



REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY SEPTEMBER 15, 2026 – MINUTES

CALL TO ORDER – The Closed Session meeting was called to order by Mayor Stephens at 4:01 p.m.

ROLL CALL

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

Absent: None.

PUBLIC COMMENTS – NONE.

CLOSED SESSION ITEMS:

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: City of Costa Mesa v. Ohio House LLC
Orange County Superior Court, Case No. 30-2020-01146835-CU-OR-CJC

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: City of Costa Mesa v. Ohio House, LLC, a California limited liability corporation; Richard Perlin, Nancy Perlin, Dolores Perlin, and Brandon Stump as individuals, Orange County Superior Court Case No. 30-2018-01006173-CU-OR-NJC

3. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: Ohio House, LLC v. City of Costa Mesa, United States District Court, Central District of CA, Case No. 8:19 cv 01710 DOC (KESx)

4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: People of the State of California, ex rel, Rob Bonta, California Department of Housing and Community Development v. City of Costa Mesa
Orange County Superior Court, Case No. 30-2026-01583941-CU-WM-CJC

5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to California Government Code Section 54956.8

APN: 139-032-11; Property: 3303 Hyland Avenue, Costa Mesa, CA 92626

Agency Negotiator: Cecilia Gallardo-Daly, City Manager

Negotiating Parties: Lisa Kolieb, Partner with Akerman LLP

Under Negotiation: Price and Terms of Payment

City Council recessed at 4:02 p.m. for Closed Session.

Closed Session adjourned at 5:50 p.m. and there was no reportable action taken.

CALL TO ORDER - The Regular City Council and Housing Authority meeting was called to order by Mayor Stephens at 6:01 p.m.

NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE – A video was played of the National Anthem and the Mayor Pro Tem 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, and Mayor Stephens.

Absent: None.

CITY ATTORNEY CLOSED SESSION REPORT – No reportable action was taken.

PRESENTATIONS: NONE.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Speakers in the Council Chambers:

Tom Train, Costa Mesa, spoke on attending a meeting in Newport Beach and hearing compliments about Costa Mesa, spoke on Placentia Ave. from Estancia Highschool to Adams Ave. and leaving the area to nature, spoke on attending the recreation center for pickleball and requested staff receive training on conflict resolution.

Noah Nunez, representing working adults with disabilities from Collage Living Experience, spoke on the need to provide job opportunities for people with disabilities and expanding internship programs.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Buley spoke on attending the Segerstrom Performing Arts Center 40th anniversary event, spoke on attending the September 11th day of remembrance event at fire station 1.

Council Member Gameros spoke on attending Artventure and presenting the people's choice award, spoke on cooling stations in the city, and spoke on calling 911 if someone needs help.

Council Member Marr responded to public comments and thanked the public for attending the meeting.

Council Member Reynolds thanked the Collage Living Experience Team for attending the meeting, spoke on hearing good things about the City, and spoke on attending the September 11th day of remembrance at fire station 4, and invited the public to join the Costa Mesa Historical Society bike ride on Sunday, September 20th at 1:30 p.m., and thanked Public Works staff for their fast response to a traffic incident in a residents yard.

Council Member Pettis thanked the Public Works Department for their fast response to a resident complaint and encouraged the use of the Costa Mesa 311 App.

Mayor Pro Tem Chavez – None.

Mayor Stephens thanked everyone involved in Artventure, spoke on attending the Segerstrom Performing Arts Center 40th anniversary event, and spoke on adjourning the meeting in honor and memory of Jim Ferryman.

REPORT – CITY MANAGER – Ms. Gallardo-Daly spoke on the completion of the safety improvements on Adams Avenue and thanked the Public Works Department for their work on the project, thanked everyone involved in the ARTventure event, and invited the public to the Hispanic Heritage Month event on Saturday, September 19th at the Lions Park Event Lawn.

REPORT – CITY ATTORNEY – Ms. Hall Barlow provided an update on the Flock Agreement and spoke on compliance with SB 34.

CONSENT CALENDAR

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

MOTION: Approve the Consent Calendar.

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

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: Karina Ryabokonova.

3. ADOPTION OF WARRANT RESOLUTION

ACTION:

City Council approved Warrant Resolution No. 2760.

4. MINUTES

ACTION:

City Council approved the minutes of the regular meeting of September 1, 2026.

5. APPROVAL OF A SUMMARY VACATION OF EXCESS RIGHT-OF-WAY AT 296 EAST 19TH STREET

ACTION:

1. City Council adopted Resolution 2026-48 ordering the summary vacation of a portion of right-of-way at 296 East 19th Street.
2. Authorized execution of the Quitclaim Deed by the Mayor and the City Clerk.

6. APPROVAL OF A SUMMARY VACATION OF EXCESS RIGHT-OF-WAY AT 405 EAST 19TH STREET

ACTION:

1. City Council adopted Resolution 2026-49 ordering the summary vacation of a portion of right-of-way at 405 East 19th Street.
2. Authorized execution of the Quitclaim Deed by the Mayor and the City Clerk.

7. ACCEPTANCE AND ALLOCATION OF THE 2026-27 OFFICE OF TRAFFIC SAFETY GRANT FOR THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM

ACTION:

1. City Council approved Resolution No. 2026-50, which ratifies the application for a grant award from the State of California - Office of Traffic Safety (OTS) for the Selective Traffic Enforcement Program (STEP) for the grant period from October 1, 2026, to September 30, 2027.
2. Authorized an appropriation to revenue and expenditure in the amount of \$275,500 for the 2026-27 OTS STEP Grant in the Office of Traffic Safety Fund (Fund 220).
3. Authorized the City Manager or designee to execute the grant documents, including the Grant Agreement, and accept and administer the grant.

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

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

Council Member Marr requested that Public Hearing item number 2 regarding the Climate Action and Adaptation Plan be withdrawn from the agenda and considered at a future meeting.

PUBLIC HEARINGS:

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

2. CITY OF COSTA MESA SAFETY ELEMENT UPDATE (PCTY-25-0002), CLIMATE ACTION AND ADAPTATION PLAN (PCTY-25-0009), AND ENVIRONMENTAL JUSTICE POLICY REVIEW (PCTY-26-0002)

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

MOTION: Remove the item from the agenda and place it on the November 17, 2026 City Council meeting agenda.

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

City Council recessed into a break at 6:40 p.m.

City Council reconvened at 7:00 p.m.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez

MOTION: Reconsider the item and place it on the October 20, 2026 City Council meeting agenda.

Ms. Hall Barlow, City Attorney clarified to open the public hearing and then continue it to October 20, 2026.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez

MOTION: Reconsider the item, open the public hearing, and place it on the October 20, 2026 City Council meeting agenda.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

City Council opened the public hearing and continued the item to October 20, 2026.

1. CONTINUATION REQUEST OF THE CONSOLIDATED MASTER FEE SCHEDULE

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

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

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

City Council opened the public hearing and continued the item to the October 20, 2026, meeting, pursuant to the department's request.

3. PUBLIC HEARING TO CONSIDER ADOPTION OF THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN AND RELATED AMENDMENTS TO THE ZONING CODE, LAND USE ELEMENT OF THE GENERAL PLAN AND CERTIFY THE ENVIRONMENTAL IMPACT REPORT

Presentation by Ms. Dacey, Principal Planner and Ms. McGill, Planning Manager.

Public Comments:

Speakers in the Council Chambers:

Jackson Aldana. Newport Harbor Golf Team, spoke in opposition to taking away the golf course.

Walter Reese, Costa Mesa, spoke on living in the Mesa Verde area and that Country Club Drive already has a large volume of traffic and spoke in opposition to the item due to the density and traffic impacts.

Laura Lyons, Costa Mesa, spoke on providing more affordable housing and spoke in support of the item.

Scott Grady, Costa Mesa, spoke on maintaining the golf course, options for Merrimac Way, requested lower density, and no road through the golf course.

Nancy Gasperic, Costa Mesa, expressed concern regarding traffic impacts on Fair Drive, and requested that if an ad hoc committee is created at least two members be from the College Park community.

Speaker, spoke on maintaining the golf course.

Cynthia McDonald, Costa Mesa, spoke on establishing the framework for the project, spoke on critical infrastructure, noted that a second road would cause environmental impacts, requested clarity on how the impacts will be funded and mitigated, spoke on the need for binding agreements and not left to future negotiations, and expressed concern on environmental costs.

Tiffany Sumner, Costa Mesa, spoke in support of keeping the golf course, spoke in support of housing for children with developmental disabilities, expressed concern on the scale of this development, and traffic impacts with only one access road, air quality concerns, and environmental exposures.

Colin Cody-Waters, Costa Mesa, spoke on the need for access to housing and in support of the item.

Natalie King, Costa Mesa, spoke on traffic impacts with the placement of the two exit roads and that they will only be .3 miles apart from each other, spoke on eight holes at the golf course will be affected not three, spoke about impacts to existing homes in the area.

Daniel Morgan, Costa Mesa, spoke on transportation and safety, spoke on traffic congestion for emergency responders, and spoke on the need to identify other housing sites.

Porsche Fisher, Costa Mesa, spoke in opposition to the item, stated the project does not address affordable housing and it creates more traffic, expressed concern on a lack of open space, and supports keeping the golf course.

Speaker, expressed concerns on the logistics and the expense of the project, expressed concerns on traffic and parking, noted that schools and parks would be impacted, expressed concerns on road repairs and the effect on quality of life.

Speaker, spoke in support of the plan at the lowest possible density, and expressed concerns on parking.

Sue Lester, Costa Mesa, expressed concerns on traffic and environmental impacts, and spoke in opposition to the item as currently proposed.

Christine Nolf, spoke in support of the item.

Elizabeth Hansburg, People for Housing, spoke in support if the item.

Steve Smith, Costa Mesa, spoke against the proposed plan, and expressed concerns on traffic impacts.

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

Jenn Tanaka, Costa Mesa, spoke in opposition to the item and noted that public input has not been a priority, and requested more time to consider the project.

Dr. Kelly Brown, Costa Mesa, spoke in support of affordable housing and spoke in support of open space.

Chelsea Cody-Waters, Costa Mesa, spoke in support of the item.

Jay Humphrey, Costa Mesa, spoke on the project setting a standard on open space and expressed concerns on lack of open space.

Craig Kessler, California Alliance for Golf, spoke on the feasibility study on the golf course and that the plan could still maintain the golf course and allow housing.

Cara Stewart, Costa Mesa, spoke on the need for affordable housing, spoke on preserving space for an onsite fire station, spoke on a second access road without carving a road through the golf course, require the developer to fund and provide a final design for an 18-hole golf course, and create a 20-year infrastructure plan.

Kevin Fitzgerald, Southern California Golf Association, spoke on the cost for reconfiguring the golf course, spoke on the need for an analysis on a second road through the golf course.

Jim Mcfeely, Costa Mesa, spoke in support of the item.

Dianne Russell, Costa Mesa, spoke in support of the item at 4000 units.

Rosanne Eykenbaum, Costa Mesa, spoke in opposition to the item.

Steve Dzida, Costa Mesa, spoke in support of the item.

Speaker, spoke in support of the item.

Fisher Derderian, Costa Mesa, spoke on the breakdown of the public's trust in the process and spoke on reconsidering the number of units.

Speaker, spoke on preserving the golf course and to rethink the project.

Speaker, expressed traffic concerns for emergency response times and requested more time be spent to work the project.

Claudine Steck, spoke in opposition to 4000 units, expressed concerns on traffic impacts, spoke on the need for open space, maintaining the golf course, and rethink the amount of units.

Brian Rothshafer, spoke on the need for more field and park space, and expressed concerns on the density of the project.

Andrew Kenney, spoke in support of the item.

Speakers on Zoom:

Linda Tang, Affordable Housing Coalition, spoke in support of the item at 3800 units.

Chase Preciado, Supports Alliance For Environmental Responsibility (SAFER), requested the City Council to refrain from adopting the EIR as it fails to comply with CEQA.

Marianne Plunkett, Costa Mesa, expressed concerns on traffic impacts, crime, and Police and Fire Department impacts, and is opposed to the project.

Angely Andrade Vallarte, spoke in support of the item.

Speaker, spoke on referring the item for the next city council to address and vote on and spoke on the high cost of living in Costa Mesa due to the location.

Curt Rollison, Costa Mesa, spoke in support of staff's recommendation.

Wendy Leece, Costa Mesa, expressed concerns on traffic impacts and air quality impacts, and stated that it is premature to vote on tonight.

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez

MOTION: Approve staff recommendation with the following changes:

- Reduce the maximum units to 2,000 and 600 affordable units.
- Increase the minimum acres of open space from 14 acres to 25 acres.
- Increase the minimum non-residential square-footage from 10,000 square feet to 15,000 square feet.
- Prohibit a route cutting through the Mesa Linda Golf Course.
- If a secondary access is required, direct staff to continue discussion with the State Department of Developmental Services (DDS) regarding the use of Merrimac Way for public use whereby alternative safety improvements should be considered to protect the residents rather than a wholesale prohibition for public access.
- The open space to include lighted parks and sports fields.
- The commercial space is to be geared toward serving the residents of the Fairview Developmental Center complex to provide goods and services to avoid unnecessary trips onto Harbor Blvd.
- Direct staff to continue discussions with the state to address if the required 240 permanent supportive units is still necessary.
- Direct staff to continue discussions with the state to request state subsidy of no less than 30 million to reduce costs to the developer for hazardous materials remediation.
- The development should have a reasonable mix of renter and ownership housing.

Mayor Pro Tem Chavez requested to increase the number of affordable units from 600 to 920.

Mayor Stephens (1st) agreed to the change.

Mayor Stephens amended the motion as follows:

- 920 affordable units.
- A maximum number of units at 2300.
- No route cutting through the golf course.
- Prioritize negotiations on the use of Merrimac Way if the use of a secondary access is necessary when an amended traffic study is complete.
- The non-residential square footage minimum to 15,000 and 35,000 maximum.

Mayor Pro Tem Chavez (2nd) agreed to the changes.

Council Member Gameros requested the following changes:

- Form a citizens advisory committee of 7 members for the project moving forward.

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

- Form a City Council ad hoc committee.

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

- Any property on site contiguous with the golf course would be R1 housing.

Discussion ensued on the request and staff clarified that single family housing is already permitted on the site.

Council Member Reynolds requested a list of 22 specific non-substantive text amendments to the specific plan document including:

- Stronger language to include shade and trees.
- Emphasizing slow speeds and traffic calming.
- Protecting residents from noise and lighting impacts.
- Merrimac Way allows for bike and pedestrian access.
- Tree replacement 3 to 1 ratio.
- Community Garden references.
- Allowing fruit trees, providing they do not create a pest problem and are maintained by a future private owner.
- Storm drain requirements.
- Website maintained for construction processes, public noticing, and communications.

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

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

MOTION: Continue the meeting past midnight.

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

MOVED/SECOND: Mayor Stephens/Mayor Pro Tem Chavez

MOTION: Approve staff recommendation with the following changes:

- Reduce the maximum units from 4,000 to 2,300 with no change to the number of 920 affordable units.
- Increase the minimum acres of open space from 14 acres to 25 acres.
- Increase the minimum non-residential square-footage from 10,000 square feet to 15,000 square feet with a 35,000 maximum.
- Prohibit a route cutting through the Mesa Linda Golf Course.
- Include a requirement for an updated transportation study or traffic analysis that identifies during the phasing and construction of units when the secondary access road is necessary to construct.
- Incorporate a list of 22 specific non-substantive text amendments to the specific plan document as presented at the hearing.
- Direct staff to continue discussions with state Department of General Services (DGS) and Department of Developmental Services (DDS) around the public's use of Merrimac way whereby alternative safety improvements should be considered to protect the residents rather than a wholesale prohibition for public access and request a minimum of 30 million of state subsidy for the disposition of the FDC site to reduce costs for hazardous materials remediation for the future master developer.
- Prioritize discussion with the state on the use of Merrimac Way.
- The open space to include lighted parks and sports fields.
- Create a City Council ad hoc committee.
- Create a citizens advisory committee.

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 Resolution No. 2026-51 titled "A Resolution of the City Council of the City of Costa Mesa, California, Certifying the Environmental Impact Report and Adopting the Findings of Fact and Statement of Overriding Considerations and

Mitigation Monitoring and Reporting Program for the Fairview Developmental Center Specific Plan Project.”

2. Adopted Resolution No. 2026-52 titled “A Resolution of the City Council of the City of Costa Mesa, California, Amending the Land Use Element of the General Plan and Update the Land Use Map to Change the Land Use Designation of the 110 Acre Fairview Developmental Center (FDC) Site Located at 2501 Harbor Boulevard from Multi-Use Center to Refer to the 95 Acre FDC Specific Plan (FDCSP) and Change the Remaining 15 Acres to Public/Institutional.”
3. Introduced Ordinance No. 2026-08 titled “An Ordinance of the City Council of the City of Costa Mesa, California, Adopting the Fairview Developmental Center Specific Plan (FDCSP) and Amend Sections 13-20, 13-28, 13-30, Chapter V, Article 7, and Add Chapter XVIII “Specific Plans” to Title 13 of the Zoning Code, and Amend the Zoning Map to Change the Zoning Designation of the 110 Acre Fairview Developmental Center (FDC) Site Located at 2501 Harbor Boulevard to Refer to the 95 Acre FDCSP and Change the Remaining 15 Acres to Institutional and Recreational (I&R).” and;
 - Reduce the maximum units from 4,000 to 2,300 with no change to the number of 920 affordable units.
 - Increase the minimum acres of open space from 14 acres to 25 acres.
 - Increase the minimum non-residential square-footage from 10,000 square feet to 15,000 square feet with a 35,000 maximum.
 - Prohibit a route cutting through the Mesa Linda Golf Course.
 - Include a requirement for an updated transportation study or traffic analysis that identifies during the phasing and construction of units when the secondary access road is necessary to construct.
 - Incorporate a list of 22 specific non-substantive text amendments to the specific plan document as presented at the hearing.
 - Direct staff to continue discussions with state Department of General Services (DGS) and Department of Developmental Services (DDS) around the public use of Merrimac way whereby alternative safety improvements should be considered to protect the residents rather than a wholesome prohibition for public access and request a minimum of 30 million of state subsidy for the disposition of the FDC site to reduce costs for hazardous materials remediation for the future master developer.
 - Prioritize discussion with the state on the use of Merrimac Way.
 - The open space to Include lighted parks and sports fields.
 - Create a City Council ad hoc committee.
 - Create a citizens advisory committee.

OLD BUSINESS: NONE.

NEW BUSINESS: NONE.

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

ADJOURNMENT – Mayor Stephens adjourned the meeting at 12:03 p.m. in honor and memory to Jim Ferryman

Minutes adopted on this 6th day of October, 2026.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk