

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL AND  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY AND  
SPECIAL JOINT HOUSING AUTHORITY MEETING**

**TUESDAY, JUNE 15, 2021**

**CLOSED SESSION  
5:00 P.M.**

**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 Harlan, Council Member Harper, Council Member Reynolds, Mayor Pro Tem Marr, and Mayor Stephens.

Absent: None.

**PUBLIC COMMENTS – None.**

Ms. Hall Barlow, City Attorney, requested to add an item to the Closed Session Agenda Pursuant to Section 54957 (b)(1), California Government Code. The item came to the City's attention after the agenda was posted.

**MOVED/SECOND:** Mayor Stephens/Council Member Harlan

**MOTION:** Add an item to the Closed Session Agenda Pursuant to Section 54957 (b)(1), California Government Code.

The motion carried by the following roll call vote:

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

Nays: None

Absent: None

Motion carried: 7-0

**CLOSED SESSION ITEMS:**

**1. THREAT TO SECURITY**

Pursuant to subdivision (a) of Section 54957, California Government Code  
Consultation with: Costa Mesa Director of Emergency Services, and City Manager, Lori Ann Farrell Harrison; Bryan Glass, Police Chief; Dan Stefano, Fire Chief; and Jason Dempsey, Emergency Services Administrator.

**2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Section 54956.8, California Government Code  
APN:139-031-62,139-651-14; Property:1683 Sunflower Avenue, Costa Mesa, CA  
92626 Agency Negotiator: Lori Ann Farrell Harrison, City Manager  
Negotiating Parties: Brent Stoll, Rose Equities

**3. PUBLIC EMPLOYEE APPOINTMENT**

Pursuant to subdivision (b)(1) of Section 54957, California Government Code

City Council recessed at 5:04 p.m. for Closed Session.

Closed Session adjourned at 5:50 p.m.

**CALL TO ORDER** - The Regular City Council and Successor Agency to the Redevelopment Agency and special Joint Housing Authority meeting was called to order by Mayor Stephens at 6:00 p.m.

**NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE**

Led by Council Member Gameros

**MOMENT OF SOLEMN EXPRESSION**

Pastor Phil Eyskens, Lighthouse Community Church, Costa Mesa

**ROLL CALL**

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

Absent: None.

**MOVED/SECOND:** Mayor Stephens/Council Member Chavez

**MOTION:** Change the order of business to consider the New Business items prior to the Public Hearing items.

The motion carried by the following roll call vote:

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

Nays: None

Absent: None

Motion carried: 7-0

**CITY ATTORNEY CLOSED SESSION REPORT** – No reportable action.

**PRESENTATIONS:**

Mayor Stephens presented a Proclamation to Judge Robinson, Mr. Colbert, Ms. Tumbling, Mr. McDonald, and Dr. Glass in Recognition of Juneteenth.

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

Jay Humphrey, Costa Mesa, expressed appreciation to the city for providing microphones and hardware for the hearing impaired, spoke against Assembly Bill 1322 regarding initiatives, and spoke on Council Member recusals.

Speaker, spoke against Assembly Bill 1322 regarding initiatives.

Ben Chapman, Costa Mesa, spoke on upcoming Chamber of Commerce events.

Speaker, spoke against Assembly Bill 1322 regarding initiatives, spoke on the first amendment, and expressed concerns about Smart n Final.

Robin Leffler, Costa Mesa, spoke against Assembly Bill 1322, and on Council Member recusals.

Kim Hendricks, Costa Mesa, spoke on Fairview Park, the Parks, Arts, and Community Services meeting, and comments made at the Fairview Park Steering Committee regarding the Harbor Soaring Society.

Sandra Genis, Costa Mesa, spoke on written public comments after the agenda was posted, and spoke on CEQA requirements.

Stephanie Smolkin, Serving People In Need (SPIN), thanked City Council for CDBG rental assistance funding.

Speaker, played a video on a variety of issues.

Steven Chan, spoke on a variety of issues.

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

Council Member Chavez congratulated 2021 graduates, encouraged vaccinations, spoke on attending the Fairview Park Steering Committee meeting, requested enforcement for speeding on Pomona and Meyer Street, and spoke against illegal fireworks.

Council Member Gamos spoke against illegal fireworks and on safety.

Council Member Harlan spoke on security gates at Perez Park, St Mary's Church groundbreaking ceremony at noon on Father's Day, and wished all dads a Happy Father's Day.

Council Member Harper requested an update on Smart n Final, spoke on the vote recusal for the One Metro West project and being allowed to participate on the item, and spoke against illegal fireworks and on safety.

Council Member Reynolds spoke on the Transportation Corridor Agencies and toll roads, requested to calendar a Mobile Home Advisory Committee meeting, spoke on the severe blood shortage and requested blood donations, spoke on problems associated with illegal fireworks and helicopters flying over neighborhoods, and spoke on the monthly bike ride on June 27<sup>th</sup>.

Mayor Pro Tem Marr spoke on Juneteenth, June 27<sup>th</sup> community meetings regarding the OC Fair, spoke against illegal fireworks and agendizing fireworks for further discussion, and spoke on Phil Eyskens comments on collaboration.

Mayor Stephens requested to agendize revising the Planning Commission Ordinance to change the requirement of members residing in the appointed district, recognized the City Clerk's Office for hard work, spoke on taping a Costa Mesa podcast featuring Mayor Pro Tem Marr and the Chief of Staff, wished dads a Happy Father's Day, thanked the members of the public for their patience during the pandemic, and spoke on illegal fireworks.

**REPORT – CITY MANAGER** – Ms. Farrell Harrison spoke on City Council meetings open to the public, City Hall scheduled to reopen on July 12<sup>th</sup>, the ribbon cutting ceremony on July 17<sup>th</sup> for the Norma Hertzog Community Center, swimming lessons are back in session, introduced Fire Chief Stefano and Police Chief Glass who provided updates on efforts regarding the July 4<sup>th</sup> holiday, and spoke on bringing a Smart n Final update at the July 20<sup>th</sup> meeting.

**REPORT – CITY ATTORNEY** – Ms. Hall Barlow spoke on the City taking legal action and initiating litigation against the property owner and businesses at 440 Fair Drive.

**CONSENT CALENDAR: (Items 1-14)**

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

**MOTION:** Approve recommended actions for Consent Calendar Item Nos. 1 through 14 except for 6, 8, and 12.

The motion carried by the following roll call vote:

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

Nays: None

Absent: None

Motion carried: 7-0

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

**ACTION:**

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

**2. READING FOLDER**

Claims received by the City Clerk: Jose Valdez Delgado, Guadalupe Portillo, Arrah Valdez.

**ACTION:**

City Council received and filed.

**3. WARRANT RESOLUTION NO. 2662 – Finance Department**

**ACTION:**

City Council approved Warrant Resolution No. 2662 of the City Council of the City of Costa Mesa, California, allowing certain claims and demands, including Payroll Register Nos. 21-11 for \$2,705,877.74; and City operating expenses for \$4,206,321.44.

**4. MINUTES - City Manager's Office/City Clerk's Division**

**ACTION:**

City Council approved the Minutes of the Special Study Session meeting of May 25, 2021.

**5. REQUEST TO CANCEL THE REGULAR CITY COUNCIL MEETING OF JULY 6, 2021- City Manager's Office/City Clerk's Division**

**ACTION:**

City Council canceled the regular meeting of Tuesday, July 6, 2021.

**7. AMENDMENT #1 TO SUBRECIPIENT AGREEMENTS FOR PROGRAM ADMINISTRATION OF A COMMUNITY DEVELOPMENT BLOCK GRANT CORONAVIRUS (CDBG-CV) RENTAL ASSISTANCE PROGRAM**

City Manager's Office

**ACTION:**

1. City Council and the Housing Authority Board of Directors approved Amendment No. 1 to the Subrecipient Agreement (SRA) with Mercy House Living Centers increasing the compensation by \$150,000, for a total Not-To-Exceed amount of \$330,321 and to add two one-year renewal terms for program administration of the City's CDBG-CV Rental Assistant Program for lower-income households without children.
2. Approved Amendment No. 1 to the Subrecipient Agreement (SRA) with Serving People in Need (SPIN), Inc. increasing the compensation by \$250,000, for a total Not-To-Exceed amount of \$457,000 and to add two one-year renewal terms for program administration of a Rental Assistance Program for lower-income households with children.

3. Authorized the City Manager and the City Clerk to execute the amendments and future authorized amendments to the agreements.

**9. SERVICES AGREEMENT FOR PUBLIC SAFETY HELICOPTER SUPPORT BETWEEN THE CITY OF HUNTINGTON BEACH AND THE CITY OF COSTA MESA - Police Department**

**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.
2. 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.

**10. TRAFFIC MANAGEMENT SERVICES AGREEMENTS WITH THE 32ND DISTRICT AGRICULTURAL ASSOCIATION – Police Department**

**ACTION:**

1. City Council approved the 2021 agreement between the City and the 32nd District Agricultural Association for traffic management services for the Orange County Fair.
2. Approved the 2021 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 to execute the agreements.
4. Authorized the City Manager to execute any amendments to the agreements, including, but not limited to, amendments increasing the maximum compensation to be paid to the City.

**11. APPROVAL OF MEASURE Q – WAREHOUSE LEASE AGREEMENT  
Police Department**

**ACTION:**

1. City Council approved the lease agreement with Norwood Management, LLC for a 8,554 square foot warehouse space in Costa Mesa for additional evidence storage in connection with illegal dispensary operations for an initial twelve (12) month term from July 1, 2021 to June 30, 2022, with four (4) one-year renewal options. Rent will be \$12,500 per month during the initial term and will increase by 3% during each renewal period.
2. Authorized the City Manager and City Clerk to execute the lease agreement and future authorized changes and amendments to this Agreement.

13. **SECOND READING OF ORDINANCE 2021-10 FOR AN EXTENSION TO THE PACIFIC ARTS PLAZA DEVELOPMENT AGREEMENT 00-04 (19-02), GENERALLY LOCATED AT 3200 BRISTOL STREET**  
Development Services Department

Mayor Stephens recused himself on this item as his place of business is within 500 feet of the address.

Council Member Harlan recused himself on this item as he previously voted on it when he was on the Planning Commission.

**ACTION:**

1. City Council found the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061 (b) (3) (general rule) of the CEQA Guidelines because the amendment is merely a time extension for an existing development agreement and does not change the underlying project. In addition, the environmental analysis for the Project described in Environmental Impact Report No. 1047 (SCH No. 2000041100) and the subsequent Mitigated Negative Declaration described herein are applicable.
  2. Gave second reading to and adopted Ordinance No. 2021-10 to approve the two-year time extension and amendment to Development Agreement 00-04 (Development Agreement 19-02).
14. **SECOND READING AND ADOPTION OF AN ORDINANCE TO ADOPT CODE AMENDMENT CO-2021-01 TO AMEND TITLE 13 (PLANNING, ZONING, AND DEVELOPMENT) AND AN ORDINANCE TO AMEND TITLE 9 (LICENSES AND BUSINESS REGULATIONS) OF THE COSTA MESA MUNICIPAL CODE REGARDING THE TAXATION, REGULATION, OPERATING REQUIREMENTS AND STANDARDS FOR CANNABIS USES INCLUDING RETAIL CANNABIS STOREFRONT AND NON-STOREFRONT USES TO IMPLEMENT THE CITY OF COSTA MESA RETAIL CANNABIS TAX AND REGULATION MEASURE (MEASURE Q) – Development Services Department**

**ACTION:**

1. City Council gave second reading to and adopted Ordinance No. 2021-08 to adopt Zoning Code Amendment CO-2021-01 amending Title 13, Chapter IX, Article 21 and Chapter IV, Table 13-30 of the Costa Mesa Municipal Code; and
2. City Council gave second reading to and adopted Ordinance No. 2021-09 to amend Title 9, Chapter I, Article 5, Chapter II, Article 1, and Chapter VI of the Costa Mesa Municipal Code regarding the taxation and regulation for retail cannabis uses including storefronts and non-storefronts.

**ITEMS PULLED FROM THE CONSENT CALENDAR**

**6. MONTHLY UPDATE OF STRATEGIC PLAN GOALS AND SIX MONTH OBJECTIVES - City Manager's Office**

Discussion ensued on the public safety objectives and the plan moving forward for public involvement on road safety issues.

Public Comments: None.

**MOVED/SECOND:** Council Member Reynolds/Mayor Pro Tem Marr

**MOTION:** Approve recommended actions.

The motion carried by the following roll call vote:

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

Nays: None

Absent: None

Motion carried: 7-0

**ACTION:**

City Council approved the June update to the work plan for the 2021 Strategic Plan's six-month objectives.

**8. PURCHASE OF SIX NEW 2021 BMW R1250RT-P POLICE MOTORCYCLES**  
Police Department

Public Comments:

David Martinez, Costa Mesa, spoke on the option of electric powered motorcycles.

Speaker, spoke on advantages of electric motorcycles.

Discussion ensued on testing electric motorcycles as an option.

**MOVED/SECOND:** Council Member Reynolds/Mayor Pro Tem Marr

**MOTION:** Approve recommended actions and explore the option to purchase electric motorcycles in the future.

The motion carried by the following roll call vote:

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

Nays: None

Absent: None

Motion carried: 7-0



**ACTION:**

1. City Council approved the purchase of six (6) new 2021 BMW R1250RT-P police motorcycles, based on pricing provided through a cooperative agreement with the City of Stockton, CA No. PUR-20-028.
2. Authorized the City Manager to execute the necessary documents for the purchase of six (6) new 2021 BMW R1250RT-P police motorcycles in the amount of \$191,078.51 from Long Beach BMW Motorcycles located at 2125 E. Spring Street, Long Beach, CA 90806.
3. Approved General Fund savings transfer of \$191,078.51 to the Equipment Replacement fund.

**12. RENEWED MEASURE M (M2) ELIGIBILITY – Public Services Department**

Public Comments:

Speaker, spoke on the seven-year Capital Improvement Project (CIP) and the bikeway and street rehabilitation projects.

**MOVED/SECOND:** Mayor Pro Tem Marr/Council Member Reynolds

**MOTION:** Approve recommended actions.

The motion carried by the following roll call vote:

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

Nays: None

Absent: None

Motion carried: 7-0

**ACTION:**

1. City Council approved the City's Maintenance of Effort (MOE) for Fiscal Year 2021-22.
2. Approved the M2 Seven-Year Capital Improvement Program (CIP) comprised of the City's Five-Year and future year CIP for Fiscal Year 2021-22 through Fiscal Year 2027-28.
3. Adopted Resolution No. 2021-25 for the Master Plan of Arterial Highways Conformance and Mitigation Fee Program.

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

**NEW BUSINESS:**

**1. PROFESSIONAL SERVICES AGREEMENT TO PROVIDE BRIDGE SHELTER OPERATOR AT THE PERMANENT BRIDGE SHELTER AT 3175 AIRWAY AVENUE – City Manager’s Office**

Staff presentation by Ms. Price, Assistant City Manager.

Discussion ensued on the scope of work, current occupancy, and the contingency funds.

Public Comments:

Speaker, inquired on the average cost per bed.

Timothy Huynh, representing Mercy House, thanked the City Council and staff for their partnership and support.

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

**MOTION:** Approve recommended actions.

**SUBSTITUTE MOTION/SECOND:** Mayor Pro Tem Marr/Council Member Harper

**SUBSTITUTE MOTION:** Approve recommended actions with the exception of the contingency to be brought back to council at a later date if needed.

The motion carried by the following roll call vote:

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

Nays: None

Absent: None

Motion carried: 7-0

**ACTION:**

1. City Council and the Housing Authority Board of Directors awarded a Professional Services Agreement (PSA) to Mercy House Living Centers in an annual amount of \$2,000,000 as the City’s bridge shelter operator for a three-year term from July 1, 2021 – June 30, 2024, with two one-year extension options.
2. Authorized the City Manager, Executive Director of the Housing Authority, City Attorney and City Clerk, to sign and execute the proposed agreement, in substantially the form as attached and in such final form as approved by the City Attorney, and future authorized changes and amendments to the agreement.

**2. APPROVE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF COSTA MESA AND THE SAVE OUR YOUTH (SOY) FOR JOINT RECREATIONAL PROGRAMMING OPPORTUNITIES**  
Parks and Community Services Department

Staff presentation by Mr. Minter, Parks and Community Services Director.

Public Comments:

Cristy Martinez, Save Our Youth Program Coordinator, spoke on the SOY program.

Kim Hendricks, Costa Mesa, spoke on fieldtrips to Fairview Park.

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

**MOTION:** Approve recommended actions.

The motion carried by the following roll call vote:

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

Nays: None

Absent: None

Motion carried: 7-0

**ACTION:**

1. City Council approved a Memorandum of Understanding between the City of Costa Mesa and the Save Our Youth (SOY) for joint recreational programming opportunities.
2. Authorized the City Manager and City Attorney to enter into any and all documents needed to implement the MOU and absorb the estimated cost of \$42,000 from the City Manager's Contingency included in the budget.

City Council recessed into a break at 8:33 p.m.

City Council reconvened at 8:48 p.m.

**PUBLIC HEARINGS:**

**1. BUSINESS IMPROVEMENT AREA (BIA) REAUTHORIZATION AND RESOLUTION TO LEVY ANNUAL ASSESSMENT – City Manager’s Office**

Staff presentation by Ms. Reyes, Assistant to the City Manager.

Public Comments: None.

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

**MOTION:** Approve recommended actions.

The motion carried by the following roll call vote:

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

Nays: None

Absent: None

Motion carried: 7-0

**ACTION:**

1. City Council conducted a public hearing regarding the Business Improvement Area (BIA) reauthorization and levy of the annual assessment for Fiscal Year 2021-2022.
2. Adopted Resolution No. 2021-26, confirming the annual report filed by Travel Costa Mesa and levying an annual assessment for Fiscal Year 2021-2022 for a business improvement area covering certain Costa Mesa hotels and motels.

**2. FISCAL YEAR 2021-22 PROPOSED OPERATING AND CAPITAL IMPROVEMENT PROGRAM BUDGET**

City Manager’s Office/Finance Department

Staff presentation by Ms. Molina, Finance Director.

Discussion ensued on clarifying the recommendation, and an estimated date of completion for Capital Improvement Projects.

Public Comments: None.

**MOVED/SECOND:** Council Member Gameros/Mayor Pro Tem Marr

**MOTION:** Approve recommended actions 1 and 3-7.

The motion carried by the following roll call vote:

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

Nays: None

Absent: None

Motion carried: 7-0

**ACTION:**

1. City Council approved Resolution No. 2021-21, adopting the Proposed Fiscal Year 2021-22 Operating and Capital Improvement Budget as originally proposed on May 25, 2021.
3. Adopted Resolution 2021-27, adding the following job classifications and related pay ranges:
  - a. Active Transportation Coordinator; and
  - b. Arts Specialist.
4. Authorized the City Manager and/or Finance Director to appropriate and transfer Federal American Rescue Plan (ARP) Funds as needed to comply with U.S. Treasury Guidelines and to facilitate audit review and compliance.
5. Authorized the City Manager and/or Finance Director to appropriate and transfer current year (FY 2020-21) General Fund Reserves to the Equipment Replacement Fund to provide sufficient cash flow for the upcoming fiscal year.
6. Authorized the City Manager and City Attorney to enter into any and all agreements with Costa Mesa organizations to provide financial assistance for families with a financial hardship to participate in Parks and Community Services programs.
7. Authorized the City Manager and/or Finance Director to appropriate funds from the Golf Course Improvement Fund (Fund 413), as and if needed, to begin the process of updating the Golf Course's Five-Year Plan.

City Council recessed into a break at 9:22 p.m.

City Council reconvened at 9:32 p.m.

3. **FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2019050014), GENERAL PLAN AMENDMENT GP-20-01, REZONE R-20-01, SPECIFIC PLAN SP-20-01, MASTER PLAN PA-19-19, TENTATIVE TRACT MAP NO. 19015, AND DEVELOPMENT AGREEMENT DA-20-02 FOR DEVELOPMENT OF A MIXED-USE PROJECT (ONE METRO WEST) LOCATED AT 1683 SUNFLOWER AVENUE** – Development Services Department

Council Member Harlan recused himself and left the dais on this item as he previously voted on the item when he was a member on the Planning Commission.

Staff presentation by Ms. Huynh, Senior Planner.

Brent Stoll, representing the applicant, gave a presentation on the item.

Discussion ensued on fiscal impacts, demand for housing, affordable housing, community outreach, a citizen's advisory committee, parking demand, expanding bike trails, removing the vertical landscape requirement, parking requirements and cost, traffic impacts, an inclusionary housing ordinance, Sunflower as an example of a complete street design, active transportation, expanding parks, job opportunities for all building trades interested in bidding of the project, and the type of housing provided.

Public Comments:

Speaker, spoke in support of more affordable units to be included in the project.

Rich Gomez, representing the Southwest Region of Carpenters, spoke in support of the item.

Speaker, spoke in support of the item, encouraged the applicant to look at less parking spaces, and spoke on active transportation.

Speaker, spoke on local tradesman working where they live.

Francesco Gomez, part of the Carpenters Union, spoke on the benefits of working close to home.

Jay Humphrey, Costa Mesa, spoke on open space issues with the project.

Speaker, spoke on the Carpenters Union did not support the project, and on recusals from the City Council.

Speaker, spoke on community outreach on the item and the applicant addressing residents' concerns.

Speaker, spoke on public noticing, zoning, the EIR for the project, and traffic concerns.

Speaker, spoke on the need for housing in the city, and in support of the item.

Speaker, spoke on details of the specific plan for the project, and expressed concern on a variety of issues.

Speaker, read a letter from the CEO of Anduril, expressing support for the project.

Christine Nolf, Costa Mesa, spoke on affordable housing and transportation impacts from the project, and spoke in support of the project.

John Hanna, representing the Southwest Region of Carpenters, spoke in support of the item.

Jeff Pettis, Costa Mesa, spoke in support of a citizen's advisory committee and a petition to form the committee.

Speaker, spoke on the density of the project and looking at the long term.

Michael Moses Nolf, Costa Mesa, expressed support for the project and spoke on affordable housing and reducing the amount of parking.

Wendy Leece, Costa Mesa, spoke on Measure Y and adding the project on the ballot for the residents to vote.

Russ Purcell, Costa Mesa, spoke in opposition of the EIR, and on a variety of issues with the project.

Kathy Esfahani, Costa Mesa, spoke on affordable housing, an inclusionary housing ordinance, and in support of the item.

Cassius Rutherford, Costa Mesa, spoke in support of the project and the need for affordable housing.

Speaker, spoke on affordable housing, the housing element update, and in support of the project.

Speaker, spoke on a variety of issues with the project.

Linda Kramer, Costa Mesa, spoke on overcrowding in District 4, parking issues, and the need for more housing.

**MOVED/SECOND:** Mayor Stephens/Council Member Chavez

**MOTION:** Extend the meeting past midnight.

The motion carried by the following roll call vote:

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

Nays: Council Member Harper

Absent: None

Abstain: Council Member Harlan

Motion carried: 5-1-1

City Council recessed into a break at 12:05 a.m.

City Council reconvened at 12:10 a.m.

**MOVED/SECOND:** Council Member Gameros/Mayor Stephens

**MOTION:** Approve recommended action numbers 1 and 3.

Council Member Gameros and Mayor Stephens spoke in support of the motion.

Ms. Le, Economic and Development Services Director clarified if the motion included the Development Agreement as presented.

Council Member Gameros (1<sup>st</sup>) and Mayor Stephens (2<sup>nd</sup>) confirmed.  
Ms. Hall Barlow, City Attorney requested a correction in section 4.1.1 regarding public open space, to insert the word “perpetual” in front of “public access” so that it is clear that the public access easement over that space is forever.

Council Member Gameros (1<sup>st</sup>) and Mayor Stephens (2<sup>nd</sup>) agreed to the change.

Council Member Harper requested the approval of the item be subject to Measure Y and if Measure Y is circumvented in any way then the City Council approval would be negated.

Mayor Stephens spoke on Measure Y and did not agree to the change.

Council Member Harper requested to identify the project for the \$6 million for Capital Improvement Projects.

Council Member Gameros (1<sup>st</sup>) and Mayor Stephens (2<sup>nd</sup>) did not support the request.

Council Member Reynolds clarified a public comment regarding design options for sharing the South Coast Collection driveway.

Council Member Reynolds requested the maker of the motion to add that the applicant explore possible design options for a shared common driveway with the adjacent commercial development to the east (South Coast Collection).

Council Member Gameros (1<sup>st</sup>) and Mayor Stephens (2<sup>nd</sup>) agreed to the change.

Council Member Reynolds clarified if these units would be allowed to be used as short term rentals.

Ms. Le, Economic and Development Services Director confirmed that at this time that use would not be allowed.

**MOVED/SECOND:** Council Member Gameros/Mayor Stephens

**MOTION:** Approve recommended action numbers 1 and 3.

The motion carried by the following roll call vote:

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

Nays: Council Member Harper

Absent: None

Abstain: Council Member Harlan recused himself on this item as he previously voted on it when he was on the Planning Commission.

Motion carried: 5-1-0-1



**ACTION:**

1. City Council conducted a public hearing including presentations from staff and the applicant and receipt of public comments.
3. Approved the EIR, General Plan Amendment, Master Plan, Tract Map and language of the Development Agreement, and gave first reading to the Zoning Code Amendment, Specific Plan, and Ordinance adopting the Development Agreement.

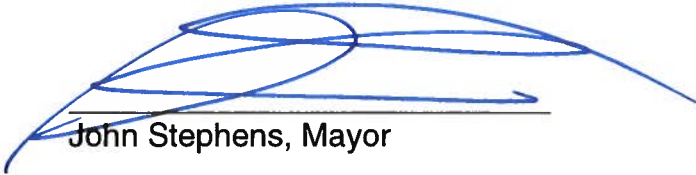
**OLD BUSINESS: NONE**

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

Council Member Reynolds thanked staff for the change in presentations being more concise.

**ADJOURNMENT** – Mayor Stephens adjourned the meeting at 12:29 a.m.

**Minutes adopted on this 3<sup>rd</sup> day of August, 2021.**



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John Stephens, Mayor

**ATTEST:**



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Brenda Green, City Clerk