



CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda

Tuesday, May 5, 2026

6:00 PM

City Council Chambers
77 Fair Drive

***Note: All agency memberships are reflected in the title "Council Member"**

The City Council meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having technical difficulties or experiencing any other critical issues, and unless required by the Brown Act, the meeting will continue in person.

TRANSLATION SERVICES AVAILABLE / SERVICIOS DE TRADUCCIÓN DISPONIBLE
Please contact the City Clerk at (714) 754-5225 to request language interpreting services for City meetings. Notification at least 48 hours prior to the meeting will enable the City to make arrangements.

Closed Captioning is available via the Zoom option in English and Spanish.

Los subtítulos están disponibles a través de la opción Zoom en inglés y español.

Favor de comunicarse con la Secretaria Municipal al (714) 754-5225 para solicitar servicios de interpretación de idioma para las juntas de la Ciudad. Se pide notificación por lo mínimo 48 horas de anticipación, esto permite que la Ciudad haga los arreglos necesarios.

Members of the public can view the City Council meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true and online at [youtube.com/costamesatv](https://www.youtube.com/costamesatv).

Members of the public are welcome to speak during the meeting when the Mayor opens the floor for public comment. There is no need to register in advance or complete a comment card. When it's time to comment, line up at one of the two podiums in the room and wait for your turn. Each speaker will have up to 3 minutes (or as directed) to address the City Council.

To maintain a respectful and orderly atmosphere during the meeting, attendees shall refrain from using horns or amplified speakers. Signs and props may be brought into the Chamber, provided they do not exceed 11 inches by 18 inches in size and do not hinder the visibility of other attendees. The possession of poles, sticks, or stakes is strictly prohibited.

All attendees must remain seated while in the chamber until instructed by the Presiding Officer to approach and line up for public comment. To ensure safety and maintain order during the proceedings, standing or congregating in the aisles or foyer is strictly prohibited.

Further information regarding the City's regulations on addressing the City Council and expected conduct during meetings are available at the following links.

Title 2: Administration

§ 2-61: Conduct while addressing the council.

<https://ecode360.com/42609578>

Title 2: Administration

§ 2-64: Disorderliness by members of the audience.

<https://ecode360.com/42609598>

As a courtesy, the public may participate via the Zoom option.

Zoom Webinar:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/81887305556?pwd=KcjfCTLXajPFZHf73malbuTmwUobTG.1>

Or sign into Zoom.com and "Join a Meeting"

Enter Webinar ID: 818 8730 5556/ Password: 658733

- If Zoom is not already installed on your computer, click "Download & Run Zoom" on the launch page and press "Run" when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
- Select "Join Audio via Computer."
- The virtual conference room will open. If you receive a message reading, "Please wait for the host to start this meeting," simply remain in the room until the meeting begins.
- During the Public Comment Period, use the "raise hand" feature located in the participants' window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone:

Call: 1 669 900 6833 Enter Webinar ID: 818 8730 5556/ Password: 658733

During the Public Comment Period, press *9 to "raise your hand" and to be added to the queue to speak and wait for city staff to announce your name/phone number and press *6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Note, if you have installed a zoom update, please restart your computer before participating in the meeting.

Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the City Clerk at cityclerk@costamesaca.gov.

Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to cityclerk@costamesaca.gov, submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk AS EARLY AS POSSIBLE, BUT NO LATER THAN 12:00 p.m. on the day of the meeting.

Comments received by 12:00 p.m. on the day of the meeting will be provided to the City Council, made available to the public, and will be part of the meeting record.

Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or cityclerk@costamesaca.gov and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. This includes items submitted for the overhead screen during the meeting. Items submitted for the overhead screen should be 1 page and provided to the City Clerk prior to the start of the meeting. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments, for both videos and pictures. Please e-mail to the City Clerk at cityclerk@costamesaca.gov NO LATER THAN 12:00 Noon on the date of the meeting. If you do not receive confirmation from the city prior to the meeting, please call the City Clerks office at 714-754-5225.

Note regarding agenda-related documents provided to a majority of the City Council after distribution of the City Council agenda packet (GC §54957.5): Any related documents provided to a majority of the City Council after distribution of the City Council Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM_Council. The password is: cmcouncil1953.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at <https://costamesa.legistar.com/Calendar.aspx>. Las agendas y los informes se pueden ver en español en el sitio web de la Ciudad en <https://www.costamesaca.gov/trending/current-agendas/spanish-city-council-agendas>.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

En conformidad con la Ley de Estadounidenses con Discapacidades (ADA), aparatos de asistencia están disponibles y podrán ser prestados notificando a la Secretaria Municipal. Si necesita asistencia especial para participar en esta junta, comuníquese con la oficina de la Secretaria Municipal al (714) 754-5225. Se pide dar notificación a la Ciudad por lo mínimo 48 horas de anticipación para garantizar accesibilidad razonable a la junta. [28 CFR 35.102.35.104 ADA Title II].

REGULAR MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY

MAY 5, 2026 – 6:00 P.M.

JOHN STEPHENS
Mayor

MANUEL CHAVEZ
Mayor Pro Tem - District 4

ANDREA MARR
Council Member - District 3

ARLIS REYNOLDS
Council Member - District 5

LOREN GAMEROS
Council Member - District 2

JEFF PETTIS
Council Member - District 6

MIKE BULEY
Council Member - District 1

KIMBERLY HALL BARLOW
City Attorney

CECILIA GALLARDO-DALY
City Manager

CALL TO ORDER

NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE

MOMENT OF SOLEMN EXPRESSION

[Per Council Policy 000-12, these presentations are made by community volunteers stating their own views. The City Council disclaims any intent to endorse or sponsor the views of any speaker.]

ROLL CALL

CITY ATTORNEY CLOSED SESSION REPORT

PRESENTATIONS:

1. Proclamation: Bike Month

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Comments on Presentations and Consent Calendar items may also be heard at this time. Comments are limited to 3 minutes, or as otherwise directed.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Each council member is limited to 3 minutes. Additional comments will be heard at the end of the meeting.

1. Council Member Reynolds
2. Council Member Pettis
3. Council Member Buley
4. Council Member Gameros
5. Council Member Marr
6. Mayor Pro Tem Chavez
7. Mayor Stephens

REPORT – CITY MANAGER

REPORT – CITY ATTORNEY

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the City Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion.

1. [PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL 26-261 ORDINANCES AND RESOLUTIONS](#)

RECOMMENDATION:

City Council and Housing Authority approve the reading by title only and waive further reading of Ordinances and Resolutions.

2. [READING FOLDER](#) [26-268](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Marisela Maldonado, Jose Antonio Ortiz, Debra Von Trapp, RDK Holdings LLC.

3. [ADOPTION OF WARRANT RESOLUTION](#) [26-233](#)

RECOMMENDATION:

City Council approve Warrant Resolution No. 2753.

Attachments: [1. Summary Check Registration 4-9-2026](#)
[2. Summary Check Registration 4-17-2026](#)
[3. Summary Check Registration 4-23-2026](#)

4. [PROPOSED BUSINESS IMPROVEMENT AREA \(BIA\) 26-234
REAUTHORIZATION AND INTENTION TO LEVY AN ANNUAL
ASSESSMENT](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the 2025-26 Annual Report for the Business Improvement Area (BIA) (Attachment 1).
2. Receive and file the audited financial report for Fiscal Years Ended June 30, 2024, and June 30, 2025 (Attachment 2).
3. Adopt Resolution 2026-xx, declaring the City's intention to levy an annual assessment for Fiscal Year 2026-27 for the Business Improvement Area, covering certain Costa Mesa hotels and motels and setting the time and place for a Public Hearing on the proposed annual assessment (Attachment 3).

Attachments: [1. TCM Annual Report 2026](#)
[2. FY Ending June 2025 Financial Audit](#)
[3. Resolution No. 2026-XX Intent Business Improvement Area](#)

5. [APPROVAL OF THE AMENDED AND RESTATED NATIONAL 26-243 POLLUTANT DISCHARGE ELIMINATION SYSTEM STORMWATER PERMIT IMPLEMENTATION AGREEMENT BETWEEN THE COUNTY OF ORANGE, ORANGE COUNTY FLOOD CONTROL DISTRICT, AND PARTICIPATING ORANGE COUNTY CITIES](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the Amended and Restated National Pollutant Discharge Elimination System (NPDES) Stormwater Permit Implementation Agreement (“Agreement”) between the County of Orange, Orange County Flood Control District, and participating Orange County cities.
2. Authorize the City Manager to execute the agreement and any related documents necessary to implement the terms of the agreement.

Attachments: [1. Stormwater Permit Implementation Agreement](#)

6. [REQUEST FOR APPROPRIATION OF MEASURE M2 FAIRSHARE 26-244 FUNDS FOR CITYWIDE TRAFFIC SIGNAL MAINTENANCE](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize an appropriation of \$270,000 from Measure M2 Fairshare (Fund 416) fund balance to the Citywide Traffic Signal Improvements Project (CIP #370058).
2. Approve the use of Measure M2 Fairshare and Gas Tax funds within the existing Maintenance Services Agreement (MSA) with Yunex, LLC to cover traffic signal maintenance costs.

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

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

PUBLIC HEARINGS:

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

1. **[CALL FOR REVIEW OF THE APPROVAL OF SPECIAL USE PERMIT 26-205 \(PGSH-24-0002\) TO ALLOW A SOBER LIVING HOME WITH SIX OR FEWER RESIDENTS TO BE LOCATED AT 1601 BAKER STREET](#)**

RECOMMENDATION:

Staff recommends the City Council:

1. Find that Project (permit) is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15268 (Ministerial Projects) and 15301 (Existing Facilities).
2. Adopt a resolution upholding the Planning Commission's decision to uphold the Hearing Officer's issuance of Special Use Permit (PGSH-24-0002) to allow a sober living home with six or fewer persons (not counting the house manager) at 1601 Baker Street.

Attachments: [Agenda Report](#)

- [1. Draft Resolution](#)
- [2. Hearing Officer Memorandum](#)
- [3. Final Decision Memorandum](#)
- [4. Call Up Review January 7, 2026](#)
- [5. Hearing Officer Public Comments](#)
- [6. Plans](#)
- [7. Planning Commission Resolution](#)
- [8. Planning Commission Minutes](#)
- [9. Planning Commission Public Comments](#)
- [10. Call Up Review March 2, 2026](#)

2. [FISCAL YEAR \(FY\) 2026-2027 ANNUAL ACTION PLAN IDENTIFYING 26-230 FUNDING PRIORITIES FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT \(CDBG\) AND HOME INVESTMENT PARTNERSHIPS GRANT \(HOME\) PROGRAMS](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Hold a Public Hearing regarding the Fiscal Year (FY) 2026-27 Annual Action Plan.
2. Approve the recommended allocation of \$1,053,867.31 for the FY 2026-27 Community Development Block Grant.
3. Approve the recommended allocation of \$1,061,998.25 for the FY 2026-27 HOME Investment Partnerships Grant.
4. Adopt Resolution NO. 2026-xxx (Attachment 1) in order to:
 - a. Approve the FY 2026-27 Annual Action Plan
 - b. Authorize the City Manager, or the City Manager's designee, to submit the FY 2026-27 Annual Action Plan to the U.S. Department of Housing and Urban Development.
 - c. Designate the City Manager, or the City Manager's designee, as the official representative of the City to administer the programs and to execute and submit all required agreements, certifications, and documents required by HUD, and execute all agreements and subrecipient agreements for the use of funds approved in the FY 2026-27 Annual Action Plan.

Attachments: [Agenda Report](#)

[1. Draft Resolution](#)

[2. Draft Annual Action Plan](#)

[3. Public Service Grant Recommendations 26-27](#)

[4. CDBG Map](#)

OLD BUSINESS:

1. [**ADOPTION OF THE CITY OF COSTA MESA, CALIFORNIA ADDING 26-259 CHAPTER IV, TRAP-NEUTER-RETURN, TO TITLE 3 OF THE COSTA MESA MUNICIPAL CODE TO ESTABLISH A TRAP-NEUTER-RETURN PROGRAM FOR COMMUNITY CATS**](#)

RECOMMENDATION:

Staff recommends the City Council adopt Ordinance No. 2026-XX adding Title 3 Animal Regulations of the Costa Mesa Municipal Code 3-171 to establish and regulate a Trap-Neuter-Return (TNR) program for community cats within the City of Costa Mesa.

Attachments: [1. TNR ordinance](#)

2. [**CONTINUATION OF THE ADOPTION OF ORDINANCE AMENDING 26-276 CHAPTER III OF TITLE 15 OF THE COSTA MESA MUNICIPAL CODE RELATING TO PUBLIC WORKS - DRAINAGE**](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt Ordinance No. 2026-XX, continued from the April 21, 2026 Council meeting, approving revisions to Chapter III of Title 15 of the Costa Mesa Municipal Code (Public Works-Drainage) to incorporate updated drainage impact fees, revise administrative provisions for fee collection, and align City code language with current state law and the City's adopted Storm Drainage Impact Fee Nexus Study.
2. Find that adoption of this ordinance is not a "project" under the California Environmental Quality Act, pursuant to CEQA Guidelines section 15378(b)(4) because it implements fiscal activities or administrative actions that do not involve any commitment to a specific project or physical development.

Attachments: [1. Drainage Fee Ordinance](#)

NEW BUSINESS:

1. [**ARTS COMMISSION ANNUAL REPORT**](#) [**26-214**](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Receive and file the Arts Commission annual report (Attachment 1).

Attachments: [1. Arts Commission Presentation to City Council](#)

[2. Arts & Culture Master Plan](#)

[3. Art in Public Places Report](#)

[4. ACMP Optional Programs and Goals](#)

[5. Arts Commission Budget Recommendation Memo](#)

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

ADJOURNMENT