Attachment A

07-07-2026 Police Headquarters Advisory
Committee Meeting Draft Minutes

NEWPORT BEACH POLICE HEADQUARTERS ADVISORY COMMITTEE MEETING MINUTES
Civic Center Community Room – 100 Civic Center Drive, Newport Beach
Tuesday, July 7, 2026
3 p.m.

1. CALL MEETING TO ORDER

The meeting was called to order at 3 p.m.

2. ROLL CALL

PRESENT:	Sara J. Weber, Chair Vice Chair Noah Blom, Vice Chair Michelle Barto, Councilmember Thomas Maloney, Committee Member Robert Olson, Committee Member Paul Watkins, Committee Member
ABSENT:	Sandy Meadows, Committee Member (Excused)
STAFF MEMBERS:	Seimone Jurjis, City Manager Benjamin Zdeba, Deputy City Manager Dave Webb, Director, Public Works Department Jim Houlihan, Deputy Director/City Engineer, Public Works Department Dave Miner, Chief, Police Department Shawn Randell, Deputy Chief, Police Department Jonathan Stafford, Deputy Director, Police Department

Deputy City Manager Zdeba announced that Committee Member Robert Olson was expected to arrive shortly following roll call.

3. PUBLIC COMMENTS (NON-AGENDA ITEMS)

Chair Weber opened the public comments.

Keith Curry congratulated members; urged independent review beyond consultant reports; cautioned about Civic Center environmental constraints (wetlands/mitigation, drainage, long-term maintenance) and questioned financial assumptions, including costs tied to relocating and redeveloping the Santa Barbara site. He suggested prioritizing public safety staffing/resources.

Jim Mosher asked about the project timeline and potential impacts to the Civic Center Sculpture Exhibition if the Civic Center site is selected.

Neil DeWitt supported a new headquarters at the Civic Center Campus, citing operational efficiency, proximity/coordination with City Hall, and purpose-built modern facilities. He noted only a small portion of the park would be used.

Nancy Skinner opposed placing headquarters and detention near Civic Center Park recreational space. She supported a new headquarters but urged full evaluation of alternatives.

Jim Gula supported Civic Center Campus siting, argued the park is not a strong “urban park” and the land may serve better as a civic facility, and suggested improving parks elsewhere.

Jim Ingall requested clarity on the Committee’s decision-making framework, including criteria, weighting, stakeholders, and how public input will be used.

Erin Wattenberg requested future presentations connecting operational needs, staffing, and long-term budget to site selection.

Chair Weber closed public comments.

In response to Mr. Mosher's question, City Manager Jurjis explained that no construction schedule is set because the Committee is at the beginning of evaluation. Any impacts to the Sculpture Exhibition are unknown until a site is selected and recommended to Council.

4. CURRENT BUSINESS

a) **Brief History of the Newport Beach Police Department and its Facilities**
Recommended Action:
(1) This is a presentation item only. No action.

Deputy City Manager Zdeba presented a historical overview of the Newport Beach Police Department and the evolution of its headquarters facilities, including the following:

- Police facilities evolved from early City Hall operations (post-1906 incorporation), to Court Avenue jail/facility, back to the 1948 City Hall, and then the Santa Barbara Drive Police Headquarters (completed in 1974);
- The City has considered police facility planning for decades, including the 1971 Civic Center Master Plan and subsequent Civic Center/Newport Center planning actions; and
- The current headquarters was designed for about 150 staff; the Department now has about 238 staff and responds to about 92,000 calls for service annually, and the building no longer meets modern operational needs.

He concluded that the purpose of providing this history was context for the Committee rather than advocacy for any site.

Chair Weber opened public comments.

Walter Stahr asked about deed restrictions on Santa Barbara site and whether they still affect redevelopment; questioned whether tech changes reduce need to collocate with City Hall.

Mr. Curry stated that many support replacing headquarters but oppose Civic Center Park siting. He argued the location has limited effect on routine response since patrol is deployed citywide. He urged separating "operational need" from "site selection" and questioned whether benefits justify investment.

Vice Chair Blom inquired if these public comments were tying into the history of the building.

Mr. Curry confirmed and urged equal scrutiny of alternatives.

Mr. DeWitt reiterated support for a centralized, modern headquarters to improve coordination, specialized response, and readiness for future technology.

Allyson Presta questioned statements about redevelopment limitations at Santa Barbara, requested clarity on height limits and urged use of current zoning standards, not outdated assumptions.

Chair Weber closed public comments.

In response to public comments, Deputy City Manager Zdeba explained Irvine Company's right of first refusal and architectural review expired after 25 years. He also noted that the current height limit of 295 feet has been in place since at least 2010.

In response to public comments, Chief Miner described the headquarters as the operational hub, including detectives, specialized units, evidence, prisoner handling, emergency operations, and fleet/admin, not just patrol.

Councilmember Barto emphasized evolving public safety needs, the importance of facilities that support emergency response, and prioritizing operational effectiveness for future generations.

b) **Previous Ad Hoc Committee Efforts and Current Status**
Recommended Action:
(1) This is a presentation item only. No action.

Chair Weber introduced the item by explaining that the previous Ad Hoc Committee reviewed background and site issues but did not make a final recommendation. She noted that this new Advisory Committee starts with a "clean slate."

Vice Chair Blom summarized project history since about 2020 as capital improvement program (CIP) priority. He added that a prior Council unanimously authorized acquisition of the Dove Street property based on concerns about Santa Barbara redevelopment difficulty. He emphasized the new Advisory Committee is not bound by earlier conclusions and must balance operations, fiscal responsibility, and community character.

Councilmember Barto highlighted traffic and access as evaluation factors, including congestion at MacArthur and Jamboree.

Deputy City Manager Zdeba identified three City-owned sites under evaluation: Santa Barbara (existing headquarters), Civic Center Campus, Dove Street. He summarized technical studies and consultant procurements (biological resources, conceptual site planning, environmental review, architectural services, public outreach). He stressed studies are to enable objective comparison and not a commitment to any site.

Deputy Director/City Engineer Houlihan outlined the architectural procurement, including a Request for Qualifications (RFQ), issued in March 2026. There were 12 submittals with six advancing. A Request for Proposals (RFP) was then issued and six proposals received. The proposers were narrowed to two finalists. City staff's recommendation is expected to go to the City Council for authorization on July 28, 2026.

Deputy City Manager Zdeba summarized the subsequent environmental impact report (SEIR) and public outreach procurements. For the SEIR procurement, he noted that the Civic Center Campus has greater environmental sensitivity, so it is necessary to start that sooner to assess feasibility. He added that the Santa Barbara and Dove Street sites are expected to have more straightforward environmental review given their existing developments.

City Manager Jurjis added clarification as to why conceptual plans are needed for the potential Civic Center site before commencing environmental analyses. He noted that Council authorized funding for conceptual design, biological surveys, and SEIR groundwork.

Committee Member Paul Watkins asked why 12 Corporate Plaza was no longer in staff reports and whether it should remain under consideration.

City Manager Jurjis said the Committee can revisit additional sites noting that staff can include 12 Corporate Plaza if directed.

Chair Weber supported thorough review of all feasible sites and openness to including 12 Corporate Plaza in a future discussion.

Chair Weber then invited other Committee members to identify additional topics or sites they wished to include in future agendas.

Committee Member Tom Maloney asked about claims the City already spent $1.5M versus it just being an allocation.

City Manager Jurjis clarified the $1.5M has not been spent rather it was set aside for consultant services. He noted that City staff expected to request Council approval of contracts on July 28, 2026.

Chair Weber opened public comments.

Tim Stoaks urged defining a basis of design/need before site selection; questioned vision, timeline, and Dove Street rationale. He urged separating “needs vs wants” before committing to a $140M project.

Mr. Curry criticized the prior Ad Hoc process’ transparency. He questioned cost increases and financing assumptions and requested more information on redevelopment/entitlement strategies and viability of the funding plan.

Mr. Mosher asked whether conceptual architectural work would be done comparably across all sites to avoid perception of a pre-selected site.

Mr. Stahr supported revisiting 12 Corporate Plaza, questioning why it fell out of focus. He urged understanding the rationale before eliminating it.

Ms. Skinner urged weighing community value of the Civic Center Park. She asked if residents might accept higher cost to preserve park and noted Santa Barbara’s central location.

Rhonda Watkins emphasized mental health and community benefits of parks and public art. She cautioned against loss of Sculpture Garden as an irreplaceable asset.

Carole King asked for clarity on any broader long-range coordination, including the fire station, Newport Transportation Center, and substations. She requested comparisons by timeline, cost, property value, feasibility. She also asked about other Civic Center areas and multi-story concepts.

Vice Chair Blom reminded speakers that public comments should relate to the specific agenda item under consideration.

Ms. King clarified her interest in the full universe of potential City-owned sites and any related pros and cons.

Chair Weber closed public comments.

Vice Chair Blom responded to several public comments by stating no “first choice” site has been selected. This Committee will objectively compare sites using technical information and maintain a transparent process.

c) **Current Headquarters Facility and Needs Assessment**
Recommended Action:
(1) This is a presentation item only. No action.

Chief Miner presented an overview of the current Newport Beach Police Headquarters and summarized the operational needs assessment conducted for a future replacement facility, including the following:

- Existing headquarters was built in 1973 on about four acres. It was designed for about 150 employees but now supports about 238 and shares the site with Fire Station No. 3.

- Deficiencies include inadequate parking, overcrowding, limited training space, evidence storage, locker rooms, and firing range capacity.
- Facility condition issues: recurring plumbing/electrical problems, outdated infrastructure, seismic limitations, limited natural light; increased technology demands (body-worn/in-car cameras, drones, digital evidence, crime information systems).
- The needs assessment indicates a replacement of about 73,000 square feet on at least 3.5 acres, with expanded training, technology, evidence, lockers, and parking.

Chair Weber requested clarification regarding the amount of land necessary for a future Police Headquarters.

Director Dave Webb confirmed that approximately 3.5 acres would be sufficient to accommodate the facility through efficient site planning, including structured parking and vertical construction where appropriate.

Chair Weber opened public comments.

Mr. Stoaks asked whether the 102 new positions were planned and the timeline.

Vice Chair Blom clarified no proposal to add 102 positions; it was the difference between original design capacity and current staffing.

Chief Miner stated staffing includes 150 sworn and 90 professional staff. He noted that the planning aims to accommodate current levels and future growth, including support functions (IT, fleet, etc.).

Chuck Fancher asked whether the public outreach consultant will provide meaningful engagement opportunities.

Mr. Curry questioned operational feasibility of Civic Center Campus due to site constraints and security/operational needs (secure circulation, prisoner transfer, fueling, parking, specialized equipment). He warned security features could alter Civic Center character and raised concerns about detention next to a park and environmental sensitivity. He urged further risk analyses and consideration of alternatives.

Chair Weber reminded Mr. Curry that comments should relate to the item under consideration.

Mr. Curry responded that his comments were directly related to the operational challenges identified in the agenda item and continued his remarks.

Helen Cameron urged planning for the future of policing and emerging technology, suggested input from modern police-facility experts, and asked whether some functions could be decentralized.

Mary Wattenberg asked for clarity on staffing levels and space needs. She noted 150 sworn seemed low for about 80,000 residents.

Chair Weber closed public comment.

Chair Weber asked Chief Miner to further explain staffing, original design capacity, and methodology for projecting future needs.

Chief Miner clarified that the headquarters was designed for 150 total employees, including sworn and non-sworn. He stated that today, the Department has about 150 sworn authorized and roughly 240 total personnel including dispatch, custody, animal control, parking control, IT, mechanics, etc. He added that they have grown nearly 100 employees over 50 years. He confirmed the projections incorporate community growth and service demand.

Councilmember Barto emphasized designing for adaptability over the next 50–60 years and ensuring future-ready technology infrastructure.

d) **Discuss Agenda Items for Next Meeting and Next Steps**
Recommended Action:
(1) Discuss potential agenda items for the next meeting; and
(2) Provide guidance on next steps for the Committee.

Chair Weber introduced the discussion of future agenda items and next steps. She proposed the next meeting focus on detailed review of Santa Barbara site and ongoing updates on Civic Center studies. She invited additional topics from Committee members.

Committee Member Watkins requested information on financing strategy options, revisiting 12 Corporate Plaza, and analyzing ground lease options for Santa Barbara/Dove Street as possible financing tools.

Committee Member Robert Olson requested detailed programming (square footage by function, detention capacity, maintenance/support needs) for the new headquarters.

In response, Deputy Public Works Director/City Engineer Houlihan explained City staff developed a programming matrix to be shared with the Committee. He added that the selected architect will validate and refine.

Vice Chair Blom provided clarification on the 12 Corporate Plaza, stating the property is less than one acre and would require assembling adjacent Irvine Company parcels. Although he expressed he remains open to discussion, he cited a prior estimate of nearly $140M to acquire the site before design/construction as a being the key deterrent.

Committee Member Maloney recommended using International Association of Chiefs of Police (IACP) best practices, training for police facility planning, and forming a dedicated planning team.

In response, Deputy Director/City Engineer Houlihan said staff would discuss with City Manager Jurjis and noted a project manager and construction manager were contemplated in initial budget.

Chair Weber opened public comments.

Mr. Stahr requested documentation supporting the $140M estimate to acquire 12 Corporate Plaza and the rationale for deprioritizing the site.

Susan DeSantis urged discussion of the future of policing and technology and how that affects design and space needs.

Jim Carlson emphasized defining the operational program/vision before selecting a site and continuing site/financial/operational analyses in parallel.

Chair Weber closed public comments.

5. ADJOURNMENT
Next Meeting: Tentatively, July 21, 2026, at 3 p.m.

Chair Weber adjourned the meeting to Tuesday, July 21, 2026, at 3 p.m.