



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 26-421

Meeting Date: 10/6/2026

TITLE:

REVIEW OF CONCEPTUAL DESIGN FOR OPEN PARCEL ADJACENT TO SHALIMAR PARK

DEPARTMENT: PARKS AND COMMUNITY SERVICES

PRESENTED BY: BRIAN GRUNER, PARKS AND COMMUNITY SERVICES
DIRECTOR

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RECOMMENDATION:

Staff recommends the City Council review and approve the conceptual design plan for the proposed improvement project adjacent to Shalimar Park, located at 778 Shalimar Drive.

BACKGROUND:

Shalimar Park is a half-acre neighborhood park 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 has a renovated playground that is scheduled to open in early 2027.

The adjacent open parcel located at 778 Shalimar Drive, Costa Mesa, CA 92627, Assessor Parcel Number (APN) 424-051-23 was listed for sale on May 23, 2024. The City Council approved the purchase of the property in FY 24/25 for \$1.5 million with the intent of developing the parcel as additional park space, doubling the park in size. Following acquisition, staff undertook asbestos removal and subsequently demolished the building on the site. The site is currently being used as a staging area for the renovation of the existing park site.

Council directed staff to conduct outreach to the community to identify community needs and wants for future park use of the acquired parcel. On July 22, 2026, the City entered into an agreement with CityFabrick and Pat West to develop and coordinate a Shalimar Park Phase II outreach program and park plan. City staff and the consultant conducted neighborhood outreach and engagement, including in-person meetings and online surveys.

ANALYSIS:

The consultant team, along with staff from Public Works and the Parks and Community Services Departments, 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 at the Costa Mesa Senior Center hosted by Bright Youth from 12:00 pm to 4:00 pm.

Staff partnered with community leaders and non-profit organizations such as Bright Youth to help inform residents of the opportunity to provide future park uses on the site. The events were marketed in both English and Spanish flyers, online and social media announcements such as Instagram and WhatsApp, direct e-mailing and direct mailing, on-site posters, and canvassing the neighborhood.

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

On Wednesday, September 3, 2026, staff and the consultant team held a subsequent outreach meeting at Shalimar Park and presented two (2) conceptual designs (Attachments 1 and 2) for community input. Option 1 includes a multi-use sports court, outdoor fitness equipment, and an open grass area. Option 2 includes outdoor fitness equipment, open grass area, and a 2100 square feet community center that includes a gathering area and a kitchen for community events and programming, as well as office and storage.

Based on input received from the September 3, 2026, community outreach meeting, the Shalimar community expressed a strong desire for the park plan for the vacant parcel to ultimately include a community center. A community center would allow for educational, social and cultural programs and activities to be hosted directly in the Shalimar community. The access to a neighborhood community center creates a sense of pride while strengthening relations among residents of all ages.

The community recognizes that funding a community center is not currently available for development. However, they supported a two-phased approach that would allow the parcel to be a functional outdoor area for recreational programming and event gathering while the City could pursue and/or accumulate funding toward the long-term goal of development of a community center. The first phase of the park plan would allow the site to be used for expanded recreational use. The second phase of the park plan would incorporate a community center.

Attachment 3 is the recommended proposed park plan for the first phase. The rendering highlights the new park amenities under construction (left parcel) and the proposed additions to the conceptual design of the open parcel (right parcel). This park expansion helps enhance the community's quality of life by providing a larger gathering area for community events as well.

Shalimar Park Features (construction in progress)	Proposed Conceptual Design Features
Mini- court	Multi-Use Court
Playground	Landscaping Screening
Lawn	Multi-Use Soccer Lawn
Seating area throughout the park	Canopy Trees
Sidewalk Poetry	Shaded Picnic Area
	Outdoor Fitness
	Bioswale

Parks and Community Services Commission Review

On Thursday, September 10, 2026, CityFabrick and Pat West presented the conceptual two-phase designs at the PACS Commission meeting. The purpose of the presentation was to gather input and a recommendation from the PACS Commission to advance the project for City Council consideration. The PACS Commission expressed support for the proposed conceptual design and recommended moving forward with the park concept, with the understanding that the site will remain flexible to accommodate future expansion opportunities, including a potential community center and other community-serving amenities.

ALTERNATIVES:

Staff does not recommend any alternatives at this time.

FISCAL REVIEW:

There will be funds remaining from the current Shalimar Park project appropriations that can be used to complete design of the recommended first phase conceptual design. Any additional funding needs for construction of the second phase will be requested in future budget cycles. Staff will also pursue grant opportunities from state and federal resource agencies toward park improvements.

LEGAL REVIEW:

There is no legal review required for this report.

CITY COUNCIL GOALS AND PRIORITIES:

This item supports the following City Council Goal:

- Strengthen the public's safety and improve the quality of life.
- Maintain and enhance the City's facilities, equipment, and technology.

CONCLUSION:

Staff recommends the City Council review and approve the conceptual design plan for the proposed improvement project adjacent to Shalimar Park, located at 778 Shalimar Drive.