



CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda

Tuesday, August 4, 2026

6:00 PM

**City Council Chambers
77 Fair Drive**

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

Announcement:

Pursuant to Government Code Section 54953 Mayor Stephens will be attending the meeting remotely via Zoom Webinar from Kiritu Camp located in the Serengeti National Park in Tanzania.

The City Council meetings are presented in a hybrid format, both in-person at City Hall and virtually via Zoom Webinar.

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.

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.

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.

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.

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.

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.

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>

The public may participate via the Zoom option.

Zoom Webinar:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/87601417510?pwd=hXz39vxxRAaS9NUbxdYk1tNUxs7Lyc.1>

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

Enter Webinar ID: 876 0141 7510/ Password: 869573

- 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 876 0141 7510/ Password: 869573

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. 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. 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.

All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. 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.

Items submitted for the overhead screen should be 1 page and provided to the City Clerk no later than 15 minutes prior to the start of the meeting.

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 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

AUGUST 4, 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: NONE.

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 26-365 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**](#) [**26-366**](#)

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Tusapa Lee Laolagi, Ivin Mood, Davis Salary.

3. **ADOPTION OF WARRANT RESOLUTION** **26-329**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2758.

Attachments: [1. Summary Check Registration 6-11-2026](#)
[2. Summary Check Registration 6-17-2026](#)
[3. Summary Check Registration 6-26-26](#)
[4. Summary Check Registration 7-1-26](#)
[5. Summary Check Registration 7-10-26](#)

4. **MINUTES** **26-346**

RECOMMENDATION:

City Council approve the minutes of the Study Session meeting of June 9, 2026.

Attachments: [06-09-2026 Draft Minutes](#)

5. **DESIGNATION OF VOTING DELEGATE FOR THE 2026 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE** **26-336**

RECOMMENDATION:

Staff recommends the City Council designate Mayor Pro Tem Manuel Chavez as Costa Mesa's voting delegate for the 2026 League of California Cities Annual Conference.

6. **BIENNIAL REVIEW OF CITY'S CONFLICT OF INTEREST CODE** **26-337**

RECOMMENDATION:

Staff recommends the City Council approve Resolution No. 2026-xx, revising the list of designated positions in the City's Conflict of Interest Code.

Attachments: [1. 2026 Conflict of Interest List](#)
[2. Resolution No. 2026- XX](#)

7. **[RESPONSE TO ORANGE COUNTY GRAND JURY REPORT-STATE 26-334
HOUSING MANDATE](#)**

RECOMMENDATION:

Staff recommends the City Council review and approve the responses to the May 27, 2026, Orange County (OC) Grand Jury Report titled, "California Housing Mandates" and authorize staff to submit the response to the presiding judge.

Attachments: [1. Response Letter to OC Grand Jury Report](#)
[2. OC Grand Jury Report-California Housing Mandates](#)

8. **[APPROVAL OF AGREEMENTS FOR AMERICAN FAMILY HOUSING 26-350
AVON RIVER APARTMENTS PROJECT LOCATED AT 1400 BRISTOL
STREET](#)**

RECOMMENDATION:

Staff recommends the City Council:

1. Authorize the City Manager, or their designee, to execute all applicable agreements necessary to advance the Avon River Apartments Project, contingent upon completion of HUD requirements for receipt of Home Investment Partnership Program (HOME) funds.
2. Authorize the City Manager, or their designee, to execute a Memorandum of Agreement (MOA) with the County of Orange regarding Regional Housing Needs Allocation (RHNA) Progress Credits.

Attachments: [Agenda Report](#)
[1. First Amendment to Grant and Loan Agreement with
Attachments](#)
[2. Amended and Restated Promissory Note City Loan](#)
[3. Amended and Restated Subordination Agreement](#)
[4. DRAFT MOA with Costa Mesa and County](#)

**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. [INTRODUCE AND GIVE FIRST READING OF AN ORDINANCE OF 26-327 THE CITY COUNCIL OF THE CITY OF COSTA MESA CALIFORNIA AMENDING TITLE 13 \(PLANNING, ZONING, AND DEVELOPMENT\), OF THE COSTA MESA MUNICIPAL CODE UPDATING LAND USE CLASSIFICATIONS FOR VARIOUS NON-RESIDENTIAL USES INCLUDING BUT NOT LIMITED TO, PERSONAL SERVICES, ARTISAN STUDIO, ACTIVE ENTERTAINMENT USES, EVENT CENTERS AND ASSEMBLY USES, FITNESS USES, AND OTHER NON-RESIDENTIAL USES AND STANDARDS- PCTY-26-0001](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Find that the proposed Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15305; and
2. Introduce for first reading, by title only, an Ordinance approving amendments to Title 13 (Planning, Zoning and Development) of the Costa Mesa Municipal Code to update land use classifications for various non-residential uses including but not limited to, personal services, artisan studio, active entertainment uses, event centers and assembly uses, fitness uses, and other non-residential uses and standards.

Attachments: [Agenda Report](#)

- [1. City Council Draft Ordinance](#)
- [2. Exhibits A-G, Strikeout](#)
- [3. Exhibits A-G, Clean](#)
- [4. Planning Commission Resolution PC-2026-19](#)
- [5. June 22, 2026 Planning Commission Report](#)
- [6. June 22, 2026 Planning Commission Minutes](#)
- [7. July 13, 2026 Planning Commission Report](#)
- [8. July 13, 2026 Planning Commission Draft Minutes](#)
- [9. Planning Commission Public Comments](#)

2. [CONTINUATION REQUEST OF THE CONSOLIDATED MASTER FEE 26-367 SCHEDULE](#)

RECOMMENDATION:

Staff recommends the City Council open the public hearing and continue the item to the September 15, 2026, meeting, pursuant to department's request.

OLD BUSINESS: NONE.

NEW BUSINESS:

1. [PARKS AND COMMUNITY SERVICES COMMISSION ANNUAL 26-362 REPORT](#)

RECOMMENDATION:

Staff recommends the City Council receive and file the Parks and Community Services Commission annual report, Attachment 1.

Attachments: [1. Parks & Community Services Commission Presentation to City Council](#)
[2. Costa Mesa Municipal Code 12-71](#)

2. [AWARD OF THE ON CALL SIDEWALK REPAIR PROJECT, CITY 26-347
PROJECT NO. 25-20](#)

RECOMMENDATION:

Staff recommends the City Council:

1. Make a finding of California Environmental Quality Act (CEQA) categorical exemption pursuant to CEQA Guidelines section 15301.
2. Adopt plans, specifications, and working details for the On Call Sidewalk Repair Project, City Project No. 25-20.
3. Reject the apparent low bid submitted by Access General Contracting, Inc., 357 North Sheridan Street, Suite 100, Corona, California 92878, as non-responsive.
4. Award a Public Works Agreement (PWA) for construction to S&H Civilworks, 6612 Columbus Avenue, Riverside, California 92504 in the amount of \$237,600, and authorize an additional ten percent (10%) contingency in the amount of \$23,760 as needed for any unforeseen costs related to this project.
5. Authorize the City Manager and City Clerk to execute the PWA and future amendments to the agreement 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 direct or indirect physical change in the environment. In addition, the proposed action is exempt under section 15301 relating to the operation, repair, maintenance, permitting, and/or minor alteration of existing public facilities.

Attachments: [1. Bid Rejection Notice](#)
[2. Bid Summary](#)
[3. PWA](#)

3. **SIGNAL MODERNIZATION FOR SYSTEMIC SAFETY 26-348
IMPROVEMENTS, FEDERAL PROJECT NO. HSIPL-5312(107), CITY
PROJECT NO. 26-01**

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt plans, specifications, and working details for the Signal Modernization for Systemic Safety Improvements, Federal Project No. HSIPL-5312(107), City Project No. 26-01, and find the project categorically exempt from the California Environmental Quality Act (CEQA).
2. Award a Public Works Agreement (PWA) for construction to Econolite Systems Inc. 1250 N Tustin Avenue, Anaheim CA 92807, in the amount of \$2,709,902.68, and authorize a ten percent (10%) contingency in the amount of \$270,990.27 for unforeseen costs related to the project.
3. Authorize the City Manager or designee to negotiate and approve future PWA amendment(s) to increase the total not-to-exceed compensation by up to \$712,000.00 to utilize the full federal Highway Safety Improvement Program (HSIP) grant allocation.
4. Award a Professional Services Agreement (PSA) for construction management and inspection support services to C2PM, 22601 Summerfield, Suite 2, Mission Viejo, CA 92692, in the amount of \$406,084.83, and authorize a ten percent (10%) contingency in the amount of \$40,608.48.
5. Authorize an appropriation of \$204,000 from the Measure M2 Fairshare (Fund 416) fund balance.
6. Authorize the City Manager and the City Clerk to execute the PWA and the PSA and any future amendments to the agreements within Council authorized limits.

ENVIRONMENTAL DETERMINATION:

The proposed project is exempt from the California Environmental Quality Act (CEQA). The project involves an organizational or administrative activity of government that will not result in direct or indirect physical change in the environment. The proposed project is categorically exempt under Section 15301 relating to the operation, repair, maintenance, permitting, and/or minor alteration of existing public facilities. A Notice of Exemption was prepared by City staff, was submitted electronically to the California Governor's Office of Land Use and Climate Innovation on July 21, 2025, and was physically filed and posted at the Orange County Clerk-Recorder Department on July 22, 2025.

The proposed project is categorically excluded from the National Environmental

Policy Act (NEPA). Per the Code of Federal Regulations 23 CFR 771.117(c)(8), the installation of traffic signals and equipment where no substantial land acquisition or traffic disruption will occur are considered actions that meet the criteria for categorical exclusions from NEPA and are deemed to not have any significant environmental impacts. A Preliminary Environmental Study classifying the project as categorically excluded was submitted to the California Department of Transportation (Caltrans) on July 18, 2025. On October 23, 2025, Caltrans provided concurrence with the NEPA determination of Categorical Exclusion.

Attachments: [1. Bid Abstract](#)
[2. PWA](#)
[3. PSA and C2PM Proposal](#)

4. **AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT 26-351 FOR THE CONSTRUCTION MANAGEMENT AND INSPECTION SUPPORT SERVICES FOR THE ADAMS AVENUE BICYCLE FACILITY PROJECT (FROM HARBOR BOULEVARD TO FAIRVIEW ROAD), FEDERAL PROJECT NO. STPL-5312(108), CITY PROJECT NO. 25-11**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve an amendment to the Professional Services Agreement (PSA) to increase the compensation amount by \$64,132.15 for a new not-to-exceed (NTE) compensation amount of \$305,506.15 with Z&K Consultants, Inc., 17130 Van Buren Blvd. #122, Riverside, CA 92504, for construction management and inspection support services for the Adams Avenue Bicycle Facility Project.
2. Authorize the City Attorney to prepare the Amendment and the City Manager and the City Clerk to execute the Amendment and any future amendments to the agreements within Council authorized limits.

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

ADJOURNMENT