CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda

Tuesday, October 20, 2026 **6:00 PM** **City Council Chambers**
77 Fair Drive

THE OCTOBER 20, 2026 MEETING INCLUDES THE CITY COUNCIL, HOUSING AUTHORITY, COSTA MESA FINANCING AUTHORITY BOARD, AND COSTA MESA PUBLIC FINANCING AUTHORITY BOARD

***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 virtually via Zoom Webinar.

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

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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.

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

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Please click the link below to join the webinar:
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Or sign into Zoom.com and “Join a Meeting”
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• 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.”
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• 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: 872 9727 7438/ Password: 088212
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.

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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.

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REGULAR MEETING OF THE CITY COUNCIL, HOUSING AUTHORITY, COSTA MESA FINANCING AUTHORITY BOARD, AND COSTA MESA PUBLIC FINANCING AUTHORITY BOARD MEETING

OCTOBER 20, 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: Breast Cancer Awareness 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 Marr
2. Council Member Reynolds
3. Council Member Pettis
4. Council Member Buley
5. Council Member Gameros
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 ORDINANCES AND RESOLUTIONS** **26-457**

RECOMMENDATION:

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

2. **READING FOLDER** **26-458**

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to reject any and all Claims: Michelle Knox.

3. **ADOPTION OF WARRANT RESOLUTION** **26-418**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2762.

Attachments: 1. Summary Check Registration 10-14-2026

4. MINUTES **26-459**

RECOMMENDATION:

City Council approve the minutes of the regular meeting on October 6, 2026.

Attachments: 1. 10-06-2026 Draft Minutes

5. AGREEMENT FOR A SCHOOL RESOURCE OFFICER PROGRAM BETWEEN THE CITY OF COSTA MESA AND NEWPORT-MESA UNIFIED SCHOOL DISTRICT FOR FISCAL YEAR 2026-2027 **26-444**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the agreement for a School Resource Officer (SRO) Program between the City of Costa Mesa and Newport-Mesa Unified School District (NMUSD) for Fiscal Year 2026-27.

2. Authorize the City Manager to execute the agreement.

Attachments: 1. SRO Agreement w Costa Mesa
2. 2026-2027 SRO Projection (PY)

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. CONTINUATION REQUEST OF THE CONSOLIDATED MASTER FEE SCHEDULE **26-452**

RECOMMENDATION:

Staff recommends the City Council open the public hearing and continue the item to the November 17, 2026, meeting, pursuant to the department's request.

2. RECONSIDERATION OF A REQUEST FOR CONDITIONAL USE PERMIT PA-17-10 TO OPERATE A SOBER LIVING HOME UP TO 45 ADULTS WITHIN FIVE UNITS OPERATED BY THE OHIO HOUSE AT 115 EAST WILSON STREET, UNITS A THROUGH E **26-451**

RECOMMENDATION:

1. Find that the project is Exempt from the California Environmental Quality Act (CEQA), Section 15301 (Class 1), based on the findings and conclusions in the staff report; and

2. Hold a public hearing to reconsider application for Conditional Use Permit PA-17-10 and adopt a resolution approving Conditional Use Permit PA-17 -10.

Attachments: Agenda Report

1. Draft Resolution
2. Reasonable Accommodation request dated June 2, May 6, & May 2, 2005
3. Reasonable Accommodation Denial dated July 2, 2025
4. Appeal of Reasonable Accommodation Denial dated July 9, 2025
5. PC Resolution - PC-2025-19 (denied)
6. Appeal of Reasonable Accommodation Denial dated September 29, 2025
7. 2026-10-13 Reasonable Accomodation Approved - The Ohio House (115 E Wilson Street Units A-E)
8. Planning Commission Minutes September 22, 2025
9. Vicinity Map
10. Separation Map
11. Plans
12. Founders' Letters

3. 2026 LEASE REVENUE BONDS FOR FIRE STATION NO. 2 RECONSTRUCTION PROJECT 26-437

RECOMMENDATION:

Staff recommends the City Council:

1. Approve and authorize staff contracts/agreements with the assembled bond issuance team, including financial advisor, bond counsel, disclosure counsel, underwriter, trustee and others as required to effectively issue and execute all the necessary bond financing transactions.

2. Hold a Public Hearing and Adopt the City Council Resolution No. 26-XX approving, authorizing and directing execution of certain lease financing documents and directing certain related actions in connection with financing capital improvements. (Attachments 1, 4 through 7)

3. Adopt the Financing Authority Resolution No. 26-XX approving, authorizing and directing the issuance and sale of Lease Revenue Bonds in an amount not to exceed $16.0 million to assist the City of Costa Mesa in financing capital improvements, and approving related documents and actions. (Attachments 2 through 9)

Attachments:
1. Costa Mesa 2026 LRB - City Council Reso
2. Costa Mesa 2026 LRB - JPA Reso
3. City Council Reso Costa Mesa 2026 LRB (003) Redlined
4. Costa Mesa 2026 LRB - Site Lease
5. Costa Mesa 2026 LRB - Lease
6. Bond Purchase Agreement - Costa Mesa Financing Authority 2026 Lease Revenue Bonds
7. POS (including Cont Disc Cert)
8. Costa Mesa 2026 LRB - Indenture
9. Costa Mesa 2026 LRB - Assign Agmt
10. Good-Faith Estimates

4. CITY OF COSTA MESA SAFETY ELEMENT UPDATE (PCTY-25-0002), 26-441 CLIMATE ACTION AND ADAPTATION PLAN (PCTY-25-0009), AND ENVIRONMENTAL JUSTICE POLICY REVIEW (PCTY-26-0002)

RECOMMENDATION:

The Planning Commission recommends the City Council:

1. Find that the proposed Safety Element Update, Climate Action and Adaptation Plan, and Environmental Justice General Plan Policy Update are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3), and, in addition, find that the Climate Action and Adaptation Plan is categorically exempt pursuant to CEQA Guidelines sections 15307 and 15308; and

2. Adopt a Resolution approving the Safety Element Update and Environmental Justice General Plan Policy Update.

In addition, staff recommends the City Council:

3. Adopt a Resolution approving the City of Costa Mesa Climate Action and Adaptation Plan.

Attachments: Agenda Report
1. City Council Resolution CAAP
2. Exhibit A CAAP Final Draft
3. City Council Resolution SE.EJ
4. Exhibit A General Plan Update SE and EJ
5. General Plan Updates Strikethrough
6. EJ Policies Update Summary
7. Public Comments
8. Planning Commission Resolution PC-2026-23
9. Planning Commission Agenda Report August 10, 2026
10. Planning Commission Approved Minutes August 10, 2026
11. Planning Commission Study Session Report July 27, 2026
12. Planning Commission Minutes July 27, 2026

5. **CITY OF COSTA MESA NEIGHBORHOODS WHERE WE ALL BELONG PROPOSED ZONING CODE AMENDMENT, ZONING MAP UPDATE, AND ESTABLISHMENT OF CITYWIDE MULTIFAMILY RESIDENTIAL AND MIXED-USE OBJECTIVE DESIGN STANDARDS, AND REPEALING OF URBAN PLANS; PUBLIC HEARING TO CONSIDER OVERRULING THE ORANGE COUNTY AIRPORT LAND USE COMMISSION'S DETERMINATION THAT THE NEIGHBORHOODS WHERE WE ALL BELONG ZONING UPDATES AND HOUSING ELEMENT IMPLEMENTATION IS INCONSISTENT WITH THE JOHN WAYNE AIRPORT ENVIRONS LAND USE PLAN; CERTIFY THE NEIGHBORHOODS WHERE WE ALL BELONG ZONING UPDATES AND HOUSING ELEMENT IMPLEMENTATION FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT; AMENDMENTS TO THE FOLLOWING ELEMENTS OF THE COSTA MESA GENERAL PLAN: CIRCULATION, COMMUNITY DESIGN, LAND USE, NOISE, AND OPEN SPACE AND RECREATION; RE-ADOPT THE HOUSING ELEMENT OF THE GENERAL PLAN; AND AMENDMENTS TO THE NEWPORT BOULEVARD SPECIFIC PLAN, NORTH COSTA MESA SPECIFIC PLAN, AND ONE METRO WEST SPECIFIC PLAN (PCTY-26-0004)** **26-445**

RECOMMENDATION:

The Planning Commission recommends the City Council:

1. Adopt Resolution No. 2026-XX titled "A Resolution of the City Council of the City of Costa Mesa, California, overruling the Orange County Airport Land Use Commission's Determination that the City of Costa Mesa's Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation is inconsistent with the John Wayne Airport Environs Land Use Plan;" and

2. Adopt Resolution No. 2026-XX titled "A Resolution of the City Council of the City of Costa Mesa, California, Certifying the Final Program Environmental Impact Report and Adopting the Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Neighborhoods Where We All Belong Zoning Updates and Housing Element Implementation;" and

3. Introduce Ordinance No. 2026-XX titled "An Ordinance of the City Council of the City of Costa Mesa, California, Amending Several Chapters, Articles, and Sections of the City's Zoning Code, Chapter I, Article 2, Chapter II, Chapter III, Chapter V, Article 1, 2, 2.5, 5.5, 6, and 9, Chapter VI, Article 1 and 2, Chapter VII, Chapter VIII, Article 3, Chapter IX, Article 21, Chapter XII, Article 4, Chapter XIII, and repealing and replacing Chapter IV Citywide Land Use Matrix, Chapter V Development Standards, Article 11 Mixed-Use Overlay District, and Chapter IX Special Land Use Regulations, Article 4 Density Bonuses and Other Incentives, and Amend

the Zoning Map."

4. Adopt Resolution No. 2026-XX titled "A Resolution of the City Council of the City of Costa Mesa, California, Amending the Land Use, Circulation, Community Design, Noise, and Open Space and Recreation Elements of the General Plan, Amending the Newport Boulevard Specific Plan, North Costa Mesa Specific Plan, and One Metro West Specific Plan; and Readopting the Housing Element (Previously Adopted on September 1, 2026);"

5. Adopt Resolution No. 2026-XX titled "A Resolution of the City Council of the City of Costa Mesa, California, Establishing Citywide Multifamily Residential and Mixed-Use Objective Design Standards;" and

6. Adopt Resolution No. 2026-XX titled "A Resolution of the City Council of the City of Costa Mesa, California, Repealing the SoBECA, 19 West, Mesa West Bluffs, and Mesa West Bluffs Residential Ownership Urban Plans."

Attachments: Agenda Report
1. City Council Resolution - ALUC
2. City Council Resolution - Certify PEIR
3. City Council Ordinance - Zoning Code Amendments
Exhibit A to Attachment 3 Zoning Code Amendments
Exhibit B to Attachment 3 Zoning Map
4. City Council Resolution - GPA SPA
Exhibit A to Attachment 4 General Plan Amendments
Exhibit B to Attachment 4 Specific Plans
5. City Council Resolution - ODS
Exhibit A to Attachment 5 ODS
6. City Council Resolution - Urban Plans
7. Planning Commission Resolution update with signature
8. Planning Commission Comments and Responses
9. SB 4 Memorandum and Survey
10. Housing Production Incentives Memorandum
11. ALUC Letter October 2026

OLD BUSINESS: NONE.

NEW BUSINESS: (NEXT PAGE)

1. AWARD OF THE FIRE STATION NO. 2 RECONSTRUCTION PROJECT, CITY PROJECT NO. 26-05 26-453

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt plans, specifications, and working details for the Fire Station No. 2 Reconstruction Project, City Project No. 26-05.

2. Authorize the City Attorney to prepare and the City Manager and City Clerk to execute a Public Works Agreement (PWA) for construction with AMG & Associates, Inc., 26535 Summit Circle, Santa Clarita, CA 91350, in the amount of $14,821,000, plus a ten percent (10%) contingency for the PWA in the amount of $1,482,100, contingent upon the approval and completion of bond financing.

3. Approve Amendment No.1 to the Professional Services Agreement (PSA) with PBK-WLC Architects for professional architectural and engineering support services, extending the term of the agreement for a period of three (3) years through February of 2030.

4. Approve Amendment No. 2 to the Professional Services Agreement (PSA) with TSG Enterprises, Inc. dba The Solis Group for the administration of Community Workforce Agreement (CWA), extending the term of the agreement for a period of two (2) years through April of 2030.

5. Authorize the City Manager or designee and City Clerk to execute the agreements, amendments, and any future amendments to the agreements, including increases to the not-to-exceed amount within City Council authority.

ENVIRONMENTAL DETERMINATION:

The project was presented to the Planning Commission on October 14, 2024, for environmental and Minor Conditional Use Permit (CUP) approvals. The project was determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302 (Class 2), Replacement or Reconstruction. Under Class 2, a project consisting of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced is eligible for the exemption. Since the project is replacing the existing fire station with a new fire station with the same purpose and substantially the same capacity, the proposed development project meets all criteria for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302.

Attachments: 1. Bid Results
2. Denial Letter for PCN3, Inc.
3. Denial Letter for Builders United, LLC

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

ADJOURNMENT