be an additional one-time estimated increase of \$160,000 in revenue to the Traffic Impact Fees Fund (Fund 214).

LEGAL REVIEW:

The draft Ordinance and staff report have been prepared in conjunction with and reviewed by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to CMMC Section 13-29(d), three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

Any public comments received prior to the August 6, 2024 City Council meeting, may be viewed at this link: [CITY OF COSTA MESA - Calendar \(legistar.com\)](https://legistar.com/calendar/city-of-costa-mesa/)

CITY COUNCIL GOALS AND PRIORITIES:

This item is administrative in nature.

CONCLUSION:

An Ordinance for DA 94-01 was adopted by the City Council in 1994 and included a 30-year time frame for completion. Unless extended, the DA will expire on October 31, 2024. As approved, the AAA development consists of two phases of which only Phase I has been completed. AAA is now interested in completing the second phase of the approved entitlements to consolidate regional operations in Costa Mesa. Beyond extending the date of expiration, updating the rate and method of calculating traffic impact fees, and modifying language pertaining to the location of a future parking structure, there are no changes to the DA agreement. The Planning Commission voted in favor of the proposed first amendment because the extended term will retain a large and high-quality local employer, allow the City the opportunity to benefit from the remaining traffic impact fees which would be used on road improvement projects, and the development will create additional quality local employment opportunities. Finally, the proposal is in conformance with the City's General Plan.

ORDINANCE NO. 2024-xx**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING THE FIRST AMENDMENT (DA-20-05) TO DEVELOPMENT AGREEMENT (DA-94-01) BETWEEN THE CITY OF COSTA MESA AND THE INTERINSURANCE EXCHANGE OF THE AUTOMOBILE CLUB**

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY FIND AND DECLARE AS FOLLOWS:

WHEREAS, public hearings were held on May 23, 1994 before the Planning Commission pursuant to the Procedures and Requirements for Consideration of Development Agreements set forth in City Council Resolution No. 88-53 and Government Code 65867, regarding the proposed Development Agreement DA-94-01 (hereinafter, the "Agreement"), at which time the Planning Commission considered testimony presented by the public and applicant (hereinafter, "Developer") and thereafter made a recommendation to the City Council; and

WHEREAS, a public hearing was subsequently held before the City Council on June 6, 1994 and June 20, 1994 pursuant to the requirements of Resolution No. 88-53 and Government Code 65867, at which time the City Council considered testimony presented by the public and the Developer and the recommendation of the Planning Commission regarding the proposed Agreement; and

WHEREAS, EIR No. 1045 and Addendum No. 1 were prepared for the project and were certified on June 20, 1994, in accordance with Sections 15090 and 15164 of the CEQA Guidelines; and

WHEREAS, on behalf of the property owner, the applicant, Jennifer J. Farrell of Rutan, submitted application Development Agreement DA-20-05 in August 2023 requesting amendments to several terms of Development Agreement DA-94-01; and

WHEREAS, the proposed First Amendment (DA-20-05) to Development Agreement (DA-94-01) between the City of Costa Mesa and the Interinsurance Exchange of the Automobile Club requests approval of the following:

- A 20-year time extension that would expire on October 31, 2044,
- Update to the rate and methodology for calculating traffic impact fees,
- Update to the setback of a future parking structure, and

WHEREAS, a duly-noticed public hearing was held on July 22, 2024, before the Planning Commission pursuant to the Procedures and Requirements for Consideration of Development Agreements set forth in City Council Resolution No. 88-53 and Government Code Section 65867, regarding the proposed First Amendment (DA-20-05) to Development Agreement (DA-94-01), attached hereto as Exhibit “A” (hereinafter, the “Agreement”), at which time the Planning Commission considered testimony presented by the public and applicant and property owner Interinsurance Exchange of the Automobile Club (hereinafter, “Developer”) and thereafter recommended by a vote of 4-1-2 that the City Council approve the proposed amendments; and

WHEREAS, a duly-noticed public hearing was subsequently held on August 6, 2024, before the City Council pursuant to the Procedures and Requirements for Consideration of Development Agreements set forth in City Council Resolution No. 88-53 and Government Code 65867, regarding the proposed First Amendment (DA-20-05) to Development Agreement (DA-94-01), at which time the City Council considered testimony presented by the public and the Developer and the recommendation of the Planning Commission; and

WHEREAS, the First Amendment to the Development Agreement is:

- (a) Consistent with the objectives, policies, general land uses and programs specified in the General Plan;
- (b) Compatible with the uses authorized in, and the existing land use regulations prescribed for, the zoning district in which the real property is and will be located; and
- (c) Is in conformity with and will promote public convenience, general welfare, and good land use practice.

WHEREAS, the First Amendment to the Development Agreement will not:

- (a) Be detrimental to the health and safety and general welfare; or
- (b) Adversely affect the orderly development of property or the preservation of property values.

WHEREAS, the First Amendment to the Development Agreement will promote and encourage the development of the proposed project and will ensure the public benefits promised therein, by providing stability and certainty to Developer; and

WHEREAS, pursuant to CEQA Guidelines Section 15162 the project is within the scope of the June 20, 1994-certified Final Environmental impact Report (EIR) #1045 (State Clearinghouse No. 94021036) for the Auto Club Expansion project. The effects of the project were examined in the 1994 FEIR, and all feasible mitigation measures and alternatives developed in the 1994 FEIR are incorporated into this project and no new mitigation measures are required. Therefore, the 1994 FEIR for the Automobile Club Expansion project is determined to be adequate to serve as the environmental documentation for this project, that no further environmental review is required, and that all requirements of CEQA are satisfied.

WHEREAS, all legal prerequisites prior to the adoption of this Ordinance have occurred.

Now, therefore, THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: Findings and Declarations. The above stated findings and declarations are true and correct.

Section 2: Approval. The City Council hereby approves, adopts, and enters into First Amendment (DA-20-05) to the Development Agreement (DA-94-01) in the form attached hereto as Exhibit "A" and incorporates the First Amendment (DA-20-05) to the Development Agreement (DA-94-01) herein by this reference.

Section 3: Recordation. Upon execution of the Agreement by all parties, the City Clerk is directed to record the First Amendment (DA-20-05) pursuant to Resolution No. 88-53.

Section 4: Environmental Compliance. Pursuant to the provisions of CEQA and State CEQA guidelines, a Final EIR, State Clearing House No. 94021036, including a mitigation monitoring program and statement of overriding consideration, was certified for the project on June 20, 1994, and the City has determined that the effects of this project were examined in the 1994 FEIR, and all feasible mitigation measures and alternatives developed in the 1994 FEIR are incorporated into this project and no new mitigation measures are required. Therefore, the 1994 FEIR for the Automobile Club Expansion project is determined to be adequate to serve as the environmental documentation for this project, that no further environmental review is required, and that all requirements of CEQA are satisfied.

Section 5: Inconsistencies. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistencies

and or further, is hereby repealed or modified to the extent necessary to affect the provisions of this ordinance.

Section 6: Severability. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, State, or Federal law, regulation, or codes dealing with life safety factors.

Section 7: Effective Date. This Ordinance shall take effect 30 days after adoption.

Section 8: Certification. The City Clerk shall certify the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner as required by law.

PASSED AND ADOPTED this ____ day of _____, 2024.

John Stephens
Mayor of the City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

Brenda Green, City Clerk

Kimberly Hall Barlow, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing Ordinance No. 2024-xx was duly introduced for first reading at a regular meeting of the City Council held on the ____ day of _____, 2024, and that thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council held on the ____ day of _____, 2024, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this ____ day of _____, 2024.

Brenda Green, City Clerk

EXHIBIT A

FINDINGS

DA-20-05 is a request for 20-year time extension that would expire on October 31, 2044, and to also amend provisions of Development Agreement DA-94-01 pertaining to the rate and methodology for calculating Traffic Impact Fees and the setback for a future parking structure. The requested amendments do not change the previously approved project plans. Therefore, the findings, and the facts in support of those findings, contained in the Ordinances and Resolutions for Final Environmental Impact Report #1045, General Plan Amendment (GP-94-01A), Rezone (R-94-01), Planning Action (PA-94-15), Tentative Parcel Map (S-94-120), and Development Agreement (DA-94-01) remain true and in effect. The following findings, and facts in support of those findings, pertain only to the scope of the proposed amendments.

Pursuant to City Council Resolution No. 88-53, Development Agreement Procedures and Requirements, and Government Code Section 65865(c), staff recommends approval of the requested amendments, based on the following assessment of facts and findings:

- The Development Agreement between the City of Costa Mesa and Developer is:
 - Consistent with the objectives, policies, general land uses and programs specified in the General Plan and with the General Plan as a whole;
 - Compatible with the uses authorized in, and the existing land use regulations prescribed for, the zoning district in which the real property is and will be located; and
 - Is in conformity with and will promote public convenience, general welfare, and good land use practice.

The proposed amendment to the DA is consistent with General Plan policies and objectives, primarily objective LU-6C, in that the long-term build-out of the AAA office campus will support the retention and expansion of the City's employment base with diverse and quality employment opportunities. Additionally, the City's Land Use Element specifies that the "Urban Center Commercial" Land Use District is intended to "allow for high-intensity mixed-use commercial development within a limited area", and identifies that one of the four major developments located within the Urban Center Commercial Land Use District is the "Automobile Club of Southern California". The proposed development is also compatible with the existing land uses located North of Interstate 405 which includes larger developments such as The South Coast Plaza, Metro Pointe, IKEA and the Segerstrom Center for the Arts. Lastly, AAA has operated from this site since 1980 without any impacts to surrounding uses, including the nearby residential developments.

- The Development Agreement between the City of Costa Mesa and Developer will not:
 - Be detrimental to the health, safety and general welfare; and

- *Adversely affect the orderly development of property or the preservation of property values.*

This AAA headquarters has operated at the site since 1980 and there have been no incompatibilities with the surrounding uses. The proposed use, size, and intensity of the project is consistent with the existing development within the general area located north of the 405 freeway, and would not be detrimental to the health, safety, and general welfare of the community. There are no modifications proposed to the site's previously entitled development intensity and only minor considerations are proposed to improve the site's physical layout to avoid potential impacts to nearby residential development. As such, the extension of the DA will not be detrimental to the health, safety and general welfare, or adversely affect the orderly development of property or the preservation of property values.

EXHIBIT B

**FIRST AMENDMENT (DA-20-05) TO THE DEVELOPMENT AGREEMENT BETWEEN THE
CITY OF COSTA MESA AND INTERINSURANCE EXCHANGE OF THE AUTOMOBILE
CLUB (DA-94-01)**

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

City of Costa Mesa
PO Box 1200
Costa Mesa, CA 92628-1200
Attn: City Clerk

Space Above This Line for Recorder's Use (Exempt
from Recording Fee per Gov't Code §6103 and §27383)

**FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF COSTA MESA
AND
THE INTERINSURANCE EXCHANGE OF THE
AUTOMOBILE CLUB**

698/037947-0002
19250070.11 a05/30/24

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This First Amendment to Development Agreement (the “Amendment”) is entered into as of the _____ day of _____, 2024 (“First Amendment Effective Date”), by and between the CITY OF COSTA MESA (“City”), and the INTERINSURANCE EXCHANGE OF THE AUTOMOBILE CLUB, formerly known as the Interinsurance Exchange of the Automobile Club of Southern California (“Owner”). Each party may be referred to individually as “Party” or together as the “Parties”.

RECITALS

A. WHEREAS, pursuant to Section 65864 *et seq.* of the Government Code and the City’s adopted rules and procedures, the Parties entered into that certain Development Agreement dated October 5, 1994 and recorded in the official records of Orange County, California on November 1, 1994, as instrument number 94-0641379 (the “Development Agreement”); and

B. WHEREAS, among other purposes, the City entered into the Development Agreement in furtherance of the City’s policy to support the retention and expansion of businesses located in the City in order to increase employment, maintain a stable tax base, attract new businesses, and promote a diversified, stable, and healthy local economy; and

C. WHEREAS, the assurances provided by the Development Agreement were and remain necessary to provide the certainty which will allow the Owner to make the long-term commitments involved in consolidating its facilities and operations in the City; and

D. WHEREAS, the Project on the Property (as defined and described in the Development Agreement) has not been completed based, in part, by the interruption starting in early 2020 in the Owner’s development and planning caused by the COVID-19 pandemic, uncertainty in space needs caused by the changing trends in remote and hybrid work, uncertainty in the configuration of spaces in buildings due to safety protocols and other changing trends, and the evolving business needs of the Owner, all of which merit additional time to complete the development of the Project; and

E. WHEREAS, extending the term of the Development Agreement and updating specified City fees, with all of the terms and conditions in the Development Agreement otherwise remaining the same, continue to further the City’s policy to support the retention and expansion of businesses located in the City in order to increase employment, maintain a stable tax base, attract new businesses, and promote a diversified, stable, and healthy local economy; and

F. WHEREAS, the best interests of the citizens of Costa Mesa, and the public health, safety and welfare, are served by extending the term of the Development Agreement as provided herein; and

G. WHEREAS, the Amendment and the Project are consistent with the City’s General Plan; and

H. WHEREAS, pursuant to Section 65868 of the Government Code and the City's adopted rules and procedures, this Amendment has been reviewed by City Staff, the Planning Commission, and the City Council; and

I. WHEREAS, the City and Owner have a mutual interest, based on the Recitals in the Agreement and as set forth herein above, to extend the term of the Development Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the terms and conditions set forth herein, and for good and valuable consideration, the Parties do hereby agree as follows:

1. Except as expressly defined in this Amendment, all capitalized words and phrases shall have the same meaning ascribed to them in the Development Agreement.

2. The term of the Development Agreement shall be extended for an additional twenty (20) years ("Extension Term"), commencing on November 1, 2024, which is the first day after the last day of the 30-year term set forth in Section 2.3 of the Development Agreement. For purposes of the Agreement, the "term" or "Term" of the Agreement shall include the entire period for which the Development Agreement is operative, including the initial 30-year term and Extension Term.

3. To correct duplicative numbering in Article 2 of the Development Agreement, the second Section numbered "2.4" shall be renumbered to "2.5", and the Section numbers thereafter in Article 2 shall likewise be renumbered, so that the Sections numbered "2.5" and "2.6" shall be renumbered to "2.6" and "2.7", respectively.

4. The Owner notice addresses in the Development Agreement in Section 2.7(b), as modified by this Amendment, shall be deleted in their entirety and replaced with the following:

"If to OWNER:

Interinsurance Exchange of the Automobile Club
3333 Fairview Road, A410
Costa Mesa, California 92626
Attn: Vice President, Administrative Services

with copies to:

Interinsurance Exchange of the Automobile Club
3333 Fairview Road, A491
Costa Mesa, California 92626
Attn: General Counsel"

5. The proposed Phase II parking structure location shall be addressed in Section 3.7 of the Development Agreement, relating to changes to the Existing Development Approvals which

shall be deemed “minor,” by adding a new clause as clause (e) and renumbering clause (e) to (f) in the last sentence of Section 3.7, to read as follows:

“Unless otherwise required by law, a change to the Existing Development Approvals shall be deemed ‘minor’ and not require an amendment to this Agreement provided such change does not:

(e) Decrease the setback distance requirements for the proposed Phase II parking structure from the northern property boundary, as set forth in Item #5 (Shade and Shadows) of the Inventory of Mitigation Measures, attached as part of Exhibit “B” to City Council Resolution No. 94-54. (Relocation of the Phase II parking structure shall be proposed further away from the existing residential uses north of the smaller parcel to improve compatibility and to minimize potential adverse impacts of the parking structure proximate to residential units); or,

(f) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.”

Except as amended above, all of the terms and conditions set forth in Section 3.7 of the Development Agreement shall remain in full force and effect.

6. The Development Exactions in Section 3.9(b), clauses (i) and (iii), of the Development Agreement shall be amended as follows:

(a) During the Extension Term as defined above, the first sentence of clause (i) of Section 3.9(b) is amended such that the ADT generated by the second phase of development shall be calculated by multiplying .00989 times the number of square feet of building area to be constructed under the building permit, to read as follows:

“The ADT generated by new development shall be calculated by multiplying .00718 times the number of square feet of building area to be constructed under the building permit; provided, however, that during the Extension Term, the ADT generated by the second phase of development shall be calculated by multiplying .00989 times the number of square feet of building area to be constructed under the building permit.”

Except as amended above, all of the terms and conditions set forth in clause (i) of Section 3.9(b) of the Development Agreement shall remain in full force and effect.

(b) During the Extension Term as defined above, clause (iii) of Section 3.9(b) of the Development Agreement shall be amended by adding the following sentences at the end of the paragraph, to read as follows:

“Commencing on the Extension Term, the traffic impact fee shall be adjusted to two hundred thirty-five dollars (\$235.00) per ADT. For any building permit issued during the Extension Term, the traffic impact fee shall be the lesser of either \$235 per ADT or the amount per ADT then in effect in accordance with Section 13-274 of the CITY Planning, Zoning and Development Code or any successor CITY ordinance.”

Except as amended above, all of the terms and conditions set forth in clause (iii) of Section 3.9(b) of the Development Agreement shall remain in full force and effect.

7. The Development Exactions in Section 3.9(c), clauses (ii) and (iii), of the Development Agreement shall be amended as follows:

(a) During the Extension Term as defined above, the last sentence of clause (ii) of Section 3.9(c) shall be amended so that the modified traffic impact fee of two hundred thirty-five dollars (\$235.00) and provisions applicable during the Extension Term are incorporated into this clause (ii), to read as follows:

“Any such payment by OWNER or refund by CITY shall be made within thirty days of submittal of such traffic study and shall be based on the lesser of either two hundred twenty-eight dollars (\$228.00) (or, during the Extension Term, two hundred thirty-five dollars (\$235.00)) per ADT or the amount per ADT then in effect under Section 13-326 (or, during the Extension Term, Section 13-274) of the CITY Planning, Zoning and Development Code or any successor CITY ordinance.”

Except as amended above, all of the terms and conditions set forth in clause (ii) of Section 3.9(c) of the Development Agreement shall remain in full force and effect.

(b) During the Extension Term as defined above, the last sentence of clause (iii) of Section 3.9(c) of the Development Agreement shall be amended so that the modified traffic impact fee of two hundred thirty-five dollars (\$235.00) and provisions applicable during the Extension Term are incorporated into this clause (iii), to read as follows:

“Any such payment by OWNER or refund by CITY shall be made within thirty (30) days of submittal of such second traffic study and shall be based on the lesser of two-hundred twenty-eight dollars (\$228.00) (or, during the Extension Term, two hundred thirty-five dollars (\$235.00)) per ADT or the amount per ADT then, in effect under Section 13-326 (or, during the Extension Term, Section 13-274) of the CITY Planning, Zoning and Development Code or any successor CITY ordinance.”

Except as amended above, all of the terms and conditions set forth in clause (iii) of Section 3.9(c) of the Development Agreement shall remain in full force and effect.

8. Except as expressly modified by this Amendment, all of the terms and conditions set forth in the Development Agreement shall remain the same and shall be in full force and effect.

IN WITNESS WHEREOF, Developer and City have executed this Amendment as of the First Amendment Effective Date.

“CITY”
CITY OF COSTA MESA

Dated: _____

By: _____

Name: _____

Its: _____

ATTEST:

CITY CLERK

By: _____

Name: _____

APPROVED AS TO FORM:

By: _____

Name: _____

Its: _____

“OWNER”
INTERINSURANCE EXCHANGE OF
THE AUTOMOBILE CLUB

Dated: _____

By: _____

Name: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Name: _____

Its: _____

DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF COSTA MESA
and
THE INTERINSURANCE EXCHANGE OF
THE AUTOMOBILE CLUB OF SOUTHERN CALIFORNIA

DEVELOPMENT AGREEMENT

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Orange County Recorder (hereinafter the “Effective Date”) by and between the CITY OF COSTA MESA (hereinafter “CITY”), and the INTERINSURANCE EXCHANGE OF THE AUTOMOBILE CLUB OF SOUTHERN CALIFORNIA (hereinafter “OWNER”).

RECITALS

WHEREAS, CITY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Section 65864, et seq. of the Government Code; and,

WHEREAS, CITY has adopted rules and regulations for consideration of development agreements, pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested CITY to enter into a development agreement and proceedings have been taken in accordance with the rules and regulations of CITY; and,

WHEREAS, by electing to enter into this Agreement, CITY shall bind future City Councils of CITY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of CITY; and,

WHEREAS, it is the policy of the CITY to support the retention and expansion of businesses located in the CITY in order to increase employment, maintain a stable tax base, attract new businesses, and promote a diversified, stable, and healthy local economy; and,

WHEREAS, the assurances provided by this Agreement are necessary in order to provide the certainty which will allow OWNER to make the long-term commitments involved in consolidating its facilities and operations in the CITY; and,

WHEREAS, the retention and expansion of OWNER’s business pursuant to this Agreement will substantially promote a diversified, stable, and healthy local economy, serving to retain approximately twelve hundred jobs in the CITY and ultimately producing an additional thirteen hundred fifty local jobs; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by CITY, its Planning Commission and City Council and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Costa Mesa and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) have been met with respect to the Project and this Agreement; and,

WHEREAS, this Agreement and the Project (as hereinafter defined) are consistent with the CITY General Plan; and,

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, development of the Property in accordance with this Agreement will provide substantial benefits to CITY and will further important policies and goals of CITY; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “CITY” means the City of Costa Mesa, a municipal corporation organized and existing under the laws of the State of California.

1.1.3 “Development”, “development”, and “develop” mean the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction, demolition, reconstruction and redevelopment of buildings and structures; and the installation of landscaping.

1.1.4 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by CITY in connection with development of the Property including, but not limited to:

(a) Tentative and final subdivision and parcel maps;

- (b) Conditional use permits, final development permits and variances;
- (c) Zoning;
- (d) Grading and building permits.
- (e) Occupancy permits.

1.1.5 “Development Exaction” means any requirement of CITY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of public improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.6 “Development Plan” means the Existing Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.7 “Effective Date” means the date this Agreement is recorded with the Orange County Recorder.

1.1.8 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.9 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. The Existing Land Use Regulations are listed on Exhibit “D” and incorporated herein by reference.

1.1.10 “Index” means the Engineering News-Record Construction Cost Index for Los Angeles published monthly in the Engineering News-Record by McGraw-Hill, Inc. The Index for January 1994 was 6474.60. In the event the publication of the Index is discontinued or the basis of calculating the Index is modified, then CITY and OWNER shall jointly select an alternative index of construction costs which is most nearly the same as the Index.

1.1.11 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of CITY governing the development and use of land, including, without limitation: the permitted use of land; the density or intensity of use; subdivision requirements; the maximum height and size of proposed buildings; Development Exactions; regulations regarding the rate, time or sequence of development; and the design, improvement and construction standards and specifications applicable to the development of the Property. “Land Use Regulations” includes any CITY ordinance or regulation adopted by initiative or referendum.

1.1.12 “OWNER” means the Interinsurance Exchange of the Automobile Club of Southern California, a reciprocal insurer organized under the California Insurance Code to serve the members of the Automobile Club of Southern California, a California non-profit mutual benefit corporation, and its successors in interest to all or any part of the Property.

1.1.13 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other secured lender, and their successors and assigns.

1.1.14 “Project” means the development of the Property as provided by the Development Plan as such Development Plan may be further defined, ‘enhanced or modified pursuant to the provisions of this Agreement.

1.1.15 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.16 “Resolution No. 88-53” means the CITY resolution adopted on July 19, 1988 titled “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ESTABLISHING PROCEDURES AND REQUIREMENTS FOR CONSIDERATION OF DEVELOPMENT AGREEMENTS.*

1.1.17 “Subsequent Development Approvals” means all Development Approvals required subsequent to the Effective Date in connection with development of the Property.

1.1.18 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” —
Legal Description of the Property.

Exhibit “B” —
Map showing Property and its location.

Exhibit “C” —
Existing Development Approvals.

Exhibit “D” —
Existing Land Use Regulations.

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property.

2.3 Term. The term of this Agreement shall commence on the Effective Date and shall continue for a period of thirty (30) years thereafter unless this term is modified or extended

pursuant to the provisions of this Agreement. The term of the Development Agreement shall be extended for an additional twenty (20) years (“Extension Term”), commencing on November 1, 2024, which is the first day after the last day of the 30-year term set forth in Section 2.3 of the Development Agreement. For purposes of the Agreement, the “term” or “Term” of the Agreement shall include the entire period for which the Development Agreement is operative, including the initial 30-year term and Extension Term.

2.4 Assignment. OWNER shall have the right to sell, assign or transfer the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410 et seq.) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement. Any such sale, assignment or transfer may include the assignment of those rights, duties and obligations arising under or from this Agreement which are applicable to the Property or part thereof being assigned, transferred or sold; provided, however, that no such assignment of this Agreement shall be effective without the prior written approval of the CITY, which approval shall not be unreasonably withheld. OWNER shall give written notice to CITY of its intent to assign this Agreement, in whole or in part, at least thirty (30) days prior to making such assignment, and CITY shall give written notice to OWNER approving or disapproving such proposed assignment, within thirty (30) days of receipt of such notice of intent to assign. If CITY fails to give notice to OWNER approving or disapproving any proposed assignment within thirty (30) days of receipt of the notice of intent to assign, such failure shall be deemed approval of the proposed assignment. No sale, transfer, or assignment of any right or interest under this Agreement shall be made unless made together with the sale, transfer, or assignment of all or a part of the Property. The express written assumption of any or all of the obligations of OWNER under this Agreement by such assignee, transferee or purchaser shall relieve OWNER of its legal duty to perform such obligations under this Agreement. Any purchaser, assignee or transferee of OWNER shall have all of the rights, duties and obligations of OWNER under this Agreement insofar as such rights, duties and obligations are applicable to the Property or part thereof purchased, assigned or transferred.

2.5 ~~2.4~~—Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of CITY or OWNER as provided by this Agreement.

2.6 ~~2.5~~—Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

- (a) Expiration of the stated term of this Agreement *as* set forth in Section 2.3.
- (b) Entry of a final judgment setting aside, voiding or annulling the adoption of the ordinance approving this Agreement or otherwise invalidating this Agreement.
- (c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) Completion of the Project in accordance with the terms of this Agreement including issuance of all required occupancy permits. Termination pursuant to this paragraph shall not be deemed to occur until OWNER provides written notice to CITY of completion of the Project.

Termination of this Agreement shall not constitute termination of any other Development Approvals approved for the Property.

2.7 ~~2.6~~ — Notices.

(a) As used in this Agreement, “notice” includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) on the date of delivery shown in the records of the telegraph company after transmission by telegraph to the recipient named below. All notices shall be addressed as follows:

If to CITY:

City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626
Attn: City Manager

with a copy to:

City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626
Attn: City Attorney

If to OWNER:

Interinsurance Exchange of the
Automobile Club ~~of Southern California~~
~~2601 South Figueroa Street~~
~~Los Angeles~~ 3333 Fairview Road, A410
Costa Mesa, California ~~90007-3294~~ 92626
Attn: ~~Director of~~ Vice President, Administrative Services

with copies to:

Interinsurance Exchange of the

Automobile Club ~~of Southern~~
3333 Fairview Road, A491
Costa Mesa, California 92626
~~2601 South Figueroa Street~~
~~Los Angeles, California 90007-3294~~
Attn: -General Counsel

~~and~~

~~Pillsbury Madison & Sutro~~
~~600 Anton Boulevard, Suite 1100~~
~~Costa Mesa, CA 92626~~
~~Attention: Robert L. Klotz~~

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement, the Land Use Regulations applicable to development of the Property shall be the Existing Land Use Regulations, and no Subsequent Land Use Regulation shall be applicable to the Project. If there is any conflict between any Existing Land Use Regulation and any other provision of this Agreement, such other provision of this Agreement shall be controlling.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Project will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as business demand, interest rates, competition and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such increments and in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment, subject only to any timing or phasing requirements set forth in the Development Plan. In the event any Subsequent Land Use Regulation is enacted which relates to the rate, timing or sequencing of development of property

within the CITY, CITY agrees that such Subsequent Land Use Regulation shall not apply to the Project. In addition to and not in limitation of the foregoing, CITY agrees that no moratorium or other limitation affecting subdivision maps, building permits or other entitlements for use within the CITY or any part of the CITY shall apply to the Project.

3.4 Environmental Review. CITY certifies that Environmental Impact Report No. 1045 (“EIR”), prepared in conjunction with the Project, is a complete and accurate document which satisfies all the requirements of the California Environmental Quality Act (“CEQA”, Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations 15000 et seq.) with respect to the Project and this Agreement. CITY agrees that no mitigation measures arising out of environmental concerns that are not incorporated in the Existing Development Approvals shall be imposed on the Project except as otherwise provided in this Section. CITY has reviewed the Development Plan and determined that all Subsequent Development Approvals required to implement the Existing Development Approvals are “ministerial” as defined in CEQA and the State CEQA Guidelines and therefore exempt from review under Section 21080 of the Public Resources Code. Accordingly, CITY shall not require any further review pursuant to CEQA for any Subsequent Development Approval unless OWNER applies for a Subsequent Development Approval amending the Development Plan which requires discretionary action by the CITY and unless one or more of the events set forth in Section 21166 of the Public Resources Code occurs.

3.5 Duration of Development Approvals. Notwithstanding any provision of the Existing Land Use Regulations (including without limitation the provisions of Sections 13-254 and 13-349 of the CITY Planning, Zoning and Development Code), all Existing Development Approvals and all Subsequent Development Approvals shall remain valid and effective for all purposes during the term of this Agreement unless OWNER consents in writing to earlier termination.

3.6 Subsequent Development Approvals Implementing the Development Plan. In addition to the existing Development Approvals, completion of development, in accordance with the Development Plan will require the approval and issuance by the CITY of Subsequent Development Approvals including without limitation grading permits, building permits, and occupancy permits. CITY acknowledges and agrees that all such Subsequent Development Approvals required to implement and complete development in accordance with the Development Plan are ministerial in nature. In acting on such Subsequent Development Approvals, CITY shall act promptly, reasonably and in accordance with the Development Plan. CITY shall approve and issue any such Subsequent Development Approval within one hundred twenty (120) days after CITY accepts an application therefor as complete, provided such application complies with the Development Plan. No later than thirty (30) days after receipt of an application for any such Subsequent Development Approval, City shall notify OWNER in writing whether the application is complete, specifying any information required to make the application complete.

3.7 Changes and Amendments to Existing Development Approvals. The parties acknowledge that refinement and further development of the Project may require Subsequent Development Approvals which change the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and CITY

shall promptly process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit “C”, and may be further changed from time to time as provided in this Section. Unless otherwise required by law, a change to the Existing Development Approvals shall be deemed “minor” and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,
 - (b) Increase the density or intensity of use of the Property as a whole;
- or,
- (c) Increase the maximum height and size of permitted buildings; or,
 - (d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

~~(d)~~(e) Decrease the setback distance requirements for the proposed Phase II parking structure from the northern property boundary, as set forth in Item #5 (Shade and Shadows) of the Inventory of Mitigation Measures, attached as part of Exhibit “B” to City Council Resolution No. 94-54. (Relocation of the Phase II parking structure shall be proposed further away from the existing residential uses north of the smaller parcel to improve compatibility and to minimize potential adverse impacts of the parking structure proximate to residential units); or,

~~(e)~~(f) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.8 Reservations of Authority. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Generally applicable processing fees and charges imposed by CITY to cover the actual costs to CITY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued. Such processing fees and charges shall not exceed the reasonable estimated costs of providing such services.

(b) Regulations which are not in conflict with the Development Plan. Any Development Exaction, any Land Use Regulation which increases the costs of development and any Land Use Regulation, whether adopted by initiative or otherwise, limiting the rate or timing or sequencing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(c) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.9 Development Exactions.

(a) All Development Exactions applicable to the Project are included in the Existing Development Approvals incorporated herein as Exhibit “C”. CITY shall not impose any Development Exaction on development in accordance with the Development Plan except as set forth in Exhibit “C.” In approving any Subsequent Development Approval amending the Development Plan as provided in Section 3.7 of this Agreement, CITY shall not impose any Development Exaction which would exceed the Development Exactions included in the Existing Development Approvals provided such Subsequent Development Approval does not alter the permitted uses of the Property as a whole or increase the density or intensity of use of the Property as a whole. CITY acknowledges and agrees that OWNER would not proceed with the Project but for the foregoing limitation on Development Exactions and the other assurances provided by this Agreement. CITY has determined that the maintenance and expansion of a diverse employment base within the CITY, the direct and indirect contributions to overall economic activity within the CITY, and the positive fiscal impact associated with the Project substantially contribute to the public welfare notwithstanding the limitation on Development Exactions contained in this Agreement.

(b) OWNER shall pay a traffic impact fee for each new average daily vehicle trip end (“ADT”) generated by all new development on the Property. This traffic impact fee shall be paid prior to issuance of a building permit for each phase of the Project and shall be determined as follows:

(i) The ADT generated by new development shall be calculated by multiplying .00718 times the number of square feet of building area to be constructed under the building permit; provided, however, that during the Extension Term, the ADT generated by the second phase of development shall be calculated by multiplying .00989 times the number of square feet of building area to be constructed under the building permit. The number of square feet of building area shall not include any building area within any parking structure. If any phase of the Project involves both the demolition of an existing building and the construction of a new building, the determination of the number of square feet of new building area shall be reduced by the building area to be demolished. CITY acknowledges and agrees that construction of the first phase of the Project will produce a decrease of sixty-three (63) ADT as a result of the elimination of that number of trips between the Property and other offices of OWNER, and CITY therefore agrees that the number of ADT calculated for the first building permit for the first phase of the Project shall be reduced by sixty-three (63). This reduction shall be subject to confirmation and adjustment as described in paragraph (c) of this Section.

(ii) For any building permit issued within three (3) years of the Effective Date, the traffic impact fee shall be the lesser of either two hundred twenty-eight dollars (\$228.00) per ADT or the amount per ADT then in effect under Section 13-326 of the CITY Planning, Zoning and Development Code or any successor CITY ordinance.

(iii) For any building permit issued more than three (3) years after the Effective Date, the traffic impact fee of two hundred twenty-eight dollars

(\$228.00) per ADT shall be adjusted for inflation in accordance with the Index by multiplying two hundred twenty-eight dollars (\$228.00) by a fraction, the numerator of which is the Index on the date of issuance of the building permit and the denominator of which is the Index on the Effective Date. For any building permit issued more than three (3) years after the Effective Date, the traffic impact fee shall be the lesser of either such inflation-adjusted amount per ADT or the amount per ADT then in effect under Section 13-326 of the CITY Planning, Zoning and Development Code or any successor CITY ordinance. Commencing on the Extension Term, the traffic impact fee of two hundred thirty-five dollars (\$235.00) per ADT. For any building permit issued during the Extension Term, the traffic impact fee shall be the lesser of either \$235 per ADT or the amount per ADT then in effect in accordance with Section 13-274 of the CITY Planning, Zoning and Development Code or successor CITY ordinance.

(c) The ADT generated by new development on the Property and the traffic impact fee payable as a result of such ADT shall be subject to confirmation and adjustment in accordance with the following procedures:

(i) No earlier than thirty (30) months and no later than thirty-six (36) months after the issuance of certificate(s) of occupancy for new development totalling 200,000 square feet of building area or more, OWNER shall submit a traffic study to the CITY. This traffic study shall be prepared under the direction of the CITY Director of Public Services at OWNER's expense by a professional traffic consultant selected by OWNER, and shall provide actual daily vehicle trip counts for the Property for a period consisting of not less than two twenty-four hour days, which days shall not include any holiday or weekend day. The traffic study shall calculate ADT by averaging the actual daily vehicle trip counts over the number of days studied.

(ii) If the ADT counted pursuant to such traffic study exceeds the sum of 3353 and the ADT calculated pursuant to paragraph (b)(i) of this Section, OWNER shall pay to CITY an additional traffic impact fee for each such additional ADT. If the ADT counted pursuant to such traffic study is less than the sum of 3353 and the ADT calculated pursuant to paragraph (b)(i) of this Section, CITY shall pay to OWNER a refund of traffic impact fees for each such reduced ADT. Any such payment by OWNER or refund by CITY shall be made within thirty days of submittal of such traffic study and shall be based on the lesser of either two hundred twenty-eight dollars (\$228.00) (or, during the Extension Term, two hundred thirty-five dollars (\$235.00)) per ADT (adjusted for inflation as provided in paragraph (b)(iii) of this Section) or the amount per ADT then in effect under Section 13-326 (or, during the Extension Term, Section 13-274) of the CITY Planning Zoning and Development Code or any successor CITY ordinance.

(iii) No earlier than thirty (30) months and no later than thirty-six months after the issuance of certificate(s) of occupancy for new development totalling 450,000 square feet of building area or more, OWNER shall submit a second traffic study to CITY prepared in accordance with the provisions of paragraph (c)(i) of this Section. If the ADT counted pursuant to such second traffic study exceeds the sum of the ADT counted in the first traffic study prepared pursuant to paragraph (c)(i) of this Section and the ADT calculated pursuant to paragraph (b)(i) above for all new development occupied

subsequent to the preparation of such first traffic study, OWNER shall pay to CITY an additional traffic impact fee for each such additional ADT. If the ADT counted pursuant to such second traffic study is less than the sum of the ADT counted pursuant to paragraph (c)(i) of this Section and the ADT calculated pursuant to paragraph (b)(i) of this Section for all new development occupied subsequent to the preparation of such first traffic study, CITY shall pay to OWNER a refund of traffic impact fees for each such reduced ADT. Any such payment by OWNER or refund by CITY shall be made within thirty (30) days of submittal of such second traffic study and shall be based on the lesser of two-hundred twenty-eight dollars (\$228.00) (or, during the Extension Term, two hundred thirty-five dollars (\$235.00)) per ADT (adjusted for inflation as provided in paragraph (b)(iii) of this Section) or the amount per ADT then in effect under Section 13-326 (or, during the Extension Term, Section 13-274) of the CITY Planning, Zoning and Development Code or any successor CITY ordinance.

(d) Notwithstanding any provision of the Existing Land Use Regulations (including without limitation the provisions of Section 13-326 of the CITY Planning, Zoning and Development Code), CITY may utilize the traffic impact fees received pursuant to this Agreement for the construction or improvement of any road, street, on-ramp, off-ramp or intersection within the CITY.

(e) Notwithstanding any provision of the Existing Land Use Regulations, the Project shall not be subject to any requirement of the CITY with respect to a conditional use permit for a transportation demand management program.

3.10 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of CITY *possess* authority to regulate aspects of the development of the Property separately from or jointly with CITY and this Agreement does not limit the authority of such other public agencies. OWNER agrees that the traffic-related development fees imposed by the joint powers authority known as the San Joaquin Hills Corridor Agency shall not be limited by this Agreement. CITY shall not oppose any application by OWNER to any other public agency for any permit or approval which is required for the Project. CITY shall provide to OWNER or to such other public agencies information possessed by CITY and necessary for processing such applications, and OWNER shall reimburse CITY for the actual and reasonable costs of providing such information.

4. CONFLICTS OF LAW.

4.1 Conflict with State or Federal Laws. In the event that State or Federal laws or regulations, enacted after the Effective Date of Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations; provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

4.2 Notice. Any party which determines that it cannot perform any act authorized or required by the Agreement due to a conflict described in Section 4.1 shall, within fifteen (15) days

of making such determination, provide all other parties with written notice of such State or Federal law or regulation and a statement of the conflict with provisions of this Agreement.

4.3 Modification Conference. The parties shall, within thirty (30) days after notice is provided in Section 4.2, hereof, meet and confer in good faith in an reasonable attempt to modify this Agreement to comply with such law or regulation.

4.4 City Council Hearing. Within thirty (30) days after the modification conference, regardless of whether the parties reach an agreement on the effect of such law or regulation upon this Agreement,, the matter shall be scheduled for hearing before the City Council. Notice of such hearing shall be given pursuant to Section 65090 of the Government Code. The City Council, at such hearing, shall determine the exact modification or suspension which shall be necessitated by such law or regulation. OWNER shall have the right to offer oral and written testimony at. the hearing. No modification or suspension of this Agreement shall be effective unless approved by the affirmative vote of not less than a majority of the authorized voting members of the City Council and by OWNER.

4.5 Cooperation in Securing Permits or Approvals. CITY shall use its best efforts to assist OWNER in the timely securing of any permits or approvals which may be required as a result of such modifications to, or suspensions of, all or any part of this Agreement.

4.6 Challenge Regarding New Law or Regulation. OWNER or CITY shall have the right to challenge by appropriate judicial proceedings any such new law or regulation preventing compliance with the terms of this Agreement or the modification or suspension of this Agreement. In the event that such challenge is successful, this Agreement shall remain unmodified and in full force and effect.

5. RESTRICTION ON SPECIAL DISTRICTS.

During the term of this Agreement, CITY and OWNER agree that no assessment district or special tax district including all or any part of the Property, will be created by the CITY or any agency or instrumentality of the CITY, unless OWNER expressly then grants such authority and concurs in the creation of such district and the terms and conditions of any assessments or special taxes to be levied thereunder. The provisions of this Section 5 shall apply only to assessment districts and special tax districts including developed property. The Property shall be considered developed property provided building permit(s) for a first phase of development comprising at least 200,000 square feet of building area are issued within three (3) years of the Effective Date. The provisions of this Section 5 shall not be applicable to the levy or collection by CITY of any tax which is paid to the general fund of the CITY, including, but not limited to, any CITY general tax on utility service.

6. PERIODIC REVIEW.

6.1 Procedure. CITY shall, at least every twelve (12) months during the term of this Agreement, review the extent of good faith substantial compliance by OWNER with the terms of this Agreement in accordance with Government Code Section 65865.1 and Resolution No. 88-53 and as further provided in this Section. OWNER shall have the duty to demonstrate its good faith substantial compliance with the terms of this Agreement at such periodic review. OWNER shall

furnish such evidence of good faith substantial compliance as the CITY in the exercise of its reasonable discretion may require. Either party may address any requirements of this Agreement during the review. However, ten (10) days' written notice of any requirement to be addressed shall be made by the requesting party. If at the time of review an issue not previously identified in writing is required to be addressed, the review at the request of either party shall be continued to afford sufficient time for analysis and preparation. CITY shall not terminate or modify this Agreement except upon failure of OWNER to perform a material duty or obligation under this Agreement which has not been cured by OWNER as provided under Section 8.3 of this Agreement.

6.2 Information to Be Provided OWNER. CITY shall deposit in the mail to OWNER a copy of all staff reports, exhibits and other evidence concerning Agreement performance a minimum of ten (10) calendar days prior to any such review or action upon this Agreement by the Planning Commission or the City Council.

6.3 Failure to Perform Periodic Review. The failure of the CITY to review at least annually OWNER's compliance with the terms and conditions of this Agreement shall not constitute or be asserted by either party as a breach by the other party of this Agreement.

7. ESTOPPEL CERTIFICATES.

Either party may at any time, and from time to time, deliver written notice to the other party requesting that the other party certify in writing that to the knowledge of the certifying party:

(a) This Agreement is in full force and effect and is a binding obligation of the parties.

(b) This Agreement has not been amended or modified and, if so amended, identifying the amendments.

(c) No default in the performance of the requesting party's obligations under this Agreement exists or, if in default, the nature and extent of any default.

A party receiving a request hereunder shall execute and return the certificate within thirty (30) days following receipt thereof. The City Manager shall have the right to execute any certificate requested by OWNER on behalf of CITY.

8. DEFAULT AND REMEDIES.

8.1 Cumulative Remedies. Subject to the provisions of Section 8.6 of this Agreement, each of the parties hereto may pursue any remedy at law, excluding damages, or equity available for the breach of any provision of this Agreement. Any party may initiate arbitration to cure, correct or remedy any default, to enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation of this Agreement, including without limitation arbitration requesting declaratory relief, specific performance and relief in the nature of mandamus. All remedies shall be cumulative and not exclusive of one another, and the exercise of any one or more of the remedies shall not constitute a waiver or election with respect to any other available remedy.

The parties acknowledge and agree that specific performance and other non-monetary relief are appropriate remedies for the enforcement of this Agreement and shall be available to all parties.

8.2 Cooperation in the Event of Legal Challenge. In the event of any legal action instituted by a third party, including without limitation any other governmental entity or official, challenging the validity of this Agreement or any Development Approval granted pursuant to this Agreement, the parties agree to cooperate fully with each other in defending such action; provided, however, that each party shall bear its own costs and legal expenses in defending such action.

8.3 Termination of Agreement for Default of OWNER. CITY may terminate this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement (hereinafter referred to as “default”); provided, however, CITY may terminate this Agreement only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8.4 Termination of Agreement for Default of CITY. OWNER may terminate this Agreement in the event of a default by CITY in the performance of a material duty or obligation of CITY under this Agreement and only after providing written notice to CITY of default setting forth the nature of the default and the actions, if any, required by CITY to cure such default and, where the default can be cured, CITY has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8.5 Attorneys’ Fees and Costs. In any action or proceeding (including arbitration) brought by any party to interpret or enforce any provision of this Agreement, or otherwise arising under this Agreement, the prevailing party shall be entitled to reasonable attorneys’ fees and all costs, expenses and disbursements in connection with such action or proceeding, including the cost of reasonable investigation, preparation and professional expert consultation and arbitration fees and costs, which sums may be included in any judgment or decree entered in such action in favor of the prevailing party.

8.6 Arbitration. Any dispute or controversy arising from any provision of this Agreement, including without limitation any action or proceeding brought by any party to interpret or enforce any provision of this Agreement, shall be submitted to arbitration under the provisions of this Section 8.6.

(a) The arbitration shall be held in Orange County, California before a single arbitrator acceptable to both parties. If the parties are unable to agree on an arbitrator within seven (7) days after either party gives a written notice to the other party requesting arbitration, the Orange County office of the Judicial Arbitration and Mediation Service

("JAMS") shall be requested by either party to submit a list of arbitrators.(all of whom must have had at least 5 years experience as a California superior court judge) from which the arbitrator shall be selected by agreement between the parties within seven (7) days after the parties receive that list. If the parties still fail to agree on an arbitrator within that time, they shall within seventy-two (72) hours after the expiration of that time each strike off the names of potential arbitrators who are unacceptable and shall indicate the order of preference of those remaining; each party must leave at least one name on its list. They, or either of them, shall thereupon immediately request JAMS to appoint an arbitrator from the names remaining, after considering preference, qualification, and availability. The parties shall thereafter use their best efforts and diligence to see that the appointment of the arbitrator by JAMS is made as rapidly as possible, and in no event more than fourteen (14) days after the date the list is submitted to JAMS. If at the time arbitration is requested JAMS is no longer in operation, then its successor by sale, acquisition or merger (if applicable) shall take the place of JAMS under this provision. If there is no such successor, then the presiding judge of the Orange County Superior Court shall be requested to submit a list of qualified arbitrators (who shall be retired superior court judges) from which the parties will choose a single arbitrator in the manner provided above.

(b) Upon the appointment of an arbitrator, the parties shall immediately use their best efforts and due diligence to begin the arbitration hearing at the earliest possible date, and in no event more than thirty (30) days after the appointment of the arbitrator, and to thereafter diligently pursue it to completion. The parties agree to promptly sign a *JAMS* Submission Agreement upon institution of the arbitration process to the extent the provisions of that Submission Agreement are not inconsistent with the provisions of this Section.8.6. Upon a showing of a lack of good faith and due diligence by a party in expediting the arbitration proceedings within the time limits described above, the aggrieved party shall be entitled to all damages suffered by that party as a result of any delay in the arbitration proceedings. This item of damages shall be a separate matter to be decided by the arbitrator at the arbitration hearing.

(c) Subject to the above thirty (30) day limitation, the arbitration shall be governed by the discovery procedures in California Code of Civil Procedure Section 1283.05 as presently existing (or, if not materially changed, as existing at the time the arbitration notice is given). The arbitrator shall apply California substantive law and the California Evidence Code to the arbitration proceeding. The arbitrator shall have the power to grant all legal and equitable remedies provided by California law but shall not have the power to award compensatory or punitive damages except as provided in paragraph (b) of this Section 8.6. The arbitrator shall prepare in writing and provide to the parties a decision including factual findings and the reasons on which the decision is based. The arbitrator shall not have the power to commit errors of law or legal reasoning, and the decision may be vacated or corrected for those or other grounds pursuant to California Code of Civil Procedure Sections 1286.2, 1286.4, 1286.6, or 1282.8 as presently existing for any such error. The arbitrator shall be bound by all legal principles under California statutory and case law. The arbitrator shall decide the case in the same manner as the case would be decided in a California court of law.

(d) The decision may be judicially enforced (confirmed, corrected, or vacated) pursuant to Section 1285, et seq. of the California Code of Civil Procedure. It is final and binding and there is no direct appeal from the decision other than as expressly provided to the contrary in this Section 8.6. The arbitrator shall award reasonable attorneys' fees and costs to the prevailing party in its arbitration.

9. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. CITY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. CITY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the CITY in the manner specified herein for giving notices, shall be entitled to receive written notification from CITY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If CITY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, CITY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by CITY, the performance thereof shall continue to be a condition precedent to CITY's performance hereunder.

10. MISCELLANEOUS PROVISIONS.

10.1 Recordation of Agreement. This Agreement and any amendment or cancellation thereof shall be recorded with the Orange County Recorder by the City Clerk within the period required by Section 65868.5 of the Government Code.

10.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or • evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

10.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect unless amended by mutual written consent of the parties.

10.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

10.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

10.6 Rules of Construction. As used herein, the singular of any word includes the plural and the masculine gender includes the feminine.

10.7 Consent. Where a consent or approval of a party is required or necessary under this Agreement, such consent or approval shall not be unreasonably withheld.

10.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

10.9 Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a representative of the party against whom enforcement of a waiver is sought. No waiver of any right or remedy in respect of any occurrence or event shall be deemed a waiver of any right or remedy in respect of any other occurrence or event.

10.10 No Third-Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

10.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor

difficulties beyond the party's control, (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the party's control. If any such events shall occur, the time for performance by either party of any of its obligations hereunder shall be extended by the parties for the period of time that such events prevented such performance.

10.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefitted thereby of the covenants to be performed hereunder by such benefitted party.

10.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest and assigns of the parties to this Agreement.

10.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

10.15 Project as a Private Undertaking. It is understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between CITY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

10.16 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

10.17 Covenant of Good Faith and Fair Dealing Domain. Neither party shall do anything which shall have the effect of harming or injuring the right of the other party to receive the benefits of this Agreement. Each party shall refrain from doing anything which would render its performance under this Agreement impossible or impracticable. Each party shall do everything which this Agreement contemplates that such party shall do to accomplish the objectives and purposes of this Agreement.

10.18 Releases. CITY hereby covenants and agrees that upon completion of the Project as provided under this Agreement, or any portion thereof, CITY shall execute and deliver to the Orange County Recorder an appropriate release of OWNER of further obligations under this Agreement.

10.19 Integrated Project. CITY acknowledges, by executing this Agreement for the Project as a whole, that the Project is and shall be considered a single, integrated development project and that each component of the Project is dependent upon the completion and occupancy of each other component, and that the viability of each component of the Project is and shall be dependent of the completion and occupancy of each other component and the full performance of this Agreement.

10.20 Authority to Execute.

10.20.1 CITY. By the execution hereof, CITY confirms and acknowledges that CITY, acting through its City Council and the City Planning Commission, have complied in full with the requirements of Section 65864 et seq. of the Government Code and Resolution No. 88-53 for public hearing and the giving of notice of intention to consider adoption of this Agreement, and that this Agreement has been approved by ordinance as required by Section 65867.5 of the Government Code. CITY warrants and represents that the CITY has given all notices, held all hearings and complied with all other legal requirements and procedures required to make this a valid Agreement.

10.20.2 OWNER. Persons executing this Agreement on behalf of OWNER warrant and represent that they have the authority to execute this Agreement and represent that they have the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

CITY OF COSTA MESA

Dated: _____

By: _____
Mayor

ATTEST:

CITY CLERK

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM:

City Attorney

Date: _____

OWNER:

INTERINSURANCE EXCHANGE OF THE
AUTOMOBILE CLUB OF SOUTHERN
CALIFORNIA

By: ACSC Management Services, Inc.,
Attorney-in-Fact

By: _____
Name: _____
Its: _____

DESCRIPTION OF PROPERTY

Parcel 1:

That portion of the land allotted to James McFadden in decree of partition of the Rancho Santiago De Santa Ana, recorded in Book "B" of Judgments of the 17th Judicial District Court of California, in the City of Costa Mesa, County of Orange, State of California, described as follows:

Beginning at the northeast corner of the land conveyed to Horace Kent by deed recorded January 28, 1878 in Book 58, Page 417 of Deeds of Los Angeles County, California; thence north $89^{\circ} 36' 27''$ west, 1100.00 feet to the northwest corner of said land of Kent; thence south $0^{\circ} 23' 33''$ west, 4.41 feet along the west line of laid land to the southerly line of the north one-half of the land conveyed to the J. J. Maxwell by deed recorded February 15, 1876 in Book 43 Page 2 of Deeds of said Los Angeles County; thence south $89^{\circ} 48' 26''$ west, 1102.02 feet to the southwest corner of said north one-half; thence north $0^{\circ} 27' 51''$ west 0.11 feet along the westerly line of said north one-half to the southerly line of the land described in a deed to the Orange County Flood Control District recorded October 31, 1959 in Book 4468, Page 441 of official records of said Orange County; thence easterly, northeasterly and northerly along the southerly, southeasterly and easterly line of said described land the following courses; north $89^{\circ} 25' 40''$ east, 156.80 feet to the beginning of the tangent curve concave northwesterly having a radius 1384.00 feet; thence northeasterly 2168.55 feet along said curve through a central angle of $89^{\circ} 46' 30''$; thence tangent from said curve north $0^{\circ} 20' 50''$ west, 197.36 feet to the northerly line of said land of J. J. Maxwell, thence north $89^{\circ} 25' 45''$ east, 687.25 feet to the northeast corner of said land of J. J. Maxwell; thence south $0^{\circ} 23' 33''$ west 1597.66 feet to the point of beginning.

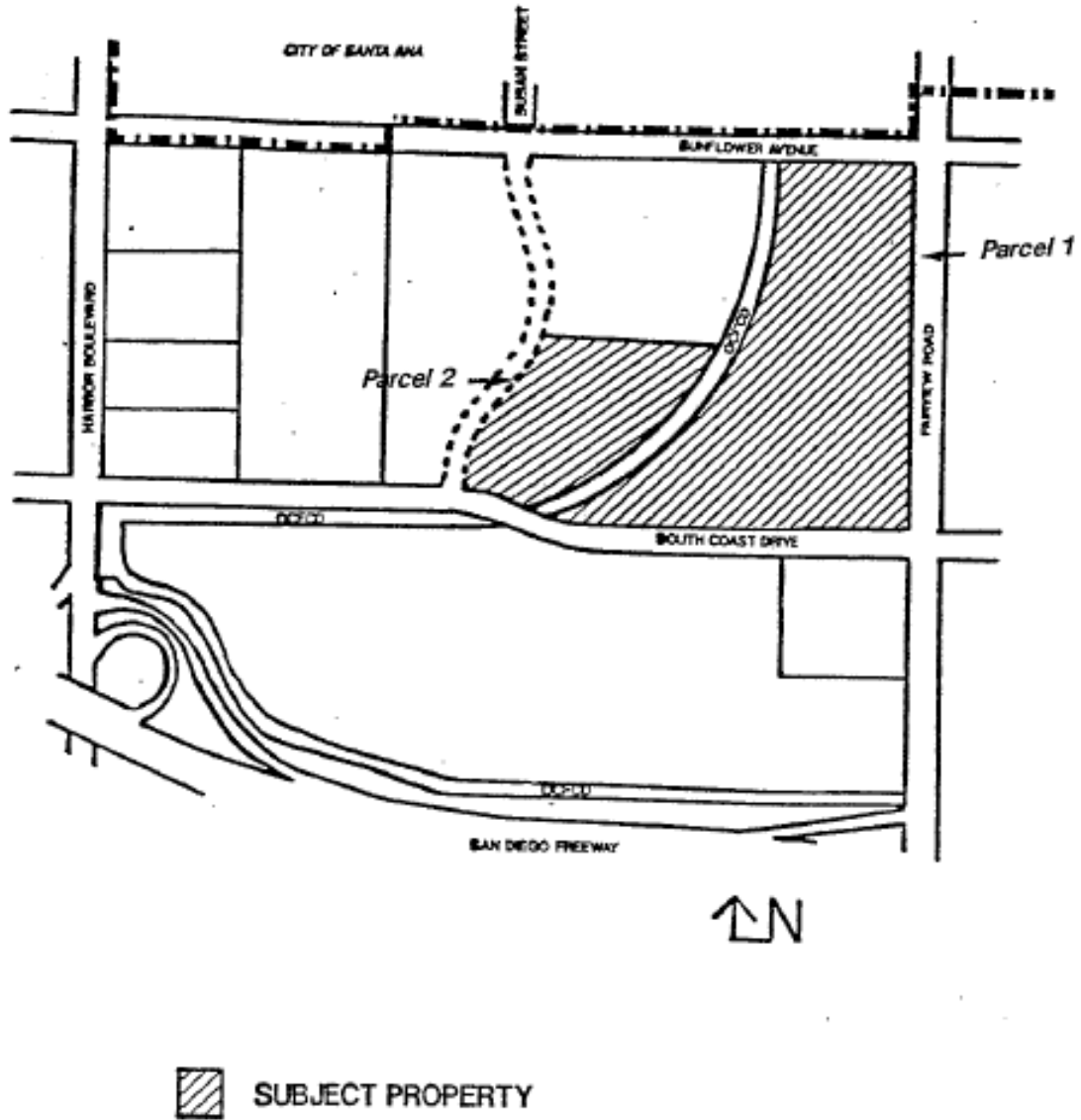
Parcel 2:

That portion of the land allotted to James McFadden in Decree of Partition of the Rancho Santiago De Santa Ana, recorded in Book "B" of Judgments of the 17th Judicial District Court, in the City of Costa Mesa, all in the County of Orange, State of California, described as follows:

Beginning at the northeast corner of the 160 acres parcel conveyed to J. J. Maxwell by deed recorded February 15, 1876 in Book 43, Page 2 of Deeds, in the Office of the County Recorder of Los Angeles County, California; thence south 1584.00 feet along the east line of said Maxwell land to the northeast corner of the land conveyed to Horace Kent by deed recorded January 28, 1878 in Book 58, Page 417 of said deeds; thence west 1099.96 feet to the northwest corner of said Kent land being also the southeast corner of the land conveyed to Charles H. Stanley of deed recorded July 27, 1897 Book 32, Page 145 of deeds, in the office of the County Recorder of said County, thence north 1584.00 feet along the east line of said Stanley land to the north line of said Maxwell land; thence east 1089.00 feet to the point of the beginning.

Except that portion thereof lying southeasterly of the northwesterly line of the land described in the deed to the Orange County Flood Control District, recorded October 31, 1959 in Book 4469, Page 441 of Orange County Official Records.

MAP SHOWING THE PROPERTY AND ITS LOCATION



EXISTING DEVELOPMENT APPROVALS

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED BELOW ARE ON FILE IN THE CITY OF COSTA MESA PLANNING DIVISION AND ARE INCORPORATED HEREIN BY REFERENCE:

1. General Plan Amendment GP-94-01A, approved June 20, 1994, by Resolution No. 94-54;
2. Rezone Petition R-94-01, adopted July 5, 1994, by Ordinance No. 94-10;
3. Planning Action PA-94-15, approved June 20, 1994, by Resolution No. 94-55; and
4. Parcel Map S-94-120, approved June 20, 1994, by Resolution No. 94-56.

THE ABOVE DEVELOPMENT APPROVALS ARE SUBJECT TO ALL MITIGATION MEASURES INCLUDED IN FINAL ENVIRONMENTAL IMPACT REPORT NUMBER 1045, CERTIFIED JUNE 20, 1994, BY RESOLUTION NO. 94-53.

EXISTING LAND USE REGULATIONS

1. City of Costa Mesa General Plan as amended through Resolution No. 94-54;
2. Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development Codes) as amended through Ordinance No. 94-10; and
3. Resolution No. 88-53, A Resolution of the City Council of the City of Costa Mesa, California Establishing Procedures and Requirements for Consideration of Development Agreements.

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON FILE IN THE CITY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

Automobile Club of Southern California

Automobile Club of Southern California (the “Auto Club”), a California nonprofit mutual benefit corporation, was founded on December 13, 1900, in Los Angeles as one of the nation's first motor clubs dedicated to improving roads, proposing traffic laws, and improvement of overall driving conditions. The Auto Club, and its eight other affiliated motor clubs located throughout the United States, comprise the largest motor club group within the American Automobile Association (“AAA”) national federation and serve more than 8 million members in Southern California and more than 17 million members across 21 states. The Auto Club provides various products and services to its AAA members, including roadside assistance, insurance, and travel. The Interinsurance Exchange of the Automobile Club (the “Exchange”), a California domiciled insurance company, is the Auto Club’s largest affiliated insurer and offers automobile, homeowners, personal liability, and watercraft insurance to nearly 3.5 million Auto Club members. The Exchange owns the subject property located at 3333 Fairview Road (the “Costa Mesa Campus”) and is party to the agreements with the City of Costa Mesa for developing the Costa Mesa Campus.

Significantly, the Auto Club is one of the largest employers, if not the largest employer, in the City of Costa Mesa, and one of the largest employers in Orange County. According to data available on the California Economic Development Department (“EDD”) website, the Auto Club is listed as a “Major Employer” in Orange County. As such, the Auto Club is a significant economic driver in not only Costa Mesa but also Orange County.

Employer Name	Location	Industry
Abbvie	Irvine	Pharmaceutical Research Laboratories
American Funds	Irvine	Services NEC
Anaheim City Hall	Anaheim	City Hall
Auto Club of S California	Costa Mesa	Automobile Clubs
B Braun Medical Inc	Irvine	Physicians & Surgeons Equip & Supls-Mfrs
Boeing Co Coml Airlines Spprt	Seal Beach	Call Centers
Broadcom Corp	Irvine	Semiconductors & Related Devices (mfrs)
California State Univ Fltrtn	Fullerton	Schools-Universities & Colleges Academic
Edwards Lifesciences Corp	Irvine	Orthopedic Prosthetic/Srgcl Appl (mfrs)
Fairview Developmental Ctr	Costa Mesa	Hospitals
James R Glidewell Dental Crmcs	Irvine	Dentists
Jefferson School of Philosophy	Laguna Hills	Books School & Textbooks
Judicial Council of California	Santa Ana	Federal Government Contractors
Kaiser Permanente Orange	Anaheim	Hospitals
Laguna Woods Village Cmnty Ctr	Laguna Woods	Senior Citizens Service
Largo Concrete	Tustin	Concrete Contractors
Media Relations Dept-Ca Dept	Anaheim	Government Offices-State
Menzies Aviation	Costa Mesa	Aircraft Ground Support & Service Equip
Mission Hospital	Mission Viejo	Hospitals
Pacifi Care Health Systems LLC	Cypress	Insurance
Providence St Joseph Hosp Org	Orange	Hospitals
Providence St Jude Medical Ctr	Fullerton	Hospitals
Pylusd Schools	Placentia	Schools

The full list of “Major Employers,” as identified by America’s Labor Market Information System (ALMIS) Employer Database, 2024 1st Edition, may be accessed on EDD’s website at: <https://labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000059>.

Since the Auto Club desires to continue its presence in Costa Mesa and to grow its operations, we have submitted an application to amend the term of the currently operative 1994 Development Agreement (as defined below). The proposed amendment is simple and straightforward. It extends the term of the 1994 Development Agreement – with no other proposed changes – for an additional twenty (20) years from the current expiration date of October 31, 2024.

The Auto Club has long been dedicated to a presence in Costa Mesa and the development of facilities there dating back to 1979. As more fully described below, the Auto Club started developing the Costa Mesa Campus well before the currently operative 1994 Development Agreement was approved in 1994. With the proposed amendment, the Auto Club seeks to continue their progress and strong business connection to the City of Costa Mesa.

Purchase and 1980s Development of Costa Mesa Campus

In 1979, the Auto Club purchased raw land in Costa Mesa to support the Auto Club's substantial Southern California growth. In 1980, there were plans for a two phase development of the property with Phase I consisting of three structures and Phase II with an additional two buildings. Phase I, completed in 1985, consisted of a processing center, satellite building and service center/warehouse totaling 467,000 square feet with 1,010 parking stalls. After the completion of Phase I, the Auto Club and the City engaged in discussions to revisit and expand upon the Phase II proposal, which ultimately became the subject of the 1994 Development Agreement.

1990s Entitlements and Development of Costa Mesa Campus

By the 1990s, the Auto Club outgrew its Los Angeles headquarters – located in its landmark 100-year-old South Figueroa Street building – and began expansion planning efforts to transition most of its administrative operations from Los Angeles to Costa Mesa. In 1993-1994, Auto Club applied for the following entitlements from the City:

- A General Plan Amendment ("GPA") to change approximately 39.2 acres from Industrial Park and Medium Density Residential to Urban Center Commercial.
- A rezone (Zone Change) of approximately 39.2 acres from Industrial Park and Planned Development Residential-Medium Density to Planned Development Commercial.
- A final development plan (Final Development Plan) for a 500,000 square foot expansion of Auto Club's facility in two phases, including two 4-story office buildings (250,000 square feet each) and one 4-level parking structure with 1,840 parking spaces (the "Proposed Project").
- A Development Agreement subject to a term of 30 years (ending October 31, 2024) ("1994 Development Agreement").
- A parcel map to divide the northerly portion of the Segerstrom Home Ranch site into three parcels to accommodate the Proposed Project.

These Entitlements were approved by the City between June through November 1994. Additional raw land was purchased in 1994 to accommodate the additional planned development.

The 1994 Development Agreement contemplates two phases of development on the Costa Mesa

Campus:

- *Phase I:* 1,010 new surface parking spaces distributed on the 39.2 acres, creating a total of 2,165 parking spaces. A new 250,000 square foot office building, allowing an additional 687 people onsite, bringing the total square footage of the Campus's buildings to 717,000 square feet, excluding a parking structure.
- *Phase II:* A 4-level parking structure, not to exceed 35 feet above grade, to be constructed on the northwestern portion of the site. The EIR and GPA documents contemplate a parking structure with 1,860 parking spaces. Along with the parking structure, a second 250,000 square foot office building, bringing another estimated 687 additional employees to the Campus.

Collectively, the approved planned development, when fully built out, would provide 967,000 total square feet of building space and 2,976 total parking spaces (856 surface spaces and 1,860 structure spaces) on the Costa Mesa Campus. The Auto Club completed development of Phase 1 in 1997 and most of the Auto Club's administrative operations are now housed in Costa Mesa. We commonly refer to the Campus as the Costa Mesa Administrative Offices.

Growth Plans

In 2019, the Costa Mesa Campus was reaching capacity. Auto Club initiated aggressive carpooling and ride share programs to mitigate parking concerns and planning started for Phase II of the development plans.

Due to the effects of the 2020 COVID-19 pandemic, many of staffing plans significantly changed. Work from home was a necessity for our operations. In order to remain relevant in a competitive employee marketplace, Auto Club aggressively revamped work from home strategies. These new staffing strategies provided substantial surplus space across our portfolio. Through our facilities utilization process, we looked to dispose of smaller regional sites while strengthening our Costa Mesa operations. Our total number of staff allocated to the Costa Mesa Campus is currently 2,940, of which about 1,900 come into the office at any given day. (See Current Staffing chart below.)

PRE-COVID STAFFING STATISTICS

Year	Total Staff	Staff In Office	Required Parking	Parking Stalls	Remaining Stalls
2017	2,892	2,754	2,203	2,275	72
2018	2,959	2,809	2,247	2,275	28
2019	3,044	2,865	2,292	2,275	(17)
2020	2,645	600	480	2,275	1,795
2021	2,750	1,254	1,003	2,275	1,272
2022	2,800	1,589	1,271	2,275	1,004
2023	2,940	1,895	1,516	2,275	759

ANTICIPATED STAFFING GROWTH

Year	Total Staff	Staff In Office	Required Parking	Parking Stalls	Remaining Stalls	
2024	2,940	1,933	1,546	2,275	729	
2025	2,984	1,972	1,577	2,275	698	
2026	3,029	2,011	1,609	2,275	666	
2027	3,074	2,051	1,641	2,275	634	
2028	3,120	2,092	1,674	2,275	601	
2029	3,167	2,134	1,707	2,275	568	
2030	3,215	2,177	1,741	2,275	534	
2031	3,263	2,220	1,776	2,275	499	
2032	3,312	2,265	1,812	2,275	463	
2033	3,362	2,310	1,848	2,275	427	
2034	3,412	2,356	1,885	2,275	390	
2035	3,463	2,403	1,923	2,275	352	
2036	3,515	2,451	1,961	2,275	314	
2037	3,568	2,500	2,000	2,275	275	
2038	3,621	2,550	2,040	2,275	235	
2039	3,676	2,601	2,081	2,275	194	
2040	3,731	2,653	2,123	2,275	152	Submit for permitting
2041	3,787	2,707	2,165	2,275	110	Phased Construction
2042	3,844	2,761	2,209	2,275	66	
2043	3,901	2,816	2,253	2,275	22	
2044	3,960	2,872	2,298	2,976	678	Completion

Shifting Business Operations

The Costa Mesa Campus was originally developed for both call center operations and back office administrative support. Many of the call center operations have downsized and have implemented “work from home” strategies. This has allowed for growth in higher paying technology and management positions that are primarily in the office. The Costa Mesa Campus remains the largest facility among the Auto Club’s real estate portfolio. The facilities house the majority of executive leadership along with key leadership personnel for the organization.

Campus Expansion Outlook

The Auto Club anticipates a substantial need for the planned Phase II building and parking space in the next 10 to 20 years to accommodate future growth. Our goal is to continue to modernize and expand the Costa Mesa Administrative Offices to provide quality space for our employees. As more employees return to the office or are hired, the offices will continue to grow and the need for parking will increase. Our estimated milestones to ensure our Costa Mesa Campus can accommodate the future growth plans are as follows:

- 2030: Auto Club develops a 10-year occupancy plan.
- 2040: Auto Club secures necessary permits and approvals.
- 2041 - 2043: Auto Club commences phased construction for both parking structure and additional office space.
- 2044: Construction complete.

Completed & Pending Items / Conclusion

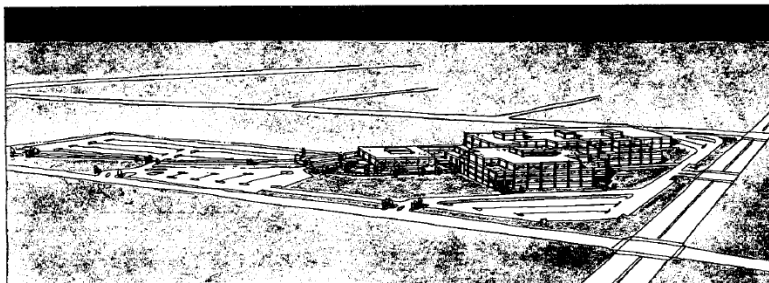
As the employment and projected growth data (above) indicate, the Costa Mesa Campus is anticipated to reach full build-out – pursuant to the already-approved, current land use entitlements – between 2041-2043. With the issuance by the City of the Certificates of Occupancy on August 25, 1997 (Costa Mesa Building Permit No. B81204), August 25, 1997 (Costa Mesa Building Permit No. B81204 [Offices]), September 5, 1997 (Costa Mesa Building Permit No. B83128, B81585 [Offices]), October 2, 1997 (Costa Mesa Building Permit No. B83651 [Offices]), October 18, 1997 (Costa Mesa Building Permit No. B81205, B83002 [Offices]), and October 28, 1997 (Costa Mesa Building Permit No. B83935 [Company Store]), all of the development requirements set forth in the 1994 Development Agreement for Phase I at the Costa Mesa Campus were completed. The development requirements that are pending under the agreement are those for Phase II.

Thus, the Auto Club has submitted a request for the simple amendment to the 1994 Development Agreement to extend the term for 20 years. And while COVID-19 delayed plans for build-out of Phase II under the 1994 Development Agreement, the Auto Club's ultimate development plans still align with that agreement's current entitlements. Therefore, the Auto Club respectfully requests that the City grant the simple amendment to 1994 Development Agreement.

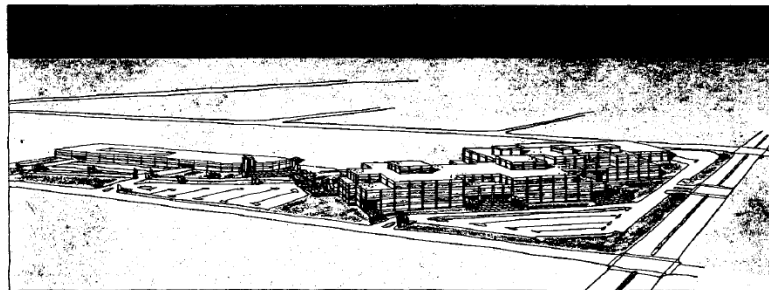
Phase II – Remaining Entitlements

Phase II – Entitled (not built)

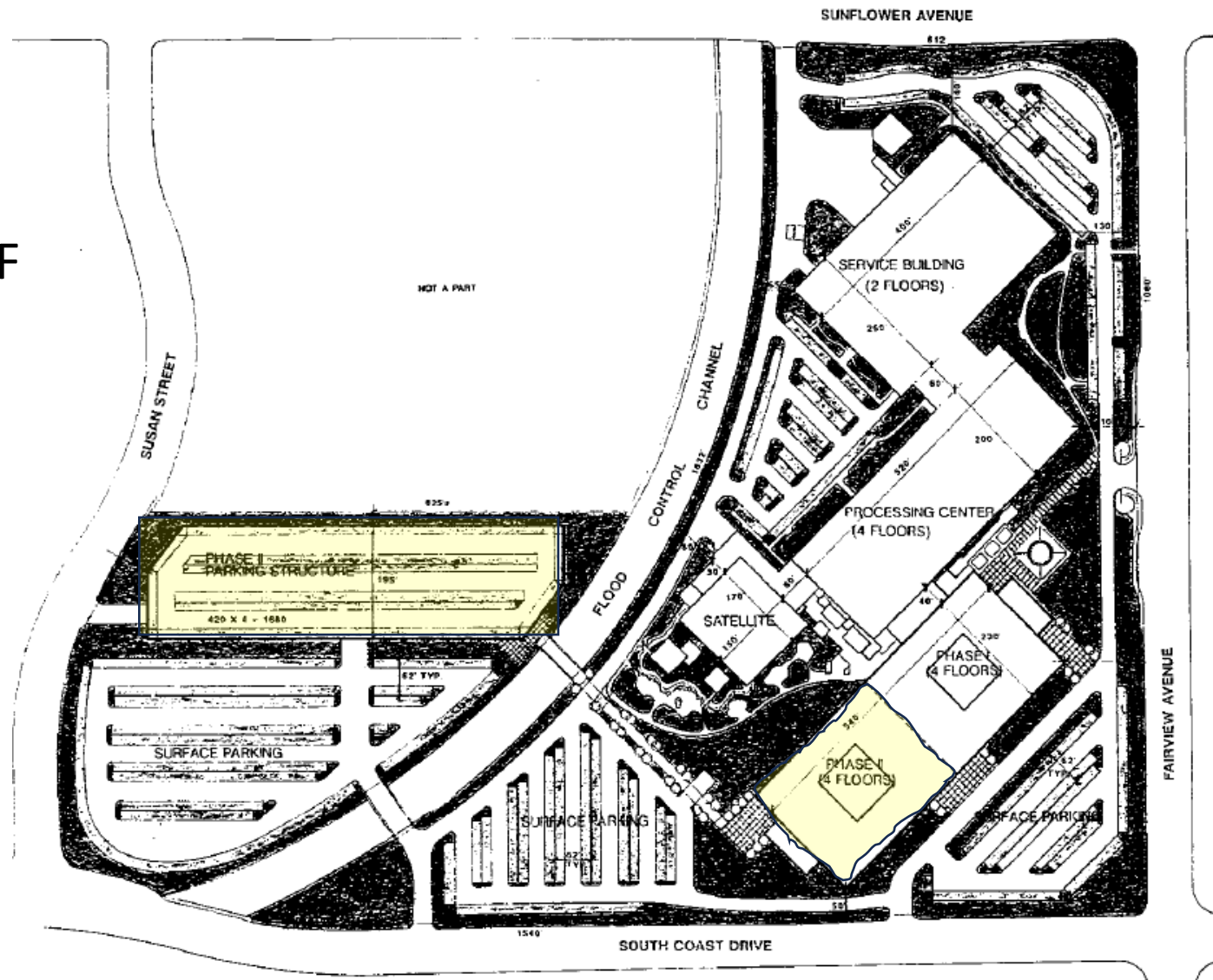
- Additional Building 250,000 SF
- Parking Structure 1,860 stalls



PHASE I



PHASE II



Remaining Entitlements

DRAFT

**MEETING MINUTES OF THE CITY OF
COSTA MESA PLANNING COMMISSION**

July 22, 2024

- 1. ORDINANCE ADOPTION FOR A FIRST AMENDMENT (DA-20-05) TO THE AUTOMOBILE CLUB OF SOUTHERN CALIFORNIA DEVELOPMENT AGREEMENT (DA-94-01) TO ALLOW FOR A 20 YEAR TIME EXTENSION THAT WOULD EXPIRE OCTOBER 31, 2044; TO AMEND PROVISIONS PERTAINING TO THE RATE AND METHODOLOGY FOR CALCULATING TRAFFIC IMPACT FEES; AND, TO AMEND PROVISIONS RELATED TO THE SETBACK OF A FUTURE PARKING STRUCTURE; LOCATED AT 3333 FAIRVIEW ROAD**

Project Description: The Automobile Club of Southern California proposes to amend their Development Agreement (DA-20-05) with the City of Costa Mesa to allow for a 20 year time extension that would expire on October 31, 2044; to amend provisions pertaining to the rate and methodology for calculating traffic impact fees; and, to amend provisions related to the placement of a future parking structure for property generally located at 3333 Fairview Road.

Environmental Determination: Pursuant to CEQA Guidelines Section 15162 this project is within the scope of the June 20, 1994-certified Final Environmental Impact Report (FEIR) #1045 (State Clearinghouse No. 94021036) for the Automobile Club Expansion project . The effects of the project were examined in the 1994 FEIR, and all feasible mitigation measures and alternatives developed in the 1994 FEIR are incorporated into this project and no new mitigation measures are required. Therefore, the 1994 FEIR for Automobile Club Expansion project is determined to be adequate to serve as the environmental documentation for this project, that no further environmental review is required, and that all requirements of CEQA are satisfied.

Five ex-parte communications reported.

Commissioner Martinez meet with the applicant onsite on July 17, 2024.

Commissioner Klepack meet with the applicant and representative on July 19, 2024.

Commissioner Zich meet with the applicant's management team onsite.

Vice Chair Toler participated in a zoom meeting with the applicant and representatives on July 19, 2024.

DRAFT

Chair Ereth participated in a phone conversation with the applicant's representative.

Christopher Aldana, Assistant Planner, presented the staff report.

Chair Ereth paused the presentation to announce he needed to recuse himself from this item due to a conflict of interest.

Vice Chair Toler took control of the meeting.

Christopher Aldana continued with his presentation.

The Commission asked questions of staff including discussion of:

Commissioner Martinez enquired what the approval process would be for a new parking structure, office building and proposed second bridge over the flood control channel without a developmental agreement in place. Staff responded that the applicant would need to reapply and submit a master plan. Martinez enquired if staff looked at the proposed Class 1 trail along the flood control channel regarding this item's extension request. Staff responded they did not look at the trail because none of the proposed uses for the site would conflict with the Class 1 trail. Martinez asked staff about the requirements of the parking structure beside the setback. Staff responded that the other requirements are height limitations, number of parking spaces and development standards. Martinez asked if the parking structure location was set and couldn't be modified. Staff responded that if the applicant wanted to, they could push it further away from minimum setback. Martinez clarified his question by asking if the applicant could move the structure over to a different parcel. Staff stated that would go to an approval process before the applicant would be allowed to change the location of the structure. Martinez asked if the parking structure will have an impact on the water quality because of its proximity to the flood channel. Staff responded stating the water that would flow in that direction would go through a cleaning process before flowing into the flood channel. Martinez asked if parking was a revenue generating land use. Staff respond that the applicant would be better able to respond to that question. Martinez asked staff if adding more parking on the site would reduce the reliance on the automobile. Staff respond that the added parking spaces were meant to meet the parking requirements at the time. Martinez asked staff if adding more parking would encourage or discourage driving to the site. Staff respond that the parking requirements were based on parking for the site and in the future, they can reassess the parking needs for the site.

Commissioner Klepack asked if the building codes when this project was first approved would stay in place or change to current codes. Staff responded that the planning and zoning codes were locked in. However, they would have to meet all the current building and safety codes.

The Chair opened the Public Hearing.

The Anita Lorz Villagrana, applicant's representative stated they read and agreed to the conditions of approval.

The Commission asked questions of the applicant including discussion of:

Commissioner Zich asked the applicant what facilities their company was considering closing when they consolidate. The applicants team responded that they have a big presence in southern California that is continuing to grow and that they believe that they will continue to grow in Costa Mesa.

Commissioner Martinez asked the applicant how pedestrians or bicyclist have access to the site and how it might change. The applicant's team responded that the only pedestrian access is by the buss stop. Martinez asked if the employees have key card access to the building. The applicants stated that employees do have access with keycards. Martinez asked if the applicant still planned on building the proposed second bridge over the flood channel. The applicants team stated they would look at measurers to reduce traffic where pedestrians will walk and they will look to see if that bridge is still relevant to have during the permitting process, Martinez asked if the expanded office building would encompass the current security area. The applicant said the security check point would stay in its current location.

The Chair opened public comments.

No public comments.

The Chair closed public comments.

The Commission asked questions of the staff including a discussion of:

Commissioner Zich asked the staff the reasons the original vote for the Development Agreement did not pass in Planning Commission. Staff responded that two of the 1994 Planning Commissioners Mr. Karonda and Ms. Kalen voted No to the original motion. Mr. Karonda voted No because he felt that AAA should do more to contribute funds to the 405-freeway access at the time and Ms. Kalen expressed she was concerned that AAA would sell the proposal package to a third party.

The Chair closed the Public Hearing.

Commissioner Martinez made a motion to approve the item with the following modifications:

DRAFT

1. The parking structure is not approved (pursuant to Land Use Element Policies 5.6, 5.7, and 6.13; Circulation Element Policies 4.9, 5.5, 7.33, 9.5, and 11.3; and Noise Element Policy 2.8)
2. The applicant, the City, and the County (including the OC Flood Control District) will work towards the construction of a Class I multi-purpose trail along the flood control channel (pursuant to Circulation Element Policies 5.7, 7.4, 7.5 9.2, and 9.12)
3. Pedestrian access will be provided to the site (pursuant to Circulation Element Policies 5.13 and 11.7)
4. More bicycle parking will be added upon full buildout (pursuant to Circulation Element Policy 9.4)

Motion failed for lack of second.

Commissioner Zich made a motion to approve the item with staff's recommendation. Seconded by Commissioner Rojas.

Commissioner Zich stated that for as long as he has lived in the City of Costa Mesa AAA has been a stellar business entity for the city. He stated when he conducted his site visit, he was impressed with the quality of maintenance, the appearance of the facility and the employee amenities. He stated this is a land use decision and honoring the development agreement and work they have done so far should be a top priority in the city.

Commissioner Rojas agreed with Commissioner Zich's statements. He stated that this is a land use decision and that he has no reason not to support the motion.

Commissioner Martinez asked if the maker of the motion was willing to modify his motion to request the parking structure be built in a way that would allow it to potentially be built into housing in the future.

Commissioner Zich's response was no.

Commissioner Martinez continued his comment stating he is not in support the motion due to the reasons in his original motion. He stated he did not agree to the additional parking and felt the site was not to being used to its potential.

Vice Chair Toler stated he is in support of the motion. However, he does agree with some of the comments made by Commissioner Martinez. He stated what makes him support the motion is in the original agreement allowing the owner to apply for a subsequent development approval to make changes if the owner feels it is necessary or appropriate. He stated he hopes that the applicant and City

DRAFT

Council in 2041 would consider the environment, surrounding neighborhoods and pedestrians.

MOVED/SECOND: Zich/Rojas

MOTION: To move staff's recommendation.

The motion carried by the following roll call vote:

Ayes: Toler, Klepack Rojas, Zich

Nays: Martinez

Absent: None

Recused: Ereth, Andrade

Motion carried: 4-1-2

ACTION: The Planning Commission adopted a resolution to:

1. Find, pursuant to CEQA Guidelines Section 15162, that the project is within the scope of the June 20, 1994-certified Final Environmental Impact Report (EIR) #1045 (State Clearinghouse No. 94021036) for the Auto Club Expansion project. The effects of the project were examined in the 1994 FEIR, and all feasible mitigation measures and alternatives developed in the 1994 FEIR are incorporated into this project and no new mitigation measures are required. Therefore, the 1994 FEIR for the Automobile Club Expansion project is determined to be adequate to serve as the environmental documentation for this project, that no further environmental review is required, and that all requirements of CEQA are satisfied; and
2. Adopt Resolution 2024-XX recommending City Council approval of the first amendment (DA-20-05) to the Automobile Club of Southern California Development Agreement (DA-94-01) by adopting an ordinance to allow for a 20-year time extension until October 31, 2044; to amend provisions pertaining to the rate and methodology for calculating traffic impact fees; and, to amend provisions related to the setback of a future parking structure.

RESOLUTION PC-2024-17- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF THE FIRST AMENDMENT (DA-20-05) TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COSTA MESA AND INTERINSURANCE EXCHANGE OF THE AUTOMOBILE CLUB OF SOUTHERN CALIFORNIA (DA-94-01) TO ALLOW FOR A 20 YEAR TIME EXTENSION THAT WOULD EXPIRE ON OCTOBER 31, 2044; AND TO UPDATE THE RATE AND METHODOLOGY FOR CALCULATING TRAFFIC IMPACT FEES; AND, TO AMEND PROVISIONS RELATED TO THE SETBACK OF A FUTURE PARKING STRUCTURE; LOCATED AT 3333 FAIRVIEW ROAD

The Vice Chair explained the appeal process.

RESOLUTION NO. PC-2024-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA RECOMMENDING CITY COUNCIL APPROVAL OF THE FIRST AMENDMENT (DA-20-05) TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COSTA MESA AND INTERINSURANCE EXCHANGE OF THE AUTOMOBILE CLUB OF SOUTHERN CALIFORNIA (DA-94-01) TO ALLOW FOR A 20 YEAR TIME EXTENSION THAT WOULD EXPIRE ON OCTOBER 31, 2044; AND TO UPDATE THE RATE AND METHODOLOGY FOR CALCULATING TRAFFIC IMPACT FEES; AND, TO AMEND PROVISIONS RELATED TO THE SETBACK OF A FUTURE PARKING STRUCTURE; LOCATED AT 3333 FAIRVIEW ROAD

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, First Amendment (DA-20-05) to the Development Agreement between the City of Costa Mesa and Interinsurance Exchange of the Automobile Club of Southern California (DA-94-01) was filed by Jennifer J. Farrell Esg., authorized agent for the property owner, Interinsurance Exchange Automobile Club of Southern California, requesting approval of the following, which are depicted in more specific detail in Exhibit B attached hereto:

- A 20-year time extension that would expire on October 31, 2044,
- Update to the rate and methodology for calculating traffic impact fees, and
- Update to the setback of a future parking structure.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 22, 2024 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to CEQA Guidelines Section 15162, the project is within the scope of the June 20, 1994-certified Final Environmental impact Report (EIR) #1045 (State Clearinghouse No. 94021036) for the Auto Club Expansion project. The effects of the project were examined in the 1994 FEIR, and all feasible mitigation measures and alternatives developed in the 1994 FEIR are incorporated into this project and no new mitigation measures are required. Therefore, the 1994 FEIR for the Automobile Club Expansion project is determined to be adequate to serve as the environmental


documentation for this project, that no further environmental review is required, and that all requirements of CEQA are satisfied.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and modifications as shown in Exhibit B, the Planning Commission hereby recommends approval of First Amendment (DA-20-05) to the Development Agreement between the City of Costa Mesa and Interinsurance Exchange of the Automobile Club of Southern California (DA-94-01) with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for the First Amendment (DA-20-05) to the Development Agreement between the City of Costa Mesa and Interinsurance Exchange of the Automobile Club of Southern California (DA-94-01) and compliance of all applicable federal, state, and local laws.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 22nd day of July, 2024.



Adam Ereth, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2024-17 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on July 22, 2024 by the following votes:

AYES: Toler, Klepack, Rojas, Zich

NOES: Martinez

ABSENT: None

ABSTAIN: Ereth, Andrade

 **FOR**

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2024-17

EXHIBIT A

FINDINGS

DA-20-05 is a request for 20-year time extension that would expire on October 31, 2044, and to also amend provisions of Development Agreement DA-94-01 pertaining to the rate and methodology for calculating Traffic Impact Fees and the setback for a future parking structure. The requested amendments do not change the previously approved project plans. Therefore, the findings, and the facts in support of those findings, contained in the Ordinances and Resolutions for Final Environmental Impact Report #1045, General Plan Amendment (GP-94-01A), Rezone (R-94-01), Planning Action (PA-94-15), Tentative Parcel Map (S-94-120), and Development Agreement (DA-94-01) remain true and in effect. The following findings, and facts in support of those findings, pertain only to the scope of the proposed amendments.

Pursuant to City Council Resolution No. 88-53, Development Agreement Procedures and Requirements, and Government Code Section 65865(c), staff recommends approval of the requested amendments, based on the following assessment of facts and findings:

- The Development Agreement between the City of Costa Mesa and Developer is:
 - Consistent with the objectives, policies, general land uses and programs specified in the General Plan and with the General Plan as a whole;
 - Compatible with the uses authorized in, and the existing land use regulations prescribed for, the zoning district in which the real property is and will be located; and
 - Is in conformity with and will promote public convenience, general welfare, and good land use practice.

The proposed amendment to the DA is consistent with General Plan policies and objectives, primarily objective LU-6C, in that the long-term build-out of the AAA office campus will support the retention and expansion of the City's employment base with diverse and quality employment opportunities. Additionally, the City's Land Use Element specifies that the "Urban Center Commercial" Land Use District is intended to "allow for high-intensity mixed-use commercial development within a limited area", and identifies that one of the four major developments located within the Urban Center Commercial Land Use District is the "Automobile Club of Southern California". The proposed development is also compatible with the existing land uses located North of Interstate 405 which includes larger developments such as The South Coast Plaza, Metro Pointe, IKEA and the Segerstrom Center for the Arts. Lastly, AAA has operated from this site since 1980 without any impacts to surrounding uses, including the nearby residential developments.

- The Development Agreement between the City of Costa Mesa and Developer will not:
 - Be detrimental to the health, safety and general welfare; and
 - Adversely affect the orderly development of property or the preservation of property values.

This AAA headquarters has operated at the site since 1980 and there have been no incompatibilities with the surrounding uses. The proposed use, size, and intensity of the project is consistent with the existing development within the general area located north of the 405 freeway, and would not be detrimental to the health, safety, and general welfare of the community. There are no modifications proposed to the site's previously entitled development intensity and only minor considerations are proposed to improve the site's physical layout to avoid potential impacts to nearby residential development. As such, the extension of the DA will not be detrimental to the health, safety and general welfare, or adversely affect the orderly development of property or the preservation of property values.

EXHIBIT B – REVISED DEVELOPMENT AGREEMENT 20-05

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

City of Costa Mesa
PO Box 1200
Costa Mesa, CA 92628-1200
Attn: City Clerk

Space Above This Line for Recorder's Use (Exempt
from Recording Fee per Gov't Code §6103 and §27383)

**FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT**

BETWEEN

THE CITY OF COSTA MESA

AND

**THE INTERINSURANCE EXCHANGE OF THE
AUTOMOBILE CLUB**

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This First Amendment to Development Agreement (the "Amendment") is entered into as of the _____ day of _____, 2024 ("First Amendment Effective Date"), by and between the CITY OF COSTA MESA ("City"), and the INTERINSURANCE EXCHANGE OF THE AUTOMOBILE CLUB, formerly known as the Interinsurance Exchange of the Automobile Club of Southern California ("Owner"). Each party may be referred to individually as "Party" or together as the "Parties".

RECITALS

A. WHEREAS, pursuant to Section 65864 *et seq.* of the Government Code and the City's adopted rules and procedures, the Parties entered into that certain Development Agreement dated October 5, 1994 and recorded in the official records of Orange County, California on November 1, 1994, as instrument number 94-0641379 (the "Development Agreement"); and

B. WHEREAS, among other purposes, the City entered into the Development Agreement in furtherance of the City's policy to support the retention and expansion of businesses located in the City in order to increase employment, maintain a stable tax base, attract new businesses, and promote a diversified, stable, and healthy local economy; and

C. WHEREAS, the assurances provided by the Development Agreement were and remain necessary to provide the certainty which will allow the Owner to make the long-term commitments involved in consolidating its facilities and operations in the City; and

D. WHEREAS, the Project on the Property (as defined and described in the Development Agreement) has not been completed based, in part, by the interruption starting in early 2020 in the Owner's development and planning caused by the COVID-19 pandemic, uncertainty in space needs caused by the changing trends in remote and hybrid work, uncertainty in the configuration of spaces in buildings due to safety protocols and other changing trends, and the evolving business needs of the Owner, all of which merit additional time to complete the development of the Project; and

E. WHEREAS, extending the term of the Development Agreement and updating specified City fees, with all of the terms and conditions in the Development Agreement otherwise remaining the same, continue to further the City's policy to support the retention and expansion of businesses located in the City in order to increase employment, maintain a stable tax base, attract new businesses, and promote a diversified, stable, and healthy local economy; and

F. WHEREAS, the best interests of the citizens of Costa Mesa, and the public health, safety and welfare, are served by extending the term of the Development Agreement as provided herein; and

G. WHEREAS, the Amendment and the Project are consistent with the City's General Plan; and

H. WHEREAS, pursuant to Section 65868 of the Government Code and the City's adopted rules and procedures, this Amendment has been reviewed by City Staff, the Planning Commission, and the City Council; and

I. WHEREAS, the City and Owner have a mutual interest, based on the Recitals in the Agreement and as set forth herein above, to extend the term of the Development Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the terms and conditions set forth herein, and for good and valuable consideration, the Parties do hereby agree as follows:

1. Except as expressly defined in this Amendment, all capitalized words and phrases shall have the same meaning ascribed to them in the Development Agreement.

2. The term of the Development Agreement shall be extended for an additional twenty (20) years ("Extension Term"), commencing on November 1, 2024, which is the first day after the last day of the 30-year term set forth in Section 2.3 of the Development Agreement. For purposes of the Agreement, the "term" or "Term" of the Agreement shall include the entire period for which the Development Agreement is operative, including the initial 30-year term and Extension Term.

3. To correct duplicative numbering in Article 2 of the Development Agreement, the second Section numbered "2.4" shall be renumbered to "2.5", and the Section numbers thereafter in Article 2 shall likewise be renumbered, so that the Sections numbered "2.5" and "2.6" shall be renumbered to "2.6" and "2.7", respectively.

4. The Owner notice addresses in the Development Agreement in Section 2.7(b), as modified by this Amendment, shall be deleted in their entirety and replaced with the following:

"If to OWNER:

Interinsurance Exchange of the Automobile Club 3333
Fairview Road, A410
Costa Mesa, California 92626
Attn: Vice President, Administrative Services with

copies to:

Interinsurance Exchange of the Automobile Club 3333
Fairview Road, A491
Costa Mesa, California 92626 Attn:
General Counsel"

5. The proposed Phase II parking structure location shall be addressed in Section 3.7 of the Development Agreement, relating to changes to the Existing Development Approvals which

shall be deemed "minor," by adding a new clause as clause (e) and renumbering clause (e) to (f) in the last sentence of Section 3.7, to read as follows:

"Unless otherwise required by law, a change to the Existing Development Approvals shall be deemed 'minor' and not require an amendment to this Agreement provided such change does not:

(e) Decrease the setback distance requirements for the proposed Phase II parking structure from the northern property boundary, as set forth in Item #5 (Shade and Shadows) of the Inventory of Mitigation Measures, attached as part of Exhibit "B" to City Council Resolution No. 94-54. (Relocation of the Phase II parking structure shall be proposed further away from the existing residential uses north of the smaller parcel to improve compatibility and to minimize potential adverse impacts of the parking structure proximate to residential units); or,

(f) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code."

Except as amended above, all of the terms and conditions set forth in Section 3.7 of the Development Agreement shall remain in full force and effect.

6. The Development Exactions in Section 3.9(b), clauses (i) and (iii), of the Development Agreement shall be amended as follows:

(a) During the Extension Term as defined above, the first sentence of clause (i) of Section 3.9(b) is amended such that the ADT generated by the second phase of development shall be calculated by multiplying .00989 times the number of square feet of building area to be constructed under the building permit, to read as follows:

"The ADT generated by new development shall be calculated by multiplying .00718 times the number of square feet of building area to be constructed under the building permit; provided, however, that during the Extension Term, the ADT generated by the second phase of development shall be calculated by multiplying .00989 times the number of square feet of building area to be constructed under the building permit."

Except as amended above, all of the terms and conditions set forth in clause (i) of Section 3.9(b) of the Development Agreement shall remain in full force and effect.

(b) During the Extension Term as defined above, clause (iii) of Section 3.9(b) of the Development Agreement shall be amended by adding the following sentences at the end of the paragraph, to read as follows:

"Commencing on the Extension Term, the traffic impact fee shall be adjusted to two hundred thirty-five dollars (\$235.00) per ADT. For any building permit issued during the Extension Term, the traffic impact fee shall be the lesser of

either \$235 per ADT or the amount per ADT then in effect in accordance with Section 13-274 of the CITY Planning, Zoning and Development Code or successor CITY ordinance.”

Except as amended above, all of the terms and conditions set forth in clause (iii) of Section 3.9(b) of the Development Agreement shall remain in full force and effect.

7. The Development Exactions in Section 3.9(c), clauses (ii) and (iii), of the Development Agreement shall be amended as follows:

(a) During the Extension Term as defined above, the last sentence of clause (ii) of Section 3.9(c) shall be amended so that the modified traffic impact fee of two hundred thirty-five dollars (\$235.00) and provisions applicable during the Extension Term are incorporated into this clause (ii), to read as follows:

“Any such payment by OWNER or refund by CITY shall be made within thirty days of submittal of such traffic study and shall be based on the lesser of either two hundred twenty-eight dollars (\$228.00) (or, during the Extension Term, two hundred thirty-five dollars (\$235.00) per ADT or the amount per ADT then in effect under Section 13-326 (or, during the Extension Term, Section 13-274) of the CITY Planning Zoning and Development Code or any successor CITY ordinance.”

Except as amended above, all of the terms and conditions set forth in clause (ii) of Section 3.9(c) of the Development Agreement shall remain in full force and effect.

(b) During the Extension Term as defined above, the last sentence of clause (iii) of Section 3.9(c) of the Development Agreement shall be amended so that the modified traffic impact fee of two hundred thirty-five dollars (\$235.00) and provisions applicable during the Extension Term are incorporated into this clause (iii), to read as follows:

“Any such payment by OWNER or refund by CITY shall be made within thirty (30) days of submittal of such second traffic study and shall be based on the lesser of two-hundred twenty-eight dollars (\$228.00) (or, during the Extension Term, two hundred thirty-five dollars (\$235.00) per ADT or the amount per ADT then, in effect under Section 13-326 (or, during the Extension Term, Section 13-274) of the CITY Planning, Zoning and

Development Code or any successor CITY ordinance.”

Except as amended above, all of the terms and conditions set forth in clause (iii) of Section 3.9(c) of the Development Agreement shall remain in full force and effect.

8. Except as expressly modified by this Amendment, all of the terms and conditions set forth in the Development Agreement shall remain the same and shall be in full force and effect.

[signatures on next page]

IN WITNESS WHEREOF, Developer and City have executed this Amendment as of the First Amendment Effective Date.

“CITY”
CITY OF COSTA MESA

Dated: _____

By: _____

Name: _____

Its: _____

ATTEST:

CITY CLERK

By: _____

Name: _____

APPROVED AS TO FORM:

By: _____

Name: _____

Its: _____

“OWNER”
INTERINSURANCE EXCHANGE OF
THE AUTOMOBILE CLUB

Dated: _____

By: _____

Name: _____

Its: _____

APPROVED AS TO FORM:

By: _____

Name: _____

Its: _____

PARTIDA, ANNA

Subject: Regarding Application No. DA-20-05 / 3333 Fairview Road

From: Kay Jafari <kayjafari@gmail.com>

Sent: Friday, July 12, 2024 8:33 PM

To: PLANNING INFO <planninginfo@costamesaca.gov>

Subject: Regarding Application No. DA-20-05 / 3333 Fairview Road

Good afternoon,

I received a notice in the mail concerning the Automobile Club of Southern California's application as captioned above. I am requesting information about what specifically is being proposed with this application, including the applicant's future parking structure. I reside at 3366 Cte Cassis, Costa Mesa, CA 92626, so this application may impact me.

I thank you in advance for your time and diligence.

Best,

Kiarash ("Kay") Jafarifesharaki
(949) 861 - 0352

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JULY 22, 2024

ITEM NUMBER: PH-1

SUBJECT: ORDINANCE ADOPTION FOR A FIRST AMENDMENT (DA-20-05) TO THE AUTOMOBILE CLUB OF SOUTHERN CALIFORNIA DEVELOPMENT AGREEMENT (DA-94-01) TO ALLOW FOR A 20 YEAR TIME EXTENSION THAT WOULD EXPIRE OCTOBER 31, 2044; TO AMEND PROVISIONS PERTAINING TO THE RATE AND METHODOLOGY FOR CALCULATING TRAFFIC IMPACT FEES; AND, TO AMEND PROVISIONS RELATED TO THE SETBACK OF A FUTURE PARKING STRUCTURE; LOCATED AT 3333 FAIRVIEW ROAD

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

PRESENTATION BY: CHRISTOPHER ALDANA, ASSISTANT PLANNER

**FOR FURTHER INFORMATION CONTACT: CHRISTOPHER ALDANA, ASSISTANT PLANNER
714-754-4868
christopher.aldana@costamesaca.gov**

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find, pursuant to CEQA Guidelines Section 15162, that the project is within the scope of the June 20, 1994-certified Final Environmental impact Report (EIR) #1045 (State Clearinghouse No. 94021036) for the Auto Club Expansion project. The effects of the project were examined in the 1994 FEIR, and all feasible mitigation measures and alternatives developed in the 1994 FEIR are incorporated into this project and no new mitigation measures are required. Therefore, the 1994 FEIR for the Automobile Club Expansion project is determined to be adequate to serve as the environmental documentation for this project, that no further environmental review is required, and that all requirements of CEQA are satisfied; and
2. Adopt Resolution 2024-XX recommending City Council approval of the first amendment (DA-20-05) to the Automobile Club of Southern California Development Agreement (DA-94-01) by adopting an ordinance to allow for a 20-year time extension until October 31, 2044; to amend provisions pertaining to the rate and methodology for calculating traffic impact fees; and, to amend provisions related to the setback of a future parking structure.

APPLICANT OR AUTHORIZED AGENT:

The applicant and authorized agent is Jennifer J. Farrell, Esq., representing the property owner, Interinsurance Exchange Automobile Club of Southern California.

BACKGROUND:

The Automobile Club of Southern California (AAA) has operated at 3333 Fairview Road since the 1980s. The site operates and is developed with AAA office and support services that were approved pursuant to Development Review (DR-80-05). The AAA site is a 29.5-acre lot subdivided in 1979 as Parcel 1 of Parcel Map No. 79-381 and an adjacent 9.7-acre site to the west that was later subdivided in 1994 as Parcel 2 of Parcel Map No. 94-120.

Exhibit 1 – Vicinity Map

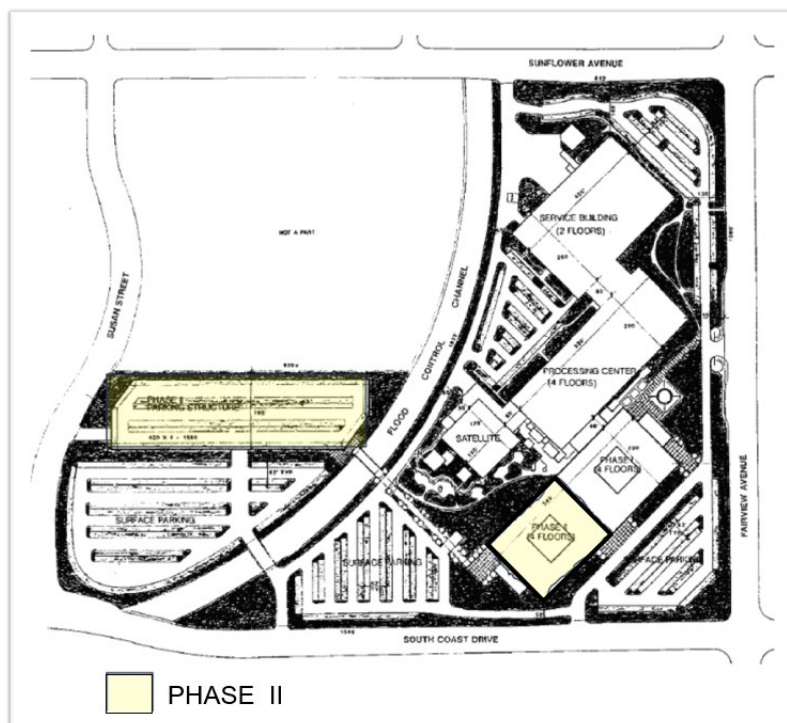


In 1994, the City of Costa Mesa approved a series of applications for the development of the subject property. These approvals include:

- 1) Final Environmental Impact Report #1045;
- 2) General Plan Amendment (GP-94-01A) to redesignate the subject property and the adjacent 9.7-acre parcel from Industrial Park and Medium Density Residential to Urban Center Commercial;
- 3) Rezone (R-94-01) to change the subject property from Industrial Park (MP) and Planned Development Residential-Medium Density (PDR-MD) to Planned Development Commercial (PDC);
- 4) Planning Action (PA-94-15) for a final development plan for a 500,000-square-foot expansion of the existing Automobile Club facility with four-level parking structure with conditional use permit to reduce vehicle trips through a transportation demand management program;
- 5) Tentative Parcel Map (S-94-120) to divide the northerly portion of the Segerstrom Home Ranch site into three parcels to accommodate the proposed project; and
- 6) Development Agreement (DA-94-01)

Exhibit 2, below, depicts the existing site plan along with the 1994-approved expansion.

Exhibit 2 – DA-94-01 Approved AAA Site Plan



As indicated above, the 1994 entitlements included a 500,000 square-foot expansion that was planned to occur in two phases. Each phase was to consist of an approximate 250,000 square foot building. Additionally, a four-level 1,840 space parking structure is approved on the adjacent 9.7-acre parcel. To date, AAA has completed Phase I improvements, which total 235,825 square feet of the 500,000-square-foot expansion. This square footage is located in a four-story office building situated south of the existing processing center. Additionally, the 9.7-acre parcel to the west, which has a driveway along Susan Street, has been improved and is utilized as a surface parking lot for AAA employees. This surface parking lot is fenced and is accessed internally by a 40-foot-wide bridge that connects the main AAA facility. The remaining Phase II improvements are shown in yellow-shading on the below Exhibit 2.

The original development agreement (DA-94-01) provided for a 30-year timeframe in which to develop the project. This term will expire on October 31, 2024 unless extended. AAA is in full compliance with all terms of the Development Agreement for the square footage that has been constructed to date, which includes payment of traffic impact fees and Transportation Corridor fees.

In recent years, AAA management has contemplated consolidating their southern California regional operations to their Costa Mesa facility. The square footage that remains to be built pursuant to the Development Agreement is believed to be adequate to accommodate this consolidation. In 2023, AAA approached the City with a request to extend the Development Agreement by 20 years starting on November 1, 2024 to October 31, 2044, in order to accommodate their consolidation plans. During conversations with the applicant, City staff requested additional updates to terms of the development agreement that include the payment of traffic impact fees, and consideration of the setback of the future parking structure from the adjacent residential community, which was contemplated in the original project approval. The applicant was amenable to these updates and has included them in their application.

SETTING:

The project site is located north of South Coast Drive, east of Susan Street and west of Fairview Road. Sunflower Avenue, which is located north of the site, separates the City of Costa Mesa from the City of Santa Ana. The project site consists of two parcels that are bisected by the Greenville Banning Channel. The larger parcel is located east of the channel, is 29.5 acres in size, and is improved with a four-story, 310,000 sq. ft. processing center, a 2-story, 130,000 sq. ft. service building, a one-story, 27,000 sq. ft. satellite building, and a 235,000 sq. ft. (Phase I) office building (approximately 702,825 sq. ft. total). The smaller parcel is 9.7 acres in size and is used as a surface parking lot. The project site is designated Urban Center Commercial (UCC) and is zoned Planned Development Commercial (PDC).

Exhibit 3 – Aerial Image of AAA Site and Surrounding Uses



As shown above in Exhibit 3, properties located across Sunflower Avenue are improved with a gas station, Calvary Chapel Church/High School, and a United States Post Office. Adjacent to and north of the smaller parcel, is a residential community developed in 2003. This residential property is zoned Medium-Density Planned Residential Development (PDR-MD) and consists of detached single-family homes, attached townhomes and condominiums. Located east of the subject property (i.e., across Fairview) is a Medium-Density Planned Residential Development (PDR-MD) zoned property that is developed with a residential neighborhood consisting of two-story detached single-family homes (Wimbledon Village). The property located to the south (across South Coast Drive) is designated for commercial use and is zoned Planned Development Commercial (PDC). This property is a component of the Segerstrom Home Ranch development, which is entitled for future office space and a new fire station. This property is approximately 45 acres in size with 7.5 acres improved with a home, office space for the Festival of Children Foundation, and agriculture support buildings. The remainder of the property is used for agriculture. To the west, across Susan Street, is a 13.78-acre site that is currently improved with a multi-tenant office building and a sports field previously used by the Los Angeles Chargers. The City is currently processing a planning application to redevelop this site with a 1,050 unit apartment complex known as “Hive Live.”

REQUEST:

In support of their long-term plans to consolidate regional business operations in Costa Mesa, AAA proposes the following revisions to the Development Agreement (see Attachment 6):

1. Page 2, Section 2: Change the expiration year from 2024 to 2044. This will extend the Development Agreement for an additional 20 years, commencing on November 1, 2024 and terminating on October 31, 2044.
2. Page 3, Section 6 (a): Update the average daily vehicle trip “ADT” multiplier from .00718 to .00989. This change reflects the current Institute of Transportation Engineers (ITE) trip generation factor for office land uses.
3. Page 4, Section 6 (b): Update the Traffic Impact Fee from \$228 to \$235, or the current rate at time of development, whichever is less. This change is necessary to reflect the City’s current adopted fee.
4. Page 3, Section 5 (e): Specify that the Phase II parking structure shall be proposed a minimum of 60 feet from the existing residential uses located to the north of the smaller parcel to improve land use compatibility.
5. Other non-substantive numbering, references, and/or formatting edits to clarify intent and implement the proposed changes.

As summarized above, the intent of the proposed DA amendment will allow AAA an additional 20 years to complete the previously approved development. In addition, the amendment includes a modification to the project average daily vehicle trip multiplier to update the traffic study conducted more than 20-years ago to current anticipated office use trip demand. Consistent with language in the current DA, the proposed amendment also updates the project traffic impact fee to reflect the City’s current fee rate. Lastly, when the original project DA was approved, the adjacent parcel to the north of the subject property was unimproved with no development contemplated. At that time and in consideration of potential development compatibility of the site, two project exhibits were provided (see Exhibits 3 and 4 below) showing either a 20-foot or a 60-foot setback from the proposed AAA parking garage to the north property line of the adjacent vacant property. As stipulated in the AAA entitlements, the greater of the two setback distances is to be used if the adjacent property is developed with residential. This distance was adopted as a mitigation measure within the final EIR and was included as Condition of Approval #7 within PA-94-15. Since the neighboring site has now been developed with residential, language within the first amendment to the development agreement is proposed to clarify that a minimum 60-foot setback from the adjacent residential property to the proposed parking garage is required.

Exhibit 3 – Illustration of the 20' North Parking Structure Setback

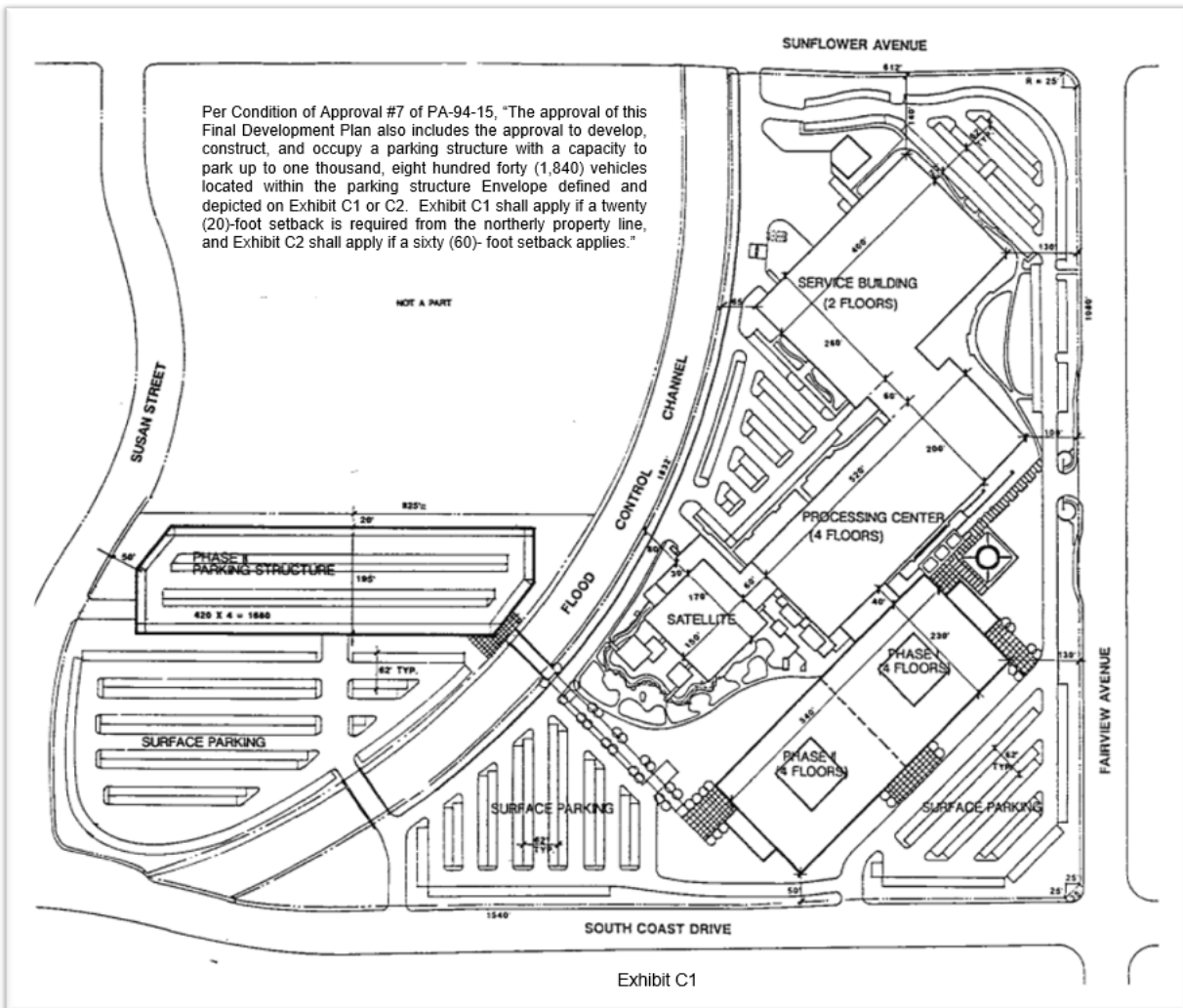
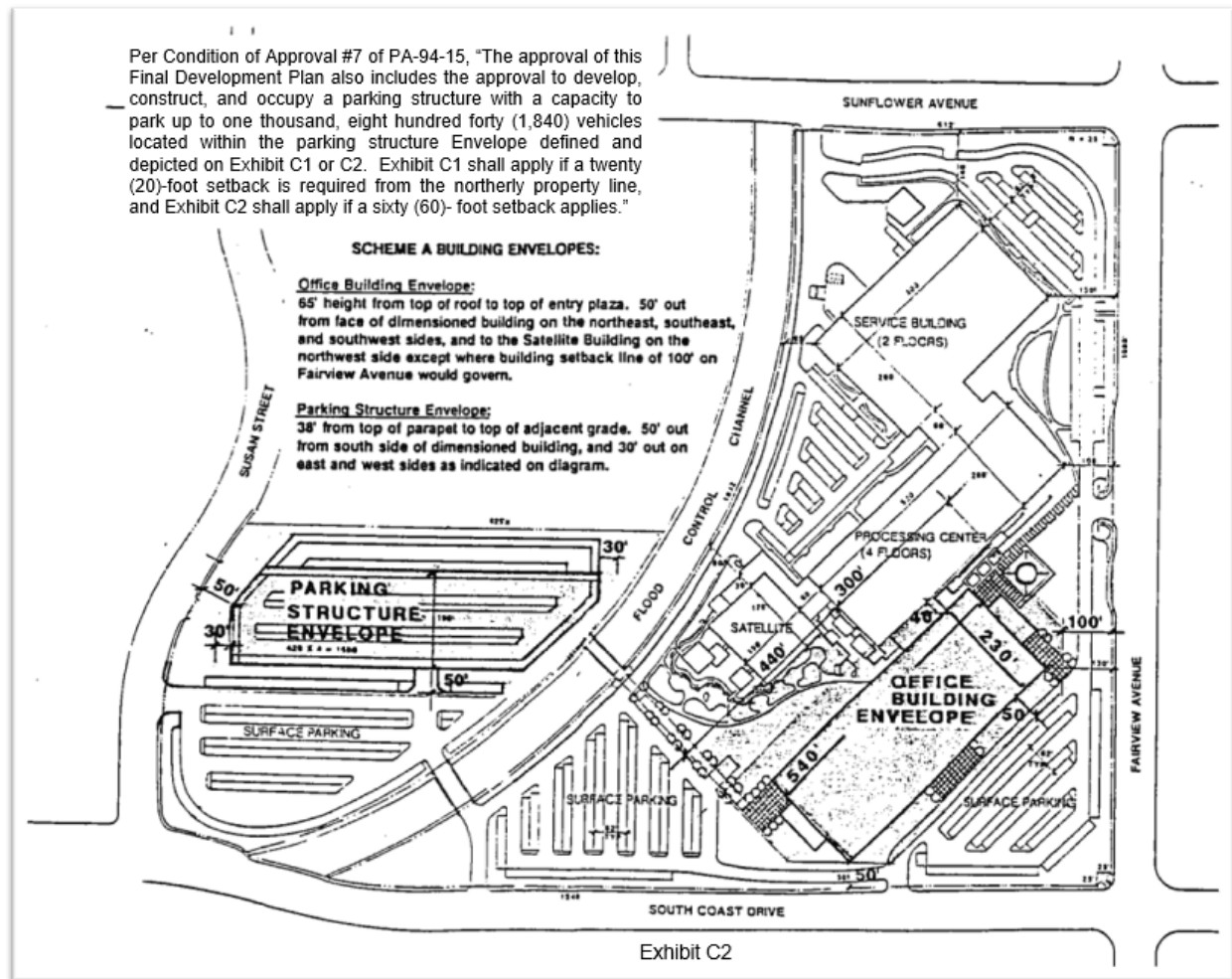


Exhibit 4 – Illustration of the 60-Foot North Parking Structure Setback



JUSTIFICATIONS FOR APPROVAL:

Amendment to Development Agreement

Pursuant to City Council Resolution No. 88-53, Development Agreement Procedures and Requirements, and Government Code Section 65865(c), staff recommends approval of the requested amendments, based on the following assessment of facts and findings, which are also reflected in the draft Resolution:

- *The Development Agreement between the City of Costa Mesa and Developer is:*
 - *Consistent with the objectives, policies, general land uses and programs specified in the General Plan and with the General Plan as a whole;*
 - *Compatible with the uses authorized in, and the existing land use regulations prescribed for, the zoning district in which the real property is and will be located; and*

- *Is in conformity with and will promote public convenience, general welfare, and good land use practice.*

The proposed first amendment to the development agreement is consistent with General Plan policies and objectives, primarily objective LU-6C, in that the long-term build-out of the AAA office campus will support the retention and expansion of the City's employment base with diverse and quality employment opportunities. Additionally, the City's Land Use Element specifies that the "Urban Center Commercial" Land Use District is intended to "allow for high-intensity mixed-use commercial development within a limited area" and identifies that one of the four major developments located within the Urban Center Commercial Land Use District is the "Automobile Club of Southern California". The proposed development is also compatible with the existing land uses located north of Interstate 405 which includes larger developments such as South Coast Plaza, Metro Pointe, IKEA and the Segerstrom Center for the Arts. Lastly, AAA has operated from this site since 1980 without any impacts to surrounding uses, including the nearby residential developments.

- *The Development Agreement between the City of Costa Mesa and Developer will not:*
 - *Be detrimental to the health, safety and general welfare; and*
 - *Adversely affect the orderly development of property or the preservation of property values.*

This AAA headquarters has operated at the site since 1980 and there have been no incompatibilities with the surrounding uses. The proposed use, size, and intensity of the project is consistent with the existing development within the general area located north of the 405 freeway, and would not be detrimental to the health, safety, and general welfare of the community. There are no modifications proposed to the site's previously entitled development intensity and only minor considerations are proposed to improve the site's physical layout to avoid potential impacts to nearby residential development. As such, the extension of the DA will not be detrimental to the health, safety and general welfare, or adversely affect the orderly development of property or the preservation of property values.

ENVIRONMENTAL DETERMINATION:

Pursuant to CEQA Guidelines Section 15162 this project remains within the scope of the June 20, 1994 certified Final Environmental Impact Report (FEIR) #1045 (State Clearinghouse No. 94021036) for the AAA Expansion project. The effects of the project were examined in the 1994 FEIR, and all feasible mitigation measures and alternatives developed in the 1994 FEIR are incorporated into this project, and no new mitigation measures are required. Therefore, the 1994 FEIR for AAA Expansion project is determined to be adequate to serve as the environmental documentation for this

project, no further environmental review is required, and that all requirements of CEQA are satisfied.

ALTERNATIVES:

Other than the recommended action, the Planning Commission may consider the following alternatives:

1. *Recommend Approval of the project with modifications.* The Planning Commission may suggest specific changes for City Council consideration that are appropriate to alleviate concerns or improve the project.
2. *Recommend Denial of the project.* If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must recommend denial of the application, provide facts in support of the denial recommendation, and direct staff to forward the denial recommendation to the City Council.

LEGAL REVIEW:

The draft Resolution has been approved as to form by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to CMMC Section 13-29(d) three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

In response to the public notice, staff has received one comment letter (see Attachment 8). The commentor requested additional information from staff relating to the proposed parking structure location. Staff spoke with the commentor by phone and addressed their questions. The commentor then indicated to staff that they had no concerns.

Public comments received after the Planning Commission Agenda is published can be viewed at this link: <https://costamesa.legistar.com/Calendar.aspx>

CONCLUSION:

An Ordinance for DA 94-01 was adopted by the City Council in 1994 and included a 30-year time frame for completion. Unless extended, the DA will expire on October 31, 2024. As approved, the AAA development consists of two phases of which only Phase I has been completed. AAA is now interested in completing the second phase of the approved entitlements to consolidate regional operations in Costa Mesa. Beyond extending the date of expiration, updating the rate and method of calculating traffic impact fees, and modifying language pertaining to the location of a future parking structure, there are no changes to the DA agreement. Staff is in support of the proposed first amendment because the extended term will retain a large local employer, allow the City the opportunity to benefit from the remaining traffic impact fees which would be used on road improvement projects, and the development will create additional quality employment opportunities. Finally, the proposal is in conformance with the City's General Plan.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-277

Meeting Date: 8/6/2024

TITLE:

ORDINANCE NO. 2024-02 AMENDING TITLE 13 (PLANNING, ZONING AND DEVELOPMENT) OF THE COSTA MESA MUNICIPAL CODE TO ESTABLISH AFFORDABLE HOUSING REQUIREMENTS FOR NEW RESIDENTIAL DEVELOPMENT PROJECTS, AND A FEE RESOLUTION TO ESTABLISH THE AFFORDABLE HOUSING IN-LIEU FEE SCHEDULE

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION**

PRESENTED BY: AMBER GREGG, CONTRACT PLANNER

CONTACT INFORMATION: AMBER GREGG, CONTRACT PLANNER, (714) 754-5617

RECOMMENDATION:

Staff recommends the City Council:

1. Find that the adoption of Ordinance No. 2024-02 is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3), General Rule in that the Affordable Housing Ordinance and subsequent Affordable Housing In-Lieu Fee will not have a significant impact on the environment.
2. Adopt Ordinance No. 2024-02, approving the Affordable Housing Ordinance and amending Title 13 to establish the affordable housing requirements for certain new residential development projects or make changes to Ordinance No. 2024-02 and give it a new first reading.
3. Adopt a fee resolution establishing the affordable housing in-lieu fee.



Agenda Report

Item #: 24-277

Meeting Date: 8/6/2024

TITLE: ORDINANCE NO. 2024-02 AMENDING TITLE 13 (PLANNING, ZONING AND DEVELOPMENT) OF THE COSTA MESA MUNICIPAL CODE TO ESTABLISH AFFORDABLE HOUSING REQUIREMENTS FOR NEW RESIDENTIAL DEVELOPMENT PROJECTS, AND A FEE RESOLUTION TO ESTABLISH THE AFFORDABLE HOUSING IN-LIEU FEE SCHEDULE

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: AMBER GREGG, CONTRACT PLANNER

CONTACT INFORMATION: AMBER GREGG, CONTRACT PLANNER, (714) 754-5617

RECOMMENDATION:

Staff recommends the City Council:

1. Find that the adoption of Ordinance No. 2024-02 is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3), General Rule in that the Affordable Housing Ordinance and subsequent Affordable Housing In-Lieu Fee will not have a significant impact on the environment.
2. Adopt Ordinance No. 2024-02, approving the Affordable Housing Ordinance and amending Title 13 to establish the affordable housing requirements for certain new residential development projects or make changes to Ordinance No. 2024-02 and give it a new first reading.
3. Adopt a fee resolution establishing the affordable housing in-lieu fee.

BACKGROUND:

On January 16, 2024, the City Council considered the first reading of the Affordable Housing Ordinance. The Affordable Housing Ordinance would require certain new housing projects in the City to provide a percentage of its housing units as "affordable" units for low, and/or very low-income households, or fulfill the affordable requirement by permitted alternative options. During the public hearing, the City Council considered the ordinance as well as other issues raised by members of the public. Modifications to the ordinance were introduced and the City Council voted 4-2 (Councilmember Chavez and Mayor Pro Tem Harlan voting no; Councilmember Harper absent) to give first reading of Ordinance No. 2024-02. The January 16, 2024, City Council agenda report, meeting video, and public comments are included in the links below:

January 16, 2024, City Council Agenda Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6478268&GUID=EE4EC0F0-BA26-4612-9692-A189F4B8DA25>

January 16, 2024, City Council Video:

https://costamesa.granicus.com/player/clip/4078?view_id=14&redirect=true

On February 27, 2024, City Council held a study session to review affordable housing in-lieu fees. During the study session, staff and Keyser Marston Associates (KMA) presented the proposed fee schedule as well as an explanation of the fee calculations. The City Council also received public comments, asked staff and KMA follow-up questions, and provided their comments on the proposed fees and overall vision for the proposed Affordable Housing Ordinance.

The February 27, 2024, City Council study session agenda report, meeting video, and public comments are included in the links below:

February 27, 2024 City Council Agenda Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6554564&GUID=FD7A6E2C-57D9-41B7-AAA6-60D06D0D5B66>

February 27, 2024 City Council Meeting Video:

https://costamesa.granicus.com/player/clip/4093?view_id=14&redirect=true

February 27, 2024 City Council Public Comments:

<https://costamesa.legistar.com/View.ashx?M=E3&ID=1171565&GUID=B7C4B0DD-7AD7-4ADC-B8C3-392422409AF7>

Public comments as well as the City Council's feedback from the February 27, 2024 study session expressed the need to ensure that Costa Mesa is competitive with nearby cities, can attract housing developers for the creation of housing in the community, and the Affordable Housing Ordinance should not result in an impediment to the overall production of housing in the City. Discussions included comparing the City's proposed in-lieu fee amounts with the City of Santa Ana (which has seen success with their affordable housing production program) and concerns that the City's proposed fee amounts were too high. The City's expert housing consultant, KMA, clarified that Santa Ana did not determine their in-lieu fee amounts based on a fee study or financial impact analysis; and therefore, the Santa Ana in-lieu housing fee is not equivalent to their onsite production requirements. In contrast, Costa Mesa's proposed fee amounts are derived from the pending Affordable Housing Ordinance requirements so that the fees are equivalent to producing the affordable units onsite. While the City Council could consider lowering the in-lieu fee amounts below equivalency to producing the onsite units, doing so would possibly result in housing developers choosing to pay the in-lieu fees rather than developing the affordable units.

At the April 2, 2024, City Council meeting, the City Council considered the second reading of the Affordable Housing Ordinance, and an in-lieu fee resolution to establish an affordable housing in-lieu fee schedule. The following ordinance modifications were introduced, and the City Council passed a motion for staff to make changes to the Ordinance and bring it back for second reading:

- At 60 units per dwelling acre, provide 10% of the units for low-income housing, or 5% for very low-income housing.
- Allocate \$2.5 million into an Affordable Housing Trust Fund, including a first-time homeownership program.
- Direct staff to bring back strategies & needs to accelerate rezoning.

- Streamline projects subject to the affordable housing ordinance.
- Increase the project threshold subject to the ordinance to 50 dwelling units.
- Strike sections related to home ownership project requirements in the ordinance.
- Defer review of in-lieu fees to a future meeting.

April 2, 2024, City Council Agenda Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6606550&GUID=99160B57-AADB-402D-9FD2-7A72792DF456>

April 2, 2023, City Council Video:

https://costamesa.granicus.com/player/clip/4125?view_id=14&redirect=true

On June 18, 2024, the City Council considered adoption of the proposed Affordable Housing Ordinance. At the meeting, concerns were raised that the proposed 50-unit project threshold may be too high, and could potentially impact the “candidate housing sites” production of affordable housing identified in the City’s Housing Element (Appendix B - Sites Analysis). The City Council requested additional information if the threshold was set at 30 rental units, and how this lower alternative threshold may affect the City’s required planning for affordable housing. In addition, the Council continued the in-lieu fee resolution. Both items were continued to the regular City Council meeting of July 16, 2024.

June 18, 2024, City Council Agenda Report - Second Reading of the Affordable Housing Ordinance (also provided as Attachment 4):

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6726106&GUID=7187166B-02AF-4690-8CEA-627EC9ACD7DE>

June 18, 2024, City Council Agenda Report - In-Lieu Fee Resolution (also provided as Attachment 5):

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6726107&GUID=E9E75AF2-0FBD-43E4-A8A8-2F4FA2E63722>

June 18, 2024, City Council Video:

https://costamesa.granicus.com/player/clip/4149?view_id=14&redirect=true

DISCUSSION

Affordable Housing Ordinance

Modifications from the April 2, 2024 City Council meeting have been incorporated and are reflected in the draft City Council Ordinance contained in Attachment 1. Attachment 2 shows the modifications to the Ordinance in “track changes” format, added text is identified by an underline and text removal is shown in ~~strikethrough~~. As presented, the Ordinance is the same as was included in the June 18, 2024 City Council Agenda.

Table 1 below provides a summary of the proposed Affordable Housing Program components and requirements included in the proposed ordinance.

Table 1 - Proposed Affordable Housing Program Components and Requirements

PROGRAM COMPONENT	PROPOSED REQUIREMENTS
Project Threshold	50 units
Number of Affordable Units/Required Income – Rental Project	<ul style="list-style-type: none"> • 60+ dwelling unit (du)/acre: 10% at low-income or 5% at very-low income • Under 60 du/acre: 6% at low-income or 4% at very-low income
Covenant Period – Rental	At least 55 years
Affordable Unit Minimum Size	No more than 15% smaller than average market rate unit
Affordable Unit Bedroom Mix	Proportional to market rate units
Affordable Unit Location	Evenly distributed/dispersed throughout the residential project
Alternatives for Compliance	<ul style="list-style-type: none"> • Land dedication • Offsite construction of affordable units • Payment of in-lieu fees
Incentives	<ul style="list-style-type: none"> • Allow residential uses in commercial/industrial corridors • Increased densities • Allow low-income rents to be charged based on 80% AMI vs. 60% AMI (required by State density bonus) • Reduced parking requirements • Concurrent processing

At the June 18, 2024, City Council meeting, concerns were raised about the number of Housing Element “Opportunity Sites” the Affordable Housing Ordinance would apply to at the 50-rental unit applicability threshold. The City Council requested staff provide additional analysis with the applicability threshold set at 30 rental units. Based on staff’s research, there are a total of 97 sites listed in the Housing Element Opportunity Sites inventory, and of those, 47% would be subject to the proposed Affordability Housing Ordinance with a threshold of 50 units or more. In considering the percentage of sites to which the Ordinance would apply, it’s also important to consider the number of overall units that will be subject to the requirements. The reason for this is because larger sites can accommodate a significant number of units, whereas smaller sites cannot. For City Council consideration, the following Table 2 identifies the number of opportunity sites included at the 30 rental unit threshold and at various other threshold levels. In addition, the table identifies the number of units subject to the Affordable Housing Ordinance and the percentage of overall units:

Table 2 – Housing Site Inventory and Affordable Housing Ordinance Threshold Applicability

Affordable Housing Ordinance Threshold	Number of Opportunity Sites Included	% of Opportunity Sites Included	Number of Opportunity Dwelling Units
50 units+	47	48%	15,184 units (91% of total units)
45 units+	55	57%	15,422 units (92% of total units)
40 units+	63	65%	15,785 units (95% of total units)
35 units+	73	75%	16,154 (97% of total units)
30 Units+	81	84%	16,375 (98% of total units)
25 units+	87	90%	16,536 (99% of total units)
20 Units+	89	92%	16,579 (99% of total units)
10 Units+	94	97%	16,659 (99.9% of total units)

Note: The City's Regional Housing Needs Allocation (RHNA) is 11,760 units; however, State law requires City's to provide additional capacities, or a "buffer" to accommodate capacity for lower income units, thereby helping jurisdictions stay compliant with state law and avoid the need for rezoning or identifying new sites. With the buffer and as approved by the HCD, the City's total opportunity site net unit potential is 16,673.

Based on the above information, an applicability threshold of 50 units+ in a development would apply to 47% of the housing opportunity sites, and 91% of the total potential units. This is because larger sites accommodate most of our total unit count. At a threshold of 30 units+ per development, 84% of sites are subject to the Ordinance, and it applies to 98% of the potential units.

In-Lieu Fee

Attached to this Agenda Report is a fee resolution to adopt the in-lieu fee amounts as shown in Table 3 below. The proposed fee amounts are based on the proposed Affordable Housing Ordinance requirement set-aside percentages, and were originally proposed to be applicable to developments of 21+ units or more.

Table 3 – Proposed Affordable Housing In-Lieu Fee Amounts

In-Lieu Fee Payment Schedule Per Square Foot of Total Leasable Area in an Apartment Development	
Developments greater than 60 units per acre	Developments less than 60 units per acre
\$19.50 PSF	\$13.80 PSF

Previously, the proposed in-lieu fee payment schedule provided fee amounts for developments of 15 units to 21+ units; however, modifications to the Affordable Housing Ordinance now establishes the applicability threshold to developments with 50 dwelling units or more. Due to this, only one fee amount for each category is proposed. In addition, the previous in-lieu fee payment schedule included an “ownership housing development” fee category which has also been eliminated pursuant to the ownership housing development applicability removal from the Ordinance.

The fee resolution also includes a schedule of fractional in-lieu fee payments for developers who choose this option to fulfill an obligation to produce a fraction of an Inclusionary Unit. The fractional in-lieu fee schedule is included in Attachment 3.

Comparison of Other Cities In-Lieu Fee Amounts

To provide the City Council with additional comparisons of other cities’ affordable housing in-lieu fee amounts, refer to Table 4 below. As shown in the Table, there is no standard to establish an affordable housing in-lieu fee amount or fee structure, and cities generally adopt a fee that is consistent with their local housing conditions and objectives.

As shown in the fee examples below, the in-lieu fees could be based on a sliding scale, flat fee per square foot, incremental increase over time, and/or a formula based on certain variables. As an example, the City of Encinitas recently increased their fees from \$20 per square foot to \$23.79 per square foot. Encinitas also adjusts their fee administratively based on the percentage change in the most current Engineering News Record Construction Cost Index (CCI) for the Los Angeles region. The City of San Diego adopted a program that included an incremental increase to their in-lieu fee amounts each fiscal year with the current fee set at \$25 per square foot. The City of San Diego initially set the in-lieu fee at a lower amount and over a five-year period, increased the fee to its eventual rate. The fee increased \$12.27 over the five-year period. The fee is then updated annually based on the annual increase in the CCI, or similar construction industry index selected by the City Manager if the CCI index is discontinued.

Table 4 – Comparison of Other Cities In-Lieu Fee Amounts

City	Requirements
Santa Ana	<ul style="list-style-type: none"> • 5-9 Units: \$6 per sq. ft. • 10-14 Units: \$9 per sq. ft. • 15-19 Units: \$12 per sq. ft. • 20+ Units: \$15 per sq. ft. • Only applies to changes in land use and zoning designations. • Set Aside: 5-15% Rental, and 5% Ownership

	<ul style="list-style-type: none"> Affordability Requirement: <ul style="list-style-type: none"> 15% Low, or 10% Very Low, or 5% at Extremely Low, or 5% Low + 3% Very Low + 2% Extremely Low
Long Beach	<ul style="list-style-type: none"> Rental: \$38 per sq. ft. Ownership: \$29.10 per sq. ft. Affordability Requirement: <ul style="list-style-type: none"> 11% Very Low – Rental 10% Moderate – Ownership
Huntington Beach	<ul style="list-style-type: none"> 3-30 Units: \$3.58-\$35.80 per SF 30-100 Units: \$35.80 per SF 100+ Units: Must build on-site
Mission Viejo	<ul style="list-style-type: none"> Threshold: 10+ Units Rental: \$41.90 per SF Ownership: \$58.20 per SF For rental projects, the in-lieu fee can only be paid for projects between 10 and 20 units. For projects exceeding 20 units, production is required to be on-site. Ownership, any project with 10 or more units can pay the in-lieu fee.
Encinitas	<ul style="list-style-type: none"> 1 – 6 units: sliding scale¹ 7+ units: \$23.79 per sq. ft. Affordability Requirement: <ul style="list-style-type: none"> 10% Very Low or 15% Low
Irvine	<ul style="list-style-type: none"> Formula based and calculated per project² Affordability Requirement: <ul style="list-style-type: none"> 5% Very Low + 5% Low + 5% Moderate
Oceanside	<ul style="list-style-type: none"> \$20 per sq. ft. Affordability Requirement: <ul style="list-style-type: none"> 10% Low – Rental 10% Moderate – Ownership
Santa Monica	<ul style="list-style-type: none"> Rental: \$35.70 per sq. ft. Ownership: \$41.70 per sq. ft. Affordability Requirement: <ul style="list-style-type: none"> 5% to 30% Very Low, Low, and Moderate
San Diego	<ul style="list-style-type: none"> Incremental increase from July 1, 2020 through June 30, 2024³ 2024 in-lieu fee increased to \$25 per sq. ft. Affordability Requirement: <ul style="list-style-type: none"> 10% Very Low or Low – Rental 10 to 15% Moderate – Ownership
<p>¹ Sliding scale is based on a percentage of the adopted in-lieu fee amount depending on the number of units. For example, one unit project would be required to pay 14% of the in-lieu fee dollar amount.</p> <p>² Formula is based on land value, density, and percentage share of cost related to affordable units not being produced.</p> <p>³ Prior to July 1, 2020, the in-lieu fee was established at \$12.73 per sq. ft. and has increased every fiscal year (2021 - \$15.18, 2022 - \$17.64, 2023 – \$20.09)</p>	

ENVIRONMENTAL DETERMINATION:

The proposed Ordinance and Resolution is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3), General Rule in that the Affordable Housing Ordinance and subsequent Affordable Housing In-Lieu Fee will not have a significant impact on the environment.

ALTERNATIVES:

The City Council has the following alternatives:

1. Adopt the Ordinance. The City Council may adopt the draft Ordinance if no changes are made.
2. Give first reading with modifications. The City Council may modify the draft Ordinance and give it a new first reading.
3. Continue the Ordinance review to a date certain. The City Council may continue the item to a date certain with direction for staff to return with additional information, changes and/or clarifications.
4. Adopt the fee resolution, modify the proposed fee schedule, or not adopt the fee resolution.

Similar to San Diego, the Council could consider initially setting the fee at a lower rate and establish a schedule for increases over any specified period of time until the preferred maximum fee amount is met. For example, the Council may evaluate a fee of \$12 in year one, with increases over a 3-year period to an eventual amount of \$19.50 per applicable square foot (as currently proposed for developments with 60 dwelling units or more per acre), and/or include an annual update to the fee based on changes in the Orange County home values, building costs, or similar value related industry index.

FISCAL REVIEW:

Adoption of the proposed Ordinance is not anticipated to have a fiscal impact on the City's general fund budget. Should the City Council adopt the in-lieu housing fee resolution, the City could potentially receive revenue from payment of fees that would be deposited into a Housing Trust Fund (Fund 226) to support and promote affordable housing programs in the City, including the administration of the City's Affordable Housing Program.

Additionally, the City has been awarded a [Local Early Action Planning \(LEAP\)](#) grant, of which \$70,000 is earmarked for the Inclusionary Housing Ordinance and In-Lieu Fees. The State Housing and Community Development (HCD) has set a deadline of September 30, 2024, for reimbursement of LEAP grant projects, with the stipulation that the City Council would need to approve the Ordinance and in-lieu fees by this deadline in order to be granted full reimbursement of this portion of the grant.

LEGAL REVIEW:

The proposed Ordinance, fee resolution, and this report, have been prepared in conjunction with and approved by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to Government Code Section 6062a, a notice was published in a newspaper publication on two occasions in accordance with Gov Code 6062a. In addition, Pursuant to Government Code Section 66016, the proposed fee schedule and fee study was made available to the public 15 days prior to the August 6, 2024, City Council meeting.

Public comments received prior to the August 6, 2024, City Council meeting may be viewed at this link:

[CITY OF COSTA MESA - Calendar \(legistar.com\)](https://legistar.com/Calendar.aspx?City=CITY%20OF%20COSTA%20MESA).

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the City Council's Goal to *Diversify, Stabilize, and Increase Housing to Reflect Community Needs* in that the adoption of an Affordable Housing Ordinance, and subsequent in-lieu fee, assists in achieving the City's RHNA for the very-low-, low-, and moderate-income categories, coupled with the other Housing Element programs intended to remove or reduce existing barriers and constraints to market-rate housing developments.

CONCLUSION:

Addressing housing needs for all income levels has been identified as one of the main housing goals by the Costa Mesa community and City Council. The community profile described in the 2021-2029 Housing Element showed that approximately half of Costa Mesa residents are overpaying for housing costs due to the lack of housing options. Adoption of an Affordable Housing Ordinance would be a step towards addressing this issue coupled with the other Housing Element programs intended to remove or reduce existing barriers and constraints to market-rate housing developments. Furthermore, the Ordinance would help towards achieving the City's RHNA for the very-low-, low-, and moderate-income categories. Its adoption would also fulfill the objective of Program 2A of the Housing Element and help achieve City Council's goal to "diversify, stabilize and increase housing to reflect community needs."

A component of an Affordable Housing Ordinance is the establishment of an in-lieu fee for applicants choosing to fulfill their affordable housing requirements by paying an in-lieu fee rather than providing the affordable units on-site. The proposed fees are based on the KMA analysis, including the set-aside percentages previously considered by the City Council. However, the City Council may decide an alternative fee amount as discussed in this report.

ORDINANCE NO. 2024-02**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13 (PLANNING, ZONING, AND DEVELOPMENT) OF THE COSTA MESA MUNICIPAL CODE TO ESTABLISH AFFORDABLE HOUSING REQUIREMENTS FOR NEW RESIDENTIAL PROJECTS**

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY FIND AND DECLARE AS FOLLOWS:

SECTION 1: Findings. The City Council finds and declares as follows:

WHEREAS, the City compiled a community housing characteristics report which found that approximately 47-percent of the Costa Mesa community earns a lower income and approximately 29-percent of the community qualify for very low or extremely low-income housing. Based on housing prices, lower income households cannot afford to own or rent in Costa Mesa without experiencing overpayment;

WHEREAS, on September 27, 2021, the City Council adopted a Strategic Plan identifying five key goals to address specific community issues and needs which included to “diversify, stabilize, and increase housing to reflect community needs.” To address this goal, Council identified considering a draft affordable housing ordinance as a priority;

WHEREAS, the City’s adopted 2021-2029 Housing Element includes Program 2A which calls for the City to adopt an affordable housing ordinance;

WHEREAS, the City retained an expert consultant, Keyser Marston Associates Inc. (KMA), to prepare a Financial Evaluation in order to evaluate supportable affordable housing requirements and make policy recommendations for a potential affordable housing ordinance;

WHEREAS, the City Council held two joint study sessions with the Planning Commission on May 16, 2023 and July 11, 2023 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, a draft affordable housing ordinance has been prepared based on the direction of the City Council and Planning Commission, and considering KMA’s Financial Evaluation and feedback received during public comments and during stakeholders meetings with housing advocates and housing developers;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 13, 2023 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the Planning Commission voted 4-0 (Chair Ereth, Commissioner Rojas, and Commissioner Klepack absent) to continue the item to December 11, 2023;

WHEREAS, a public hearing was held by Planning Commission on December 11, 2023 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the Planning Commission voted 5-2 (Commissioners Zich and Andrade voting no) to recommend that the City Council give first reading to adopt an ordinance amending Title 13 of the Costa Mesa Municipal Code to establish minimum affordable housing requirements;

WHEREAS, a duly noticed public hearing was held by the City Council on January 16, 2024 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the City Council voted 4-2 (Mayor Pro Tem Harlan and Councilmember Chavez voting no and Councilmember Harper absent) to give first reading of Ordinance No. 2024-02 (Affordable Housing Ordinance);

WHEREAS, a duly noticed public hearing was held by the City Council for the second reading of Ordinance No. 2024-02 and fee resolution to establish the affordable housing in-lieu fee schedule on April 2, 2024 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the City Council made additional revisions to the ordinance for the threshold project size and affordability requirements for rental projects at 60+ dwelling units/acre and voted 7-0 to adopt the Affordable Housing Ordinance and give another first reading of the ordinance as well as continue the fee resolution to a date uncertain;

WHEREAS, a duly noticed public hearing was held by the City Council for the second reading of Ordinance No. 2024-02 on June 18, 2024 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the City Council requested additional information concerning threshold requirements and potentially modifying the threshold from 50+ units, to 30+ units, and voted 7-0 to continue the Affordable Housing Ordinance and In-Lieu fee resolution, to the regularly scheduled City Council meeting of July 16, 2024;

WHEREAS, a duly noticed public hearing was held by the City Council for the second reading of Ordinance No. 2024-02 on August 6, 2024, with all persons having the opportunity to speak for and against the proposal; and

WHEREAS, the City Council voted X-X to give second reading to and adopt the Affordable Housing Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY ORDAINS AS FOLLOWS:

SECTION 2: Code Amendment. Title 13 (Planning, Zoning and Development). Title 13, Planning, Zoning and Development of the Costa Mesa Municipal Code, as specified in Exhibit A, attached hereto and incorporated herein by this reference, is hereby amended as set forth therein.

SECTION 3. Compliance with CEQA. Adoption of this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule). Under Section 15061(b)(3), the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the project is exempt from CEQA. This Ordinance will not affect the physical environment by permitting a new use or intensifying an existing use. Instead, the Ordinance establishes affordable housing requirements through a range of means for individual projects. There is no potential for the changes to result in significant impact on the environment. Furthermore, the Ordinance is not considered a project as defined pursuant to Public Resource Code 21065 because the Ordinance will not cause either direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Costa Mesa hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more

sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 5. Effective Date. This Ordinance shall take effect on the 31st day after adoption.

SECTION 6. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

PASSED AND ADOPTED this 6th day of August, 2024

John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM

Brenda Green, City Clerk

Kimberly Hall Barlow, City Attorney

EXHIBIT A

ARTICLE 1. RESIDENTIAL DISTRICTS

13-38.1. Affordable housing requirements for new residential developments.

For any proposed residential or mixed-use project with fifty (50) or more dwelling units, the affordable housing requirements set forth in Chapter XVII (Affordable Housing Ordinance) shall apply unless otherwise exempted.

CHAPTER XVII. AFFORDABLE HOUSING ORDINANCE

13-326. Purpose.

The purpose of this chapter is to establish an affordable housing program that facilitates the development and availability of housing affordable to a broad range of households with varying income levels within the City to meet current and future affordable housing needs.

13-327. Applicability.

This chapter shall apply to:

- (a) properties that are located in areas for which the City completed a Zone Change and/or General Plan Amendment that allows for residential development after the effective date of this chapter; and/or
- (b) properties that receive City approval of a General Plan Amendment, Zone Change or other discretionary land use or development approval including but not limited to Master Plan, Specific Plan, or subdivision after the effective date of this chapter and which allows for residential development and/or an increase in residential density as compared to the land uses and density that exists on the site at the time of the effective date of this chapter; and
- (c) provided, however, that this chapter shall not be applied in a manner that conflicts with applicable State law.

13-328. Exemptions.

The requirements of this chapter shall not apply to the following:

- (a) Residential projects with less than fifty (50) dwelling units;
- (b) Any ownership residential projects of any size;
- (c) Conversions of existing multi-family residential developments such as apartments to residential common interest developments (condominiums) for ownership housing pursuant to section 13-42;
- (d) The reconstruction of any residential structures that have been destroyed by fire, flood, earthquake or other act of nature;
- (e) Residential building additions, repairs or remodels;
- (f) Residential projects or mixed-use projects having residential units and located within the boundaries of the Fairview Development Center Specific Plan; and
- (g) Any residential project for which the city enters into a development agreement pursuant to California Government Code Section 65964 that provides affordable housing obligations comparable to this chapter.

13-328. Fairview Developmental Center Specific Plan.

All residential projects or mixed-use development projects having residential units and located within the boundaries of the Fairview Development Center Specific Plan shall be subject to the affordability requirements established by the provisions of the Specific Plan at the time of its adoption and are not subject to the requirements of this chapter.

13-329. Definitions.

As used in this chapter the following terms shall have the meanings set forth below. Terms not specifically defined herein shall have the meanings ascribed to them elsewhere in this code:

Affordable Housing Agreement. A legally binding recorded agreement and/or deed restriction in a form satisfactory to the director and the city attorney setting forth those provisions necessary to ensure that the requirements of the chapter are met, including but not limited to those specified in section 13-332.

Affordable Housing Plan. A plan containing all of the information specified and submitted in conformance with this chapter specifying the manner in which affordable units will be provided.

Affordable Housing Trust Fund. The fund into which all collected in-lieu fees are deposited for the purposes of furthering affordable housing goals within the City.

Affordable Rent. The maximum affordable housing cost minus any housing costs that are imposed on the tenant on a mandatory basis. The affordable housing cost is based on the percentages of AMI identified in the following table, as adjusted for household size appropriate for the unit (as defined in California Health and Safety Code Section 50052.5), times 30%:

Income Category	Percentage of AMI
Low Income	80%
Very Low Income	50%

Affordable Sales Price. The maximum price that can be charged to a moderate income household based on the calculation methodology defined in California Health and Safety Code Section 50052.5.

Affordable Unit. A dwelling unit that is required to be rented at the affordable rent or sold at the affordable sales price to very low, low- and moderate-income households.

Applicant. A person or entity that applies for approval or approvals for a residential project and/or owns the property or properties on which a residential project is proposed.

Area Median Income (AMI). The median household income of households in Orange County, adjusted for household size, as determined by the California Housing and Community Development department (HCD).

Director. The Director of Economic and Development Services or his or her designee.

Density Bonus. An increase in the number of units permitted in a proposed Residential Project provided pursuant to California State Density Bonus Law as set forth in Government Code Section 65915, et seq.

Extremely Low-Income Household. A household with a gross annual household Income that does not exceed 30% of AMI for Orange County as defined in California Health and Safety Code Section 50106.

Gross Annual Household Income. As defined in 25 Cal. Code Regs. Section 6914 including any successor section thereto.

In-lieu Fee. The fee payable as an alternative to the construction of on-site affordable units.

Low-income Households. A household with a gross annual household income between 51% and 80% of AMI for Orange County as defined in California Health and Safety Code Section 50079.5.

Market-rate Unit. A dwelling unit offered on the open market at the prevailing market-rate for purchase or rental.

Moderate-income Household. A household with a gross annual household income between 81% and 120% of AMI for Orange County as defined in California Health and Safety Code Section 50093.

Ownership Project. A residential project that is intended to be sold for homeownership.

Rental Project. A residential project that is intended to be rented to tenants.

Residential Project. A project undertaken for the purpose of development of land for residential purposes that requires the issuance of a discretionary approval or permit, including a permit for construction, and that will include fifty (50) or more dwelling units.

Very Low-income Households. A household with a gross annual household income that does not exceed 50% of AMI for Orange County, as defined in California Health and Safety Code Section 50105.

Zone Change. Any proposed change to the official zoning map. The terms rezone and zoning amendment shall also have the same meaning.

13-330. Affordable Housing Requirements.

The following requirements and standards shall apply to any for rent residential project subject to this chapter:

(a) *Project Threshold.* The affordable housing requirement is applicable to any proposed residential project with fifty (50) dwelling units or more.

(b) *Number of Affordable Units.* The minimum number of dwelling units required to be set aside as affordable units and the required affordability level(s) of the units are specified as follow:

(1) *Rental Projects.* An applicant of a rental project shall fulfill their obligation with onsite production of affordable rental units at either low or very-low income levels and the minimum required number of units shall be calculated based on the proposed project's base density.

a. For residential projects either rezoned to or located in the areas designated to be rezoned in the General Plan and/or within the boundaries of Figure 13-200.106 of section 13.200.106 at 60 or more dwelling units per acre: at least 10% of the total applicable dwelling units proposed shall be affordable at the low-income level or at least 5% at the very-low income level.

b. For residential projects either rezoned to or located in the areas to be rezoned in the General Plan and/or within the boundaries of Figure 13-200.106 of section 13.200.106 at under 60 dwelling units per acre: at least 6% of the total applicable dwelling units proposed shall be affordable at the low-income level or at least 4% at the very-low income level.

c. For any partial affordable unit calculated, the applicant shall pay a fractional in-lieu fee payment in accordance with the adopted in-lieu fee schedule or round up the calculation to the highest whole number.

(2) *Residential Projects with Mixed Housing Types.* If an applicant proposes a residential project that includes both ownership and rental units, the provisions of

this chapter that apply to rental projects shall apply to that portion of the development that consists of rental units.

- (3) *Parcel or Lot Merger.* An applicant shall not avoid the requirements of this chapter by submitting piecemeal planning permit applications. At the time of the application for first approval for the residential project, the applicant shall identify all contiguous property under common ownership and control. The applicant shall not be required to construct dwelling units upon the contiguous property at the time of the application for first approval; however, the applicant shall be required to include the contiguous property under common ownership or control in its affordable housing plan. The affordable housing agreement shall be recorded against the residential project and all contiguous property under common ownership or control and shall require compliance with this chapter upon development of each contiguous property at such time as there are planning permit applications that would authorize residential units for the residential development and the contiguous property under common ownership or control.
- (c) *Covenant Period.* The affordable units shall remain affordable for not less than fifty-five (55) years or as stated in the affordable housing agreement or other agreement(s). After fifty-five (55) years the affordability covenant may be removed only if the property is redeveloped as a non-residential use.
- (d) *Timing of Construction.* The affordable units shall be constructed concurrently with or prior to the construction of market rate units. In phased developments, the affordable units shall be constructed in proportion to the number of dwelling units in each phase of the market rate project. The applicant shall provide a Construction Phasing Plan as part of their project plans for review by the director or their designee prior to the submittal of plans for a building permit.
- (e) *Unit Size.* The size of the affordable units shall be the same size as the market rate units but the final review authority may consider and approve affordable units no more than 15% smaller in square footage than the average square footage of the market rate units.

- (f) *Bedroom Mix.* The bedroom mix of the affordable units shall be proportional to the market rate units or as otherwise agreed in the affordable housing agreements or other approved agreements with the City.
- (g) *Design.* All exterior and interior improvements including floor plan design, finishes/materials, etc. for the affordable units shall be comparable, if not same, to the market rate units. The affordable units shall have same access to and enjoyment of all community amenities/facilities in the residential project. The final review authority may consider and approve alternative exterior and/or interior design improvements for the affordable units as long as it is comparably the same to the market rate units.
- (h) *Location.* Affordable Units shall be dispersed and evenly distributed throughout a residential project and not clustered in a particular area of the development or as otherwise agreed at the City's discretion in an affordable housing agreement. Affordable units within a residential project that share a common entrance or access shall not have separate entrances or access for market rate and affordable units.
- (i) *Certificate of Occupancy.* No certificate of occupancy will be issued for any corresponding market rate unit in a new residential project prior to completion of the required affordable units (including offsite) and/or payment of in-lieu fees.

13-331. Alternative Compliance Procedures.

The following are the alternative options to fulfill the requirements of this chapter if onsite production of affordable units is determined by the director or their designee to be economically infeasible.

- (a) *In-Lieu Fees.* The payment of in-lieu fees may be used to fulfill the affordable housing requirement for rental projects and any fractional number of affordable units required.
 - (1) In-lieu fees shall be paid prior to the issuance of the first building permit for the residential project unless specified and/or agreed elsewhere in recorded agreement(s) with the City. For phased developments, the applicant may pay a pro rata share of the in-lieu fee concurrently with the issuance of a building permit for each phase.

(2) In-lieu fees shall be paid according to a fee schedule adopted by the City Council. The in-lieu fee schedule shall be adjusted periodically on an annual basis or as determined by the City Council or their designee and shall be adopted by resolution.

(3) All in-lieu fees collected shall be deposited into the City's housing trust fund.

(b) *Offsite Construction.* Affordable units may be constructed offsite only upon a determination by the director or their designee that onsite production of affordable units is economically infeasible. If this alternative compliance option is chosen, then the offsite affordable units must be constructed prior to or concurrently with construction of the market rate residential project.

(1) The offsite affordable units shall comply with all applicable requirements pursuant to this chapter for onsite production of affordable units.

(2) The offsite location shall be located within the City of Costa Mesa boundaries and shall be located within a reasonable distance from the market rate residential project that is subject to the affordable housing requirement.

(3) For residential projects for which a master plan is required, the affordable units may either be provided onsite or offsite on a separate parcel within the residential project's approved master plan boundaries.

(c) *Land Dedication.* An applicant may dedicate, without cost to the City, land (single or multiple parcels) within the City of Costa Mesa boundaries that is sufficient to accommodate the number of affordable units required by the market rate project. The following requirements are applicable to any land proposed to be dedicated to the City to fulfill the affordable housing requirement:

(1) The land to be dedicated to the City shall be located in the City of Costa Mesa;

(2) The General Plan and zoning standards shall allow for residential use at a density sufficient to allow for the market rate project's required number of affordable units to be constructed;

(3) The land shall be suitable in terms of size, configuration, and physical characteristics including existing utilities, streets, and other infrastructure

- improvements necessary to allow for the market rate project's required number of affordable units to be constructed;
- (4) The value of the land shall be equivalent or comparable to the in-lieu fee payment that would be applicable to the proposed residential project;
 - (5) The applicant shall provide property related report(s) to demonstrate the suitability and value of the land to be dedicated including but not limited to title report, appraisal report, and environmental site assessment(s).

13-332. Affordable Housing Agreement and Affordable Housing Plan.

The applicant shall prepare and submit a draft affordable housing agreement and affordable housing plan as part of the proposed residential project's planning application(s). The director shall review and determine if the plan and agreement are complete and in substantial conformance with the requirements of this chapter. This section shall not apply to residential projects where the developer fulfills their obligation with payment of in-lieu fees or land dedication.

(a) *Affordable Housing Plan Requirements.* The applicant shall submit a plan detailing how the requirements of this chapter will be implemented. The plan shall include the following information but not limited to:

- (1) The location, structure, proposed tenure and size of the proposed market rate and affordable units;
- (2) The total number of affordable units to be provided and the calculations used to determine the number of required affordable units;
- (3) A floor plan and site plan depicting the location of the affordable units;
- (4) The income level targets for each affordable unit;
- (5) The mechanisms that will be used to assure that the affordable units remain affordable for the required term as specified in section 13-330(b);
- (6) A marketing plan for the process by which qualified households will be reviewed and selected to rent affordable units; and

(7) Construction phasing plan schedule with the anticipated completion and opening date and as applicable for phased residential projects.

(b) *Affordable Housing Agreement Requirements.* Upon final project approval, the developer shall execute and record an affordable housing agreement in a form approved by the City Attorney, prior to approval of any final or parcel map or issuance of any building permit, whichever occurs first, and that at a minimum specifies the number, type, location, size, and phasing of all affordable units, provisions for income certification and screening of potential renters of the affordable units, consistent with the approved affordable housing plan and any administrative procedures adopted pursuant to section 13-338.

(1) An affordable housing agreement will not be required for projects which will be satisfying their affordable housing requirement through payment to the City of an in-lieu fee.

(2) The City Council, by resolution, may establish fees for the ongoing administration and monitoring of the affordable units, which fees may be updated periodically, as required.

13-333. Affordable Housing Trust Fund.

All in-lieu fees, promissory note repayments, shared appreciation payments and other funds collected under this chapter shall be deposited into a separate account to be designated as the City of Costa Mesa Affordable Housing Trust Fund. The City may elect to deposit funds from other sources into this affordable housing trust fund. The moneys and all earnings from investments of the moneys in the affordable housing trust fund shall be expended exclusively to provide or assure continued provision of affordable housing in the City through, including but not limited to, acquisition, construction, development assistance, rent subsidies, or first-time homebuyer programs, and for the associated costs of administering and monitoring these programs.

13-334. Density Bonus.

Pursuant to the California State Density Bonus Law (Government Code Section 65915, et seq.), if the applicant is proposing to provide affordable units in exchange for an

increase in density, concessions, incentives, or waivers/modifications of development standards, the affordable units required to fulfill the density bonus may also count as affordable units required in this chapter provided they also meet, or exceed, the requirements outlined in section 13-330.

13-335. Parking Requirements.

An applicant that provides affordable units pursuant to this chapter is not required to comply with the parking requirements set forth in section 13-85. A lower parking requirement may be allowed if supported by a parking study prepared by a traffic engineering firm with expertise in parking trends and demands, unless otherwise prohibited by state law. The parking study shall be reviewed and approved by the director or their designee.

13-336. Concurrent Processing.

Concurrent processing of planning application(s) and plan check application(s) may be allowed at the discretion of the director or their designee when the planning application(s) have been deemed complete. The applicant shall be required to enter into a hold harmless agreement with the City prior to any concurrent review.

13-337. Compliance Monitoring.

To ensure that affordable units constructed pursuant to this chapter are properly maintained and continue to comply with the applicable provisions of this chapter, the applicant or responsible party at the time shall submit annual compliance reports to the City for review. In addition, the City shall conduct periodic onsite audits to ensure compliance with all applicable laws, policies, and agreements. The City Council may adopt fees for the costs of monitoring and compliance review, which shall be deposited into the affordable housing trust fund for that purpose.

13-338. Administrative Procedures.

The City Manager is authorized to adopt administrative rules, regulations, policies, guidelines, standards, and/or procedures necessary to implement the provisions of this chapter including but not limited to eligibility requirements and/or preference standards that may be applied in the selection of homebuyers and tenants.

13-339. Enforcement.

- (a) Violations of this chapter may be enforced by all available remedies at law or in equity, including, but not limited to those set forth in section 1-33 of this code.
- (b) Failure of any city official, employee, or agent to fulfill and/or enforce the requirements of this chapter shall not excuse any person or property from the requirements of this chapter.

ARTICLE 1. RESIDENTIAL DISTRICTS

13-38.1. Affordable housing requirements for new residential developments.

For any proposed residential or mixed-use project with fifty (50) ~~fifteen (15)~~ or more dwelling units, the affordable housing requirements set forth in Chapter XVII (Affordable Housing Ordinance) shall apply unless otherwise exempted.

CHAPTER XVII. AFFORDABLE HOUSING ORDINANCE

13-326. Purpose.

The purpose of this chapter is to establish an affordable housing program that facilitates the development and availability of housing affordable to a broad range of households with varying income levels within the City to meet current and future affordable housing needs.

13-327. Applicability.

This chapter shall apply to:

- (a) properties that are located in areas which the City completed a Zone Change and/or General Plan Amendment that allows for residential development after the effective date of this chapter; and/or
- (b) properties that receive City approval of a General Plan Amendment, Zone Change or other discretionary land use or development approval including but not limited to Master Plan, Specific Plan, or subdivision after the effective date of this chapter and which allows for residential development and/or an increase in residential density as compared to the land uses and density that exists on the site at the time of the effective date of this chapter; and
- (c) provided, however, that this chapter shall not be applied in a manner that conflicts with applicable State law.

13-328. Exemptions.

The requirements of this chapter shall not apply to the following:

- (a) Residential projects with less than fifty (50) ~~fifteen (15)~~ dwelling units;
- (b) Any ownership residential projects of any size;
- (c) Conversions of existing multi-family residential developments such as apartments to residential common interest developments (condominiums) for ownership housing pursuant to section 13-42;
- (d) The reconstruction of any residential structures that have been destroyed by fire, flood, earthquake or other act of nature;
- (e) Residential building additions, repairs or remodels;
- (f) Residential projects or mixed-use projects having residential units and located within the boundaries of the Fairview Development Center Specific Plan; and

- (g) Any residential project for which the city enters into a development agreement pursuant to California Government Code Section 65964 that provides affordable housing obligations comparable to this chapter.

13-328. Fairview Developmental Center Specific Plan.

All residential projects or mixed-use development projects having residential units and located within the boundaries of the Fairview Development Center Specific Plan shall be subject to the affordability requirements established by the provisions of the Specific Plan at the time of its adoption and are not subject to the requirements of this chapter.

13-329. Definitions.

As used in this chapter the following terms shall have the meanings set forth below. Terms not specifically defined herein shall have the meanings ascribed to them elsewhere in this code:

Affordable Housing Agreement. A legally binding recorded agreement and/or deed restriction in a form satisfactory to the director and the city attorney setting forth those provisions necessary to ensure that the requirements of the chapter are met, including but not limited to those specified in section 13-332.

Affordable Housing Plan. A plan containing all of the information specified and submitted in conformance with this chapter specifying the manner in which affordable units will be provided.

Affordable Housing Trust Fund. The fund into which all collected in-lieu fees are deposited for the purposes of furthering affordable housing goals within the City.

Affordable Rent. The maximum affordable housing cost minus any housing costs that are imposed on the tenant on a mandatory basis. The affordable housing cost is based on the percentages of AMI identified in the following table, as adjusted for household size appropriate for the unit (as defined in California Health and Safety Code Section 50052.5), times 30%:

Income Category	Percentage of AMI
Low Income	80%
Very Low Income	50%

Affordable Sales Price. The maximum price that can be charged to a moderate income household based on the calculation methodology defined in California Health and Safety Code Section 50052.5.

Affordable Unit. A dwelling unit that is required to be rented at the affordable rent or sold at the affordable sales price to very low, low- and moderate-income households.

Applicant. A person or entity that applies for approval or approvals for a residential project and/or owns the property or properties on which a residential project is proposed.

Area Median Income (AMI). The median household income of households in Orange County, adjusted for household size, as determined by the California Housing and Community Development department (HCD).

Director. The Director of Economic and Development Services or his or her designee.

Density Bonus. An increase in the number of units permitted in a proposed Residential Project provided pursuant to California State Density Bonus Law as set forth in Government Code Section 65915, et seq.

Extremely Low-Income Household. A household with a gross annual household Income that does not exceed 30% of AMI for Orange County as defined in California Health and Safety Code Section 50106.

Gross Annual Household Income. As defined in 25 Cal Code Regs. Section 6914 including any successor section thereto.

In-lieu Fee. The fee payable as an alternative to the construction of on-site affordable units.

Low-income Households. A household with a gross annual household income between 51% and 80% of AMI for Orange County as defined in California Health and Safety Code Section 50079.5.

Market-rate Unit. A dwelling unit offered on the open market at the prevailing market-rate for purchase or rental.

Moderate-income Household. A household with a gross annual household income between 81% and 120% of AMI for Orange County as defined in California Health and Safety Code Section 50093.

Ownership Project. A residential project that is intended to be sold for homeownership.

Rental Project. A residential project that is intended to be rented to tenants.

Residential Project. A project undertaken for the purpose of development of land for residential purposes that requires the issuance of a discretionary approval or permit, including a permit for construction, and that will include fifty (50) ~~fifteen (15)~~ or more dwelling units.

Very Low-income Households. A household with a gross annual household income that does not exceed 50% of AMI for Orange County, as defined in California Health and Safety Code Section 50105.

Zone Change. Any proposed change to the official zoning map. The terms rezone and zoning amendment shall also have the same meaning.

13-330. Affordable Housing Requirements.

The following requirements and standards shall apply to any for rent residential project subject to this chapter:

(a) *Project Threshold.* The affordable housing requirements is applicable to any proposed residential project with fifty (50) ~~fifteen (15)~~ dwelling units or more.

(b) *Number of Affordable Units.* The minimum number of dwelling units required to be set aside as affordable units and the required affordability level(s) of the units are specified as follow:

(1) *Rental Projects.* An applicant of a rental project shall fulfill their obligation with onsite production of affordable rental units at either low or very-low income levels and the minimum required number of units shall be calculated based on the proposed project's base density.

a. For residential projects either rezoned to or located in the areas designated to be rezoned in the General Plan and/or within the boundaries of Figure 13-200.106 of section 13.200.106 at 60 or more dwelling units per acre: at least ~~11%~~ 10% of the total applicable dwelling units proposed shall be affordable at the low-income level or at least ~~7%~~ 5% at the very-low income level.

b. For residential projects either rezoned to or located in the areas to be rezoned in the General Plan and/or within the boundaries of Figure 13-200.106 of section 13.200.106 at under 60 dwelling units per acre: at least 6% of the total applicable dwelling units proposed shall be affordable at the low-income level or at least 4% at the very-low income level.

c. For any partial affordable unit calculated, the applicant shall pay a fractional in-lieu fee payment in accordance with the adopted in-lieu fee schedule or round up the calculation to the highest whole number.

(2) ~~*Ownership Projects.* Onsite production of affordable units is not required for ownership projects. An applicant of an ownership project may choose to fulfill their obligation with~~

~~payment of in-lieu fees, onsite production of affordable ownership or rental units, offsite production of affordable ownership or rental units, or dedication of land.~~

~~a. The applicable in-lieu fee calculation for ownership residential projects shall be based on the requirements set forth in section 13-331(a).~~

~~b. Should an applicant choose to fulfill their obligation with on-site production of affordable ownership units, the minimum set-aside requirement shall be at least 8% at the moderate-income level. All applicable requirements pursuant to this chapter for onsite production of affordable units shall also apply.~~

(3) *Residential Projects with Mixed Housing Types.* If an applicant proposes a residential project that includes both ownership and rental units, the provisions of this chapter that apply to ~~ownership~~ rental projects shall apply to that portion of the development that consists of ~~ownership~~ rental units, ~~while the provisions of this chapter that apply to rental projects shall apply to that portion of the development that consists of rental units.~~

(4) *Parcel or Lot Merger.* An applicant shall not avoid the requirements of this chapter by submitting piecemeal planning permit applications. At the time of the application for first approval for the residential project, the applicant shall identify all contiguous property under common ownership and control. The applicant shall not be required to construct dwelling units upon the contiguous property at the time of the application for first approval; however, the applicant shall be required to include the contiguous property under common ownership or control in its affordable housing plan. The affordable housing agreement shall be recorded against the residential project and all contiguous property under common ownership or control and shall require compliance with this chapter upon development of each contiguous property at such time as there are planning permit applications that would authorize residential units for the residential development and the contiguous property under common ownership or control.

(c) *Covenant Period.* The affordable units shall remain affordable for not less than fifty-five (55) years. ~~a minimum period as specified in the subsection below~~ or as stated in the affordable housing agreement or other agreement(s).

(1) ~~For rental projects, the affordable units must remain affordable for not less than fifty-five (55) years.~~ After fifty-five (55) years the affordability covenant may be removed only if the property is redeveloped as a non-residential use.

~~(d) For ownership projects that fulfill their obligation with onsite production of affordable units, the affordable units must remain affordable for not less than forty-five (45) years.~~

(e) *Timing of Construction.* The affordable units shall be constructed concurrently with or prior to the construction of market rate units.

(1) In phased developments, the affordable units shall be constructed in proportion to the number of dwelling units in each phase of the market rate project. The applicant shall provide a Construction Phasing Plan as part of their project plans for review by the director or their designee prior to the submittal of plans for a building permit.

(f) *Unit Size.* The size of the affordable units shall be the same size as the market rate units but the final review authority may consider and approve affordable units no more than 15% smaller in square footage than the average square footage of the market rate units.

(g) *Bedroom Mix.* The bedroom mix of the affordable units shall be proportional to the market rate units or as otherwise agreed in the affordable housing agreements or other approved agreements with the City.

(h) *Design.* All exterior and interior improvements including floor plan design, finishes/materials, etc. for the affordable units shall be comparable, if not same, to the market rate units. The affordable units shall have same access to and enjoyment of all community amenities/facilities in the residential project. The final review authority may consider and approve alternative exterior and/or interior design improvements for the affordable units as long as it is comparably the same to the market rate units.

(i) *Location.* Affordable Units shall be dispersed and evenly distributed throughout a residential project and not clustered in a particular area of the development or as otherwise agreed at the City's discretion in an affordable housing agreement. Affordable units within a residential project that share a common entrance or access shall not have separate entrances or access for market rate and affordable units.

(j) *Certificate of Occupancy.* No certificate of occupancy will be issued for any corresponding market rate unit in a new residential project prior to completion of the required affordable units (including offsite) and/or payment of in-lieu fees.

13-331. Alternative Compliance Procedures.

The following are the alternative options to fulfill the requirements of this chapter if onsite production of affordable units is determined by the director or their designee to be economically infeasible.

(a) *In-Lieu Fees.* The payment of in-lieu fees may be used to fulfill the affordable housing requirement for ~~the following residential projects: Ownership projects of any size; rental projects with fewer than fifty (50) dwelling units and any fractional number of affordable units required.~~

(1) In-lieu fees shall be paid prior to the issuance of the first building permit for the residential project unless specified and/or agreed elsewhere in recorded agreement(s) with the City. For phased developments, the applicant may pay a pro rata share of the in-lieu fee concurrently with the issuance of a building permit for each phase.

(2) In-lieu fees shall be paid according to a fee schedule adopted by the City Council. The in-lieu fee schedule shall be adjusted periodically on an annual basis or as determined by the City Council or their designee and shall be adopted by resolution.

(3) All in-lieu fees collected shall be deposited into the City's housing trust fund.

(b) *Offsite Construction.* Affordable units may be constructed offsite only upon a determination by the director or their designee that onsite production of affordable units is economically infeasible. If this alternative compliance option is chosen, then the offsite affordable units must be constructed prior to or concurrently with construction of the market rate residential project.

(1) The offsite affordable units shall comply with all applicable requirements pursuant to this chapter for onsite production of affordable units.

(2) The offsite location shall be located within the City of Costa Mesa boundaries and shall be located within a reasonable distance from the market rate residential project that is subject to the affordable housing requirement.

(3) For residential projects for which a master plan is required, the affordable units may either be provided onsite or offsite on a separate parcel within the residential project's approved master plan boundaries.

~~(c) *Onsite Construction of Rental Units for Ownership Projects.* An applicant of a market rate ownership project may construct affordable rental units concurrently with the market rate ownership units. The affordable rental units may be interspersed or located on a separate~~

~~parcel within the market rate ownership project site and shall comply with all applicable requirements pursuant to this chapter for onsite production of units.~~

(d) *Land Dedication.* An applicant may dedicate, without cost to the City, land (single or multiple parcels) within the City of Costa Mesa boundaries that is sufficient to accommodate the number of affordable units required by the market rate project. The following requirements are applicable to any land proposed to be dedicated to the City to fulfill the affordable housing requirement:

- (1) The land to be dedicated to the City shall be located in the City of Costa Mesa;
- (2) The General Plan and zoning standards shall allow for residential use at a density sufficient to allow for the market rate project's required number of affordable units to be constructed;
- (3) The land shall be suitable in terms of size, configuration, and physical characteristics including existing utilities, streets, and other infrastructure improvements necessary to allow for the market rate project's required number of affordable units to be constructed;
- (4) The value of the land shall be equivalent or comparable to the in-lieu fee payment that would be applicable to the proposed residential project;
- (5) The applicant shall provide property related report(s) to demonstrate the suitability and value of the land to be dedicated including but not limited to title report, appraisal report, and environmental site assessment(s).

13-332. Affordable Housing Agreement and Affordable Housing Plan.

The applicant shall prepare and submit a draft affordable housing agreement and affordable housing plan as part of the proposed residential project's planning application(s). The director shall review and determine if the plan and agreement are complete and in substantial conformance with the requirements of this chapter. This section shall not apply to residential projects where the developer fulfills their obligation with payment of in-lieu fees or land dedication.

(a) *Affordable Housing Plan Requirements.* The applicant shall submit a plan detailing how the requirements of this chapter will be implemented. The plan shall include the following information but not limited to:

- (1) The location, structure, proposed tenure and size of the proposed market rate and affordable units;

- (2) The total number of affordable units to be provided and the calculations used to determine the number of required affordable units;
- (3) A floor plan and site plan depicting the location of the affordable units;
- (4) The income level targets for each affordable unit;
- (5) The mechanisms that will be used to assure that the affordable units remain affordable for the required term as specified in section 13-330(b);
- (6) A marketing plan for the process by which qualified households will be reviewed and selected to ~~either purchase or rent~~ affordable units; and
- (7) Construction phasing plan schedule with the anticipated completion and opening date and as applicable for phased residential projects.

(b) *Affordable Housing Agreement Requirements.* Upon final project approval, the developer shall execute and record an affordable housing agreement in a form approved by the City Attorney, prior to approval of any final or parcel map or issuance of any building permit, whichever occurs first, ~~and that at a minimum specifies the number, type, location, size, and phasing of all affordable units, provisions for income certification and screening of potential purchasers or renters of units, and resale control mechanisms including the financing of ongoing administrative and monitoring costs,~~ consistent with the approved affordable housing plan and any administrative procedures adopted pursuant to section 13-338.

- (1) An affordable housing agreement will not be required for projects which will be satisfying their affordable housing requirement through payment to the City of an in-lieu fee.
- (2) The City Council, by resolution, may establish fees for the ongoing administration and monitoring of the affordable units, which fees may be updated periodically, as required.

13-333. Affordable Housing Trust Fund.

All in-lieu fees, promissory note repayments, shared appreciation payments and other funds collected under this chapter shall be deposited into a separate account to be designated as the City of Costa Mesa Affordable Housing Trust Fund. The City may elect to deposit funds from other sources into this affordable housing trust fund. The moneys and all earnings from investments of the moneys in the affordable housing trust fund shall be expended exclusively to provide or assure continued provision of affordable housing in the City through including but not limited to acquisition, construction, development assistance, rent subsidies, or first-time

homebuyer programs, and for the associated costs of administering and monitoring these programs.

13-334. Density Bonus.

Pursuant to the California State Density Bonus Law (Government Code Section 65915, et seq), if the applicant is proposing to provide affordable units in exchange for an increase in density, concessions, incentives, or waivers/modifications of development standards, the affordable units required to fulfill the density bonus may also count as affordable units required in this chapter provided they also meet, or exceed, the requirements outlined in section 13-330.

13-335. Parking Requirements.

An applicant that provides affordable units pursuant to this chapter is not required to comply with the parking requirements set forth in section 13-85. A lower parking requirement may be allowed if supported by a parking study prepared by a traffic engineering firm with expertise in parking trends and demands, unless otherwise prohibited by state law. The parking study shall be reviewed and approved by the director or their designee.

13-336. Concurrent Processing.

Concurrent processing of planning application(s) and plan check application(s) may be allowed at the discretion of the director or their designee when the planning application(s) have been deemed complete. The applicant shall be required to enter into a hold harmless agreement with the City prior to any concurrent review.

13-337. Compliance Monitoring.

To ensure that affordable units constructed pursuant to this chapter are properly maintained and continue to comply with the applicable provisions of this chapter, the applicant or responsible party at the time shall submit annual compliance reports to the City for review. In addition, the City shall conduct periodic onsite audits to ensure compliance with all applicable laws, policies, and agreements. The City Council may adopt fees for the costs of monitoring and compliance review, which shall be deposited into the affordable housing trust fund for that purpose.

13-338. Administrative Procedures.

The City Manager is authorized to adopt administrative rules, regulations, policies, guidelines, standards, and/or procedures necessary to implement the provisions of this chapter including but not limited to eligibility requirements and/or preference standards that may be applied in the selection of homebuyers and tenants.

13-339. Enforcement.

- (a) Violations of this chapter may be enforced by all available remedies at law or in equity, including, but not limited to those set forth in section 1-33 of this code.
- (b) Failure of any city official, employee, or agent to fulfill and/or enforce the requirements of this chapter shall not excuse any person or property from the requirements of this chapter.

RESOLUTION NO. 2024-10**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, ESTABLISHING AND ADOPTING AN AFFORDABLE HOUSING IN-LIEU FEE SCHEDULE FOR THE AFFORDABLE HOUSING ORDINANCE**

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA HEREBY FINDS AND DECLARES AS FOLLOWS:

WHEREAS, the City Council adopted the 2021-2029 Housing Element on November 15, 2022; and

WHEREAS, the City's adopted 2021-2029 Housing Element, Housing Plan Program 2A, calls for the City to adopt an inclusionary housing ordinance; and

WHEREAS, the City retained an expert consultant, Keyser Marston Associates Inc. (KMA), to prepare a Financial Evaluation to evaluate supportable affordable housing requirements and make policy recommendations for an affordable housing ordinance; and

WHEREAS, on January 16, 2024, the City Council gave first reading to the Affordable Housing Ordinance (Ordinance No. 2024-02) and directed staff to present the Affordable Housing In-Lieu Fee Resolution for consideration along with the second reading of the ordinance; and

WHEREAS, the City Council held a study session on February 27, 2024 to separately discuss the proposed affordable housing in-lieu fee amounts prior to the second reading of Ordinance No. 2024-02 and with all persons having the opportunity to speak for and against the proposal; and

WHEREAS, on April 2, 2024, the City Council gave first reading of the Affordable Housing Ordinance (Ordinance No. 2024-02) and as part of their motion directed staff to present the Affordable Housing In-Lieu Fee Resolution at a later date; and

WHEREAS, the City Council made additional revisions to the ordinance for the threshold project size and affordability requirements for rental projects at 60+ dwelling units/acre, increased the applicability of the project size threshold to 50+ dwelling units, struck references to ownership projects in the ordinance, and voted 7-0 to adopt the Affordable Housing Ordinance and give another first reading of the ordinance as well as continue the fee resolution to a date uncertain; and

WHEREAS, a duly noticed public hearing was held by the City Council for the second reading of Ordinance No. 2024-02 on June 18, 2024, with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the City Council requested additional information concerning threshold requirements and potentially modifying the threshold from 50+ units, to 30+ units, and voted 7-0 to continue the Affordable Housing Ordinance and In-Lieu fee resolution, to the regularly scheduled City Council meeting of August 6, 2024;

WHEREAS, a duly noticed public hearing was held by the City Council on August 6, 2024, for the Affordable Housing In-Lieu Fee Resolution, with all persons having the opportunity to speak for and against the proposal; and

WHEREAS, Government Code Section 65850(g) states that “The ordinance shall provide alternative means of compliance that may include, but are not limited to, in-lieu fees”; and

WHEREAS, KMA prepared the Affordable Housing In-Lieu Fee Analysis based on the proposed affordable housing requirements pursuant to Ordinance No. 2024-02; and

WHEREAS, pursuant to the provisions of the California Constitution and the laws of the State of California, the City of Costa Mesa is authorized to adopt and implement rates, fees, and charges for municipal services; provided, however, that such rates, fees, and/or charges do not exceed the estimated reasonable cost of providing such services; and

WHEREAS, Government Code Section 66016 requires notice to be given and data made available at specified times prior to the adoption of certain increases in rates, fees, and charges, or the adoption of new rates, fees, and charges for use permits and inspections; and

WHEREAS, the City has complied with the noticing requirements of Government Code Section 66016; and

WHEREAS, although the City is not required to comply with the noticing requirements of Government Code Section 66018, the City has nevertheless published all notices consistent with the requirements of that section, including having published notice in accordance with Government Code Section 6062a and having made the data available concerning rates, fees, and charges prior to conducting a public hearing on the fees; and

WHEREAS, the City Council has held at least two public hearings and received oral and written presentations with respect to the proposed fees before adopting this Resolution; and

WHEREAS, the City Council desires to establish the Affordable Housing In-Lieu Fee as an alternative means of compliance for the Affordable Housing Ordinance; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES as follows:

Section 1. Findings. The City Council hereby finds that based upon the data, information, analysis, oral and written documentation presented to the City Council concerning the fees described in Exhibit "A" attached hereto and by this reference incorporated herein, do not exceed the established reasonable cost of providing the service for which the fees are levied and that the fees solely recover an objectively reasonable approximation of the city's actual and reasonable costs.

Section 2. Approval. The fees set forth in Exhibit "A" are hereby adopted and approved.

Section 3. Effective Date. The fees set forth in Exhibit "A" shall be effective on the later to occur of (a) 60 days after Council adoption of this Resolution; or (b) the effective date of the Affordable Housing Ordinance or any other ordinance which authorizes the fees set forth in this resolution.

Section 4. Certification. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED this 6th day of August, 2024.

John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

Brenda Green, City Clerk

Kimberly Hall Barlow, City Attorney

EXHIBIT A

Affordable Housing In-Lieu Fee Schedule

In-Lieu Fee Payment Schedule – Rental Projects

In-Lieu Fee Payment Schedule Per Square Foot of Total Leasable Area in an Apartment Development	
Developments greater than 60 units per acre	Developments less than 60 units per acre
Not to Exceed \$19.50 PSF	Not to Exceed \$13.80 PSF

Fractional In-Lieu Fee Payment Schedule – Rental Housing Projects

Fractional In-Lieu Fee Payment Calculations Per Square Foot of the Leasable Area of One Unit in an Apartment Development @ Density: 60+ Units Per Acre	
Fraction	Fractional In-Lieu Fee: Per Square Foot of One Unit
0.10	\$23.80
0.20	\$47.50
0.30	\$71.30
0.40	\$95.00
0.50	\$118.80
0.60	\$142.60
0.70	\$166.30
0.80	\$190.10
0.90	\$213.80
1.00	\$237.60

Fractional In-Lieu Fee Payment Calculations Per Square Foot of the Leasable Area of One Unit in an Apartment Development @ Density: <60 Units Per Acre	
Fraction	Fractional In-Lieu Fee: Per Square Foot of One Unit
0.10	\$23.70
0.20	\$47.50
0.30	\$71.20
0.40	\$95.00
0.50	\$118.70
0.60	\$142.40
0.70	\$166.20
0.80	\$189.90
0.90	\$213.70
1.00	\$237.40



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA
92626

Item #: 24-228

Meeting Date: 06/18/2024

TITLE: SECOND READING OF ORDINANCE NO. 2024-02 AMENDING TITLE 13 (PLANNING, ZONING AND DEVELOPMENT) OF THE COSTA MESA MUNICIPAL CODE TO ESTABLISH AFFORDABLE HOUSING REQUIREMENTS FOR NEW RESIDENTIAL DEVELOPMENT PROJECTS

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: AMBER GREGG, CONTRACT PLANNER

CONTACT INFORMATION: AMBER GREGG, CONTRACT PLANNER, (714) 754-5617

RECOMMENDATION:

Staff recommends the City Council:

1. Find that the adoption of Ordinance No. 2024-02 is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3), General Rule in that the Affordable Housing Ordinance will not have a significant impact on the environment.
2. Give second reading to and adopt Ordinance No. 2024-02, approving the Affordable Housing Ordinance and amending Title 13 to establish the affordable housing requirements for certain new residential development projects.

BACKGROUND:

On January 16, 2024, the City Council considered the first reading of the Affordable Housing Ordinance. The Affordable Housing Ordinance would require certain new housing projects in the City to provide a percentage of its housing units as “affordable” units for low, and/or very low-income households. The City Council considered the ordinance as well as other issues raised by members of the public. Modifications to the ordinance were introduced and the City Council voted 4-2 (Councilmember Chavez and Mayor Pro Tem Harlan voting no; Councilmember Harper absent) to give first reading of Ordinance No. 2024-02. The January 16, 2024, City Council agenda report, meeting video, and public comments are included in the links below:

January 16, 2024, City Council Agenda Report:

<https://costamesa.legistar.com/View.ashx?M=F&ID=12583737&GUID=46F95F9D-81D5-4D12-9292-3369710C4230>

January 16, 2024, City Council Video:

https://costamesa.granicus.com/player/clip/4078?view_id=14&redirect=true

At the April 2, 2024, City Council meeting, the City Council considered the second reading of the Affordable Housing Ordinance and an in-lieu fee resolution to establish an affordable housing in-lieu fee schedule. Modifications were introduced and the City Council passed a motion for staff to make changes to the Ordinance and bring it back for second reading. In addition, the Council deferred the in-lieu fee resolution to a later date.

April 2, 2024, City Council Agenda Report (also provided as Attachment 3):

<https://costamesa.legistar.com/View.ashx?M=F&ID=12813101&GUID=0833EA65-75E4-4457-91C3-6C527B94C87C>

April 2, 2023, City Council Video:

https://costamesa.granicus.com/player/clip/4125?view_id=14&redirect=true

ANALYSIS:

On April 2, 2024, the City Council reviewed the draft Ordinance and directed the following modifications:

- At 60 units per dwelling acre, provide 10% of the units for low-income housing, or 5% for very low-income housing.
- Allocate \$2.5 million into an Affordable Housing Trust Fund, including a first-time homeownership program.
- Direct staff to bring back strategies & needs to accelerate rezoning.
- Streamline projects subject to the affordable housing ordinance.
- Increase the project threshold subject to the ordinance to 50 dwelling units.
- The Ordinance shall be effective 31 days after adoption (pursuant to State Law).
- Strike sections related to home ownership projects in the ordinance.
- Defer in-lieu fees to a future meeting.

The modifications have been incorporated and are reflected in the draft City Council Ordinance contained in Attachment 1. Attachment 2 shows the modifications to the Ordinance in “track changes” format, added text is identified by an underline and text removal is shown in ~~strike through~~.

Table 1 below provides a summary of the proposed Affordable Housing Program components and requirements included in the proposed ordinance.

Table 1 - Proposed Affordable Housing Program Components and Requirements

PROGRAM COMPONENT	PROPOSED REQUIREMENTS
Project Threshold	50 units
Number of Affordable Units/Required Income – Rental Project	<ul style="list-style-type: none"> • 60+ dwelling unit (du)/acre: 10% at low-income or 5% at very-low income • Under 60 du/acre: 6% at low-income or 4% at very-low income
Covenant Period – Rental	At least 55 years

Affordable Unit Minimum Size	No more than 15% smaller than average market rate unit
Affordable Unit Bedroom Mix	Proportional to market rate units
Affordable Unit Location	Evenly distributed/dispersed throughout the residential project
Alternatives for Compliance	<ul style="list-style-type: none"> • Land dedication • Offsite construction of affordable units • Payment of in-lieu fees
Incentives	<ul style="list-style-type: none"> • Allow residential uses in commercial/industrial corridors • Increased densities • Allow low-income rents to be charged based on 80% AMI vs. 60% AMI (required by State density bonus) • Reduced parking requirements • Concurrent processing

ENVIRONMENTAL DETERMINATION:

The proposed Ordinances are exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), General Rule in that the Affordable Housing Ordinance will not have a significant impact on the environment.

ALTERNATIVES:

The City Council has the following alternatives:

1. Give second reading and adopt the Ordinance as proposed. The City Council may give second reading to the draft Ordinance and adopt the Ordinance as proposed.
2. Continue the Ordinance second reading to a date certain. The City Council may continue the item to a date certain with direction for staff to return with additional information, changes and/or clarifications.

FISCAL REVIEW:

Adoption of the proposed Ordinance is not anticipated to have any fiscal impact on the City's budget. However, if the City Council should adopt an in-lieu housing fee in the future, the City could potentially receive funding from the payment of fees that would be deposited into a Housing Trust Fund (Fund 226) to support and promote affordable housing programs in the City, including the administration of the City's Affordable Housing Program.

LEGAL REVIEW:

The draft Ordinances and staff report have been prepared in conjunction with and reviewed by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to Government Code Section 36933, a summary of the proposed Ordinance was published once in the newspaper no less than five days prior to the June 18, 2024 second reading. A summary of the adopted ordinance will also be published within 15 days after the adoption.

Public comments received prior to the June 18, 2024 City Council meeting may be viewed at this link: [CITY OF COSTA MESA - Calendar \(legistar.com\)](https://legistar.com/calendar/city-of-costa-mesa/)

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the City Council's Goal to diversify, stabilize, and increase housing to reflect the community needs in that the adoption of an Affordable Housing Ordinance would assist in achieving the City's RHNA for the very-low-, low-, and moderate-income categories, coupled with the other Housing Element programs intended to remove or reduce existing barriers and constraints to market-rate housing developments.

CONCLUSION:

Addressing housing needs for all income levels has been identified as one of the main housing goals by the Costa Mesa community and City Council. The community profile described in the 2021-2029 Housing Element showed that approximately half of Costa Mesa residents are overpaying for housing costs due to the lack of housing options, especially affordable housing. Adoption of an Affordable Housing Ordinance would be a step towards addressing this issue coupled with the other Housing Element programs intended to remove or reduce existing barriers and constraints to market-rate housing developments. Furthermore, the ordinance would help towards achieving the City's RHNA for the very-low-, low-, and moderate-income categories. Its adoption would also fulfill the objective of Program 2A of the Housing Element and help achieve City Council's goal to "diversify, stabilize and increase housing to reflect community needs."



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

Item #: 24-229

Meeting Date: 06/18/2024

TITLE: FEE RESOLUTION TO ESTABLISH THE AFFORDABLE HOUSING IN-LIEU FEE SCHEDULE

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: AMBER GREGG, CONTRACT PLANNER

CONTACT INFORMATION: AMBER GREGG, CONTRACT PLANNER, (714) 754-5617

RECOMMENDATION:

Staff recommends the City Council:

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA), Section 15061(b)(3) ("General Rule").
2. Adopt a fee resolution establishing the affordable housing in-lieu fee.

BACKGROUND:

The City is currently considering, for second reading, the adoption of an Affordable Housing Ordinance. The Affordable Housing Ordinance would require, among other regulations, that new rental housing projects in the City with 50 or more units provide a percentage of its housing units as "affordable" units for low or very low-income households. As the Ordinance is currently drafted, an applicant of a rental housing project can fulfill their affordable obligation with onsite production of affordable rental units, offsite production of affordable rental units, dedication of land to the City, or by payment of in-lieu fees.

At the April 2, 2024, City Council meeting, the City Council considered an in-lieu fee resolution to establish an affordable housing in-lieu fee schedule. At the meeting, the City Council directed staff to defer the in-lieu fee resolution to a later date. The April 2, 2024, City Council report and video are linked below:

April 2, 2024, City Council Agenda Report (also provided as Attachment 2):

<https://costamesa.legistar.com/View.ashx?M=F&ID=12813101&GUID=0833EA65-75E4-4457-91C3-6C527B94C87C>

April 2, 2024, City Council Video:

https://costamesa.granicus.com/player/clip/4125?view_id=14&redirect=true

April 2, 2024, City Council minutes are provided as Attachment 3.

DISCUSSION

City Council Study Session on Proposed In-Lieu Fee Amounts

As part of their first reading of the Affordable Housing Ordinance discussions, the City Council directed staff to provide an in-lieu housing fee analysis for their review and consideration at the second reading of the ordinance. The proposed in-lieu fee analysis was presented to the City Council at a study session on February 27, 2024. During the study session, staff and Keyser Marston Associates (KMA) presented the proposed fee schedule as well as an explanation of the fee calculations. The City Council also received public comments, asked staff and KMA follow-up questions, and provided their comments on the proposed fees and overall vision for the proposed Affordable Housing Ordinance.

The February 27, 2024 City Council study session agenda report, meeting video, and public comments are included in the links below:

- February 27, 2024 City Council Agenda Report:
<https://costamesa.legistar.com/View.ashx?M=F&ID=12707839&GUID=649FCC95-B510-4D3F-92E7-9C400FFDF63>
- February 27, 2024 City Council Meeting Video:
https://costamesa.granicus.com/player/clip/4093?view_id=14&redirect=true
- February 27, 2024 City Council Public Comments:
<https://costamesa.legistar.com/View.ashx?M=E3&ID=1171565&GUID=B7C4B0DD-7AD7-4ADC-B8C3-392422409AF7>

Public comments as well as the City Council's feedback from the February 27, 2024 study session expressed the need to ensure that Costa Mesa is competitive with nearby cities, can attract housing developers for the creation of housing in the community, and the Affordable Housing Ordinance should not result in an impediment to the production of housing in the City. Discussions included comparing the City's proposed in-lieu fee amounts with the City of Santa Ana (who has seen success with their affordable housing production program) and concerns that the City's proposed fee amounts were too high. The City's expert housing consultant, KMA, clarified that Santa Ana did not determine their in-lieu fee amounts based on a fee study or financial impact analysis; and therefore, is not equivalent to their onsite production requirements. In contrast, Costa Mesa's proposed fee amounts are derived from the pending Affordable Housing Ordinance requirements so that the fees are equivalent to producing the affordable units onsite. While the City Council could consider lowering the in-lieu fee amounts below equivalency to producing the onsite units, doing so would possibly result in housing developers of more than 50 rental units choosing to pay the in-lieu fees rather than developing the affordable units.

Fee Resolution to Establish the Affordable Housing In-Lieu Fee Amounts

Included with this Agenda Report is a fee resolution to adopt the in-lieu fee amounts as shown in Table 1 below. The proposed fee amounts are based on the proposed Affordable Housing Ordinance requirement set aside percentages.

Table 1 – Proposed Affordable Housing In-Lieu Fee Amounts

In-Lieu Fee Payment Schedule Per Square Foot of Total Leasable Area in an Apartment Development	
Developments greater than 60 units per acre	Developments less than 60 units per acre
\$19.50 PSF	\$13.80 PSF

Previously, the proposed in-lieu fee payment schedule provided fee amounts for developments of 15 units to 21+ units; however, modifications to the Affordable Housing Ordinance now establishes the applicability threshold to developments with 50 dwelling units or more. Due to this, only one fee amount for each category is proposed. In addition, the previous in-lieu fee payment schedule included an “ownership housing development” fee category which has also been eliminated pursuant to the ownership housing development applicability removal from the Ordinance.

The fee resolution also includes a schedule of fractional in-lieu fee payments for developers that choose this option for fulfilling an obligation to produce a fraction of an Inclusionary Unit. The fractional in-lieu fee schedule is included in Attachment 2.

Comparison of Other Cities In-Lieu Fee Amounts

To provide the City Council with additional comparisons of other cities’ affordable housing in-lieu fee amounts, refer to Table 2. As shown in the Table, there is no standard to establish an affordable housing in-lieu fee amount or fee structure. As shown in the table below, the in-lieu fees could be based on a sliding scale, flat fee per square foot, incremental increase over time, and/or a formula based on certain variables. The City of Encinitas more recently increased their fees from \$20 per square foot to \$23.79 per square foot. Encinitas also adjusts their fee administratively based on the percentage change in the most current Engineering News Record Construction Cost Index for the Los Angeles region. The City of San Diego adopted a program that included an incremental increase to their in-lieu fee amounts each fiscal year with the current fee set at \$25 per square foot.

Table 2 – Comparison of Other Cities In-Lieu Fee Amounts

Santa Ana	<ul style="list-style-type: none"> • 5-9 Units: \$6 per sq. ft. • 10-14 Units: \$9 per sq. ft. • 15-19 Units: \$12 per sq. ft. • 20+ Units: \$15 per sq. ft. • Only applies to changes in land use and zoning designations. • Set Aside: 5-15% Rental, and 5% Ownership • Affordability Requirement: <ul style="list-style-type: none"> ○ 15% Low, or 10% Very Low, or 5% at Extremely Low, or ○ 5% Low + 3% Very Low + 2% Extremely Low
Encinitas	<ul style="list-style-type: none"> • 1 – 6 units: sliding scale¹ • 7+ units: \$23.79 per sq. ft.

	<ul style="list-style-type: none"> • Affordability Requirement: <ul style="list-style-type: none"> ○ 10% Very Low or 15% Low
Irvine	<ul style="list-style-type: none"> • Formula based and calculated per project² • Affordability Requirement: <ul style="list-style-type: none"> ○ 5% Very Low + 5% Low + 5% Moderate
Long Beach	<ul style="list-style-type: none"> • Rental: \$38 per sq. ft. • Ownership: \$29.10 per sq. ft. • Affordability Requirement: <ul style="list-style-type: none"> ○ 11% Very Low – Rental ○ 10% Moderate – Ownership
Oceanside	<ul style="list-style-type: none"> • 2023 in-lieu fee set at \$15 per sq. ft. • 2024 in-lieu fee increased to \$20 per sq. ft. • Affordability Requirement: <ul style="list-style-type: none"> ○ 10% Low – Rental ○ 10% Moderate – Ownership
Santa Monica	<ul style="list-style-type: none"> • Rental: \$35.70 per sq. ft. • Ownership: \$41.70 per sq. ft. • Affordability Requirement: <ul style="list-style-type: none"> ○ 5% to 30% Very Low, Low, and Moderate
San Diego	<ul style="list-style-type: none"> • Incremental increase from July 1, 2020 through June 30, 2024³ • 2024 in-lieu fee increased to \$25 per sq. ft. • Affordability Requirement: <ul style="list-style-type: none"> ○ 10% Very Low or Low – Rental ○ 10 to 15% Moderate – Ownership
<p>¹ Sliding scale is based on a percentage of the adopted in-lieu fee amount depending on the number of units. For example, one unit project would be required to pay 14% of the in-lieu fee dollar amount.</p> <p>² Formula is based on land value, density, and percentage share of cost related to affordable units not being produced.</p> <p>³ Prior to July 1, 2020, the in-lieu fee was established at \$12.73 per sq. ft. and has increased every fiscal year (2021 - \$15.18, 2022 - \$17.64, 2023 – \$20.09)</p>	

ALTERNATIVES:

The City Council may adopt the fee resolution, modify the proposed fee schedule, or not adopt the fee resolution.

The City Council may also consider implementing the in-lieu fee schedule incrementally, similar to the City of San Diego. The City of San Diego initially set the in-lieu fee at a lower amount and over a five-year period, increased the fee to its eventual rate. The fee increased \$12.27 over the five-year period. The fee is then updated annually based on the annual increase in the Construction Costs Index (CCI) published by Engineering News Record for Los Angeles, or similar construction industry index selected by the City Manager if the CCI index is discontinued. The Council could consider initially setting the fee at a lower rate and establish a schedule for increases over any specified period of time until the preferred maximum fee amount is met. For example, the Council may evaluate a fee of \$12 in year one, with increases over a 10-year period to an eventual amount of \$19.50 per applicable square foot (as currently proposed for development with 60 dwelling units or more per acre) and include an annual

update to the fee based on changes in the Orange County home values or similar value related industry index.

FISCAL REVIEW:

Should the City Council adopt the in-lieu housing fee resolution, the City could potentially receive revenue from payment of fees that would be deposited into a Housing Trust Fund (Fund 226) to support and promote affordable housing programs in the City, including the administration of the City's Affordable Housing Program.

LEGAL REVIEW:

The proposed fee resolution, and this report have been prepared in conjunction with and approved by the City Attorney's Office.

PUBLIC NOTICE:

Pursuant to Government Code Section 66016, the proposed fee schedule and fee study was made available to the public 15 days prior to the June 18, 2024, City Council meeting.

Public comments received prior to the June 18, 2024, City Council meeting may be viewed at this link: [CITY OF COSTA MESA - Calendar \(legistar.com\)](https://legistar.com/calendar/city-of-costa-mesa).

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the City Council's Goal to *Diversify, Stabilize, and Increase Housing to Reflect Community Needs* in that the adoption of an Affordable Housing Ordinance, and subsequent in-lieu fee, assists in achieving the City's RHNA for the very-low-, low-, and moderate-income categories, coupled with the other Housing Element programs intended to remove or reduce existing barriers and constraints to market-rate housing developments.

CONCLUSION:

A component of an Affordable Housing Ordinance is the establishment of an in-lieu fee for applicants wishing to fulfill their affordable housing requirements by paying an in-lieu fee rather than providing the affordable units on-site. The proposed fees are based on the KMA analysis, including the set aside percentages previously considered by the City Council. However, the City Council may decide alternative fee amounts may be more appropriate at this time. If the proposed fees are not approved, staff seeks direction from the City Council as to what the In-lieu housing fee schedule should be.



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 24-239

Meeting Date: 8/6/2024

TITLE:

CITY COUNCIL FIRST READING OF ORDINANCE TO INCREASE CITY COUNCIL COMPENSATION

DEPARTMENT: CITY MANAGER'S OFFICE- HUMAN RESOURCES DIVISION

PRESENTED BY: KASAMA LEE, HUMAN RESOURCES MANAGER

CONTACT INFORMATION: KASAMA LEE, HUMAN RESOURCES MANAGER (714) 754-5169

RECOMMENDATION:

Staff recommends the City Council introduce for first reading, by title only, Ordinance No. 2024-XX increasing the City Council compensation effective after the general election, with the new City Council in December 2024.

BACKGROUND:

In January 2021, the City Council and City leadership team participated in a Strategic Planning workshop and identified Three-Year Goals and Objectives and key priorities for the subsequent six months through July 2021. The City Council developed five goals, one of which is to "Recruit and Retain High Quality Staff." On September 27, 2021, the City Council and City leadership team conducted a second workshop to revisit the Three-Year Goals and Objectives and identify the key priorities for the next six months through March 2022. The City Council Goal to "Recruit and Retain High Quality Staff" was re-affirmed and new six-month objectives were created to better achieve this goal. One of the new objectives was to "Perform a market analysis of City Council compensation for comparable agencies and special districts within the county and report results to the City Manager."

The City Council's current salary rate of \$904.40 per month was last set by Ordinance No. 09-5 in May 2009. The City Council approved a reduction in its salary by 5% in 2009 due to the impacts of the State budget on local government and economic conditions at the time. California Government Code section 36516(a)(4) allows for up to a 5% increase per year from the date of the last adjustment. Specifically, the code states that *"The salary of council members may be increased beyond the amount provided in this subdivision by an ordinance or by an amendment to an ordinance, but the amount of the increase shall not exceed an amount equal to 5 percent for each calendar year from the operative date of the last adjustment of the salary in effect when the ordinance or amendment is enacted. No ordinance shall be enacted or amended to provide automatic future increases in salary."*

Based on the last adjustment of salary in May of 2009, which took effect in December 2010, the code allows for an increase of up to \$45.22 per month (\$20.88 per payroll period) for each calendar year since 2010 (5% per year for 13 years from 2011 through 2023). This allows for the City Council salary to be increased by \$587.86 per month.

In addition, staff conducted a market analysis of City Council compensations utilizing data from comparable agencies and special districts within the county.

ANALYSIS:

Increasing the City Council salary rate by \$587.86 per month would result in a monthly salary of \$1,492.26 per month. In comparison, if an employee works 22 hours per week at the current minimum wage of \$16.00 per week, they would receive an approximate monthly salary of \$1,525 per month.

Below is a summary of salary and benefits provided to the City Council for our five contiguous agencies:

City	Population	Police/Fire	Base Pay	Health Benefits*	Allowances (Auto/Tech/Expense)	Total
Costa Mesa	109,521	Police/Fire	\$ 904.40	\$ 2,550.00	\$ -	<u>\$ 3,454.40</u>
Fountain Valley	55,930	Police/Fire	\$ 500.00	\$ -	\$ -	\$ 500.00
Huntington Beach	194,310	Police/Fire	<u>\$ 2,055.54</u>	\$ 857.93	\$ 1,705.54	<u>\$ 4,619.01</u>
Irvine	313,685	Police (No Fire)	\$ 880.00	\$ 2,638.63	\$ 715.00	<u>\$ 4,233.63</u>
Newport Beach	83,993	Police/Fire	<u>\$ 1,605.00</u>	\$ 1,876.00	\$ -	<u>\$ 3,481.00</u>
Santa Ana	308,189	Police (No Fire)	<u>\$ 1,000.00</u>	\$ 2,080.00	\$ 550.00	<u>\$ 3,630.00</u>
Average			<u>\$ 1,157.49</u>			<u>\$ 3,319.67</u>

*Costa Mesa net value taking into account annual deferred compensation maximum allotment.

By increasing the City Council salary to \$1,492.26 per month, the total compensation package would be closer to alignment with the Cities of Huntington Beach and Newport Beach, which are full service (Police and Fire) and more similar in structure to Costa Mesa.

City	Population	Police/Fire	Base Pay	Health Benefits	Allowances (Auto/Tech/Expense)	Total
Costa Mesa	109,521	Police/Fire	<u>\$ 1,492.26</u>	\$2,550.00	\$ -	<u>\$ 4,042.26</u>
Huntington Beach	194,310	Police/Fire	<u>\$ 2,055.54</u>	\$ 857.93	\$ 1,705.54	<u>\$ 4,619.01</u>
Newport Beach	83,993	Police/Fire	<u>\$ 1,605.00</u>	\$1,876.00	\$ -	<u>\$ 3,481.00</u>
Average			<u>\$ 1,717.60</u>			<u>\$ 4,047.42</u>

Staff has prepared the necessary documents for City Council consideration of an increase to its compensation to \$1,492.26 per month. An ordinance increasing City Council compensation is attached for the first reading. If approved at this meeting, the second reading and adoption would be scheduled for the City Council meeting of September 3, 2024. California Government Code section 36156.5 states that: *"A change in compensation does not apply to a council member during the council member's term of office. This prohibition shall not prevent the adjustment of the compensation of all members of a council serving staggered terms whenever one or more members of the city council becomes eligible for a salary increase by virtue of the council member beginning a new term of office."* City Council compensation adjustments can only be made effective following the next general election. If approved, the new City Council salary would go into effect when the new City Council terms begin after the next general election in 2024.

ALTERNATIVES:

The City Council has the following alternatives:

1. Give first reading: The City Council may give first reading to the draft Ordinance.
2. Give first reading with modifications: The City Council may modify the draft Ordinance and give first reading:
3. Not adopt changes to City Council compensation: The City Council may choose to not adopt the proposed increase to Council Compensation.
4. Provide alternative direction to staff.

FISCAL REVIEW:

The proposed increase is estimated to be effective in December 2024, after the next general election in 2024. The pro-rated fiscal impact in FY 2024/25 is \$3,527.16 for six months per member. There are sufficient salary savings citywide to cover the increase.

LEGAL REVIEW:

The City Attorney's Office has reviewed the ordinance and the report and approved them as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports City Council Goal:

- Recruit and Retain High Quality Staff

CONCLUSION:

Staff recommends the City Council introduce for first reading, by title only, Ordinance No. 2024-XX increasing the City Council Compensation effective after the general election, with the new City Council in December 2024.

ORDINANCE NO. 2024-xx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA AMENDING TITLE 2, CHAPTER II, SECTION 2-21 OF THE COSTA MESA MUNICIPAL CODE INCREASING SALARIES OF CITY COUNCIL MEMBERS.

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY FIND AND DECLARE AS FOLLOWS:

WHEREAS, State law allows the Council to increase its salary; and

WHEREAS, the City Council salary has not been changed since May 2009; and

WHEREAS, the City Council desires to increase the Council salary to be effective upon the time a new Council Member assumes office.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

Section 2-21 of Title 2, Chapter II, of the Costa Mesa Municipal Code is hereby amended to read as follows:

2-21 Salaries. Each member of the Council shall be paid a salary of \$1492.26 per month for serving on the Council.

Section 2. Inconsistencies. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

Section 3. Severability. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion thereof,

irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, State, or Federal law, regulation, or codes dealing with life safety factors.

Section 4. Effective Date. This Ordinance shall take effect thirty (30) days after its final passage, and will apply to all council members when the next council member is sworn into office.

Section 5. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

PASSED AND ADOPTED this ___ day of August, 2024.

John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

Brenda Green, City Clerk

Kimberly Hall Barlow, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, BRENDA GREEN, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing Ordinance No. 2024-xx was duly introduced for first reading at a regular meeting of the City Council held on the 6th day of August, 2024, and that thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council held on the ____ day of _____, 2024, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this ____ day of _____, 2024.

Brenda Green, City Clerk



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-245

Meeting Date: 8/6/2024

TITLE:

ACCEPTANCE OF THE STORM DRAIN MASTER DRAINAGE PLAN (SDMDP)

DEPARTMENT: PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

PRESENTED BY: RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR

CONTACT INFORMATION: SEUNG YANG, P.E., CITY ENGINEER, (714) 754-5335

RECOMMENDATION:

Staff recommends the City Council accept Phase 1 of the Storm Drain Master Drainage Plan (SDMDP) update consisting of the Existing Conditions Assessment Report (ECAR) and the Proposed Drainage & Water Quality Improvements.

BACKGROUND:

In 2006, the City Council amended Costa Mesa Municipal Code Section 15-64 (Title 15, Chapter III) to identify and put into effect a Storm Drain Master Drainage Plan (SDMDP). The 2006 SDMDP was approved by the City Council and analyzed the existing storm drain system throughout the city using a "Rational Method". The detailed analysis aimed to model the effects of 25-year and 100-year design storms on the City's storm drain system. The 2006 SDMPD proposed storm drain upgrades and estimated storm drain improvement costs throughout the City.

On September 15, 2020, the City Council awarded a Professional Services Agreement (PSA) to Q3 Consulting (Q3) to complete an update to the City's SDMDP. Similar to the 2006 SDMDP, the current update is divided into phases for a comprehensive and thorough analysis.

Phase 1 focuses on the hydrologic modeling, planning, design, and maintenance of the City's storm drain system as it operates today and proposes ranked improvements for future upgrades to the City's storm drain system. Phase 1 includes an Existing Conditions Assessment Report (ECAR) and a Proposed Drainage and Water Quality Improvements report. The reports can be found here: [Storm Drain System Master Plan | City of Costa Mesa \(costamesaca.gov\)](https://www.costamesaca.gov/government/departments-and-divisions/public-works/engineering/storm-drain-master-plan)

[<https://www.costamesaca.gov/government/departments-and-divisions/public-works/engineering/storm-drain-master-plan>](https://www.costamesaca.gov/government/departments-and-divisions/public-works/engineering/storm-drain-master-plan)

Phase 2 of the SDMDP is the City's drainage fee and Finance study update. This update is derived from proposed improvements outlined in Phase 1, current existing parcel land use types, and the City's 2035 land use plan types with updated housing elements. It includes projected costs of upgrading regional flood control facilities, water quality facilities, and implementing storm water quality permit requirements. The Drainage Fee and Finance study is scheduled for completion by early 2025.

Phase 3 of the SDMDP includes the design of the Westside improvement design plans and the design of advanced stormwater monitoring and warning systems. These specific designs are scheduled for completion by the end of 2025.

The first phase of the Storm Drain Master Plan update began with collecting new storm drain system maps and data throughout the City and then using that information to update the City's existing storm drain Geographic Information System (GIS). Q3's team updated the GIS to include drainage projects built since the 2006 SDMPD. With the completion of the updated GIS, a new hydraulic model of the existing condition of the City's current storm drain system could be developed. The computer model was generated with the latest storm drain analysis tools and storm drain system modeling software to identify and rank drainage "hotspots" throughout the City. The analysis focused on areas with the highest depth of ponding during a modeled 25-year design storm on major thoroughfares and roads with the highest potential impact on emergency services and essential facilities. The Existing Conditions Assessment Report (ECAR) provides the commentary, evaluation, and analysis of the existing storm drain system models and identifies and ranks stormwater drainage hotspots throughout the City.

Once staff reviewed and tentatively approved the ECAR, the next step involved developing the Proposed Drainage and Water Quality Improvements and the Storm Water Alternatives Improvement Maps (SWAIM). The stormwater alternative maps propose to upgrade or expand existing City facilities to accommodate designed stormwater flows. The drainage projects being proposed included pipe rehabilitation technologies, replacing sections of storm drain pipe, adding water quality features, and installing Best Management Practices (BMPs), such as infiltration galleries, diversion systems, capture and re-use, bio-filtration, detention/retention facilities, and proprietary capture and treatment systems. The proposed drainage improvements throughout the City will serve as the basis for the City's 20-year Stormwater Capital Improvement Program (CIP). They will be the basis for future drainage fees that will be developed and proposed in the next phase of the SDMDP Update.

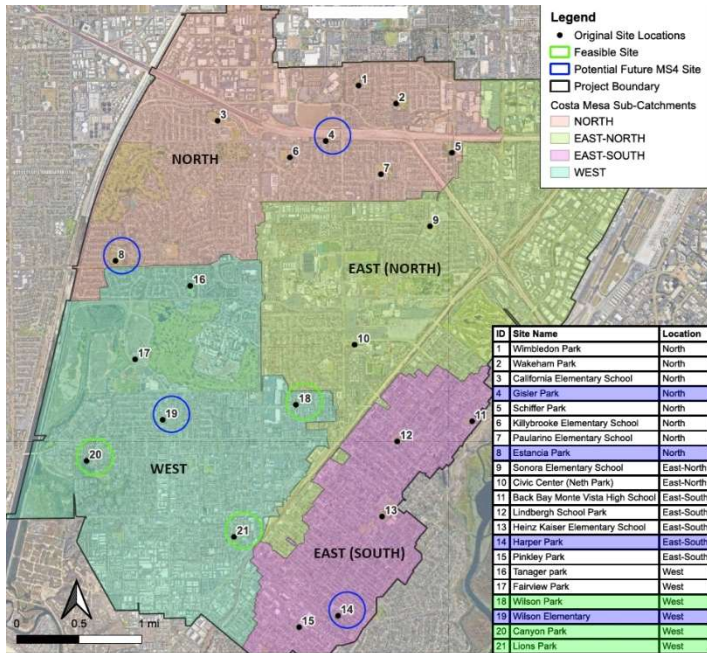
ANALYSIS:

Two (2) community outreach meetings were held to review the progress of the SDMDP update with community stakeholders and to elicit feedback from the community.

The first community meeting was held on June 16, 2022, where Q3 and City staff presented the Existing Conditions Assessment Report (ECAR) to the community. Residents and local business owners were encouraged to review the ECAR report, present questions, and provide feedback. Q3 discussed and presented the preliminary priority ranking analysis at this meeting, which was then used to focus on those locations where stormwater alternatives are most justified.

The Storm Water Alternative Improvement Maps (SWAIM), which are part of the Proposed Drainage & Water Quality Improvements report, were presented and reviewed at the second community meeting scheduled on April 26, 2023. Based on the results of the ECAR, the purpose of this part of the drainage study was to evaluate the city drainage infrastructure using a more advanced stormwater modeling software and provide an alternative in identifying more economically feasible flood control solutions than proposed in the previous 2006 SDMDP.

The City of Costa Mesa has two main watersheds. The Santa Ana River watershed is associated with the City's west side, and the Newport Bay watershed is related to the City's east side. In order to manage the large size of the City and these watersheds, the City is divided into four (4) areas of analysis, as shown below:



Each area has its own set of alternative improvement maps and proposed stormwater system upgrades that improve upon the existing storm drain systems. The SWAIM also includes cost estimates for each area's proposed storm drain improvements. Additionally, the proposed drainage and water quality report also provides an estimated cost of maintaining/implementing water quality measures and an estimated cost of replacing aging corrugated metal pipes (CMP) throughout the City. A summary of the proposed storm drain improvement costs is listed below:

Location	Proposed Facilities		
	Storm Drain Flood Control	Water Quality	CMP Replacement
West (W)	\$32,760,000		
North (N)	\$10,885,000		
East (North) (En)	\$7,750,000		
East (South) (Es)	\$41,180,000		
Total	\$92,575,000	\$12,540,000	\$7,589,000
TOTAL STORM DRAIN IMPROVEMENTS:		\$112,704,000	

Many different storm drain systems were reviewed for improvement as part of the Storm Drain Master Drainage Plan update. Below is a location summary, by area, of the final Storm Drain Improvement locations:

West (W):

- W1 Fairview Park and its drainage area tributary to Canyon Park
- W2 American Ave. tributary to Canyon Park
- W3 Monrovia Ave. and National Ave.
- W4 Pomona Ave. and West 17th St.
- W5 West 16th St.
- W6 Harbor Blvd. at Victoria St.
- W7 West 19th St. tributary to Banning Ranch
- W8 West 18th St. tributary to Banning Ranch
- W9 Maple Ave. and Miner St., neighborhood South of Costa Mesa Golf Course
- W10 Wilson St. and Joann St.
- W11 Placentia Ave. near Fairview Park

North (N):

- N1 Harbor Blvd. North of Baker St.
- N2 Watson Ave.
- N3 Yukon Ave.
- N4 Salinas Ave. and Tulare Dr.
- N5 Gisler Ave. at the end of Iowa St.
- N6 Gisler Ave. East of Iowa St.
- N7 Iowa St. near New York Ave.
- N8 Mesa Verde Dr. West near Capri Ln.
- N9 Europa Dr. and Kornat Dr.

East (North) [En]:

- En1 Fordham Dr.
- En2 Sonora Rd. and La Salle Ave.
- En3 Drake Ave., North of Sonora Rd.

East (South) [Es]:

- Es1 Santa Ana Ave. and local streets towards Cherry Lake
- Es2 Westminster Ave. to 21st St.
- Es3 Orange Ave. to systems tributary to Cherry Lake
- Es4 21st St. at Newport Blvd. and Wilson St.
- Es5 Santa Ana Ave. and University Dr.
- Es6 East 20th St. and Costa Mesa St.
- Es7 East 18th St. at Rogers Pl. and Westminster Ave.

The proposed improvements and associated costs in the SDMDP update will form the basis of the upcoming drainage fee study that will investigate funding opportunities (e.g., grants, fee adjustments, etc.) and financing of future storm drain and water quality upgrades throughout the City.

Staff is recommending that the City Council accept Phase 1 of the SDMDP update.

ALTERNATIVES:

This item is administrative in nature, and there are no alternatives to be considered.

FISCAL REVIEW:

Phase 1 of the Storm Drain Master Plan has no direct fiscal impact to the City. It examines the existing condition of the City's storm drains and establishes a prioritization plan that estimates costs to improve the highest priority storm drains, citywide.

Phase 2 of the SDMDP will help determine the amount the City can collect from drainage fees for new development's "fair share" portion of the proposed citywide storm drain improvements. A finance study consultant will base its calculated drainage fees on a percentage of the proposed construction costs that represents new development's "fair share" of proposed citywide storm drain improvements.

Financing the Storm Drain Improvements identified in the phase 1 of the Storm Drain Master Plan update is part of the next phase of work. A portion of proposed storm drain improvements will be funded by new drainage fees. Grant funds, state and federal funds and capital improvement funds may also be used in the future implementation of the improvements listed in phase 1 of the Storm Drain Master Drainage Plan update.

LEGAL REVIEW:

The City Attorney's Office has reviewed this agenda report and approves it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This project works toward achieving the following City Council goals:

- Maintain and Enhance the City's Facilities, Equipment and Technology
- Strengthen the Public's Safety and Improve the Quality of Life

CONCLUSION:

Staff recommends the City Council accept Phase 1 of the Storm Drain Master Drainage Plan (SDMDP) update consisting of the Existing Conditions Assessment Report (ECAR) and the Proposed Drainage & Water Quality Improvements.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-301

Meeting Date: 8/6/2024

TITLE:

GENERAL PLAN (PSCR-24-0001) AND RESIDENTIAL INCENTIVE OVERLAY DISTRICT DEVELOPMENT SCREENING REQUEST FOR A PROPOSED RESIDENTIAL DEVELOPMENT ON A 1.77 ACRE SITE LOCATED AT 220 VICTORIA PLACE ("VICTORIA PLACE")

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION**

PRESENTED BY: VICTOR MENDEZ, SENIOR PLANNER

CONTACT INFORMATION: VICTOR MENDEZ, SENIOR PLANNER, 714-754-5276

RECOMMENDATION:

Provide direction regarding whether or not a General Plan Amendment associated with the proposed development of 40 residential units should proceed for the property located at 220 Victoria Place. The General Plan Amendment would include adding an overlay (Residential Incentive Overlay District) to the property that would allow for residential development, pursuant to specific standards of Costa Mesa Municipal Code Section (CMMC) Chapter V, Article 12.



Agenda Report

Item #: 24-301

Meeting Date: 8/6/2024

TITLE: GENERAL PLAN (PSCR-24-0001) AND RESIDENTIAL INCENTIVE OVERLAY DISTRICT DEVELOPMENT SCREENING REQUEST FOR A PROPOSED RESIDENTIAL DEVELOPMENT ON A 1.77 ACRE SITE LOCATED AT 220 VICTORIA PLACE ("VICTORIA PLACE")

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTED BY: VICTOR MENDEZ, SENIOR PLANNER

CONTACT INFORMATION: VICTOR MENDEZ, SENIOR PLANNER, 714-754-5276

RECOMMENDATION:

Provide direction regarding whether or not a General Plan Amendment associated with the proposed development of 40 residential units should proceed for the property located at 220 Victoria Place. The General Plan Amendment would include adding an overlay (Residential Incentive Overlay District) to the property that would allow for residential development, pursuant to specific standards of Costa Mesa Municipal Code Section (CMMC) Chapter V, Article 12.

BACKGROUND:

General Plan Amendment Screening

City Council Policy 500-2 establishes a procedure for processing privately-initiated General Plan Amendments. This procedure requires that the City Council screen the request prior to its acceptance for formal processing. If the City Council does not reject the proposal, the applicant can submit a formal application package that will include several other entitlement requests for review by the Planning Commission who will make a recommendation to the City Council.

Residential Incentive Overlay District Background

On September 20, 2016, the City Council passed Code Amendment CO-16-02 which established the Residential Incentive Overlay District. The Residential Incentive Overlay District is situated along Harbor and Newport Boulevards on properties with underlying General Plan land use designations of Commercial Residential, General Commercial or Medium Density Residential. The overlay was initially applied to 14 sites that were developed with marginal operating commercial uses (mainly motels, restaurants, gas stations, and auto services). The overlay added a land use option for residential development of up to 40 dwelling units per acre (du/acre) on these sites compared to the Commercial Residential (maximum of 17.4 du/acre), General Commercial (no residential permitted except in mixed-use developments), and the Medium Density Residential (maximum of 12 du/acre) land use designations. The added overlay and higher densities were intended to incentivize redevelopment of

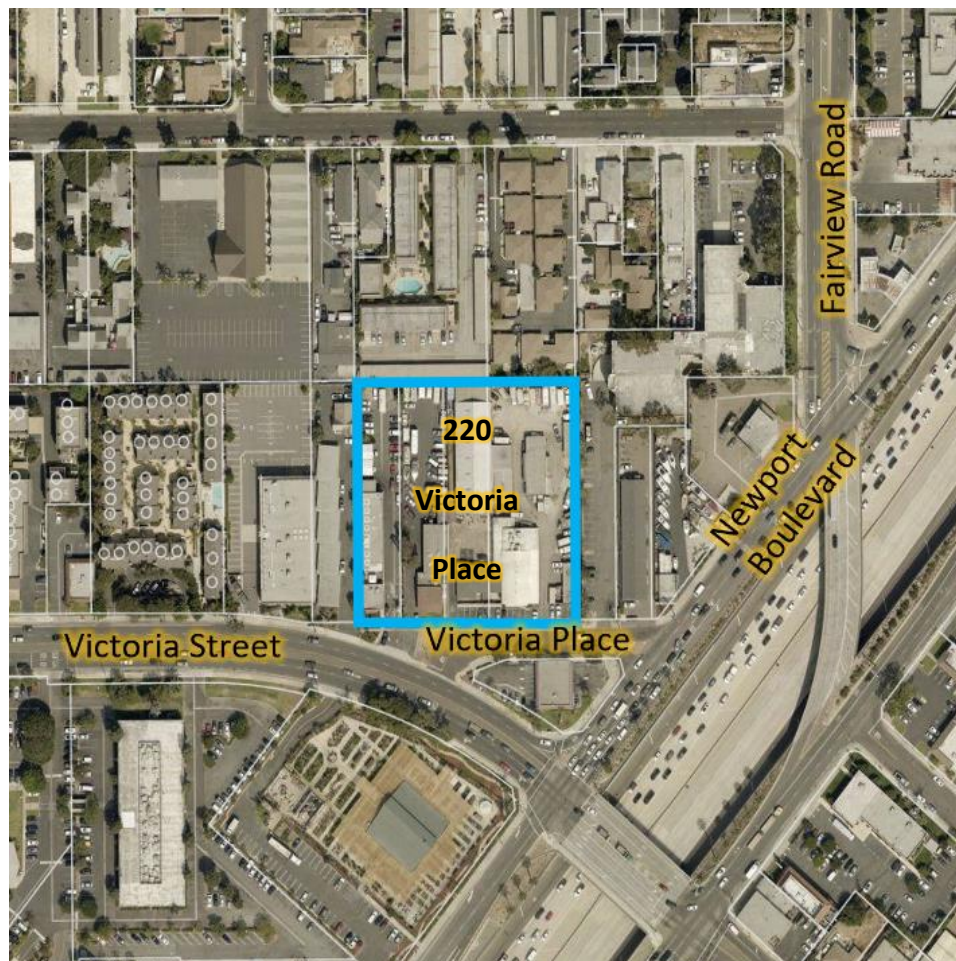
these parcels. However, after the establishment of the Residential Incentive Overlay District, the City did not receive any interest from the 14 property owners to redevelop these properties.

Subsequently, on November 13, 2018, the City Council approved a General Plan and Zoning Code amendment to reduce the area of the Residential Incentive Overlay from 14 sites to only four areas; including: (1) 3205 Harbor Boulevard (Vagabond Inn), (2) the southeast portion of Harbor Boulevard and Gisler Avenue (consisting of an existing hotel, gas station and restaurant), (3) 2277 Harbor Boulevard (Lux Apartments), and (4) the southeast portion of Newport Boulevard and Albert Place (2250 Newport Boulevard (the Ali Baba Motel) and 2274 Newport Boulevard (the Mesa Vista Apartments)). At that time, the City Council also decreased the Residential Incentive Overlay District maximum allowable density to 30 du/acre and reduced the maximum allowable height to three stories. The staff report, action report, and minutes of the meeting are available at the following links:

PROJECT SITE:

The project site is located on the north side of Victoria Place near the intersection of Victoria Street and Newport Boulevard. The project site consists of three adjacent properties with a total combined area of 1.77 acres (see the below Exhibit 1).

Exhibit 1 – Aerial Site Photo



The project site is currently developed with several commercial buildings. The buildings are occupied by the following tenants:

Table 1 – Project Existing Tenants

Tenant	Address & Suite	Size (Square Feet)	Use Type
220 Victoria St			
Harvey's Boat Storage	B	1,400	Boat Storage and Repair
Doug Alfred	A	500	Storage
222 Victoria St			
Allied Lighting	A	6,834	Retail
234 Victoria St			
Suburban Plumbing	B	2,333	Contractor
House	A	1,776	Vacant
236 Victoria St			
Battery Mart	A	5,500	Retail

Nearby development includes an 11-unit apartment project on an 0.83-acre lot (13.2 du/acre) and a 32-unit apartment project on 1.12-acre lot (28.6 du/acre) to the north. Commercial uses such as Herb's Garage Auto Center are located to the west, Jiffy Lube to the south, and the Newport Victoria Plaza office building to the east. The project site is also positioned within a ½ mile walking distance to a mix of retail, restaurant, and shopping areas.

ANALYSIS:

The project site is designated "General Commercial" by the City's Land Use Element of the General Plan, and is zoned "C2, General Business District." These designations do not support a residential use of the property but instead allow for office and retail/service uses. However, the project site is located within a "Measure K" corridor that runs along Newport Boulevard. "Measure K" was passed by Costa Mesa voters on November 8, 2022, for the purpose of revitalizing commercial corridors by encouraging new housing in commercial and industrial areas while preserving the character of existing residential neighborhoods. Because the current property zoning does not allow for residential development, the applicant is requesting the City re-zone the property with a residential incentive overlay designation to allow for residential development. If approved, the applicant would develop 40 residential units.

The current C2, General Business District zoning is intended to accommodate a wide range of goods and services, often less compatible with residential or institutional settings. Conversely, the proposed Residential Incentive Overlay District permits new residential housing opportunities in strategic locations along Harbor Boulevard and Newport Boulevard.

The following entitlements are required for the proposed project:

Re-Zone to Residential Incentive Overlay District

A Zoning Code Amendment is required to update the City's Zoning Map with the Residential Incentive Overlay District for the site and to allow for residential development on the site. Pursuant to Municipal Code Section 13-83.61, the intent of the Residential Incentive Overlay District is to "create new housing opportunities for residential development at strategic locations along Harbor Boulevard and Newport Boulevard that exhibit excellence in design, site planning, integration of uses and structures, and protect the integrity of neighboring development".

Pursuant to the City's Land Use Element, the Residential Incentive Overlay District expands development opportunities on commercial properties not developed to their full potential, or supporting outdated buildings and underperforming uses. The Residential Incentive Overlay District permits residential densities of up to 30 units per acre, which makes it an attractive option to encourage residential infill development that will help implement the State's Regional Housing Needs Assessment (RHNA) goals. As an "overlay district", the property's base land use and zoning designations do not change. Pursuant to CMMC Section 13-83.64, development standards of the base zoning district still apply to properties that are designated with Residential Incentive Overlay District; however, are superseded by the overlay district standards when residential development is proposed.

As previously mentioned, in 2018, the City Council voted to significantly reduce the Residential Incentive Overlay area from 14 to generally four locations. Since then, only two of these sites have been developed: (1) The Lux Apartments, and (2) a section of the southeast portion of Newport Boulevard and Albert Place was converted from a "Motel 6" to apartments. (See the below Images).

Exhibit 2 - Lux Apartments (2277 Harbor Boulevard)

Exhibit 3 - Mesa Vista Apartments (2274 Newport Boulevard)***Modifications to the General Plan Land Use Element “General Commercial” Land Use District***

The existing Land Use designation of “General Commercial” does not need to be changed to facilitate the proposed Residential Incentive Overlay District for the project in that the General Plan Land Use Element specifies that the Residential Incentive Overlay District is a consistent zoning classification in the “General Commercial” Land Use District. However, a General Plan amendment is needed to modify the Land Use Element maps, figures, text and tables to update the Land Use Element to specifically identify the subject property with a Residential Incentive Overlay District designation. The proposed Land Use Element update would result in a fifth property location being designated with this “Overlay”, and enable residential development on the property up to 30 dwelling units per acre.

Tentative Tract Map

A tentative tract map subdivision is necessary to merge the existing properties and divide the property for individual ownership through the condominium subdivision process.

Master Plan

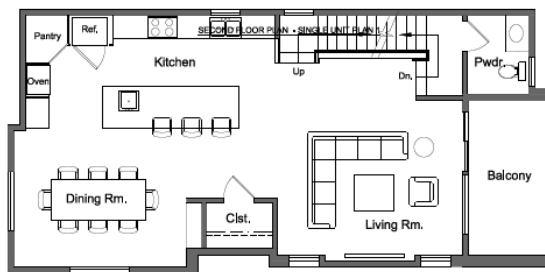
A Master Plan approval is required for all new development within the Residential Incentive Overlay District. The Master Plan process establishes the project’s design framework including consideration of deviations from standards in exchange for high-quality projects. As part of the Master Plan process, the project must comply with specific Master Plan findings.

PROPOSED DEVELOPMENT:

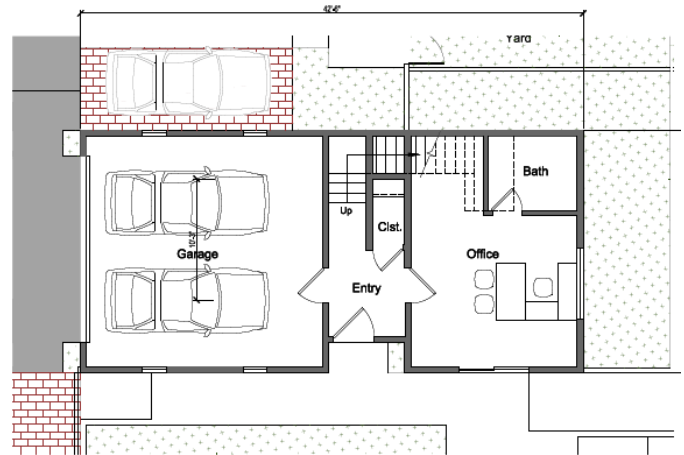
The applicant proposes 40 residential condominium units that are each approximately 2,300 square feet in area with a height of approximately 39 feet. The project proposes a density of 22.6 dwelling units per acre. Each unit includes a first-floor office area, restroom, and two-car garage. The second floor includes a living room, a kitchen, a dining area, a bathroom, and a covered balcony. The third floor living area has three bedrooms, two bathrooms, and a laundry area. In addition to a roof deck,

each unit would also have private open space at the ground level. The proposed project includes 36 total attached duplex units, and four detached units proposed adjacent to Victoria Place. The units facing Victoria Place include direct pedestrian access to a proposed future public sidewalk (see the below proposed floor plans in Exhibits 4 and 5).

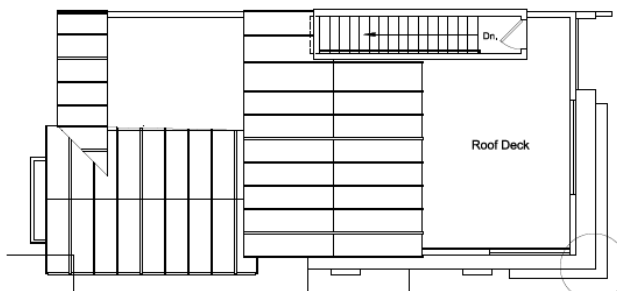
Exhibit 4 – Detached Unit Floor Plan



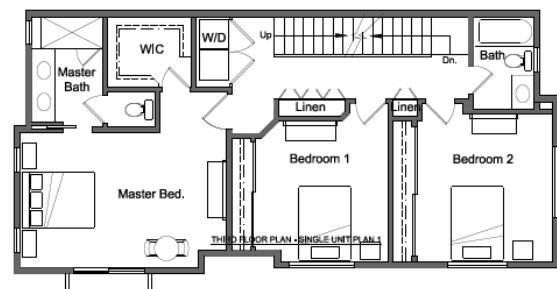
SECOND FLOOR PLAN - MIXED USE UNIT
V.P. 24-301



FIRST FLOOR PLAN - MIXED USE UNIT
V.P. 24-301

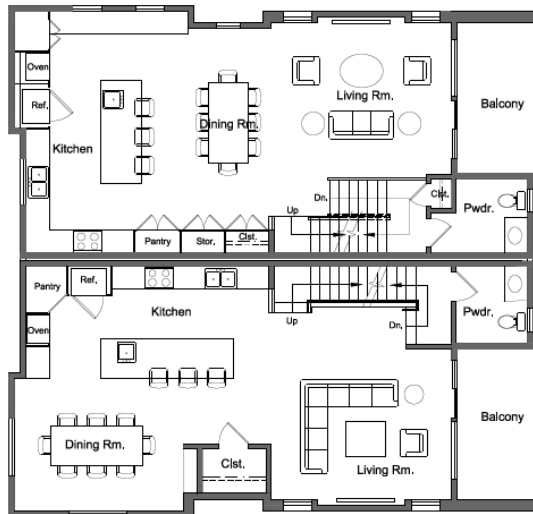


ROOF PLAN - MIXED USE UNIT
V.P. 24-301

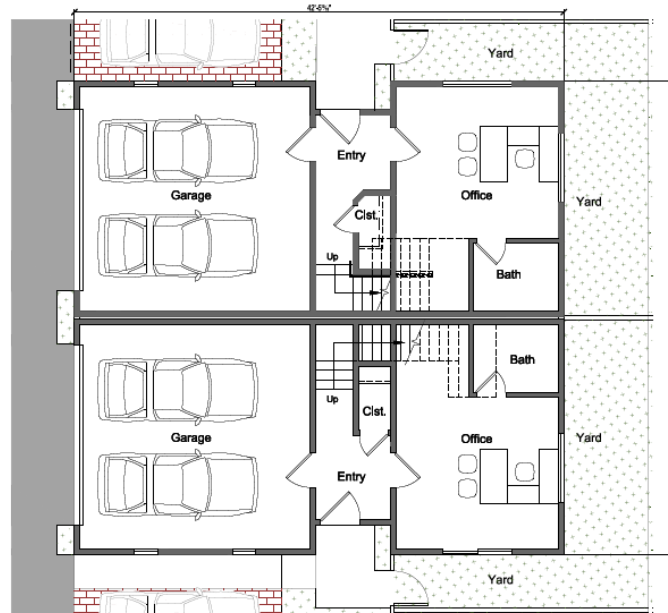


THIRD FLOOR PLAN - MIXED USE UNIT
V.P. 24-301

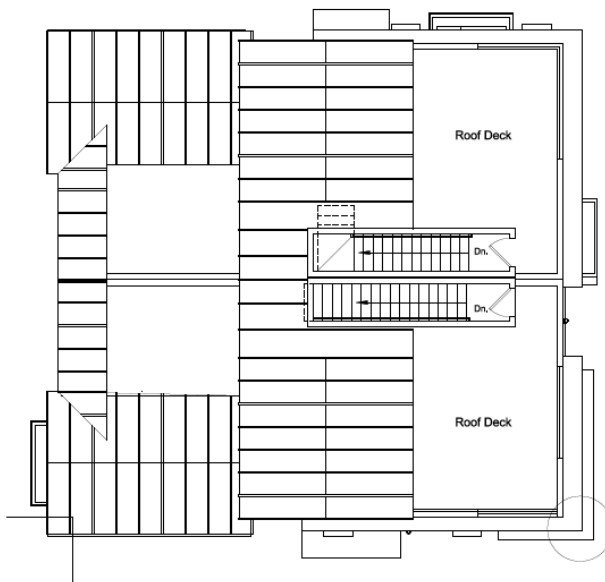
Exhibit 5 – Duplex Floor Plans



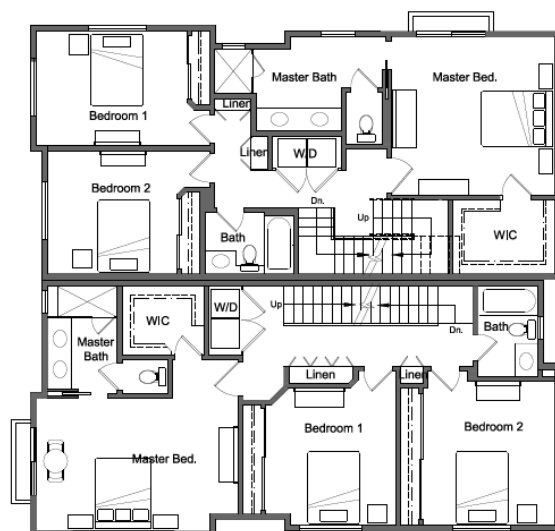
SECOND FLOOR PLAN - DUPLEX UNIT



FIRST FLOOR PLAN - DUPLEX UNIT



SCHEME 1 - ROOF PLAN DUPLEX UNIT



THIRD FLOOR PLAN - DUPLEX UNIT

Ingress and egress to the site would be provided by two driveways from Victoria Place. The project's internal private drive aisles form an "H-shape" circulation pattern with garage doors facing towards the drive aisles. The duplexes located toward the interior of the site have front doors oriented on the side of the unit, facing the front doors of neighboring units. The project provides 10 guest parking spaces centrally located within the development, and 20 additional guest parking spaces located between units (see the below Exhibit 6 – Site Plan).

Exhibit 6 – Site Plan



Parking, Circulation and Trip Generation

Pursuant to the Residential Incentive Overlay District, required parking for the proposed residential units is based on the City's Off-Street Parking Standards, Article 1 of the CMMC. The City's Residential Off-Street Parking Standards require that units with three or more bedrooms provide 3.5 tenant parking spaces per unit and 0.5 guest parking spaces. Based on the proposed 40, three-bedroom unit project, a total of 160 off-street parking spaces is required. The applicant is proposing 110 parking spaces and therefore is deficient 50 required parking spaces. However, pursuant to the Residential Incentive Overlay District provisions, Section 13-83.63(e), a deviation from the required parking may be approved through the Master Plan process provided that the following findings can be made:

1. Strict interpretation and application of the overlay district's development standards would result in practical difficulty inconsistent with the purpose and intent of the General Plan, while the deviation to the regulation allows for a development that better achieves the purposes and intent of the General Plan;
2. The granting of a deviation results in a development which exhibits excellence in design, site planning, integration of uses and structures and compatibility standards for residential development; and
3. The granting of a deviation will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Staff believes that the above findings can be made in that the applicant is proposing a parking ratio of 2.75 parking spaces per unit. However if the City Council provides direction to proceed with the project, an analysis of parking demand will be provided with the Master Plan application review.

The Orange County Transportation Authority (OCTA) operates bus route 71 nearby with two bus stops located approximately 270 and 550 feet away. Bus Route 71 runs north-south generally along portions of Newport Boulevard and Red Hill Avenue from Newport Beach through Costa Mesa and into Irvine and Santa Ana and points beyond.

A Class-2 bike lane is provided on the east side of Newport Boulevard and Costa Mesa's Public Works Department is planning to install a new bike lane along the west side of Newport Boulevard. In addition, there are three additional bicycle lanes in the immediate area located along Victoria Street, Newport Boulevard, and Fairview Road. These bicycle lanes are interconnected with the regional bicycle trail system and provide connections between Costa Mesa, Huntington Beach, Newport Beach, and Santa Ana.

CMMC Section 13-275(e) indicates that any increase in traffic generation by a change of use that is required to obtain a discretionary permit, shall be subject to review by the appropriate reviewing authority, which may impose fees to address increased trip generation. If required, the fee collected is used to fund the City's comprehensive transportation system improvement program. The purpose of the program is to ensure that the City's transportation system has the capacity to accommodate additional trips. The Citywide Traffic Impact Fee related to new and expanding developments is determined using estimated Average Daily Trips (ADT), which is the combined total number of vehicular trips both in and out of a development generated throughout an average weekday. The applicant submitted a trip generation study that has been reviewed by the City's Transportation Division. The trip generation study indicated that the project would result in approximately 364 daily trips and would generate more trips compared to the existing commercial uses. Therefore, a traffic

impact fee will be required if the project proceeds. The fee calculation would be finalized during the building permit plan check process and be paid prior to building permit issuance.

Lastly, CMMC Section 13-275(a), specifies that “a traffic impact study shall be required for all development projects estimated by the Public Works Department to generate one hundred (100) or more vehicle trip ends during a peak hour.” The highest peak hour trips in either the AM or PM are used to estimate the number of vehicular trips generated both in and out of a new or expanded development, known as vehicle trip-ends during a peak hour. The City’s Transportation Services staff determined that the proposed project would result in approximately 24 AM and 33 PM peak hour trips, and thus a traffic study would not be required.

Fire and Emergency Access

If the project is accepted for processing, firefighter and apparatus access will be required throughout the project, and the applicant will work with the Fire Marshal to develop an acceptable project safety plan. The project’s incremental impact to fire life safety resources will also be evaluated. Based on the Fire and Rescue Department’s preliminary review of the project, there does not appear to be any significant issues that would preclude the project from moving forward.

Proposed Building Height and Architecture

Maximum building height in the Residential Incentive Overlay District is limited to three stories with rooftop terraces being permitted and not considered a story. The project proposes three-story units with a roof terrace (approximately 39 feet in total height). Although the project elevations show a fourth-story structure to access the roof terrace, If the City Council provides direction to proceed with the project, staff will continue to work with the applicant on the project design to ensure that the proposed project building height complies with the Residential Incentive Overlay District, or a project deviation is considered.

Exhibit 7 – Project Renderings



The applicant submitted several exhibits that include contemporary project architectural styles. The project designs incorporate various offsets, articulations, and construction materials to enhance the buildings' aesthetic qualities. Details regarding the architectural style, materials used, building facades, as well as shade and shadow analysis, will be required and thoroughly reviewed with the future project application submission.

General Plan Consistency

The following project-applicable General Plan goals and policies should be reviewed and considered by the City Council in the context of the overall project as the Council considers whether or not to allow the proposed General Plan application to proceed:

Goal LU-1: A balanced community with a mix of land uses to meet resident and business needs.

The project will contribute to a balanced mix of uses in the area that includes providing additional housing opportunities, set among a variety of office, retail and service uses in the immediate area.

Policy LU-1.3: Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities.

The project proposes 40 new ownership housing units. The inclusion of 40 additional ownership units will improve the balance of rental and ownership housing in the City.

Policy C-6.12: Require that every new development project pay its share of costs associated with the mitigation of project generated impacts.

The project will be subject to the payment of development impact fees including, but not limited to, transportation improvements, drainage, and park facilities.

Policy HOU-3.4: Consider the potential impact of new housing opportunities and their impacts on existing residential neighborhoods when reviewing development applications affecting residential properties.

Two multi-family developments abut the project site to the north totaling 43 residential units (231-233 Avocado Street – 11 units, and 241 Avocado Street – 32 units). The project is not anticipated to negatively impact the adjacent residential uses to the north with design considerations intended to protect privacy of adjacent residents and balance their exposure to both sun and shade.

Policy HOU-3.5: Encourage residential and mixed-use development along transportation routes and major commercial/mixed use corridors.

If accepted for processing, the project would be situated near the SR-55 freeway. Additionally, the site is close to Victoria Street and Newport Boulevard, both identified as Secondary Arterials in the Master Plan of Streets Highways (MPSH). Fairview Road, a Major Arterial connecting to Newport Boulevard, is also located within a short distance of the project site.

California Environmental Quality Act (CEQA)

The project is subject to the California Environmental Quality Act (CEQA). As an infill development on a parcel less than five acres in size, the project may qualify for an exemption provided specified criteria are met. If the General Plan application is accepted for processing, staff will ensure compliance with CEQA including its streamlining provisions. However, if the project ultimately does not qualify for the exemption, then an initial study will be prepared to determine whether the project would result in environmental effects. The appropriate environmental document, which could be a Mitigated Negative Declaration (MND), Negative Declaration (ND), or an Environmental Impact Report (EIR) will then be prepared. Appropriate environmental studies will recommend necessary and appropriate mitigation measures, to support the requisite environmental document.

ALTERNATIVES:

Since the screening process allows the applicant to consider the City Council's initial comments and to refine the development concept based on Council feedback prior to submittal of a land use application for review, and no decisions are made, there are no alternative actions for the City Council to consider.

FISCAL REVIEW:

There is no fiscal impact to the City associated with this item. However, approval of this request and the potential development of the 40 residential units will generate additional revenue such as property tax, sales tax, franchise tax, etc.

If the City Council directs staff to proceed with the project, a comprehensive project-specific fiscal analysis would be completed and would include an identification of both positive and negative fiscal impacts.

LEGAL REVIEW:

The City Attorney has reviewed this report and has approved it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council Goal:

- Diversify, stabilize, and increase housing to reflect community needs.

CONCLUSION:

The General Plan Screening is a preliminary requirement necessary to initiate processing an application for the proposed land use change and associated development. Staff recommends that the City Council provide direction as to whether or not to proceed with a General Plan Amendment request to implement the Residential Incentive Overlay District for the subject property for the development of housing, and other associated entitlements.

If the City Council allows the project to proceed to an entitlement application, submittal of applications for a General Plan Amendment, Zoning Code Amendment, Master Plan, and Tentative Tract Map, would be required. Entitlement processing would also include a comprehensive environmental review process and technical studies including infrastructure studies, noise study, water supply study, and a fiscal analysis.

Victoria Place

WMC, LLC
1024 Bayside Drive, Suite 109
Newport Beach California 92660

July 17, 2024

Planning Department
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

To Whom it May Concern:

We are pleased to introduce you to an extraordinary development venture spearheaded by WMC, LLC Partners: the Master-Planned Residential Community on Victoria Place in the heart of Costa Mesa, California. This project is set to rejuvenate approximately 1.78 acres of land currently zoned C2, providing the city with a new sustainable and upscale development that aligns seamlessly with the city's progressive housing objectives. These residences will epitomize modern luxury - embracing contemporary aesthetics and energy efficiency and including state-of-the-art appliances and smart-home integrations - all ensuring a harmonious blend of comfort and technology.

This community is comprised of 40 single-family, three-story live/work homes, each featuring an average of 2,200 to 2,300 square feet of meticulously crafted living space. There are 18 live/work duplex units that make up the project interior, and four single mixed-use units fronting Victoria Place with first-floor retail uses and upper-level residential space. In addition to the contemporary interior spaces, all units feature ground-level fenced yards, multiple balconies and generous roof-top decks for the residents' exclusive use and enjoyment. All units also include two-car enclosed garages with direct unit access, and there are numerous guest spaces distributed around the entire property.

This project will transition the current environment from the existing deteriorated retail buildings and storage yards into a vibrant live/work community tailored to the needs of modern families and professionals. The private gated community will offer security and exclusivity, innovative design elements, and dedicated workspace areas – all emphasizing functionality and livability. Our commitment to sustainability also extends beyond construction, with materials and energy systems incorporated into the design that further reduce environmental impacts and enhance the overall quality of life. The community's exterior materials are influenced by contemporary modern design, but with an aesthetic of timeless elegance that will never go out of style.

Situated near major shopping facilities, the Back Bay, and the Costa Mesa

Fairgrounds, with easy access to all major freeways, our community offers unparalleled convenience and connectivity to the surrounding community and beyond. Residents will enjoy a lifestyle characterized by effortless access to urban amenities and recreational opportunities, making it an ideal destination for discerning individuals seeking the perfect balance of luxury and convenience, and redefining upscale living in Costa Mesa.

Regarding the project itself, this is some of the pertinent zoning data:

- Lot Area: 1.77 AC
- Current Zone: C-2
- Proposed new Zone: PDR-HD
- Density/Units per AC: 22.6
- Total Number of Units: 40
 - Live/Work: 36
 - Mixed-Use Units: 4
- Enclosed Garage Spaces: 80
- Covered Open Parking Spaces: 9
- Uncovered Open Parking Spaces: 23
- Total Parking Spaces: 112
- Number of Stories: 3
- Max. Height: 39'-6"

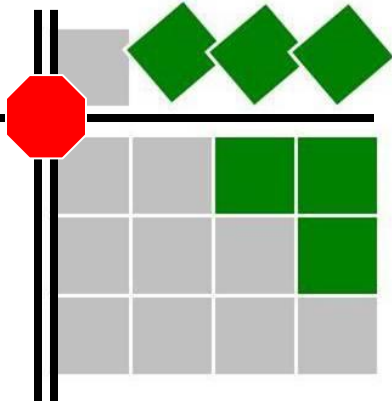
We are excited about the prospect of collaborating with City Staff to bring this transformative vision to life and welcome any inquiries or discussions regarding the project.

Thank you for your time and consideration regarding our proposal.

Sincerely,

Tony Weeda mm,
WMC,LLC

2672 N. Vista Crest Road
Orange, CA 92867
(714) 749-6386



April 21, 2024

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Subject: Trip Generation Analysis for 220, 222, 224, 236 Victoria Place in the City of Costa Mesa

Infrastructure Group Inc (IGI) is pleased to submit a Trip Generation Analysis for the proposed development of 36 single family attached homes (18 duplexes) & 4 single family detached homes. Also, there will be four 300 square feet of retail spaces under the four single family homes for a total of 1,200 square feet.

The proposed project will occupy an approximately 1.8-acre site that is currently fully occupied with a mixture of retail, service, and storage uses. The project will continue to take access on Victoria Street.

Exhibit A shows the Trip Generation Table.

Exhibit B shows the Existing Site & project location.

Exhibit C shows a street view of the existing proposed site.

Exhibit D shows the proposed site plan layout.

Exhibit A: Trip Generation Analysis

Land Use	Source ¹	Quantity	Units ²	Peak Hour Trips						Daily
				Morning			Evening			
				Inbound	Outbound	Total	Inbound	Outbound	Total	
Trip Generation Rates per 1000 SF										
Single Family Attached Homes	ITE 215	-	DU	0.12	0.36	0.48	0.34	0.23	0.57	7.20
Single-Family Detached Housing	ITE 210	-	TSF	0.18	0.52	0.70	0.59	0.35	0.94	9.43
Strip Retail Plaza >40k	ITE 822	-	TSF	1.42	0.94	2.36	3.30	3.29	6.59	54.45
General Light Industrial	ITE 110	-	TSF	0.65	0.09	0.74	0.09	0.56	0.65	4.87
Proposed Project Trips										
Single Family Attached Homes	ITE 215	36	DU	5	13	18	12	9	21	260
Single-Family Detached Housing	ITE 210	4	DU	1	2	3	2	2	4	38
Strip Retail Plaza >40k	ITE 822	1,200	TSF	2	1	3	4	4	8	66
TOTAL PROPOSED PROJECT TRIPS				8	16	24	18	15	33	364
Existing Trips To Be Displaced (With Active Business License)										
Strip Retail Plaza (222 Victoria, Allied Lighting & Lamps)	ITE 822	4,888	TSF	-7	-5	-12	-16	-16	-32	-266
Light Industrial Use (220 Victoria, Harvey's Boat Rental)	ITE 110	1,400	TSF	-1	-0	-1	-0	-1	-1	-7
Net Project Trips Generated (Proposed Less Existing)				0	+11	+11	+2	-2	0	+91

Note – There are other warehouse storage uses on-site that generate a negligible amount of trips.

¹ Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition, 2021.

² DU = Dwelling Units; TSF = Thousand Square Feet

Exhibit B: Existing Site & Project Location



Exhibit C: Street View

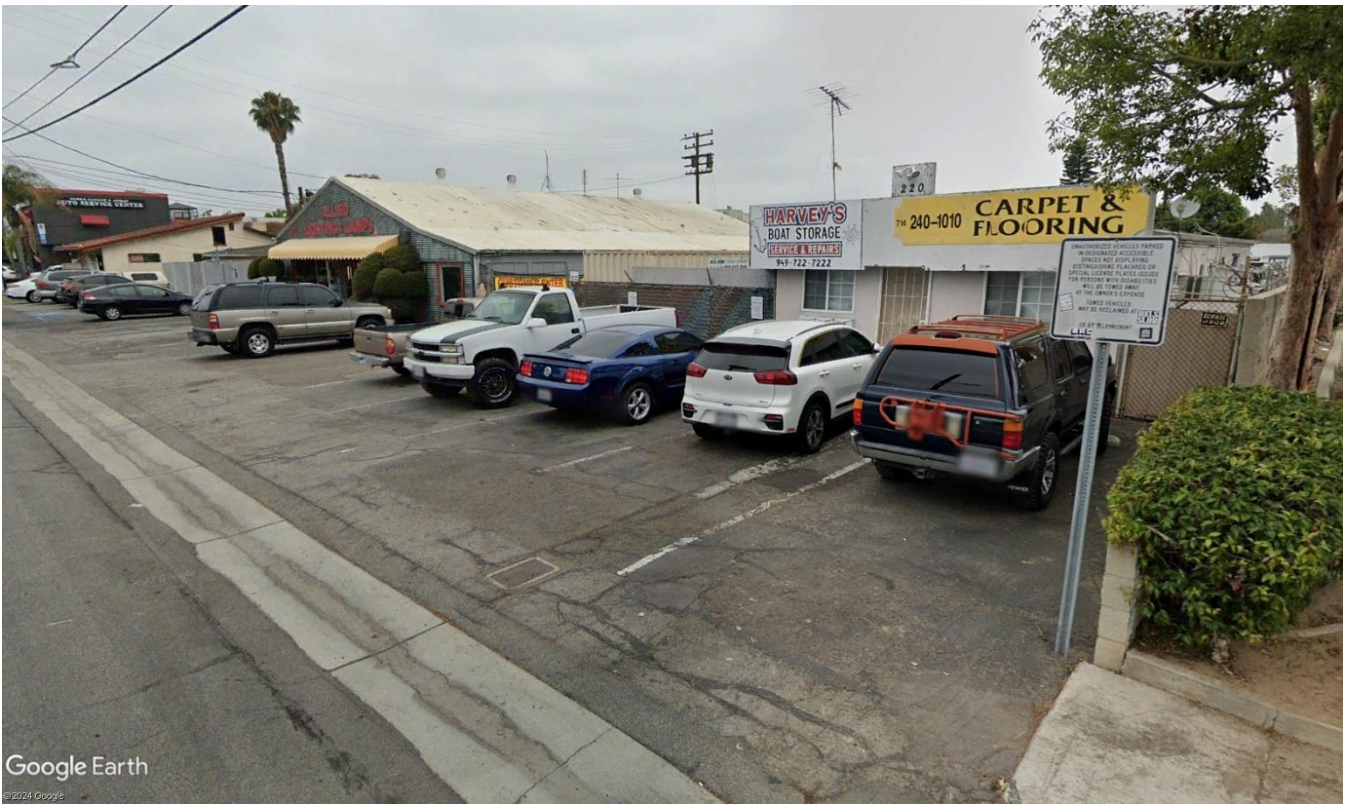


EXHIBIT D: SITE PLAN



Infrastructure Group Inc.
A California Corporation

Denis Bilodeau
Denis Bilodeau, PE



VICTORIA PLACE MIXED-USE

222 VICTORIA PLACE
COSTA MESA, CA 92627



PROJECT DIRECTORY:

CLIENT:
WMC LLC
8015 Chrystal Court
Anthem, CA 92236
Attn: Tony Weeda
Phone: 714.329.2405
Email: tweeda@sbcglobal.net

CIVIL ENGINEER:
CA Engineering, Inc.
13821 Newport Ave., Ste. 110
Tustin, CA 92780
Attn: Fred Cornwell
Phone: (949) 724-9480
Email: fcornwell@ca-eng.net

ARCHITECT:
Bundy-Finkel Architects
1120 Bristol St., Ste. 120
Costa Mesa, CA 92626
Phone: (714) 850-7575
Attn: Richard Finkel
Email: rfinkel@bundyfinkel.com

LANDSCAPE ARCHITECT:
To Be Selected

Sheet Index:

COVER

- 1 of 1 PRELIMINARY GRADING & UTILITY PLAN
- A0.1 SITE PHOTOS
- A1.1 SITE PLAN
- A2.1 FLOOR PLAN - TYPICAL DUPLEX UNIT
- A2.2 FLOOR PLAN - TYPICAL MIXED-USE UNIT
- A3.1 OVERALL ELEVATIONS
- A3.2 VICTORIA PLACE - STREET ELEVATIONS
- A3.3 TYPICAL MIXED-USE UNIT ELEVATIONS
- A3.4 TYPICAL DUPLEX UNIT ELEVATIONS
- A4.1 3D IMAGES

CITY SUBMITTAL #1

CONCEPTUAL GRADING AND UTILITY PLAN

Victoria Place, Costa Mesa, CA

LEGAL DESCRIPTION

THE EASTERLY ONE HALF OF LOT 71 OF TRACT NO. 57, AS PER MAP RECORDED IN BOOK 10, PAGE 3, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

LOT 72 OF TRACT NO. 57, AS PER MAP RECORDED IN BOOK 10, PAGE 3, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

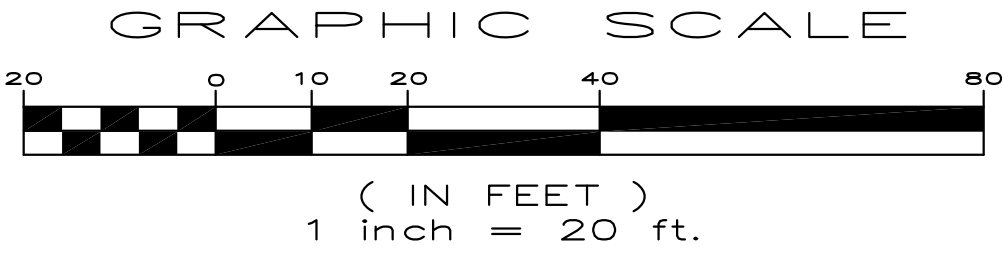
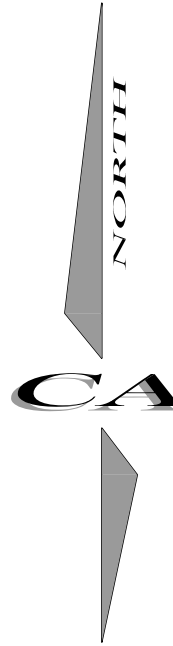
APN: 419-111-19 & 20

LEGEND

- BOUNDARY LINE
PROP. CURB
EX. CURB
- PROPOSED SEWER — SS —
EXISTING SEWER — SS —
- PROPOSED WATER — WT —
EXISTING WATER — WT —
- PROPOSED STORM DRAIN — SD —
EXISTING STORM DRAIN — SD —
- MODULAR WETLANDS —

UNIT NUMBER — (38)

- FL — FLOW LINE
P — PAD ELEVATION
FF — FINISH FLOOR
FS — FINISH SURFACE
GFF — GARAGE FINISH FLOOR
HP — HIGH POINT
LP — LOW POINT



GENERAL NOTES

- EXISTING LAND USE: COMMERCIAL
- PROPOSED LAND USE: MULTI-FAM. RESIDENTIAL
- EXISTING ZONING: C-2 GENERAL BUSINESS
- PROPOSED ZONING: PDR-HD (PLANNED DEVELOPMENT RESIDENTIAL-HIGH DENSITY)
- WATER SERVICE PROVIDED BY: MESA WATER DISTRICT
- ELECTRIC SERVICE PROVIDED BY: CALIFORNIA EDISON COMPANY.
- SEWER SERVICE PROVIDED BY: COSTA MESA SANITARY DISTRICT
- NATURAL GAS SERVICE PROVIDED BY: THE GAS COMPANY
- FEMA FLOOD ZONE: ZONE X FEMA FLOOD MAP: 06059 C0268J
- GROSS AREA 1.77 AC. / NET AREA 1.77 AC.
- SEE PWQMP FOR WATER QUALITY BMP's
- STORM DRAINS, STREET AND LANDSCAPING SHALL BE MAINTAINED BY THE H.O.A.
- TOTAL NUMBER OF UNITS = 40

ADDRESS

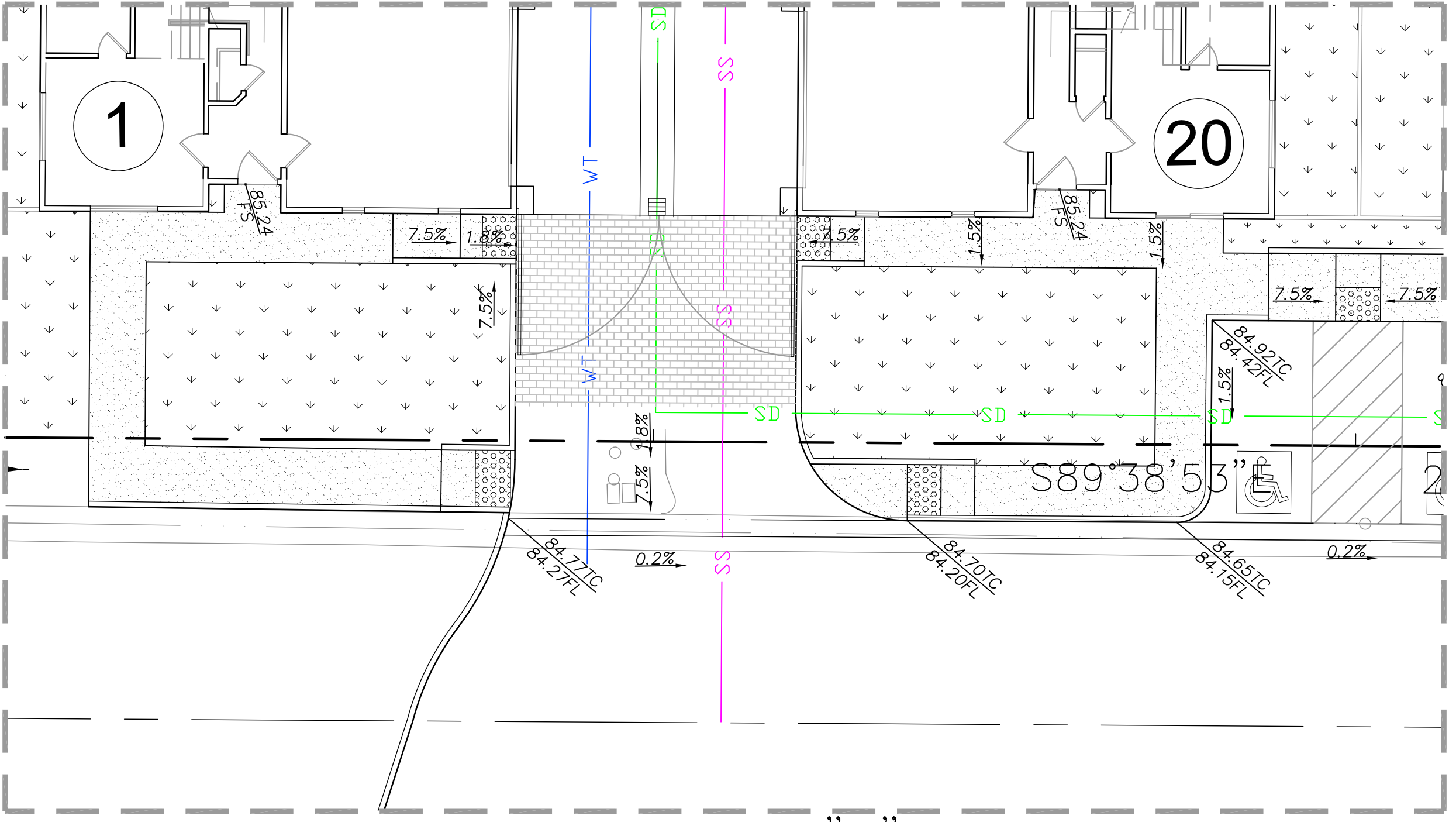
220, 222, 234 & 236 Victoria Place
Costa Mesa, CA 92626
A.P.N. 419-111-19 & 20

SUBDIVIDER/OWNER

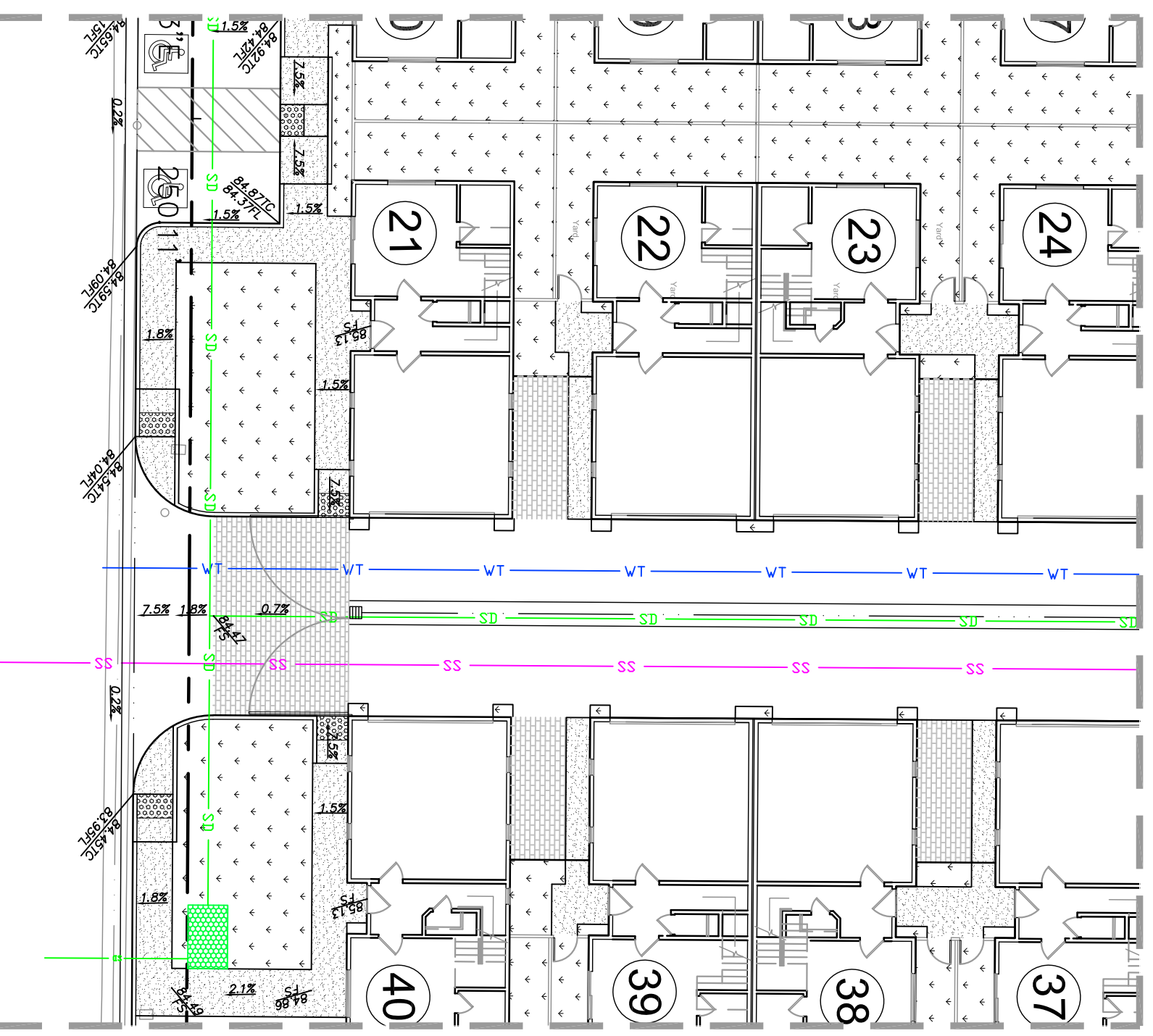
WMC, L.L.C.
1024 Bayside Dr., #109
Newport Beach, CA 90660
(714) 329-2405
Contact: Tony Weeda

PREPARED BY:

CA ENGINEERING, INC.
Planning Engineering • Surveying
4101 BIRCH ST., STE 140
NEWPORT BEACH, CA 92660
949-724-9480



DETAIL "A"
SCALE : 1"=10'

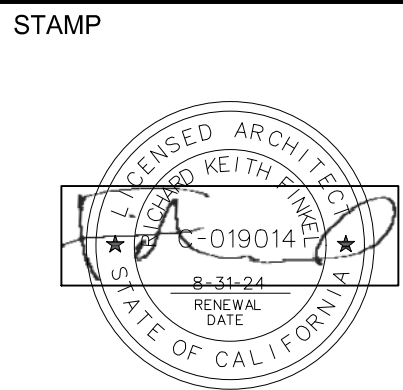


DETAIL "B"
SCALE : 1"=10'



SEE DETAIL
"A" @ LT.

SEE DETAIL
"B" @ LT.



PROJECT NAME:

VICTORIA PLACE
222 VICTORIA PLACE
COSTA MESA, CA 92627

SHEET TITLE

SITE PHOTOS

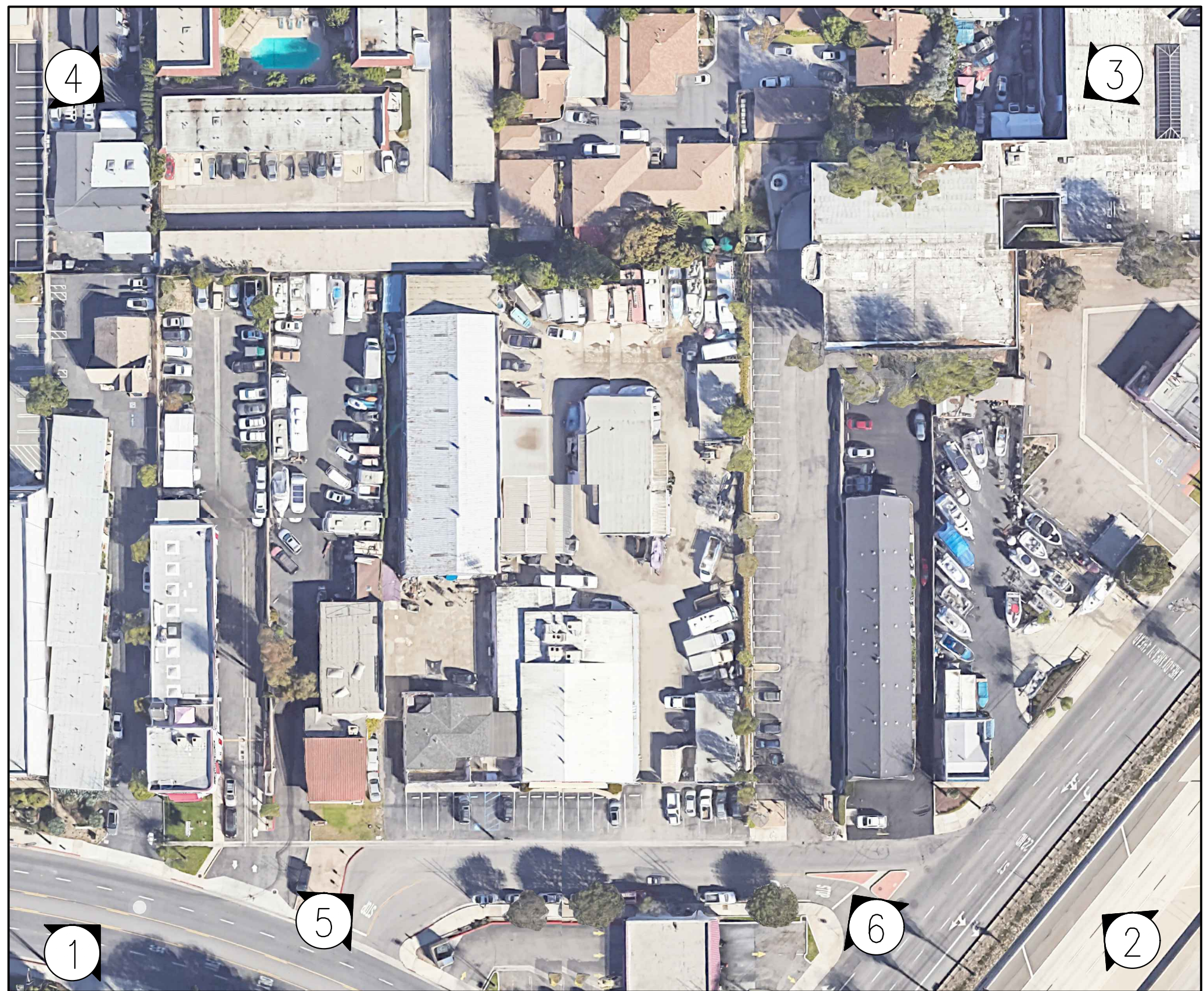
NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, AND RELATED MATERIALS, ARE PRELIMINARY AND SHALL NOT BE COPIED, REPRODUCED, REUSED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE ARCHITECTURAL PROFESSION AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE ARCHITECT DOES NOT WARRANT IN ANY WAY THE ACCURACY OF THE INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT, AND ARE AVAILABLE FOR LIMITED REVIEW AND CONSULTATION BY THE CLIENT. CONSULTANTS, CONTRACTORS, ENGINEERING AGENCIES, VENDORS, AND OFFICE PERSONNEL SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWINGS AT ANY TIME. ALL RIGHTS RESERVED. © COPYRIGHT BUNDY-FINKEL ARCHITECTS, 2024

PROJECT NO.: 23-822
LAST ISSUE DATE: 03-14-24
BY: SD CHKD: RF

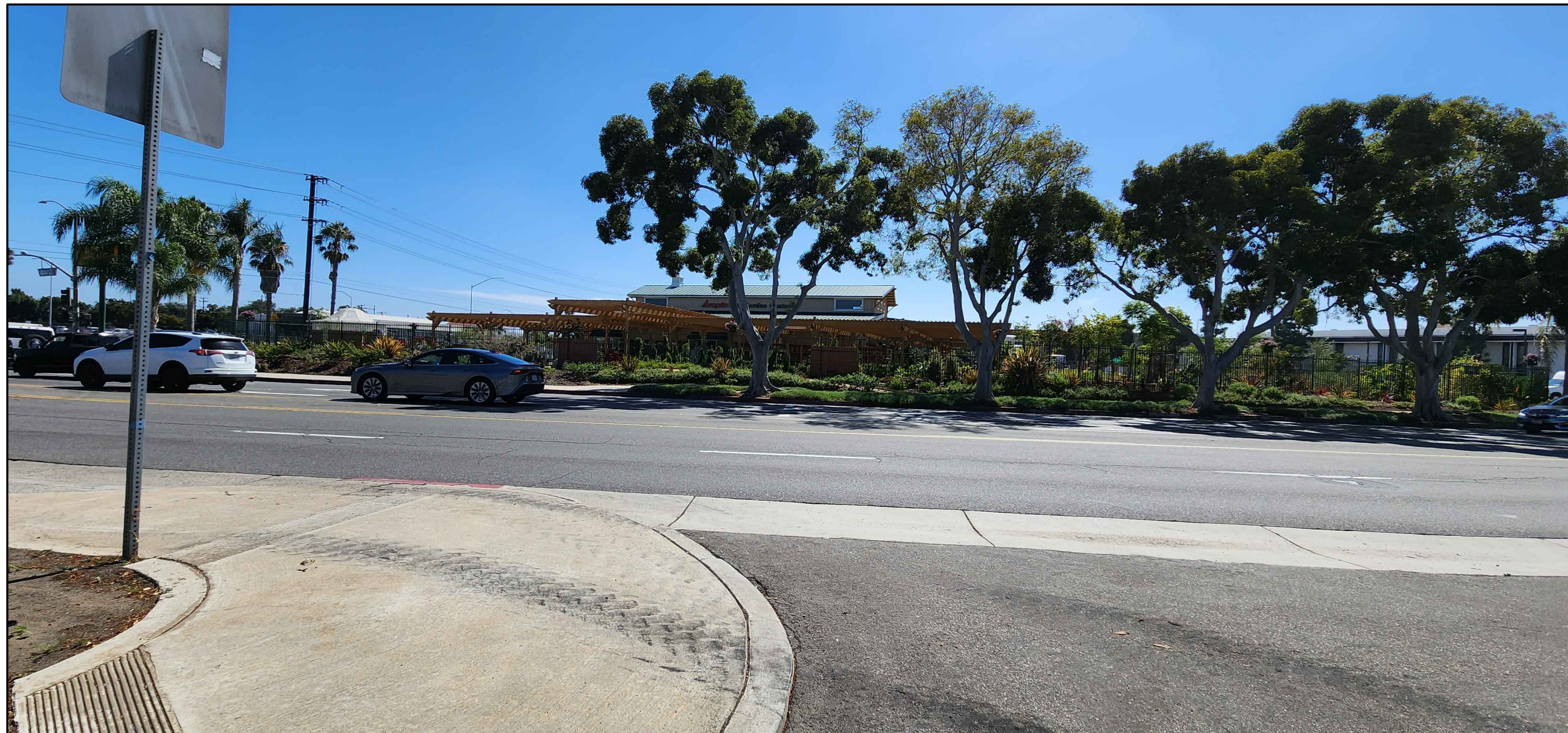
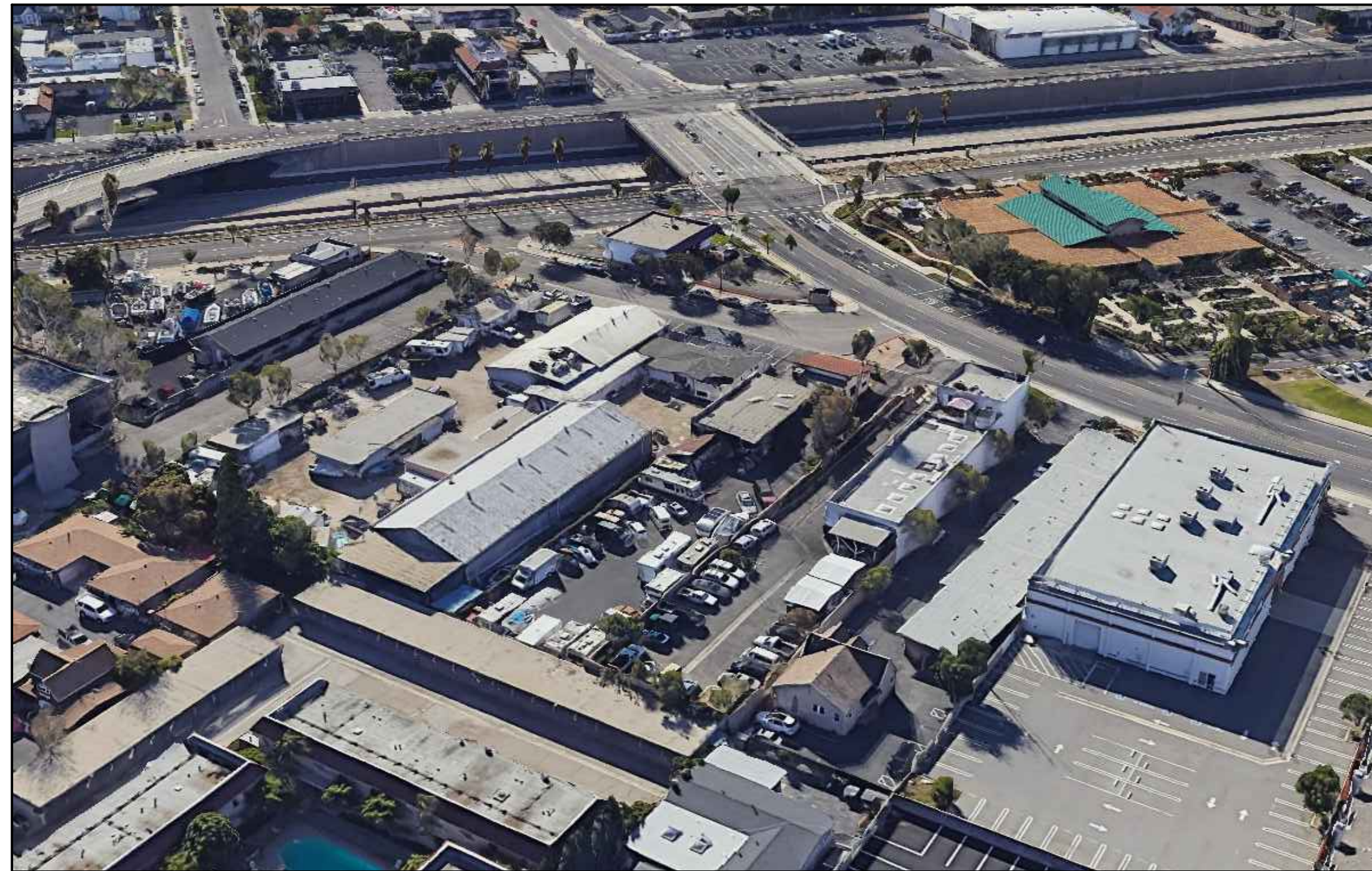
FILE:

SHEET

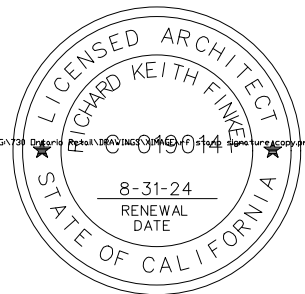
A0.1



Key Plan



STAMP



PROJECT NAME:

VICTORIA PLACE
222 VICTORIA PLACE
COSTA MESA, CA 92627

KEYNOTES:

- | NO. | DESCRIPTION |
|-----|------------------------------------|
| 1. | NEW SIDEWALK |
| 2. | ACCESSIBLE STALLS AND LOADING ZONE |
| 3. | CURB-CUT RAMP WITH TRUNCATED DOMES |
| 4. | MOTOR-OPERATED SWINGING GATES |
| 5. | NEW 7" HIGH CONCRETE BLOCK WALL |
| 6. | WOOD FENCES BETWEEN RESIDENCES |
| 7. | DECORATIVE PAVING |
| 8. | CARPORT ABOVE |
| 9. | NEW DRIVEWAY APPROACH |

ZONING DATA:

APNS: 419-111-20 (PARCEL 1), 419-111-19 (PARCEL 2),
APNT: 419-111-21 (PARCEL 3)

LOT AREA: 76,923 S.F. (1.77 AC)
EXISTING ZONING: C-2 GENERAL BUSINESS
PROPOSED ZONING: PDR-HD
LOT COVERAGE PROPOSED:
UNITS PROVIDED: = 40 UNITS (22.6 UNITS PER AC)
BUILDING HEIGHT PROPOSED: 39'-6"

UNITS	AREA	QTY.
3-BEDROOM	2,283 S.F.	20
3-BEDROOM	2,321 S.F.	20
TOTAL:		40
PARKING REQUIRED:		
3-BEDRM. @ 2.5 SPACES PER UNIT =		100
GUEST @ .5 SPACES PER UNIT =		20
TOTAL:		120
PARKING PROVIDED:		
GARAGE:		80
COVERED CARPORT:		9
OPEN		23
TOTAL:		112

SHEET TITLE

SITE PLAN

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, DETAILS AND MODEL IMAGES, ARE PROPRIETARY AND SHALL NOT BE COPIED, QUOTED, REPRODUCED OR COMMERCIALIZED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO ACCORDANCE WITH THE RULES AND REGULATIONS OF THE ARCHITECTS AND ENGINEERS BOARD OF THE STATE OF CALIFORNIA. THE ARCHITECT DOES NOT WARRANT IN ANY WAY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS AND THE INFORMATION OF THE ARCHITECTIC AND ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY THE CLIENT. CONSULTANTS, CONTRACTORS, ENGINEERING AGENCIES, VENDORS AND SERVICE PERSONNEL, ONLY IN ACCORDANCE WITH THIS NOTICE. ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWINGS AT ANY TIME.

ALL RIGHTS RESERVED. © COPYRIGHT, BUNDY-FINKEL ARCHITECTS, 2024

PROJECT NO.: 23-822

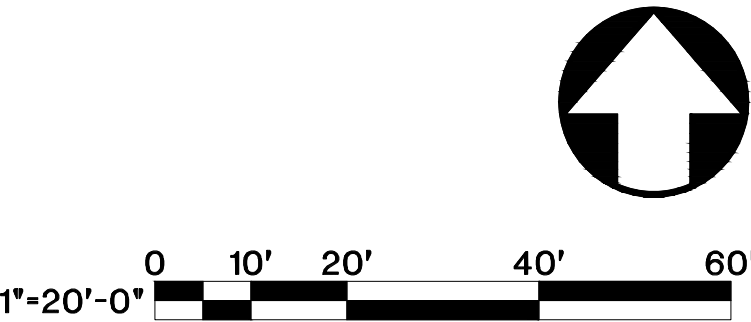
LAST ISSUE DATE: 03-14-24

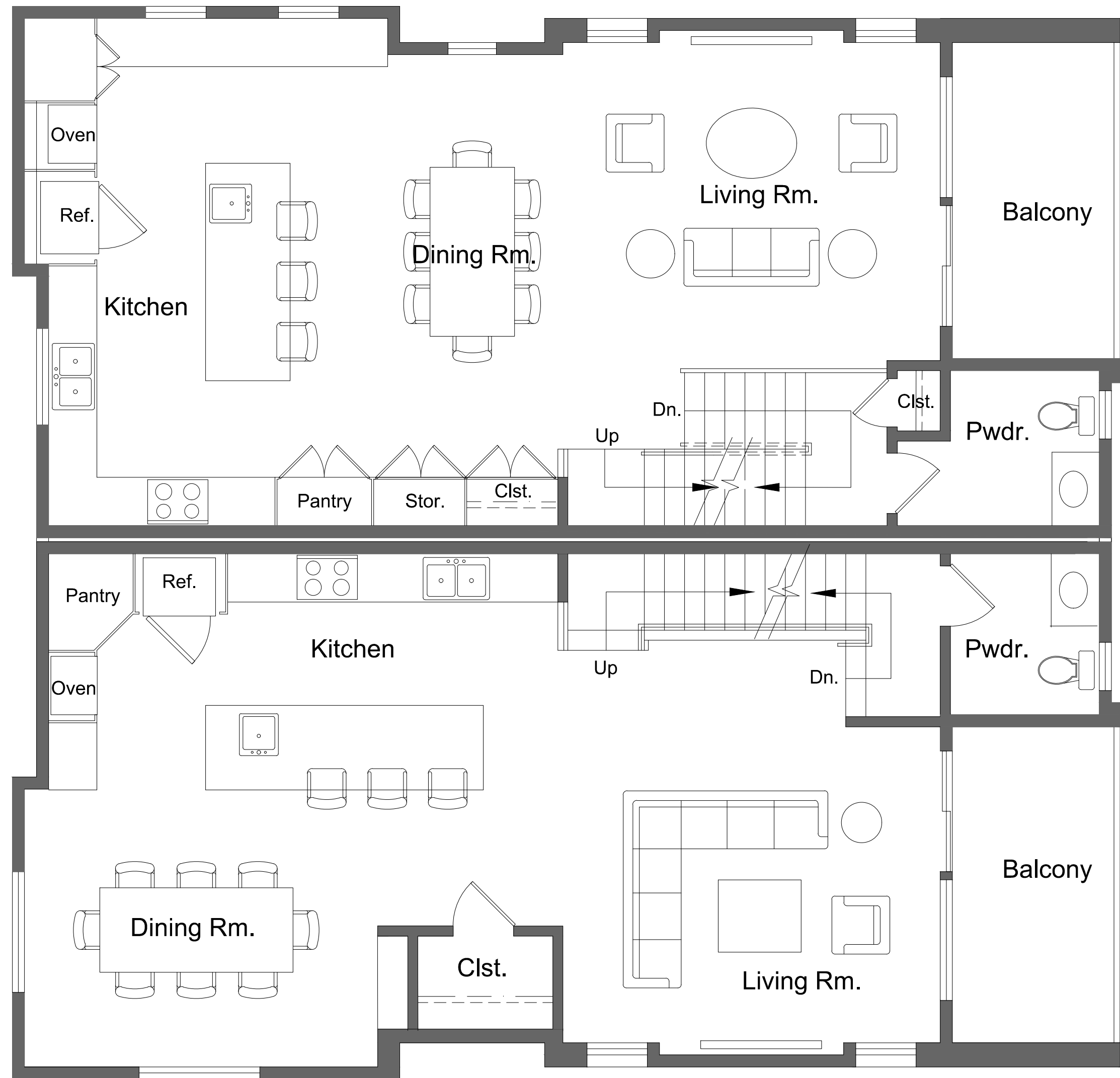
BY: SD CHKD: RF

FILE:

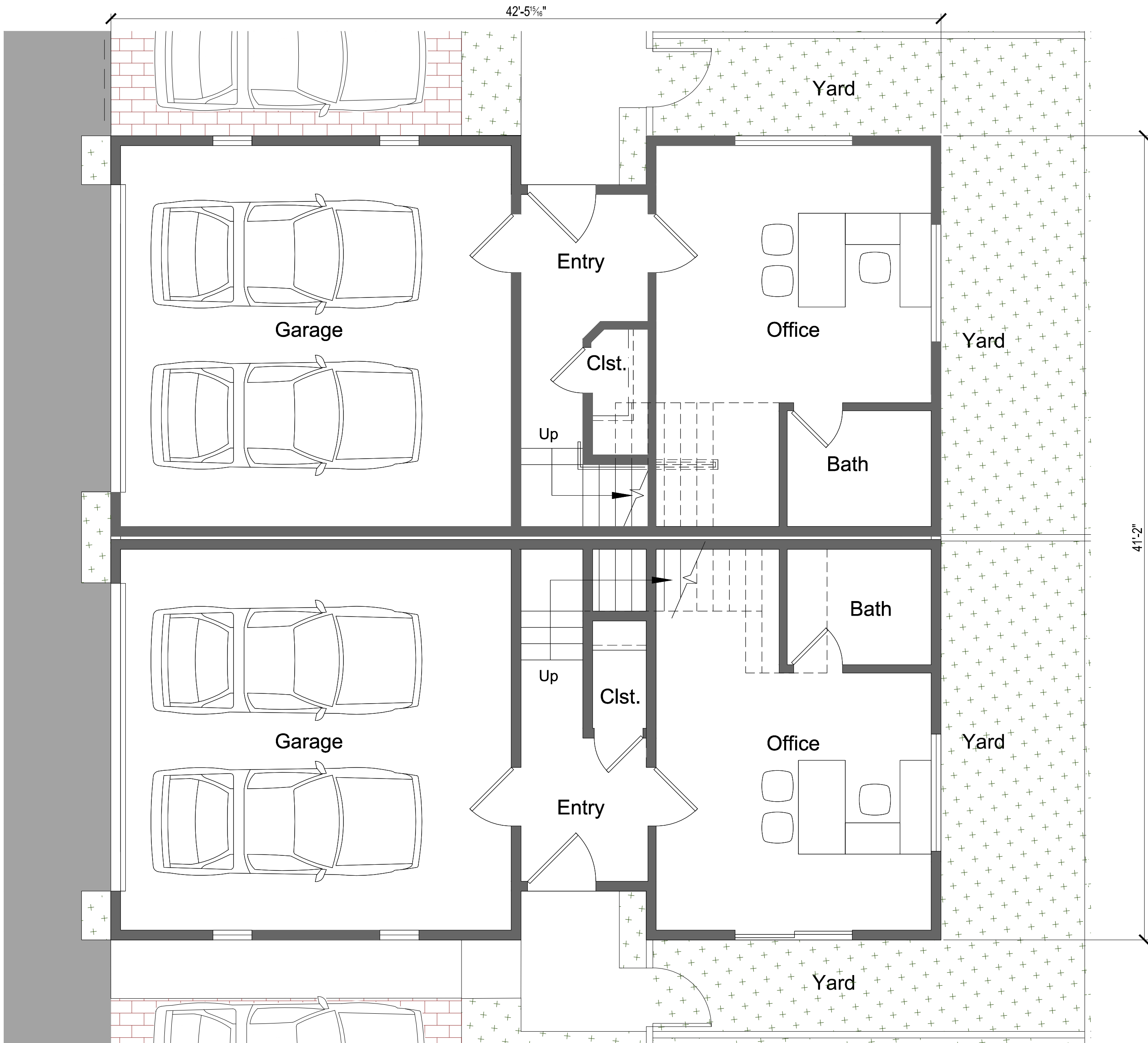
SHEET

A1.1

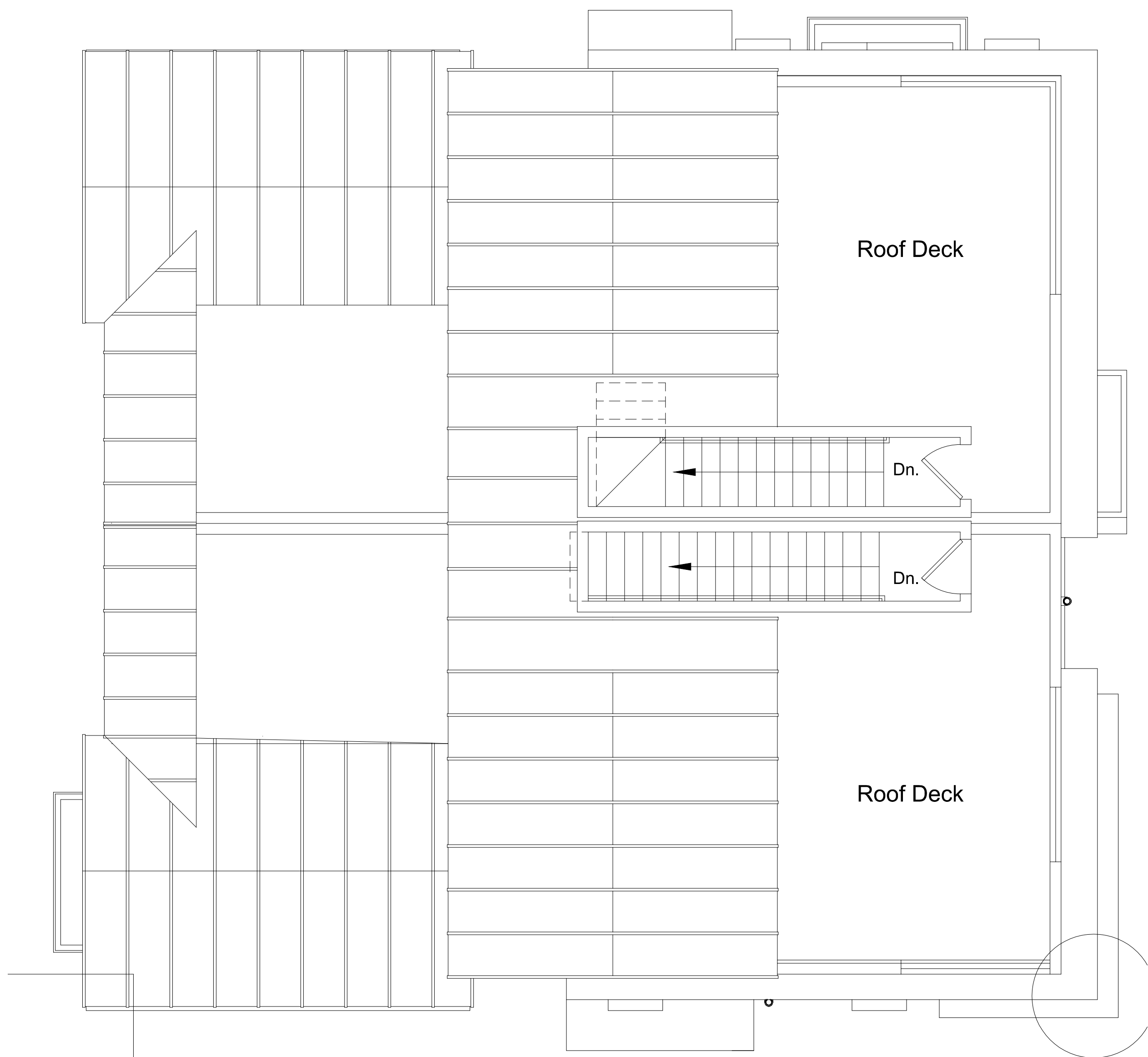




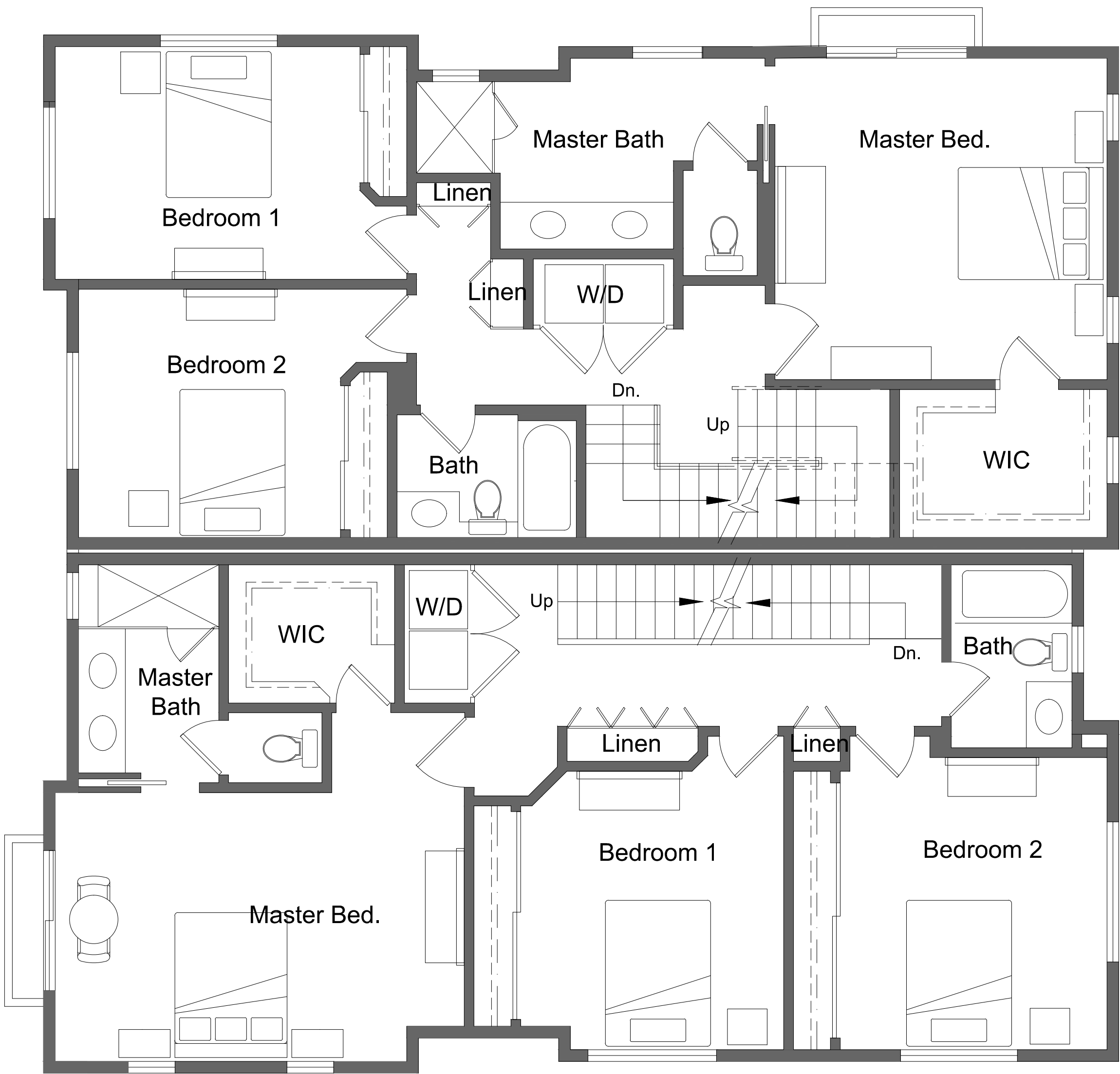
SECOND FLOOR PLAN - DUPLEX UNIT



FIRST FLOOR PLAN - DUPLEX UNIT



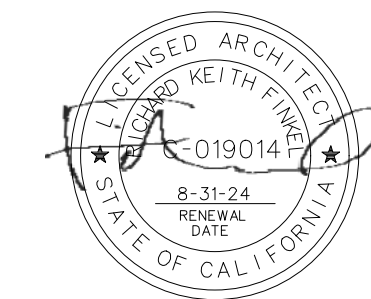
SCHEME 1 - ROOF PLAN DUPLEX UNIT



THIRD FLOOR PLAN - DUPLEX UNIT

BUNDY-FINKEL Architects
1120 BRISTOL STREET STE 120
COSTA MESA, CA 92626
TEL 714.850.7575
FAX 714.850.7576

STAMP



PROJECT NAME:

VICTORIA PLACE
222 VICTORIA PLACE
COSTA MESA, CA 92627

SHEET TITLE

TYPICAL DUPLEX FLOOR PLANS

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, DETAILS AND MODEL IMAGES, ARE PROPRIETARY AND SHALL NOT BE COPIED, REPRODUCED, REUSED, OR COMMERCIALIZED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO SERVE A NEW WORK AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE. THE ARCHITECT DOES NOT WARRANT IN ANY WAY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS AND THE PROPERTY OF THE ARCHITECT AND ARE CONSULTANTS, CONTRACTORS, GOVERNING AGENCIES, VENDORS, AND OFFICE PERSONNEL, ONLY IN ACCORDANCE WITH THE NOTED. ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWINGS AT ANY TIME.

ALL RIGHTS RESERVED. © COPYRIGHT, BUNDY-FINKEL ARCHITECTS, 2024

PROJECT NO.: 23-822

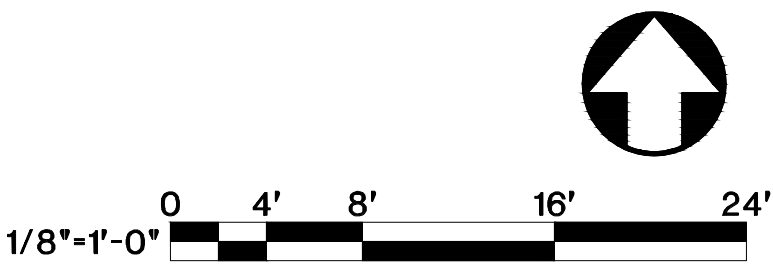
LAST ISSUE DATE: 03-14-24

BY: SD CHKD: RF

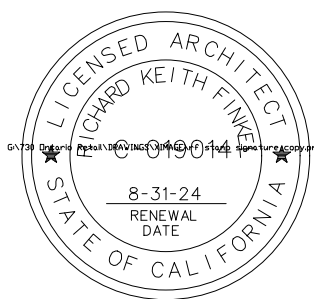
FILE:

SHEET

A2.1



STAMP



PROJECT NAME:

VICTORIA
PLACE
222 VICTORIA PLACE
COSTA MESA, CA 92627

SHEET TITLE

TYPICAL
MIXED-USE
UNIT
FLOOR PLANS

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, DETAILS AND MODEL IMAGES, ARE PROPRIETARY AND SHALL NOT BE COPIED, REPRODUCED, REUSED, OR COMMERCIALIZED IN ANY MANNER, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO ACCORDANCE WITH THE RULES AND STANDARDS OF THE ARCHITECTURAL BOARD OF THE STATE OF CALIFORNIA AND IN NO EVENT SHALL THE ARCHITECT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS AND THE PROPERTY OF THE ARCHITECT AND ARE CONSULTANTS, CONTRACTORS, ENGINEERS, AGENTS, VENDOR, AND OFFICE PERSONNEL, ONLY IN ACCORDANCE WITH THE NOTED. ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWING AT ANY TIME.

ALL RIGHTS RESERVED. © COPYRIGHT, BUNDY-FINKEL ARCHITECTS, 2024

PROJECT NO.: 23-822

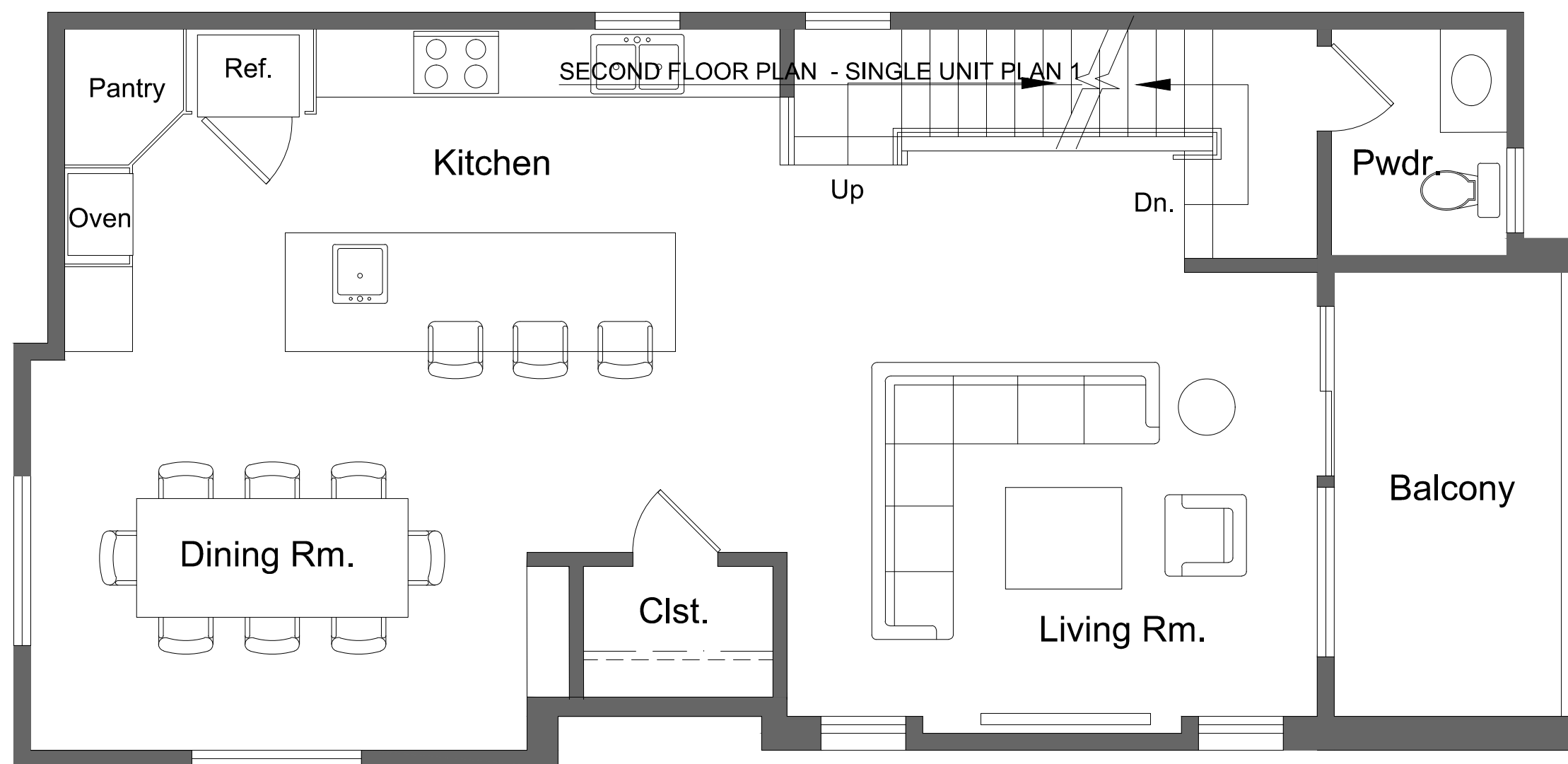
LAST ISSUE DATE: 03-14-24

BY: SD CHKD: RF

FILE:

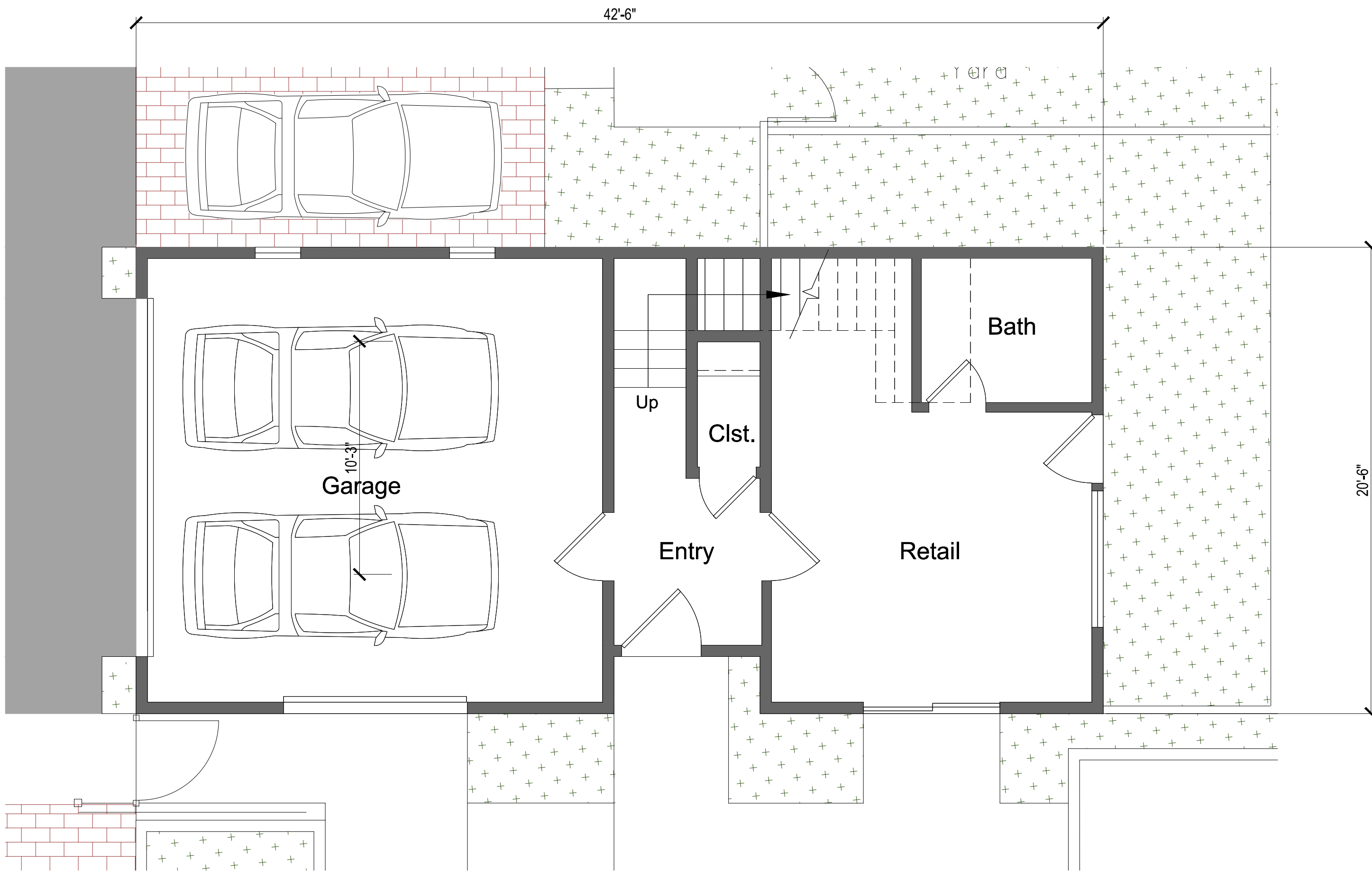
SHEET

A2.2



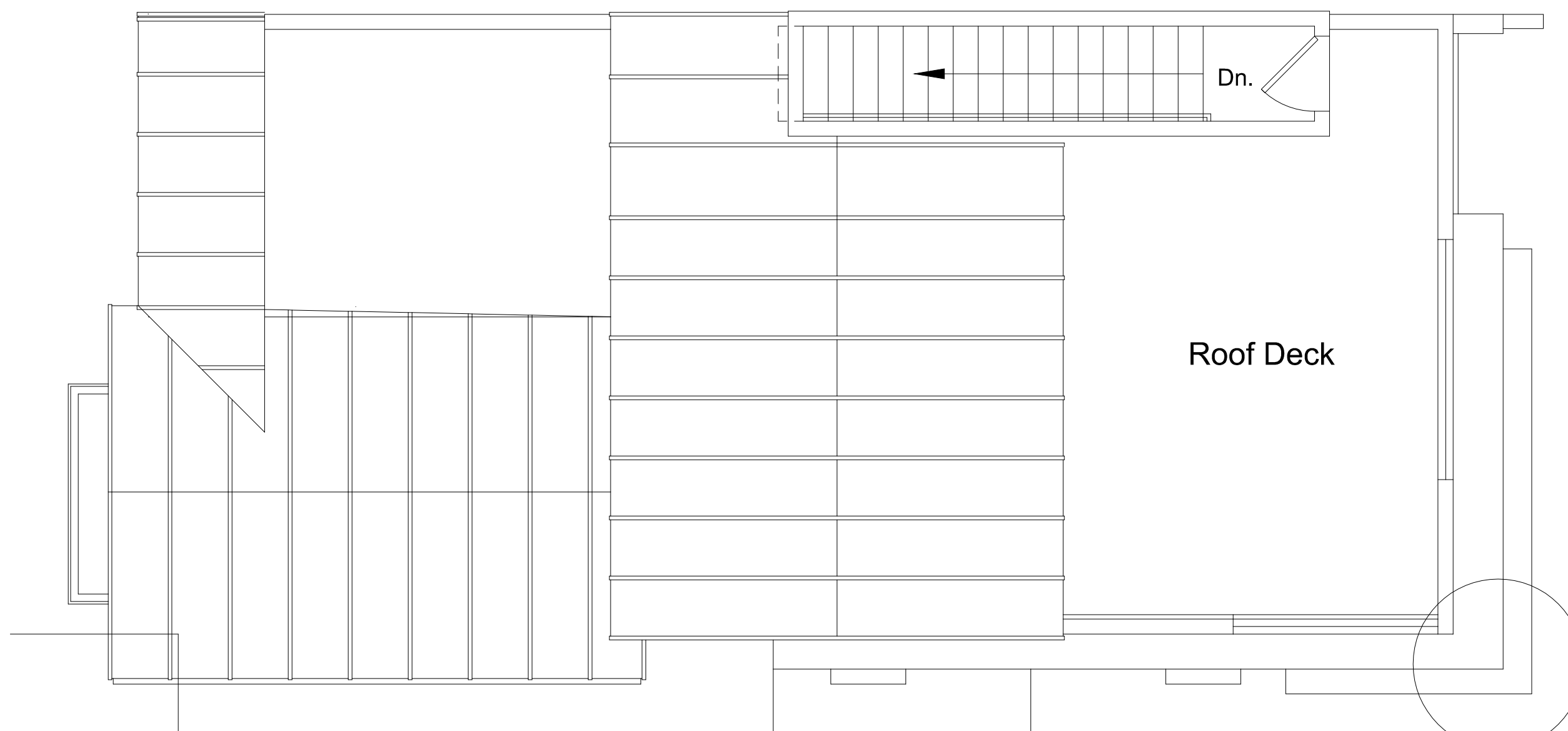
SECOND FLOOR PLAN - MIXED USE UNIT

1/4"=1'-0"



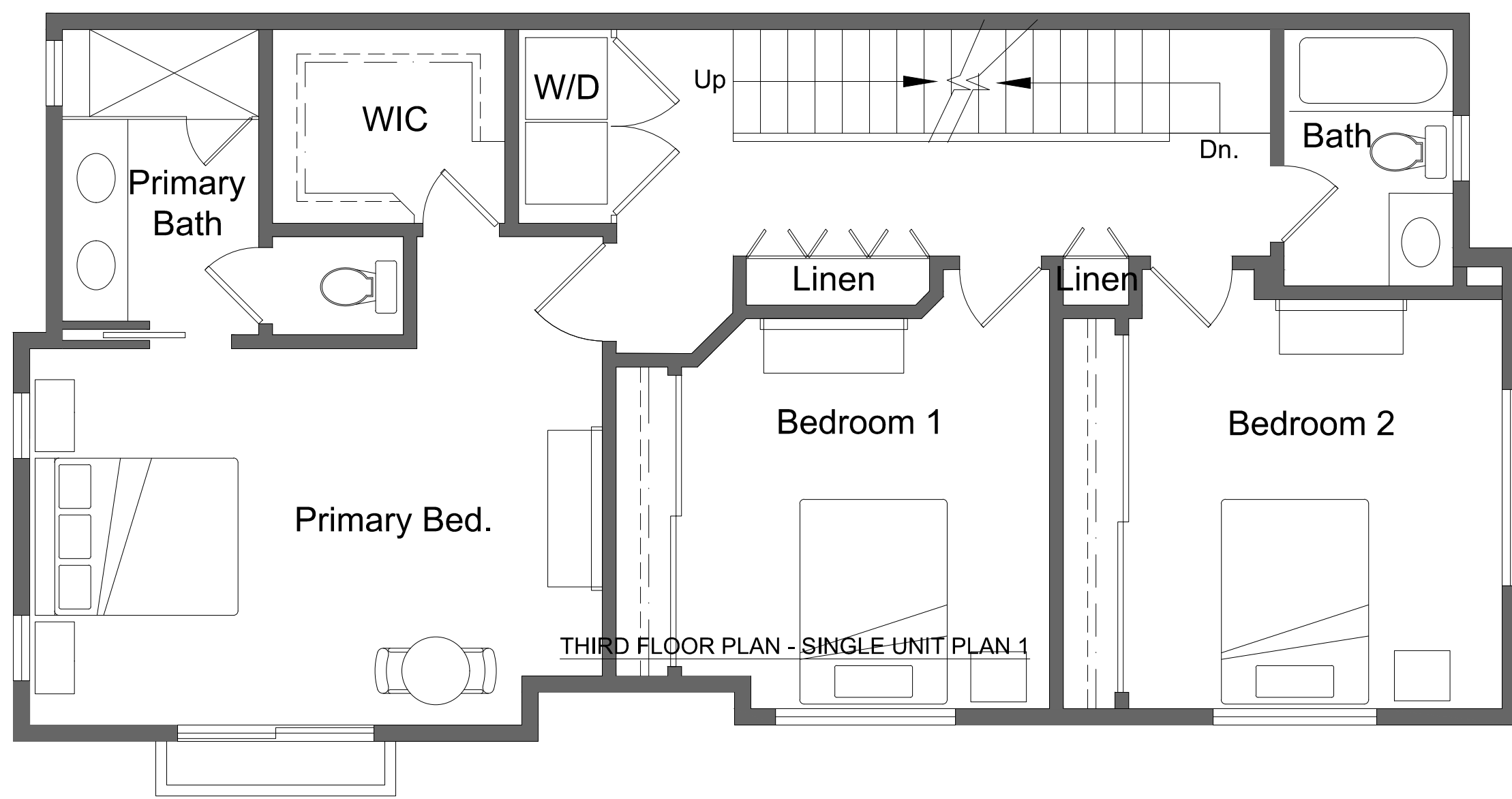
FIRST FLOOR PLAN - MIXED USE UNIT

1/4"=1'-0"



ROOF PLAN - MIXED USE UNIT

1/4"=1'-0"



THIRD FLOOR PLAN - MIXED USE UNIT

1/4"=1'-0"



SOUTH (VICTORIA PLACE)

3/32"=1'-0"



EAST

3/32"=1'-0"



NORTH

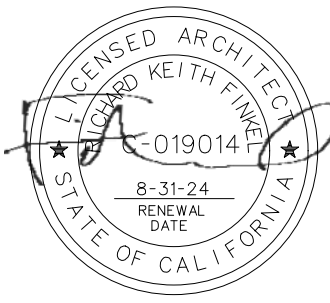
3/32"=1'-0"



WEST

3/32"=1'-0"

STAMP



PROJECT NAME:

VICTORIA
PLACE
222 VICTORIA PLACE
COSTA MESA, CA 92627

SHEET TITLE

OVERALL
ELEVATIONS

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, DETAILS AND MODEL IMAGES, ARE PROPRIETARY AND SHALL NOT BE COPIED, REPRODUCED, REUSED, OR COMMERCIALIZED IN ANY MANNER, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO REFLECT NEW WORK ONLY AND DO NOT REPRESENT ANY EXISTING OR RECORDING CONDITIONS. THE ARCHITECT DOES NOT WARRANT IN ANY WAY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS AND THE PROPERTY OF THE ARCHITECT AND ARE AVAILABLE FOR LIMITED REVIEW AND ORALIZATION BY THE CLIENT, CONSULTANTS, CONTRACTORS, GOVERNING AGENCIES, VENDORS, AND OFFICE PERSONNEL, ONLY IN ACCORDANCE WITH THE NOTED ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWINGS AT ANY TIME.

ALL RIGHTS RESERVED. © COPYRIGHT, BUNDY-FINKEL ARCHITECTS, 2024

PROJECT NO.: 23-822

LAST ISSUE DATE: 03-14-24

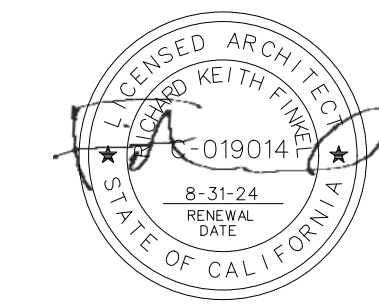
BY: SD CHKD: RF

FILE: 637_A3_1.EE.dwg

SHEET

A3.1

STAMP



PROJECT NAME:

VICTORIA PLACE
222 VICTORIA PLACE
COSTA MESA, CA 92627

SHEET TITLE

ELEVATIONS

VICTORIA PLACE
STREET VIEW

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, CONCEPTS AND MODEL IMAGES, ARE PROPRIETARY AND SHALL NOT BE COPIED, REPRODUCED, REUSED OR COMMERCIALIZED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA, AND THE ARCHITECT DOES NOT WARRANT IN ANY WAY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS AND THE PROPERTY OF THE ARCHITECT AND ARE AVAILABLE FOR LIMITED REVIEW AND CONSULTATION BY THE CLIENT, CONSULTANTS, CONTRACTORS, GOVERNING AGENCIES, VENDORS, AND OTHER PERSONNEL, ONLY IN ACCORDANCE WITH THE NOTED ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWINGS AT ANY TIME.

ALL RIGHTS RESERVED. © COPYRIGHT, BUNDY-FINKEL ARCHITECTS, 2024

PROJECT NO.: 23-822

LAST ISSUE DATE: 03-14-24

BY: SD CHKD: RF

FILE: 637_A3_1_EE.dwg

SHEET

A3.2



BUILDING 1 - STREET ELEVATION

1/4"=1'-0"



BUILDING 2 - STREET ELEVATION

1/4"=1'-0"



BUILDING 3 - STREET ELEVATION

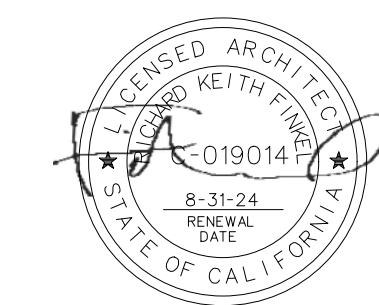
1/4"=1'-0"



BUILDING 4 - STREET ELEVATION

1/4"=1'-0"

STAMP



PROJECT NAME:

VICTORIA PLACE
222 VICTORIA PLACE
COSTA MESA, CA 92627

SHEET TITLE

TYPICAL
MIXED-USE
UNIT
ELEVATIONS

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, CONCEPTS AND MODEL IMAGES, ARE PROPRIETARY AND SHALL NOT BE COPIED, QUOTED, REPRODUCED, OR COMMERCIALIZED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO PROVIDE NEW WORK ONLY AND DO NOT REPRESENT AN ENDORSEMENT OF ANY PRODUCT OR SERVICE. THE ARCHITECT DOES NOT WARRANT IN ANY WAY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS AND THE PROPERTY OF THE ARCHITECT AND ARE AVAILABLE FOR LIMITED REVIEW AND CONSULTATION BY THE CLIENT, CONSULTANTS, CONTRACTORS, GOVERNING AGENCIES, VENDORS, AND OTHER PERSONNEL ONLY IN ACCORDANCE WITH THE NOTED. ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWING IN ANY CASE.

ALL RIGHTS RESERVED. © COPYRIGHT, BUNDY-FINKEL ARCHITECTS, 2024

PROJECT NO.: 23-822

LAST ISSUE DATE: 03-14-24

BY: SD CHKD: RF

FILE: 637_A3_1_EE.dwg

SHEET

A3.3



WEST ELEVATION
1/4"=1'-0"



SOUTH (STREET) ELEVATION
1/4"=1'-0"

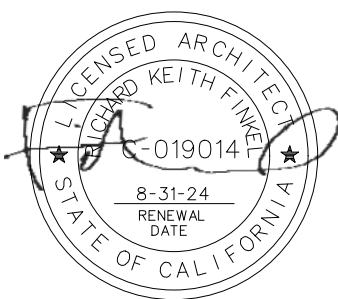


EAST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"

STAMP



PROJECT NAME:

VICTORIA
PLACE
222 VICTORIA PLACE
COSTA MESA, CA 92627

SHEET TITLE

TYPICAL
DUPLEX UNIT
ELEVATIONS

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, DETAILS AND MODEL RENDERINGS, ARE PROPRIETARY AND SHALL NOT BE COPIED, QUOTED, REPRODUCED OR COMMERCIALIZED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED TO REFLECT NEW WORK ONLY AND DO NOT REFLECT ANY PREVIOUS OR EXISTING CONDITIONS. THE ARCHITECT DOES NOT WARRANT IN ANY WAY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS. THESE PLANS AND THE PROPERTY OF THE ARCHITECT AND ARE AVAILABLE FOR LIMITED REVIEW AND CONSULTATION BY THE CLIENT, CONSULTANTS, CONTRACTORS, GOVERNING AGENCIES, VENDORS, AND OTHER PERSONNEL ONLY IN ACCORDANCE WITH THE NOTED. ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT SCALE THE DRAWINGS AT ANY TIME.

ALL RIGHTS RESERVED. © COPYRIGHT, BUNDY-FINKEL ARCHITECTS, 2024

PROJECT NO.: 23-822

LAST ISSUE DATE: 03-14-24

BY: SD CHKD: RF

FILE: 637_A3_1_EE.dwg

SHEET

A3.4



SIDE / ENTRY ELEVATION

1/4"=1'-0"



SIDE / ENTRY ELEVATION

1/4"=1'-0"



FRONT / GARAGE ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"



**VICTORIA
PLACE**
222 VICTORIA PLACE
COSTA MESA, CA 92627

3D MAGES

THE DESIGNS SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GRAPHICS, AND MODELS THEREOF, PROPRIETARY AND SHALL NOT BE COPIED, EXPLOITED, REPRODUCED, OR COMMERCIALY EXPLOITED IN WHOLE OR PART, WITHOUT THE WRITTEN PERMISSION OF RUDEY/FINKEL ARCHITECTS, ADDITIONALLY, ALL DOCUMENTS HAVE BEEN PREPARED TO DESCRIBE NEW WORK AND DO NOT REPRESENT AS-BUILT OR ACCURATE EXISTING CONDITIONS. THE ARCHITECT DOES NOT WARRANT IN ANY WAY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE PLANS ARE THE PROPERTY OF THE ARCHITECT AND ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY THE CLIENT, SUBMITTANTS, CONTRACTORS, GOVERNING AGENCIES, VENDOR, AND PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE. ADDITIONALLY, CONTRACTORS SHALL VERIFY DIMENSIONS AND SHALL NOT BE THE DRAWINGS AT ANY TIME.

PROJECT NO.: 23-822

ST ISSUE DATE: 03-14-24

SD CHKD: RF

FILE:

SHEET

A4.1



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-312

Meeting Date: 8/6/2024

TITLE:

UPDATES TO POLICE DEPARTMENT STAFFING AND COMPENSATION RELATED TO POLICE RECRUIT, POLICE CADET, POLICE RESERVE OFFICER AND COMMUNICATIONS OFFICER POSITIONS

DEPARTMENT: CITY MANAGER'S OFFICE- HUMAN RESOURCES & POLICE DEPARTMENT

PRESENTED BY: KASAMA LEE, HUMAN RESOURCES MANAGER & RONALD LAWRENCE, POLICE CHIEF

CONTACT INFORMATION: KASAMA LEE, HUMAN RESOURCES MANAGER (714) 754-5169

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize and approve staffing as follows:
 - a. Authorize an increase of 5.0 FTE for Police Cadet
 - b. Authorize an increase of 2.5 FTE for Police Reserve Officer
2. Approve Resolution Number 2024-XX establishing full-time pay rate and benefits for Police Recruit.
3. Approve Resolution Number 2024-XX revising the pay rate for Police Reserve Officer.
4. Appropriate \$211,000 in the FY 2024/2025 Police Department's General Fund budget to cover the estimated costs of the additional 5.0 FTE Police Cadets.

BACKGROUND:

The Police Department is currently budgeted at 142 full-time sworn employees. Currently, there are 16 Police Officer vacancies. The department has seen a recent trend of officers with less than 10 years of service leave the department for other agencies, to be closer to their homes in other counties, and for jobs in the private sector. Additionally, there will continue to be retirements of

tenured personnel over the next two years. Due to the current and anticipated future staffing losses, the department has had to temporarily decrease staffing in several special assignments including traffic, investigations and community policing. The department is currently reviewing patrol staffing models to ensure that services to the community are maintained.

ANALYSIS:

In order to enhance our recruitment efforts and increase our applicant pool, the City is in the process of implementing hiring and referral incentives for Lateral Police Officers, Entry Level Police Recruits and Lateral and Entry Level Communications Officers. The Police Department, along with the Human Resources Division, are recommending additional changes to enable the Department to be more competitive in recruiting Police Recruits and to provide additional staffing support.

Increase Pay Rate and Convert Police Recruits from Part-Time Status to Full-Time Status

Currently, Police Recruits are hired as un-represented part-time employees. They are employed as part-time employees for approximately six-months while they attend the Police Academy. Upon graduation from the police academy, they are converted to full-time Police Officers and are represented by the Costa Mesa Police Association.

A survey was conducted of 19 police agencies in Orange County and other neighboring counties. Of the 19 agencies, only three other agencies employ their Police Recruits as part-time employees. The remaining 16 agencies employ their Police Recruits as full-time employees. In addition, the current pay rate for the City of Costa Mesa's Police Recruits is \$30 per hour. The range of pay rates for agencies surveyed was: \$31.00 - \$49.75 per hour, with the average pay rate of \$39.94 per hour. Of our contiguous agencies (Fountain Valley, Huntington Beach, Newport Beach, Irvine, Santa Ana, OC Sheriffs) only one agency employs their Police Recruits as part-time employees and the average pay rate for these agencies is \$39.21 per hour.

The Police Department and the Human Resources Division are recommending that the Police Recruit pay rate be increased to \$40 per hour and that Police Recruit positions be converted to unrepresented full-time employees with benefits similar to the Costa Mesa Police Association. Upon graduation from the police academy, they will be promoted to the Police Officer classification and be represented by the Costa Mesa Police Association.

Police Recruit applicants often apply to more than one agency and often make their final agency selection based on the agency with highest pay and most advantageous benefits package. Increasing the pay rate for Police Recruits and converting the position from part-time to full-time will make the City more attractive in comparison with other local agencies. Since these positions essentially underfill vacant Police Officer positions until they are filled, there is no anticipated fiscal impact for this request.

Increase Staffing for Police Cadets

The Police Department currently has nine (9) part-time Police Cadets. Police Cadets offer a variety of public safety services, such as support for special events, and general enforcement, such as parking control. These key positions increase public safety coverage and alleviate patrol officers workloads. Staff is requesting to add ten part-time, the equivalent of five (5) full-time employees (5 FTE) to

continue to alleviate patrol officers and increase their time on patrol. Each Police Cadet costs an estimated \$21,100 per year, as they are part-time and do not have the fully burdened expense as full-time equivalents. The total annual fiscal impact is estimated at \$211,000 for the ten (10) part-time positions. Staff is requesting an increase to the FY 2024/2025 General Fund budget for the Police Department.

Increase Pay Rate and Staffing for Police Reserve Officer

Under the California Reserve Peace Officer Program (RPOP), reserve officers work with full-time regular police officers to provide law enforcement services at the city, county, district and state levels. The Police Department employs Level I Reserve Officers who may work alone and perform the same duties as a full-time regular police officer. The Police Department currently employs six (6) Police Reserve Officers who assist with investigation case follow up and closures, vacation coverage, special event shirts and sergeant at arms duties.

The current pay rate for Police Reserve Officer is \$38.00 per hour and was established in July 2014. There has been no increase to the pay rate in the last ten years. All other City positions have received multiple increases since 2014. The Police Department and the Human Resources Division are recommending that the Police Reserve Officer pay rate be increased to \$42.50 per hour to make the City more attractive to applicants and to address internal alignment with the recommended Police Recruit pay rate.

The addition of five (5) part-time, which is the equivalent of 2.5 full-time employees (2.5 FTE) Police Reserve Officers will assist in supplementing staff while the department is experiencing staffing shortages. There are currently a number of former police safety employees who left employment with the City for private sector opportunities who are interested in remaining employed with the City in a Police Reserve Officer capacity. Each part-time Reserve Officer is estimated at \$47,000 per year. However, as these positions are essentially underfilling vacant police officer positions; thereby utilizing salary savings from these vacant positions to fund this additional request. As such, there is no fiscal impact related to this request.

Changes for Communications Officer Positions

The Police Department is currently budgeted at 21 Full-Time Communication Officer positions (Communications Officers, Senior Communication Officers and Communication Supervisors). There are currently seven Full-Time Communication Officer vacancies. The Police Department and Human Resources Division will be presenting recommendations regarding updates to staffing, compensation and benefits at a future council meeting.

ALTERNATIVES:

The City Council can provide alternative direction to staff regarding Police Department staffing and compensation for Police Recruit, Police Cadet and Police Reserve Officer.

FISCAL REVIEW:

The FY 2024/2025 Police Department's General Fund budget has sufficient funding to cover the Police Recruits and Police Reserve Officers, as both these classifications essentially underfill fully funded Police Officer positions. The Police Cadets offer a much-needed reprieve for the Police

Officers in their day to day public safety roles; however, the estimated impact for each Cadet is \$21,100; or a total of \$211,000 annually for all ten (10) requested positions. As such, staff is requesting an additional budget appropriation in the Police Department's budget to cover this increase.

Police Cadets cover special events throughout the City, and is fully reimbursed by the promoter of the event. Therefore, the General Fund special events revenues is estimated to increase to cover this additional expense.

LEGAL REVIEW:

The City's special counsel, Liebert Cassidy Whitmore (LCW) and City Attorney's Office have reviewed the resolutions and this report and approved them as to form.

CONCLUSION:

The proposed updates support the City's Strategic Plan Goals to recruit and retain high quality staff and strengthen the Public's Safety and Improve the Quality of Life. Staff recommends that the City Council:

1. Authorize and approve staffing as follows:
 - a. Authorize an increase of 5.0 FTE for Police Cadet
 - b. Authorize an increase of 2.5 FTE for Police Reserve Officer
2. Approve Resolution Number 2024-XX establishing full-time pay rate and benefits for Police Recruit.
3. Approve Resolution Number 2024-XX revising the pay rate for Police Reserve Officer.
4. Appropriate \$211,000 in the FY 2024/2025 Police Department's General Fund budget to cover the estimated costs of the additional 5.0 FTE Police Cadets.

RESOLUTION NO. 2024-XX**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA REVISING THE PAY RANGES AND ESTABLISHING BENEFITS FOR THE POLICE RECRUIT CLASSIFICATION**

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA HEREBY FINDS, DETERMINES, AND DECLARES AS FOLLOWS:

WHEREAS, the City employs part-time Police Recruits who attend a Peace Officer Standards and Training (P.O.S.T) certified police academy in preparation to assume the responsibilities of a police officer upon successful completion of the police academy; and

WHEREAS, in order to attract high quality candidates for the Police Recruit position, the City Council desires to increase the payrate for Police Recruits and convert Police Recruits to full-time status; and

WHEREAS, Police Recruits will be provided full-time benefits in alignment with the Costa Mesa Police Association; and

WHEREAS, Police Recruits are currently unrepresented part-time employees and will continue to be unrepresented upon conversion to full-time employees; and

WHEREAS, upon successful completion of the police academy, Police Recruits will be promoted to the Police Officer classification and be represented by the Costa Mesa Police Association; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Costa Mesa as follows:

SECTION 1. The following pay ranges and monthly rates of pay for the identified job classification are hereby established and placed under the Police Recruit Salary Schedule effective the pay period that includes August 11, 2024.

Class Code	Class Title	Salary Plan	Grade	Step 1	
0709	Police Recruit	PDR	575	\$6,933	Monthly
				\$83,196	Annual
				\$40.00	Hourly

SECTION 2: The Police Recruit classification will maintain a 16.30% salary differential with Step 1 of the Police Officer classification.

SECTION 3: The fringe benefits, City Rules and Regulations and other employment conditions for employees represented by the Costa Mesa Police Association shall also apply to unrepresented Police Recruits except as noted below.

SECTION 4: The City of Costa Mesa has contracted with the California Public Employees Retirement System (CalPERS) to provide retirement benefits to eligible City employees. Employees will contribute towards the employee and employer contribution as follows

A. Classic Members - Employees Subject to the 2.5% @ 55 formula:

These employees will pay the full CalPERS member contribution equal to eight percent (8%) of compensation earnable towards their CalPERS member contribution. As a result, the City pays and reports zero percent (0%) of compensation earnable as an Employer Paid Member Contribution (EPMC) under Government Code section 20636(c)(4) pursuant to section 20691.

Classic member employees subject to the 2.5%@55 formula pay 1% of compensation earnable pursuant to Government Code section 20516(a).

B. Classic Members - Employees Subject to the 2%@60 formula:

These employees will pay the full CalPERS member contribution equal to seven percent (7%) of compensation earnable towards their CalPERS member contribution. As a result, the City pays and reports zero percent (0%) of compensation earnable as an Employer Paid Member Contribution (EPMC) under Government Code section 20636(c)(4) pursuant to section 20691.

Classic member employees subject to the 2%@60 formula pay 2% of compensation earnable pursuant to Government Code section 20516(a).

C. New Members - Employees Subject to the 2%@62 formula:

These employees are responsible for paying the employee contribution of one-half of the total normal cost of the plan (rounded to the nearest quarter of one-percent), as defined by CalPERS in their annual valuation, through a payroll deduction. This amount is determined by CalPERS each year.

New member employees will cost share (pursuant to Government Code section 20516(f), a percentage of pensionable compensation that when combined with the payment of their employee/member contribution will equal nine percent (9%) of pensionable compensation.

SECTION 5. Upon successful completion of the Police Academy, a Police Recruit will promote to Police Officer and be subject to the CMPA MOU and an eighteen-month probationary period, starting from the date of promotion.

SECTION 6. Police Recruits are eligible for the Long Term Disability benefit provided to non-safety employees after thirty (30) days. Upon successful completion of the Police Academy and promotion to Police Officer, employee will be eligible for the Long Term Disability benefit provided to safety employees covered under the CMPA MOU.

SECTION 7. The CMPA discipline procedure, including any rights stemming from the Police Officer Bill of Rights do not apply to Police Recruits.

SECTION 8. All resolutions and parts of resolutions in conflict herewith are hereby rescinded.

PASSED AND ADOPTED this 6th day of August, 2024.

John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

Brenda Green, City Clerk

Kimberly Hall Barlow, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, **BRENDA GREEN**, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2024-XX and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 6th day of August, 2024, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 7th day of August, 2024.

Brenda Green, City Clerk

(SEAL)

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA REVISING THE RATES OF PAY FOR PART-TIME CLASSIFICATIONS.

THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA HEREBY FINDS, DETERMINES, AND DECLARES AS FOLLOWS:

WHEREAS, on June 18, 2019, the City Council adopted Resolution No. 19-33 revising the pay ranges for part-time job classifications; and

WHEREAS, on December 7, 2021, the City Council adopted Resolution No. 2021-52 revising pay ranges in the Community Services Leader and Lifeguard series; and

WHEREAS, on March 21, 2023, the City Council repealed and replaced Resolution No. 2021-52 with Resolution 2023-16 further revising pay ranges in the Community Services Leader and Lifeguard series; and

WHEREAS, on September 19, 2023, the City Council adopted Resolution No. 2023-48 revising pay ranges for and renaming the existing “Police Aide” as the “Police Cadet” classification; and

WHEREAS, on April 16, 2024, the City Council adopted Resolution No. 2024-12 revising pay ranges for Interns and establishing the new classification of Graduate Intern; and

WHEREAS, the City Council desires to amend Resolution No. 19-33 to revise the pay ranges for the classifications specified herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Costa Mesa as follows:

SECTION 1. The following pay rate for the identified job classifications is hereby established and placed under the Part-Time Salary Schedule effective August 11, 2024. The hourly rate of pay may also be in increments between the hourly minimum and maximum pay step.

Class Code	Class Title	Grade	Step 1	
701	Police Reserve Officer	579	\$42.50	Hourly

SECTION 3. Except as modified by this Resolution, Resolutions No. 19-33, 2023-16, 2023-48 and 2024-12 shall remain in full force and effect.

PASSED AND ADOPTED this 6th day of August, 2024.

John Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:

Brenda Green, City Clerk

Kimberly Hall Barlow, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, **BRENDA GREEN**, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 2024-XX and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 6th day of August, 2024, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 7th day of August, 2024.

Brenda Green, City Clerk

(SEAL)



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-284

Meeting Date: 8/6/2024

TITLE:

COSTA MESA CHAMBER OF COMMERCE FINANCIAL SUPPORT

DEPARTMENT: CITY MANAGER'S OFFICE

PRESENTED BY: HADASSA JAKHER, ASSISTANT TO THE CITY MANAGER

CONTACT INFORMATION: HADASSA JAKHER, ASSISTANT TO THE CITY MANAGER
(714)754-4885

RECOMMENDATION:

Staff recommends the City Council authorize the use of City Manager contingency funds to provide relief to the Costa Mesa Chamber of Commerce due to the financial impacts of COVID-19 and the loss of revenue.

BACKGROUND:

In March 2020, the COVID-19 pandemic established a state of emergency across the nation, with many local and state governments releasing guidelines for distancing and limiting gatherings to prevent the spread of the coronavirus.

On March 4, 2020, Executive Order N-25-20 allowed "state and local public health officials may, as they deem necessary in the interest of public health, issue guidance limiting or recommending limitations upon attendance at... mass events." Social distancing requirements and limits on event attendance lasted well into 2022, with various industries being impacted depending on the coronavirus levels experienced in one's county of residence. On February 28, 2023, Governor Newsom officially ended the state of emergency for the COVID-19 pandemic.

Exhibit A: Presentation Slide from reStore Costa Mesa Meeting on 3/4/21

ORANGE COUNTY IS CURRENTLY IN PURPLE TIER

- Orange County expected to reach **red tier (substantial)** next Wednesday

Sectors	Widespread (Tier 1)	Substantial (Tier 2)
Gatherings	Outdoor only, max 3 households	Indoor with strong modifications
Hair Salons & Barbershops	Open indoors w/ modifications	Open indoors w/ modifications
All Retail	Open indoors, 25% capacity	Open indoors, 50% capacity
Shopping Centers (Malls, Swapmeets)	Open indoors, 25% capacity	Open indoors, 50% capacity, food courts – 25% capacity
Movie Theaters	Outdoor only w/ modifications	Open indoors, 25% or 100 people
Hotels and Lodging	Open w/ modifications	Open w/ mods; fitness centers – 10%
Gyms and Fitness Centers	Outdoor only w/ modifications	Open indoors, 10% capacity, climbing walls
Restaurants	Outdoor only w/ modifications	Open indoors, 25% or 100 people
Bars	Closed	Closed

In addition to the social distancing guidelines that did not allow for events, many businesses were impacted financially, especially those businesses most prominent in Costa Mesa. According to the U.S. Bureau of Labor Statistics, one of the most impacted business industries was the restaurant and food service industry - 36% percent of establishments in this industry, employing 5.7 million workers across the United States, experienced a government-mandated closure.

Costa Mesa Chamber of Commerce

The Costa Mesa Chamber of Commerce hosts a wide array of networking events for its members, including annual signature events such as the State of the City, the Les Miller Student Scholarship Program & Awards Dinner, and the Community Golf Tournament.

A renowned “foodie destination,” one of the primary and well-known industries in Costa Mesa is the restaurant and food service industry. Likewise, a majority of members that are part of the Chamber are restaurant businesses, second only to retail business members. Furthermore, the largest category of Chamber members falls into the “small business” category, employing between 1 and 5 employees.

ANALYSIS:

In light of the significant loss of revenue the Costa Mesa Chamber of Commerce experienced in 2020 and 2021 due to the COVID-19 pandemic that they continue to recover from, the Chamber is requesting financial support from the City of Costa Mesa in the estimated amount of \$123,759. The additional funds will ensure the Chamber continues to serve as a vital community partner and provide important support to the business community.

The Chamber’s primary revenue streams are events and membership dues. These two categories were severely impacted during 2020 and 2021. The combined 2020 and 2021 loss in events revenue was \$119,439 and memberships revenue was \$133,131.

Events

The Chamber's annual events, critical to annual revenue, were either canceled or highly impacted by COVID-19 local health guidelines. In fact, in 2020, the Chamber saw a shocking 84% decrease in net events revenue compared to 2019.

Memberships

Additionally, due to the financial challenges faced by many businesses, a large number of Chamber members were unable to afford their membership fees. To support these financially challenged businesses, the Chamber provided credits, allowing them to maintain access to Chamber benefits. However, compared to pre-pandemic membership revenue, there was still a decrease in 2020 by 44% and in 2021 by 17%.

Exhibit B: Costa Mesa Chamber Lost Revenue for Calendar Years 2020 & 2021

CHAMBER EVENTS				Yr to Yr Diff	Yr to Yr Diff	Combined
	2019	2020	2021	2019 - 2020	2019 - 2021	Loss 2020 & 2021
Gross Income	\$210,704	\$30,899	\$114,190	(\$179,805)	(\$96,514)	
Total Expense	\$99,518	\$13,147	\$29,008	(\$86,371)	(\$70,510)	
Net (Total)	\$111,187	\$17,752	\$85,182	(\$93,435)	(\$26,005)	(\$119,439)

MEMBERSHIP				Yr to Yr Diff	Yr to Yr Diff	Combined
	2019	2020	2021	2019 - 2020	2019 - 2021	Loss 2020 & 2021
Total Revenue	\$215,375	\$120,233	\$177,385	(\$95,142)	(\$37,990)	(\$133,131)

ALTERNATIVES:

City Council may choose not to provide financial support to the Costa Mesa Chamber of Commerce, which will severely limit the types of activities that they are able to conduct.

FISCAL REVIEW:

The requested support estimated at \$123,759 would be funded through the City Manager's contingency budget in Non-Department in the General Fund (Fund 101).

LEGAL REVIEW:

The City Attorney's Office has reviewed the report and approves it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the City Council's goal to Strengthen the Public's Safety and Improve the Quality of Life by providing a key member of the business community with funds needed to provide assistance to local and small businesses.

CONCLUSION:

Staff recommend the City Council Authorize the use of City Manager contingency funds to provide relief to the Costa Mesa Chamber of Commerce due to the financial impacts of COVID-19 and the loss of revenue.



June 19, 2024

Lori Ann Farrell Harrison
City Manager
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92627

RE: Request for Financial Support from ARPA Local Relief Funds and Recovery Act

Dear Ms. Farrell Harrison,

I am writing on behalf of the Costa Mesa Chamber of Commerce requesting financial support of \$123,759 from the American Rescue Plan Act (ARPA) Local Relief Funds and Recovery Act administered by the City of Costa Mesa. This request is made in light of the significant loss of revenue the Chamber experienced during the years 2020 and 2021 due to the COVID-19 pandemic.

The Chamber's primary revenue streams, membership dues, and events, were severely impacted during this period. Due to the financial challenges faced by many businesses, a large number of our members were unable to afford their membership fees. To support these financially challenged businesses, the Chamber provided credits, allowing them to maintain access to Chamber benefits. Consequently, the net revenue loss from membership dues was \$95,142 in 2020 and \$37,990 in 2021, resulting in a combined total loss of \$133,131.

Additionally, the Chamber's annual events, which are critical to our annual revenue, were highly impacted by COVID-19, and by staff reductions. Our key signature events, such as the annual golf tournament, the annual Student Achievement Awards Dinner, and the Mayor's annual State of the City Luncheon, as well as supplementary events like the Leadership Forum and Speaker Series, were all significantly affected. The net revenue loss from these events amounted to \$93,435 in 2020 and \$26,005 in 2021, totaling a combined loss of \$119,439.

In total, the financial impact of COVID-19 on the Costa Mesa Chamber of Commerce resulted in a loss of \$252,570. The requested financial support of \$123,759 from the ARPA Local Relief Funds would provide the Chamber with much-needed financial assistance to recover from these losses and ensure the Chamber's current and future growth. This funding will help us continue to support local businesses, foster economic development, and enhance the overall well-being of our community.

We deeply appreciate the City of Costa Mesa's consideration of our request. Your support will make a significant difference in our ability to serve the business community during these challenging times.

Thank you for your attention to this matter and for your continued commitment to the prosperity of Costa Mesa.

Sincerely,

President and CEO

Attachments

Costa Mesa Chamber Lost Revenue for Calendar Yrs 2020 & 2021

				<i>Yr to Yr Diff</i>	<i>Yr to Yr Diff</i>	<i>Combined Loss</i>
MEMBERSHIP	2019	2020	2021	2019 - 2020	2019 - 2021	2020 & 2021
Total Revenue	\$215,375	\$120,233	\$177,385	(\$95,142)	(\$37,990)	(\$133,131)

				<i>Yr to Yr Diff</i>	<i>Yr to Yr Diff</i>	<i>Combined Loss</i>
CHAMBER EVENTS	2019	2020	2021	2019 - 2020	2019 - 2021	2020 & 2021
Event Gross Inc	\$210,704	\$30,899	\$114,190	(\$179,805)	(\$96,514)	
Tot Event Exps	\$99,518	\$13,147	\$29,008	(\$86,371)	(\$70,510)	
Net	\$111,187	\$17,752	\$85,182	(\$93,435)	(\$26,005)	(\$119,439)

Total Combined Loss **(\$252,570)**



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 24-279

Meeting Date: 8/6/2024

TITLE:

APPROVE PROPOSED DESIGN IMPROVEMENTS FOR SHALIMAR PARK

DEPARTMENT: PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

PRESENTED BY: RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR

CONTACT INFORMATION: SEUNG YANG, P.E., CITY ENGINEER, (714) 754-5335

RECOMMENDATION:

Staff recommends the City Council approve the conceptual park design Plan B, and provide staff direction on the Parks and Community Services Commission recommendation to include restroom facilities, for the proposed improvements at Shalimar Park, 782 Shalimar Drive, Costa Mesa.

BACKGROUND:

Shalimar Park is located in the Westside neighborhood of Costa Mesa along Shalimar Drive between Wallace Avenue and Placentia Avenue. The park was dedicated in January 1999, and despite its relatively small size, less than half-acre, the current park includes a playground featuring elements for young children, trees, a seating area and benches. The park is situated between two apartment complexes and is an essential part of the community in serving the nearby underserved residents with recreational amenities in an area of the City that is deficient in public park amenities.

The City secured state grant funding through State Senator David Min for various parks and \$1 million was allocated for Shalimar Park Improvements as part of Fiscal Year 2023-24 budget. The proposed improvements will expand the park area, and enhance the playground equipment, play area, landscaping, irrigation, lighting, and supporting facilities.

In 2023, the City contracted with Pat West, LLC, and City Fabrick to prepare conceptual design options and conduct several community outreach meetings for the Shalimar Park improvements. The preliminary park design options were presented and discussed at the City's Parks and Community Services (PACS) Commission on August 10, 2023.

On January 16, 2024, the City Council selected Community Works Design Group (CWDG) as the consultant to provide design services for the Shalimar Park improvements.

ANALYSIS:

The City's consultant, CWDG, based on input from prior community meetings, developed conceptual plans for Shalimar Park. The proposed plans consider expansion of the park into the street by creating a large bulbout. In addition, a raised crosswalk was added at the park entrance to enable improved pedestrian accessibility. Other measures such as speed humps will be added to the east of the park to slow speeds in the vicinity of the park.

A community outreach meeting was held on May 17, 2024 at Shalimar Park to review conceptual plans. Meeting notices were distributed to residents in the surrounding area and also through social media. The meeting attracted a large number of residents and stakeholders, who shared their opinions and ideas on the conceptual plans. CWDG and City staff presented design boards with various options. Community members were encouraged to provide their comments as well as indicate their preference of various features using "dot" stickers. In addition, for those who could not attend the community outreach meeting, City-sponsored online survey was commissioned to obtain additional input.

Based on input received on the conceptual plans, CWDG prepared two options: Plan A and Plan B, which are shown in Attachments 1A and 1B. Many residents indicated that the park should have a soccer theme incorporated into the aesthetics of the park, which is reflected in both plans A and B. Plan A features a layout consisting of an expanded playground with added swing gliders and picnic tables. Plan B features a prominent grassy area in front of the park, which accentuates the open space aspect of this small park. The community responses are reflected in Attachments 2A and 2B.

City staff and CWDG presented the conceptual plans, park themes, and park components for the Shalimar Park expansion to the Parks and Community Services (PACS) Commission on June 27, 2024 for their review and recommendation for City Council approval. While several comments expressed support for the project, they requested inclusion of restrooms as part of the park expansion.

The PACS Commission passed a motion to recommend to the City Council to accept Plan B and to consider the option to design and install restroom facilities.

Restroom facilities were not included in the scope of the project as the intent of the project was to maximize the use of space to enhance recreational and open space opportunities for park patrons. The total park area is approximately 6,900 square feet or 0.16 acre. The inclusion of a restroom would increase the scope of work, require additional funding and a re-design of the park to accommodate a restroom. This would also result in a reduction of park amenities such as the removal of swings, mini-pitch soccer field, or open space. Furthermore, during the community outreach meeting on May 17, 2024, a significant majority of the community voiced opposition to the installation of public restrooms at Shalimar Park.

The total estimated cost of the project as currently proposed in the conceptual layout is approximately \$1.5 million. Providing a restroom will require a re-design at a cost of approximately \$30,000 and additional construction cost of approximately \$350,000.

Following PACS meeting, the project plans for mini-pitch were modified to add a handball court as an additional amenity. Upon the approval of the design concept and theme by the City Council, staff will instruct CWDG to proceed with the final design plans, specifications, and cost estimates.

This park project is in alignment with the City Council's Strategic Plan objective to identify strategies to increase park access with a focus on the Westside of Costa Mesa. As previously mentioned, Shalimar Park is 6,900 square feet, and an expansion of this park is desirable as the proposed design is limited due to space constraints. Staff will continue to seek land acquisition opportunities that would help expand open space opportunities on the Westside. Should a land acquisition opportunity arise, staff will be prepared to develop a design concept that complements the proposed Shalimar Park design and park components.

ALTERNATIVES:

The City Council may choose to provide suggestions to revise the proposed conceptual design plan or recommend staff to pursue a different design plan. Staff does not recommend this alternative as this would significantly delay the project, as well as increase costs. This project is funded by a state earmark with reporting requirements with a deadline to expend all funds by January 31, 2026.

FISCAL REVIEW:

Funds are available from the \$1.0 million state budget earmarked from state Senator David Min adopted in Fiscal Year 2023-24 Capital Improvement Program (CIP) budget and approximately \$1.3 million in other City funds for Shalimar Park budgeted in prior fiscal years.

LEGAL REVIEW:

This City Attorney's Office has reviewed this agenda report and approves it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This project works towards achieving the following City Council goals:

- Strengthen the Public's Safety and Improve the Quality of Life.
- Maintain and Enhance the City's Infrastructure, Facilities, Equipment, and Technology.

CONCLUSION:

Staff recommends the City Council approve the conceptual park design Plan B, and provide staff direction on the Parks and Community Services Commission recommendation to include restroom facilities, for the proposed improvements at Shalimar Park, 782 Shalimar Drive, Costa Mesa.

Plan A



KEY MAP:



LEGEND

- | | | | | |
|---------------------|--|--------------------|--------------------------------|---|
| 1 PLAY STRUCTURE | 5 SWING GLIDERS | 9 ENTRANCE ARBOR | 13 RE-PURPOSED TILE ARTWORK | 17 PICNIC TABLES WITH SHADE STRUCTURE |
| 2 SWINGS WITH SHADE | 6 HEXAGON SEATING | 10 SOCCER BOLLARDS | 14 GREENSCREEN (12' HT.) | 18 BIKE RACKS |
| 3 MINI-PITCH SOCCER | 7 DRINKING FOUNTAIN WITH BOTTLE FILLER | 11 RAISED CROSSING | 15 DECORATIVE FENCING (4' HT.) | 19 HALF-COURT STREET BASKETBALL (SEE KEY MAP) |
| 4 BASKETBALL HOOP | 8 GAME TABLE | 12 SEAT WALL | 16 SECURITY LIGHTING | |





Plan A

Entry Arbor





Plan A

Cul-de-sac Improvements





Plan A

Park Entrance





Plan A

Security Lighting





Plan A Playground





Plan A

Security Lighting





Plan A

Mini-Pitch Soccer with Basketball Hoop





Plan A

Picnic Area & Mini-Pitch Soccer with Basketball Hoop





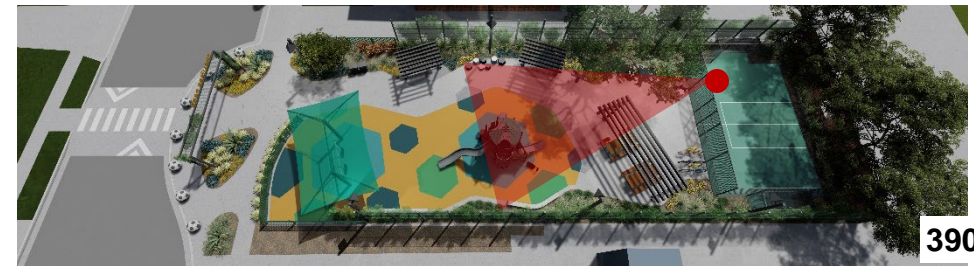
Plan A

Security Lighting





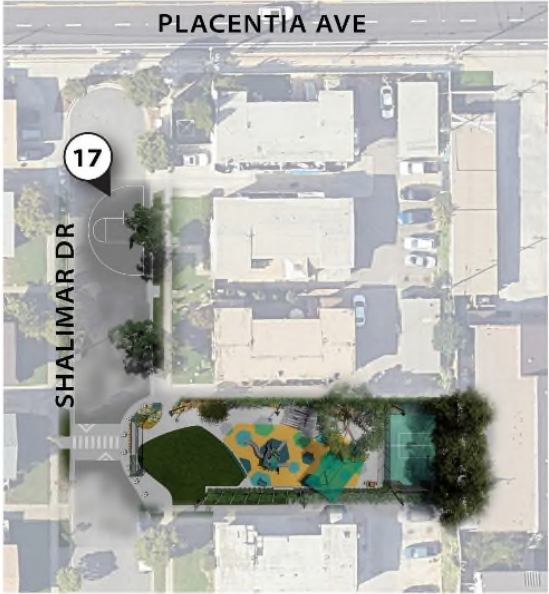
Plan A Playground



Plan B



KEY MAP:



LEGEND

- | | | | | |
|---------------------|--|--------------------|--------------------------------|---|
| 1 PLAY STRUCTURE | 5 SWING GLIDERS | 9 ENTRANCE ARBOR | 13 RE-PURPOSED TILE ARTWORK | 17 HALF-COURT STREET BASKETBALL (SEE KEY MAP) |
| 2 SWINGS WITH SHADE | 6 NATURAL GRASS LAWN | 10 SOCCER BOLLARDS | 14 GREENSCREEN (12' HT.) | |
| 3 MINI-PITCH SOCCER | 7 DRINKING FOUNTAIN WITH BOTTLE FILLER | 11 RAISED CROSSING | 15 DECORATIVE FENCING (4' HT.) | |
| 4 BASKETBALL HOOP | 8 GAME TABLE | 12 SEAT WALL | 16 SECURITY LIGHTING | |



Renderings





Plan B Entry Arbor





Plan B

Cul-De-Sac Improvements





Plan B

Front Entry





**Plan B
Playground**





Plan B

Park Entrance





Plan B Playground





Plan B

Security Lighting





Plan B

Mini-Pitch Soccer with Handball Court





Plan B

Mini-Pitch Soccer with Handball Court





Plan B

Security Lighting

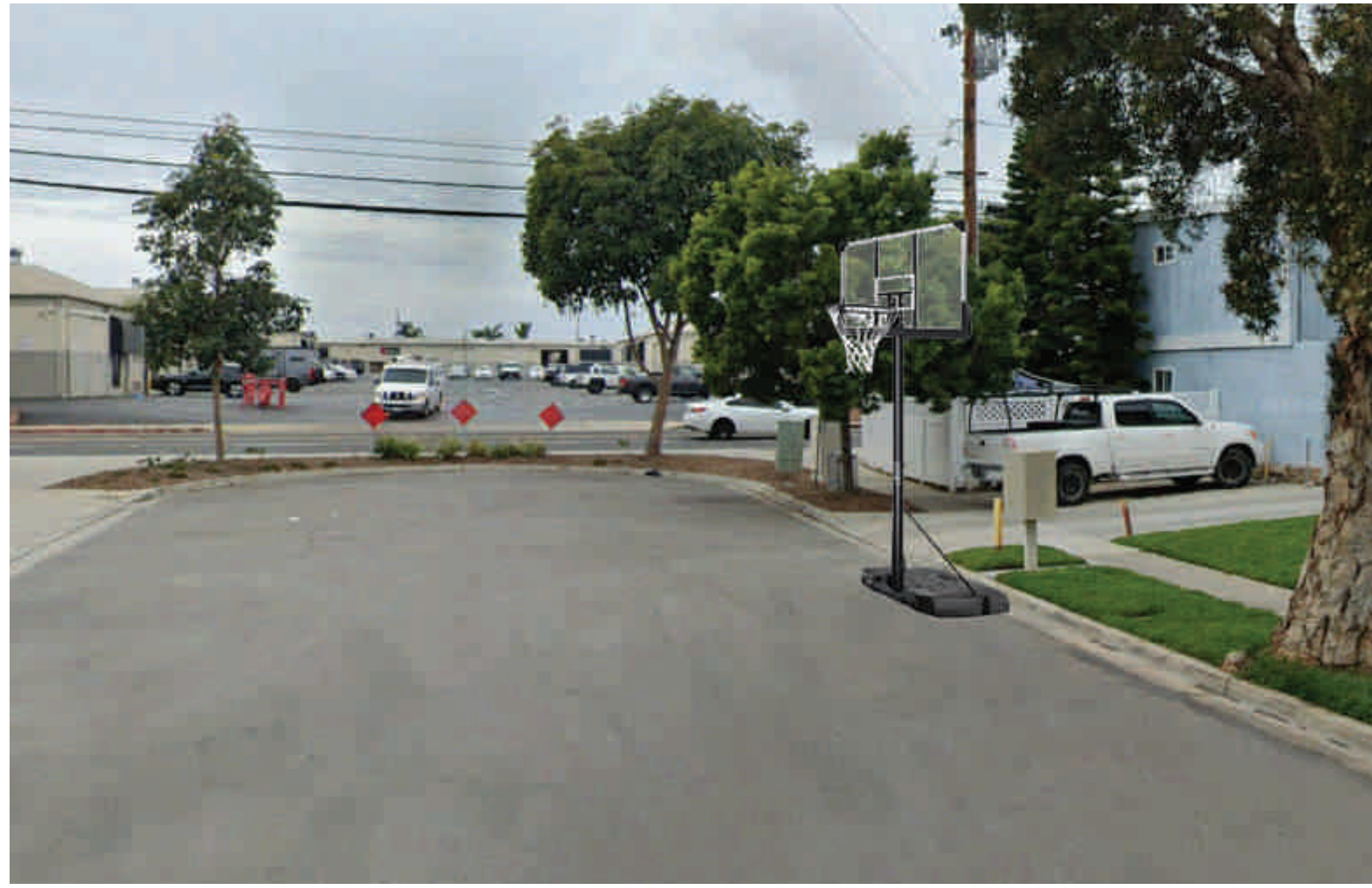




Plan B Playground



ASPHALT PAVEMENT MARKINGS (MARCACIONES EN PAVIMENTO ASFALTICO)



OPTION A: NO PAVEMENT MARKINGS
OPCIÓN A: SIN MARCAS EN EL PAVIMENTO



OPTION B: WHITE PAVEMENT MARKINGS
OPCIÓN B: MARCAS BLANCAS EN EL PAVIMENTO



OPTION C: VIBRANT COLOR PAVEMENT MARKINGS
OPCIÓN C: MARCAS EN EL PAVIMENTO DE COLORES VIBRANTES

DECORATIVE BARRIERS (BARRERAS DECORATIVAS)



OPTION A: FRUIT
OPCIÓN A: FRUTA



OPTION B: SPORTS
OPCIÓN B: DEPORTES



OPTION C: PEBBLES
OPCIÓN C: GUIJARROS

BOARD #1 AMENITY OPTIONS (EXPOSICIÓN #1 OPCIONES DE SERVICIOS)

SHALIMAR PARK

CITY OF COSTA MESA

May 17, 2024



PLAYGROUND STYLE (ESTILO DE PARQUE INFANTIL)



OPTION A: LANDSCAPE STRUCTURES 'FORMA'
OPCIÓN A: LANDSCAPE STRUCTURES (MARCA) 'FORMA'



OPTION B: PLAYWORLD 'PLAYCUBES'
OPCIÓN B: PLAYWORLD (MARCA) 'CUBOS DE JEUGO'



OPTION C: DYNAMO ROPE COURSE
OPCIÓN C: DYNAMO (MARCA) CURSO DE CUERDA

SHADE STRUCTURES (ESTRUCTURAS DE SOMBRA)



OPTION A: VERTICAL & HORIZONTAL LASER-CUT STEEL
OPCIÓN A: ACERO VERTICAL Y HORIZONTAL CORTADO CON LÁSER



OPTION B: STAGGERED HEIGHT LASER-CUT STEEL LEAF
OPCIÓN B: HOJA DE ACERO CORTADA POR LÁSER EN ALTURA ESCALONADA



OPTION C: STAGGERED HEIGHT PLANTING
OPCIÓN C: PLANTACIÓN EN ALTURA ESCALONADA

BOARD #2 AMENITY OPTIONS (EXPOSICIÓN #2 OPCIONES DE SERVICIOS)

SHALIMAR PARK

CITY OF COSTA MESA

May 17, 2024



MONUMENT SIGN (SEÑAL DE MONUMENTO)



OPTION A: ARCHWAY
OPCIÓN A: ARCO



OPTION B: PLANTED TRELLIS
OPCIÓN B: ENREJADO PLANTADO



OPTION C: VERTICAL
OPCIÓN C: VERTICAL

SWINGS (COLUMPIOS DE JUEGOS)



OPTION A: TRADITIONAL
OPCIÓN A: TRADICIONAL



OPTION B: BENCH SWING
OPCIÓN B: COLUMPIO DE BANCO



OPTION C: GAMETIME 'EXPRESSIONS'
OPCIÓN C: GAME TIME 'EXPRESIONES'

BOARD #3 AMENITY OPTIONS (EXPOSICIÓN #3 OPCIONES DE SERVICIOS)

SHALIMAR PARK
CITY OF COSTA MESA

May 17, 2024



MOSAIC TILE DISPLAY (EXHIBICIÓN DE MOSAICOS)



OPTION A: SEATWALL
OPCIÓN A: PARED DEL ASIENTO



OPTION B: ART WALL
OPCIÓN B: PARED DE ARTE



OPTION C: COLUMNS
OPCIÓN C: COLUMNAS DE ARTE

PARK THEME (MARCA VECINAL PARA PARQUE)



OPTION A: AGRICULTURE
OPCIÓN A: AGRICULTURA



OPTION B: ART/CREATIVITY
OPCIÓN B: ARTE/CREATIVIDAD



OPTION C: NATURE
OPCIÓN C: NATURALEZA

BOARD #4 AMENITY OPTIONS (EXPOSICIÓN #4 OPCIONES DE SERVICIOS)

SHALIMAR PARK

CITY OF COSTA MESA

May 17, 2024



