



CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda

Tuesday, April 7, 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.

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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.

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

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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/89347995554?pwd=xtEUJysPXs0G8Pcje38ial3CF7jgbe.1>

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

Enter Webinar ID: 893 4799 5554/ Password: 063726

- 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: 893 4799 5554/ Password: 063726

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

APRIL 7, 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: Costa Mesa Poet Laureate, Danielle Hanson

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 Gameros
2. Council Member Marr
3. Council Member Reynolds
4. Council Member Pettis
5. Council Member Buley
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 26-209 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](#) [26-210](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Jeanne Carlin, Thomas Devlin, Diego and Karol Mendoza, Teodomiro Rocha, Matthew Strother, Leilani Tucker.

3. **ADOPTION OF WARRANT RESOLUTION** **26-169**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2751.

Attachments: [1. Summary Check Registration 3-05-2026](#)
[2. Summary Check Registration 3-12-2026](#)
[3. Summary Check Registration 3-19-2026](#)

4. **MINUTES** **26-211**

RECOMMENDATION:

City Council approve the minutes of the March 10, 2026 meeting.

Attachments: [1. Draft 03-10-2026 Minutes](#)

5. **FINAL MAP FOR TRACT NO. 19351 LOCATED AT 220, 222, 234 and 26-196
236 VICTORIA STREET, COSTA MESA, CALIFORNIA**

RECOMMENDATION:

Staff recommends the City Council approve the final map for Tract No. 19351, located at 220, 222, 234, and 236 Victoria Street, and authorize the signing of the Map by the City Engineer and the City Clerk.

Attachments: [Agenda Report](#)
[1. Conditions of Approval](#)
[2. Final Tract Map No. 19351](#)

6. **AUTHORIZE APPROPRIATION FROM THE EQUIPMENT 26-216
REPLACEMENT FUND 601 FUND BALANCE**

RECOMMENDATION:

Staff recommends the City Council:

Authorize the appropriation of \$275,000 from the fund balance in the Equipment Replacement Fund (Fund 601) to support the maintenance and repair of the City's fleet for the remainder of the current Fiscal Year 2025-26.

Attachments: [Agenda Report](#)

7. [APPROVAL OF AMENDMENT NO. 1 TO AGREEMENT WITH THE 26-204 ORANGE COUNTY TRANSPORTATION AUTHORITY \(OCTA\) FOR THE FAIRVIEW PARK RESTORATION PROJECT](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the Amendment No. 1 to Agreement No. C-1-2509 between the City of Costa Mesa and the Orange County Transportation Authority (OCTA) for the Fairview Park Wetlands and Riparian Habitat Restoration Project.
2. Authorize the City Manager and the City Clerk to execute the amendment and any related administrative documents necessary to implement the agreement.

Attachments: [Agenda Report](#)

[1. Amendment 1 - OCTA Agreement C-1-2509](#)

[2. OCTA Agreement C-1-2509](#)

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. [**INTRODUCTION AND FIRST READING BY TITLE ONLY OF AN 26-197 ORDINANCE AMENDING CHAPTER III OF TITLE 15 OF THE COSTA MESA MUNICIPAL CODE RELATING TO DRAINAGE AND ADOPTION OF DEVELOPMENT IMPACT FEES FOR STORM DRAINAGE AND ADOPTION OF A CAPITAL IMPROVEMENT PLAN AS PART OF THE NEXUS STUDY AND COMPLETION OF THE STORM DRAIN SYSTEM MASTER PLAN \(SDSMP\) UPDATE**](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt the 2026 Storm Drainage Impact Fee Nexus Study (“Nexus Study”) as the final component of the 2024 Storm Drain System Master Plan Update.
2. Adopt the storm drain Capital Improvement Plan (CIP) as provided in Appendix A (Table A-1) in the Nexus Study.
3. Adopt Resolution 2026-XX for the updated development impact fees for storm drainage, in compliance with governing California laws AB1600 (Mitigation Fee Act) and AB 602 (Development Impact Fees).
4. Introduce for first reading, by title only, Ordinance No. 26-XX of the City Council of the City of Costa Mesa, California, Amending Chapter III of Title 15 of the Costa Mesa Municipal Code Relating to Drainage and waive further reading.
5. Authorize staff to implement the updated fees sixty (60) days after adoption, in compliance with AB 1600 (Mitigation Fee Act).

Attachments: [Agenda Report](#)

[1. Storm Drainage Impact Fee Nexus Study](#)

[2. Proposed Resolution](#)

[3. Proposed Ordinance](#)

OLD BUSINESS:

1. [ADOPTION OF AN ORDINANCE AMENDING TITLE 13 OF THE 26-207 MUNICIPAL CODE TO REZONE SIXTH CYCLE \(2021-2029\) HOUSING ELEMENT SITES AND IMPLEMENT HOUSING ELEMENT PROGRAMS TO COMPLY WITH STATE LAW, A CONFORMING CODE AMENDMENT TO TITLE 9 OF THE MUNICIPAL CODE, AND A RESOLUTION FOR ADOPTION OF FEES ASSOCIATED WITH NEW PROCESSES - PCTY-25-0008 AND FINDING OF EXEMPTION FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT](#)

RECOMMENDATION:

Staff recommends the City Council find that the following actions statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080.085(a) (Senate Bill 131); and Staff recommends that the City Council adopt Ordinance No. 2026-XX to amend Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development) to rezone Sixth Cycle (2021-2029) Housing Element sites and implement specific Housing Element programs (Attachment 1); and Staff recommends the City Council adopt Ordinance No. 2026-XX to amend Title 9 of the Costa Mesa Municipal Code (Licenses and Business Regulations) Article 23 for consistency with amendments to Chapter XVI of Title 13 (Planning, Zoning, and Development) (Attachment 3); and Staff recommends the City Council adopt Resolution No. 2026-XX establishing fees for new development review processes for housing projects (Attachment 4).

Attachments: [Agenda Report](#)

- [1. Ordinance Title 13](#)
- [2. Exhibit A and B to Attachment 1](#)
- [3. Ordinance Title 9](#)
- [4. Fee Resolution](#)
- [5. MUOD Strikethrough](#)

2. [CONSIDER APPROVAL OF A CODE OF ETHICS AND CONDUCT](#) [26-227](#)

RECOMMENDATION:

Consider approval of a Code of Ethics and Conduct.

Attachments: [Agenda Report](#)

- [1. Original Draft Code of Conduct](#)
- [2. Revised Draft Code of Conduct](#)
- [3. Blacklined Comparison of Both Drafts](#)
- [4. Revised Highlighted Draft](#)

NEW BUSINESS:

1. **[ACTIVE TRANSPORTATION COMMITTEE ANNUAL REPORT](#)** **[26-217](#)**

RECOMMENDATION:

Staff recommends the City Council receive and file the 2025 Active Transportation Committee Annual Report.

Attachments: [Agenda Report](#)

[1. ATC Presentation](#)

2. **[PROFESSIONAL SERVICES AGREEMENT WITH PSOMAS FOR THE 26-208 FAIRVIEW PARK WEST BLUFF RESTORATION PROJECT](#)**

RECOMMENDATION:

Staff recommends the City Council:

1. Award a Professional Services Agreement to PSOMAS to provide engineering design, environmental planning, cultural resource management, and related professional services for the Fairview Park West Bluff Restoration Project in an amount not to exceed \$533,189 for a term of two (2) years from March 17, 2026, to March 16, 2028 with three (3) additional one-year renewal options.
2. Authorize a ten percent (10%) contingency in the amount of \$53,319 for unforeseen costs.
3. Authorize the City Manager and the City Clerk to execute the Professional Services Agreement (Attachment 1) and future amendments to the agreement within City Council authorized limits.

Attachments: [Agenda Report](#)

[1. PSOMAS PSA](#)

3. [AWARD OF THE COSTA MESA SKATE PARK EXPANSION AND 26-199 IMPROVEMENT PROJECT, CITY PROJECT NO. 25-01, AND FINDING OF CALIFORNIA ENVIRONMENTAL QUALITY ACT \(CEQA\) CATEGORICAL EXEMPTION](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Make a finding of California Environmental Quality Act (CEQA) categorical exemption pursuant to CEQA Guidelines sections 15301 and 15304.
2. Adopt plans, specifications, and working details for the Costa Mesa Skate Park Expansion and Improvement Project, City Project No. 25-01.
3. Reject the apparent low base bid submitted by RCCI dba Ramirez Company, 778 North Georgia Avenue, Azusa, California 91702 as non-responsive.
4. Award a Public Works Agreement (PWA) for construction to the second lowest base bidder, Elegant Construction, Inc., 15375 Barranca Parkway, Suite J-103, Irvine, California 92618, in the amount of \$2,898,375, with a ten percent (10%) contingency in the amount of \$289,838 for unforeseen costs related to this project, and an additional ten percent (10%) in the amount of \$289,838, for construction management and material testing services.
5. Authorize the City Manager and the City Clerk to execute the PWA with Elegant Construction, Inc., and related agreements for the project within Council authorized limits.

ENVIRONMENTAL DETERMINATION:

The proposed action is exempt from the California Environmental Quality Act (CEQA). The action involves an organizational or administrative activity of government that will not result in the direct or indirect physical change in the environment based on the following:

Class 1 - Existing Facilities (§15301):

The repair, maintenance, or alteration of the existing public facility involves negligible expansion of use:

- The proposed expansion is minor relative to the existing overall park facility.
- The project does not significantly increase the capacity or intensity of use at the park facility.
- The proposed work occurs within the already developed park footprint.
- The skate park already supports recreational uses, and the project is just a modification or improvement to Costa Mesa Skate Park.

Class 4 - Minor Alterations to Land (§15304):

The proposed project does not affect the following:

- Sensitive habitats
- Scenic highways
- Historical resources

In addition, the project does not include any of the following:

- Cumulative impacts
- Unusual circumstances
- Hazardous sites

Furthermore, the proposed action is exempt under sections 15301 and 15304 relating to the operation, repair, maintenance, permitting, and/or minor alteration of existing public facilities.

Attachments: [Agenda Report](#)

[1. Conceptual Design](#)

[2. RCCI Bid Rejection](#)

[3. Bid Summary](#)

[4. PWA](#)

4. **[WASTE INFRASTRUCTURE SYSTEM ENTERPRISE \(WISE\) 26-198 AGREEMENT](#)**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the Waste Infrastructure System Enterprise (WISE) Agreement with the County of Orange for municipal solid waste disposal rates and services.
2. Authorize the City Manager, or designee, to execute the agreement, and all related documents, on behalf of the City and make minor modifications as necessary.

Attachments: [Agenda Report](#)

[1. WISE Agreement](#)

[2. Franchise Hauler Acknowledgment](#)

[3. Service Coordinator Designation Form](#)

5. [APPOINTMENTS TO VARIOUS CITY COMMITTEES](#) [26-200](#)

RECOMMENDATION:

Staff recommends the City Council make appointments as follows:

1. Active Transportation Committee - Make six (6) member appointments with a term expiration of April 2028 (Appointments by Mayor Stephens, Council Member Gameros, Council Member Buley, Council Member Pettis), and two (2) appointments by the Council Liaison (Council Member Reynolds).
2. Animal Services Committee - Make four (4) member appointments with a term expiration of April 2028 (Appointments by Mayor Stephens, Council Member Gameros, Council Member Buley, Council Member Pettis), and one (1) member appointment with a term expiration of April 2027 (Appointment by Council Member Marr).
3. Finance and Pension Advisory Committee - Make one (1) member appointment with a term expiration of April 2028 (Appointment by Council Member Pettis).
4. Housing and Public Service Grants Committee - Make four (4) member appointments with a term expiration of April 2028 (Appointments by Mayor Stephens, Council Member Gameros, Council Member Buley, Council Member Pettis).
5. Reduce the number of Mobile Home Park Advisory Committee members to seven (7) to align with the other City Committees.

Attachments: [Agenda Report](#)

- [1. Active Transportation Committee Applications](#)
- [2. Animal Services Committee Applications](#)
- [3. Finance and Pension Advisory Committee Applications](#)
- [4. Housing and Public Service Grants Committee Applications](#)
- [5. Mobile Home Park Advisory Committee Application](#)

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

ADJOURNMENT