



REGULAR CITY COUNCIL AND HOUSING AUTHORITY NOVEMBER 18, 2025 - MINUTES

CALL TO ORDER – The Closed Session meeting was called to order by Mayor Stephens at 4:00 p.m.

ROLL CALL

Present: Council Member Buley, Council Member Gameros, Council Member Marr (arrived 4:05 p.m.), Council Member Pettis, Council Member Reynolds (arrived 4:04 p.m.), and Mayor Stephens.

Absent: Mayor Pro Tem Chavez.

PUBLIC COMMENTS – NONE.

CLOSED SESSION ITEMS:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATION OF LITIGATION - THREE CASES

Pursuant to California Government Code Section 54956.9 (d)(2), Potential Litigation.

2. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6 (a)

Agency Designated Representative: Kimberly Hall Barlow, City Attorney.

Unrepresented Employee: City Manager

3. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6, (a)

Agency Designated Representative: Cecilia Gallardo-Daly, Interim City Manager

Name of Employee Organization: Costa Mesa City Executive Unit

4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)

Name of Case: Juan David Veramancini and Rodrigo Torresmarini vs. County of Orange; City of Costa Mesa, et al.

United States District Court, Central District of California, Case No.

8:22-cv-01501-FWS (JDE)

5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)

Name of Case: City of Costa Mesa; People of State of Cal. v. D'Alessio Investments LLC, et al.

440 Fair Dr. and 1779 Newport Blvd.

Orange County Superior Court Case No. 30-2020-01170520

6. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)

Name of Case: D'Alessio Investments LLC v. City of Costa Mesa

Orange County Superior Court Case No. 30-2020-01132646

7. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)

Name of Case: D'Alessio v. City of Costa Mesa, et al.,

United States District Court, Central District of CA, Case No. 8:25-cv-00679-DOC-DFM

8. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)

Name of Case: City of Costa Mesa v. D'Alessio; 1963 Wallace Ave.

Orange County Superior Court Case No. 30 2020 01133479

9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to California Government Code Section 54956.8

APN: 427-091-12; Property: 3175 Airway Ave., Costa Mesa, CA 92626

Agency Negotiators: Cecilia Gallardo-Daly, Interim City Manager

Under Negotiation: Price and Terms of Payment

City Council recessed at 4:03 p.m. for Closed Session.

Closed Session adjourned at 5:50 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 Pastor Christine Nolf, Redemption Church.

ROLL CALL

Present: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez (Via Zoom Webinar from Juarez Jalisco, Pursuant to CA Government Code 54953(b)(2)), and Mayor Stephens.

Absent: None.

CITY ATTORNEY CLOSED SESSION REPORT – No reportable action.

PRESENTATIONS: NONE.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Wendy Simao expressed concerns regarding noise issues associated with The 12 gym and indicated the establishment has been leaving the doors open.

Jay Humphrey, Costa Mesa, thanked the City staff for repairing the dips on Harbor Blvd.

Geoff West, Costa Mesa, thanked the City Council for recognizing Veterans, and expressed gratitude to the City Council.

Scott Nestel, Costa Mesa, requested clarification on the parking tickets issued to him and if they could be waived.

Brooke Grey spoke in support of posting Know Your Rights resources.

Speaker, spoke in support of posting Know Your Rights resources and adding the California Labor Commissioner information to the webpage.

Roberto Herrera, Resilience Orange County, spoke in support of posting Know Your Rights resources, requested more funding for the Enough For All fund, requested an update on the crosswalk at Center Street and Placentia Avenue, and requested to incorporate into the budget virtual outreach and Spanish outreach.

Christian Lopez, Resilience Orange County, spoke in support of previous comments.

Juana Trejo, spoke on a hit and run traffic accident, requested options for reducing drivers speeds, and thanked the City Council and the constituent services team.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Pettis wished everyone Happy Thanksgiving and expressed gratefulness to be able to serve as a Council Member.

Council Member Buley thanked Shirley McDaniels for highlighting Jamboree Housing Company and financial issues in Huntington Beach, and requested staff to monitor.

Council Member Gameros spoke on giving thanks and providing to those in need, and spoke on Someone Cares Soup Kitchen and the need for volunteers.

Council Member Marr reported that the Enough For All funds have supported 65 families so far and requested an update on the funds provided to Someone Cares Soup Kitchen and an update on an ethics policy, requested an update on a rental registry, and requested an update on the Jamboree Housing financing, spoke on the Safe Routes to School and Fairview Avenue improvement project community meeting, and congratulated Neat Coffee on celebrating their 10 year anniversary.

Council Member Reynolds requested an update on an ethics policy, spoke on supporting those in the community who are vulnerable, spoke on attending a housing forum regarding the work carried out within the city, spoke on a bike ride in remembrance for road traffic victims, requested regular reporting to City Council on traffic collisions, spoke on online surveys for the Safe Routes to school grant, and provided an update on the Center Street crosswalk project.

Mayor Pro Tem Chavez spoke on the ROP program at Estancia High School and speaking with the students, thanked Flo Martin and Michael Nolf for their comments on 19th Street bike path changes, requested an update on the Center Street crosswalk, suggested auditing both Someone Cares Soup Kitchen and Enough For All at the same time.

Mayor Stephens thanked those who came to his recent event, spoke on promoting Know Your Rights, spoke on the basket brigade event in the City Hall parking lot on Sunday, November 23rd to provide thanksgiving baskets, and thanked Geoff West for his comments.

REPORT – CITY MANAGER – Ms. Gallardo-Daly spoke on the upcoming rainstorm and that free sandbags are available to residents of the City, spoke on Hunger and Homelessness Awareness Week, spoke on opening the inclement weather shelter during the rainstorm, and spoke on the Senior Grocery program at the Senior Center.

REPORT – CITY ATTORNEY – Ms. Hall Barlow reported that referrals for both groups designated for legal defense funds are being made and there are no reports yet on those assisted, reported that she spoke to the Jamboree Housing attorney, and they will provide a current pro forma.

CONSENT CALENDAR

MOVED/SECOND: Council Member Reynolds/Council Member Marr

MOTION: Approve the Consent Calendar except for Consent Calendar Item No. 6.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: None.

Abstain: Council Member Gameros recused himself on item 3 the Warrant Resolution due to his wife working for Priceless Pet Recue.

Motion carried: 7-0

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

ACTION:

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

2. READING FOLDER

ACTION:

City Council received and filed Claims received by the City Clerk and authorized staff to reject any and all Claims: Shea Weston.

3. ADOPTION OF WARRANT RESOLUTION

ACTION:

City Council approved Warrant Resolution No. 2744.

4. ACCEPTANCE OF THE GREENVILLE-BANNING CHANNEL HYDRODYNAMIC SEPARATOR INSTALLATION PROJECT, CITY PROJECT NO. 25-02

ACTION:

1. City Council accepted the work performed by Zusser Company Inc., 528 Palisades Drive, Suite 504, Los Angeles, California 90272, for the Greenville-Banning Channel Hydrodynamic Separator Installation Project, and authorized the City Clerk to file the Notice of Completion.
2. Authorized the Interim 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 one (1) year after the filing date.

5. REJECT SOLE BID FOR THE SEWER PIPE RELINE PROJECT, CITY PROJECT NO. 25-14

ACTION:

City Council rejected the sole bid received for the Sewer Pipe Reline Project, City Project No. 25-14 and authorized staff to re-advertise the project.

ITEMS PULLED FROM THE CONSENT CALENDAR

6. ADOPTION OF ORDINANCE NO. 2025-08 - AMENDING TITLE 5: BUILDINGS AND STRUCTURES AND TITLE 7: FIRE PROTECTION AND PREVENTION OF THE COSTA MESA MUNICIPAL CODE; ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING SPECIFIED APPENDICES AND LOCAL AMENDMENTS, AND ADOPTING THE ORANGE COUNTY GRADING AND EXCAVATION CODE AND ASSOCIATED SUPPLEMENTS

Ms. Hall Barlow, City Attorney, clarified that the distance requirements from the disconnect will be amended in both sections of the ordinance.

Public Comments: None.

MOVED/SECOND: Council Member Marr/Mayor Stephens

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

1. City Council adopted Ordinance No. 2025-08 to:

- Amend Titles 5 and 7 of the Costa Mesa Municipal Code;
- Adopt by reference the 2025 California Building Standards Code, as locally amended, and the current Orange County Grading and Excavation Code;
- Repeal the City's prior adoption of the 2022 editions; and
- Set an effective date of January 1, 2026.

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

PUBLIC HEARINGS: NONE.

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

OLD BUSINESS: NONE.

NEW BUSINESS:

1. DRAFT FAIRVIEW PARK MASTER PLAN UPDATE: DISCUSSION AND APPROVAL OF RECOMMENDATIONS

Staff presentation by Mr. Gruner, Parks and Community Services Director, Kelly Dalton, Fairview Park Administrator, Travis Brooks with Land IQ Biologist, and Jenny Cell with Moore, Iacofano, Goltzman, Inc. (MIG).

Kohl Crecelius, Fairview Park Steering Committee Chair, provided a presentation.

Matt Garcia, Harbor Soaring Society President, provided a presentation.

City Council recessed into a break at 9:06 p.m.

City Council reconvened at 9:18 p.m.

Public Comments:

Vida Underwood, Costa Mesa, spoke in support of concerts in the park, flying planes, and riding bikes, and spoke on the wildlife thriving in the park.

Annie Erickson, Costa Mesa, spoke on keeping Fairview Park the same, spoke in support of riding bikes and flying planes.

Speaker, spoke in support of riding bikes and flying planes, spoke in support of Harbor Soaring Society, and spoke in opposition of the Master Plan.

Bill Erickson, Costa Mesa, spoke on keeping Fairview Park the same, spoke in support of riding bikes and in support of the Harbor Soaring Society.

Josh Guesman, Orange County Model Engineers President, spoke on behalf of the 318 members in support of the Master Plan and will work in coordination with the city and assist wherever is needed.

Kari Nieblas Vozenilek, Costa Mesa, spoke in opposition to the Master Plan as it reduces active uses in the park.

Jennifer Thomas, Costa Mesa, Fairview Park Steering Committee, spoke in support of the Master Plan.

Sergio Tellez, Coastal Corridor Alliance, spoke in support of the Master Plan and supports the incorporation of the recommendations from the Parks and Community Services Commission and the Fairview Park Steering Committee.

Hank Castignetti, Orange County Model Engineers, spoke in support of the Master Plan.

Shannon Wingfield, Tribal Secretary of the Juaneño Band of the Mission Indians Acjachemen Nation, spoke in strong support of the Master Plan, supports recommendation no. 6 to relocate the fly field and spoke on recommendation no. 18 as the tribe was not consulted.

Scott Thomas, Sea & Sage Audubon Society, spoke in support of the Master Plan.

Jim Erickson, Costa Mesa, spoke on Measure AA and in support of the active transportation plan and biking in the park.

Bridget Duffin, Costa Mesa, spoke in support of the Master Plan.

Jacob Underwood, Costa Mesa, Harbor Soaring Society, spoke in support of the fly field.

Dr. Kelly Anne Brown, Costa Mesa, Parks and Community Services Commission Chair, spoke in support of the Master Plan, spoke on fiscal responsibility, and that both the Fairview Park Steering Committee and the Parks and Community Services Commission support adoption of the plan.

Speaker, spoke in support of flying airplanes in the park.

Bill McCarty, Costa Mesa, spoke in support of the Master Plan.

Dan Vozenilek, Costa Mesa, spoke in support of flying airplanes in the park.

Julie Kennedy, spoke in support of the Master Plan.

Speaker, spoke on the trails being fenced off and requested to keep nature pristine without fencing.

Speaker, Costa Mesa, spoke in support of the Master Plan.

Debby Koken, Costa Mesa, spoke in support of the Master Plan and in support of science.

Speaker, spoke in support of the Master Plan.

Connie Chang, spoke in support of the Master Plan.

Kim Hendricks, Fairview Park Alliance President, spoke in support of the Master Plan, suggested to change the name to Fairview Nature Park, spoke on endangered species, and allowing bikes on identified trails.

Speaker, spoke in support of the fly field and in support of Harbor Soaring Society.

Jay Humphrey, Costa Mesa, spoke in support of the Master Plan with moving the fly field and changing the name.

Terry Koken, spoke in support of the Master Plan, a science-based analysis, and in support of the Orange County Model Engineers.

Cynthia McDonald, Costa Mesa, spoke in support of the Master Plan, moving Harbor Soaring Society out of the park, supports more enforcement, signage, and renaming the park to Fairview Nature Preserve.

James Jones, Costa Mesa, spoke on communicating with the correct tribe, expressed concern on the state of the park, and that the City should be stewards of the park.

Rick Huffman, Costa Mesa, spoke in support of the Master Plan.

Andy Campbell spoke in support of the Master Plan, and in support of Harbor Soaring Society moving out of Fairview Park.

Dean Johnson, Orange County Model Engineers, spoke in support of Harbor Soaring Society.

Speaker, spoke in support of Harbor Soaring Society.

Larry Courter, Costa Mesa, spoke in support of the park.

Cristian Garcia Arcos spoke in support of the Master Plan.

Paul Wagner, Coastal Corridor Alliance, spoke in support of the Master Plan.

Speaker, spoke in support of the Master Plan.

Speaker, inquired whether the flying field, currently an established use in the park is able to be removed under the AA analysis, noted that a vernal pool was identified underneath the tracks of the Railroad, noted that significant time is being spent on a small club, and requested more clarity on the process.

Sara Rodelo, Costa Mesa, Waldorf School Administrator, spoke in support of the Master Plan and provided a petition with 500 signatures in support of the plan.

Eric Roberts, former Chair of the Fairview Park Steering Committee, spoke in support of the Master Plan.

John Rittenhouse, Costa Mesa, spoke in support of Harbor Soaring Society.

Speaker, spoke in support of the Master Plan.

David Martinez, Costa Mesa, Costa Mesa Alliance for Better Streets, spoke on amending the plan so that bicycles are allowed on identified trails, in line with the circulation element of the general plan.

Michael Moses Nolf, Costa Mesa, spoke in opposition to the current draft plan and in support of bike riding at the park.

Speaker, spoke in support of the Master Plan.

Dan Noon spoke in support of Harbor Soaring Society.

John Carter, Costa Mesa, spoke in support of Harbor Soaring Society and bike riding, and in opposition of the Master Plan.

Priscilla Rocco spoke in support of the Master Plan.

Melanie Schlotterbeck, Coastal Corridor Alliance, spoke in support of the Master Plan.

Roberto Herrera, Parks and Recreation Commission Chair for the City of Santa Ana, spoke in support of the Master Plan.

Henry Smith spoke in support of Harbor Soaring Society.

Patrick Flynn, Costa Mesa, spoke in opposition of the current draft of the Master Plan.

MOVED/SECOND: Mayor Stephens/Council Member Marr

MOTION: Close public comments and continue the item to the December 2, 2025 City Council meeting.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

1. City Council received public comments and reviewed the Draft Fairview Park Master Plan Update prepared by consultant Moore, Iacofano, Goltzman, Inc. (MIG).
2. Continued the item to the December 2, 2025 City Council meeting.

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

ADJOURNMENT – Mayor Stephens adjourned the meeting at 11:28 p.m.

Minutes adopted on this 20th day of January, 2026.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk

DRAFT