



Agenda Report

Parks and Community Services Commission

File #: 26-414

Meeting Date: 9/10/2026

TITLE: REVIEW OF CONCEPTUAL DESIGN FOR PROPERTY ADJACENT TO SHALIMAR PARK

DEPARTMENT: PARKS AND COMMUNITY SERVICES

PRESENTED BY: BRIAN GRUNER, PARKS AND COMMUNITY SERVICES DIRECTOR

CONTACT INFORMATION: BRIAN GRUNER, PARKS AND COMMUNITY SERVICES DIRECTOR (714) 754-5009

RECOMMENDATION:

Staff requests that the Parks and Community Services (PACS) Commission review and recommend the conceptual design plan for the proposed improvement project adjacent to Shalimar Park, located at 778 Shalimar Drive, for City Council approval.

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 renovated playground featuring elements for young children such as a playground, mini pitch for soccer and handball, a swing, drinking fountain, and seating areas.

The adjacent property located at 778 Shalimar Drive, Costa Mesa, CA 92627, Assessor Parcel Number (APN) 424-051-23 was listed for sale on May 23, 2024, at a listing price of \$1,850,000. The 6,970 square-foot property included a 3,390 square-foot, four-unit residential structure, with each unit having two bedrooms and one bathroom. The City Council approved the purchase of the property in FY 24/25 for \$1.5 million with the intend of developing the parcel as additional park space relative to Shalimar Park, doubling the Park in size.

Staff was directed by Council to analyze the acquired parcel by conducting in-person community engagement meetings and online surveys to identify the needs and wants of the community for a Phase II future development project of the parcel. On July 22, 2026, the City entered into an agreement with CityFabrik and Pat West to develop and coordinate a Shalimar Park Phase II outreach program.

ANALYSIS:

The consultant team, CityFabrick and Pat West, along with City staff from Public Works and the Parks and Community Services Department coordinated and developed the following outreach events to obtain community input:

1. July 24, 2026: Community engagement at Shalimar Park from 6:00 pm to 8:00 pm
2. August 7, 2026: Community engagement at Shalimar Park from 6:00 pm to 8:00 pm
3. August 15, 2026: Community engagement at Back-to-School Fresh event hosted by Bright Youth from 12:00 pm to 4:00 pm.

Prior to the outreach events staff communicated with community leaders and Bright Youth to inform residents of the proposed project. The events were marketed in both English and Spanish flyers, online and social media announcements such as Instagram and WhatsApp, direct e-mailing, direct mailing, onsite posters and canvassing the neighborhood.

The outreach events averaged approximately 100 participants per event and utilized three (3) interactive poster boards with ideas and concepts such as additional sports courts, a community center, grass area, seating spaces, fence and landscape options that community members could vote on. Approximately 1,300 votes were received.

On Wednesday, September 3, 2026, staff and the consultant completed a rendering outreach meeting at Shalimar Park where they received input from the community on two (2) potential conceptual designs, Attachment 1 and 2, based on the input received from the three engagement events.

From the September 3, 2026, engagement meeting, the City's consultant team and City staff discussed the elements most highlighted by the Shalimar community to develop and create a two-phase approach in the development of the parcel. Due to the time constraint from the September 3 outreach meeting and the September 10 PACS Commission meeting, the conceptual two-phase designs will be presented by CityFabrick and Pat West at the PACS meeting.

ALTERNATIVES:

The proposed improvements have been developed utilizing community input and feedback. The Commission may choose to provide suggestions to revise the proposed conceptual design plan selected by the Commission or recommend staff to pursue a different design plan. The recommendation from the PACS Commission will be forwarded to City Council for final review and approval.

FISCAL REVIEW:

There is no fiscal review at this time.

LEGAL REVIEW:

There is no legal review required for this report.

CONCLUSION:

Staff requests that the Parks and Community Services (PACS) Commission review and recommend the conceptual design plan for the proposed improvement project adjacent to Shalimar Park, located at 778 Shalimar Drive, for City Council approval.