
From: Ana Gromis <agromis@biasc.org>

Sent: Monday, February 2, 2026 10:23 AM

To: GREEN, BRENDA <brenda.green@costamesaca.gov>; GARNER, LAURETTE <LAURETTE.GARNER@costamesaca.gov>

Subject: BIAOC Comment Letter re: "Art in Public Places" Draft Ordinance

Good Morning Chair Ochoa, Vice Chair Derderian, and Art Commissioners,

Please see the attached correspondence on behalf of BIAOC, expressing our strong concerns with the draft "Art in Public Places" ordinance scheduled for your February 5th meeting.

We appreciate your consideration of this request and look forward to collaborating with the City of Costa Mesa further.

Thank you,

Ana



Ana Gromis
Vice President of Government Affairs

Building Industry Association of Southern
California, Inc.

Email: agromis@biasc.org

ph: (951) 756-5813 w: biasc.org

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BUILDING INDUSTRY OF SOUTHERN CALIFORNIA, ORANGE COUNTY CHAPTER

February 2, 2026

Chair Alisa Ochoa
Costa Mesa Art Commission
77 Fair Drive
Costa Mesa, CA 92626

RE: “Art in Public Places” Draft Ordinance Review

Dear Chair Ochoa, Vice Chair Derderian, and Art Commissioners,

On behalf of the Building Industry Association of Southern California, Orange County Chapter (BIAOC), we appreciate the City of Costa Mesa’s ongoing efforts to celebrate and enhance the cultural fabric of our community. However, we must express our strong concerns with the draft “Art in Public Places” ordinance scheduled for your February 5th meeting.

We are strongly opposed to the proposed “1% of all funding for ... private development projects.” While this ordinance may not impose fiscal impacts on the City, the mandate does not account for the significant financial implications for private development, and a 1% impact fee would only add to the rising cost of homebuilding in Costa Mesa.

Housing Element law requires that cities identify constraints to housing development. If this fee is approved, it would directly conflict with that requirement by creating a new barrier to housing construction. We strongly urge you to exempt housing from this mandate and prioritize affordability in the City.

Under State Housing Element Law, jurisdictions are required to actively reduce or remove governmental constraints to housing production. The imposition of a mandatory 1% fee on all private development directly contradicts this obligation and risks undermining Costa Mesa’s own Regional Housing Needs Allocation (RHNA) progress and future housing element compliance.

It is clear that current housing approaches and policies have not led to significant new production, and supply remains out of sync with demand. Our goal is to collaborate with you to ensure we address the significant housing needs, strengthen the local economy and increase opportunities for families to prosper now and in the future.

BIAOC stands ready to collaborate with the City and Commission on alternatives that support public art while respecting housing affordability. Options may include incentives for voluntary participation, public-private partnerships, or the establishment of a public art fund drawn from non-residential or discretionary projects only.

We urge the Commission to consider our request carefully and initiate further dialogue with industry partners before advancing this ordinance in its current form. Should you have any questions or wish to continue this discussion, please contact me at agromis@biasc.org or 949-777-3856.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ana Gromis', with a stylized flourish extending from the end.

Ana Gromis
Vice President of Government Affairs
BIASC