CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda - Final Amended

Thursday, October 29, 2026	**6:00 PM**	**City Council Chambers** **77 Fair Drive**

SPECIAL MEETING

Announcement: Amended Agenda to include Public Comments for items not on the agenda, Council Member Comments, and City Manager Report.

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/81583198394?pwd=kDbR9O7ALp1wkrXhhijFGcfbQdayAk.1
Or sign into Zoom.com and “Join a Meeting”
Enter Webinar ID: 815 8319 8394/ Password:179566
• 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: 815 8319 8394/ Password:179566
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].

SPECIAL MEETING OF THE CITY COUNCIL AND HOUSING AUTHORITY

OCTOBER 29, 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

PLEDGE OF ALLEGIANCE

ROLL CALL

CITY ATTORNEY CLOSED SESSION REPORT

PRESENTATIONS:

1. Presentation: Safe Routes to School

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

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** **26-473**

RECOMMENDATION:

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

2. **FINAL PARCEL MAP NO. 2023-160 LOCATED AT 695 WEST 19TH STREET, COSTA MESA, CALIFORNIA AND ACCESS, PARKING AND DRAINAGE EASEMENTS AGREEMENT** **26-461**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve final Parcel Map No. 2023-160, located at 695 West 19th Street and authorize signing of the map by the Mayor and the City Clerk.

2. Approve the Access, Parking and Drainage Easements Agreement, which is referenced on the final Parcel Map, and will be recorded immediately following the Parcel Map to reserve required easements over the newly separated parcel for access, parking and drainage for the benefit of the public and the remaining parcel which the Senior Center occupies, as well as preserving the priority of these easements over any other liens or other encumbrances on the newly formed parcel.

Attachments: 1. Resolution No. 2025-04
2. Final Parcel Map
3. Access Parking and Drainage Easements Agreement

3. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA AMENDING RESOLUTION NO. 2026-42 and 2026-43 RENAMING THE ARTS SPECIALIST CLASSIFICATION REPRESENTED BY THE COSTA MESA CITY EMPLOYEES ASSOCIATION** **26-464**

RECOMMENDATION:

Staff recommends the City Council approve and Adopt Resolution Number 2026-XX renaming the Arts Specialist classification to Arts and Culture Supervisor (Attachment 1).

Attachments: 1. Arts and Culture Supervisor Resolution

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. **PUBLIC HEARING REGARDING THE DEVELOPMENT IMPACT FEES ANNUAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2026, AND RESOLUTION APPROVING THE TRAFFIC IMPACT FEE ANALYSIS AND CONTINUING THE CITYWIDE TRAFFIC IMPACT FEE FOR NEW DEVELOPMENT** **26-460**

RECOMMENDATION:

Staff recommends the City Council:

1. Receive and file the Development Impact Fees Annual Report (Attachment 1) for the Fiscal Year ended June 30, 2026.

2. Adopt resolution (Attachment 2) continuing the citywide traffic impact fee for new development that incorporates recommendations from the Traffic Impact Fee Ad Hoc Committee and staff, which include:
   - Approve allocation of up to ten percent (10%) of traffic impact fees towards traffic signal synchronization projects.
   - Approve a five percent (5%) reduction in automobile trips as a result of Active Transportation Plan implementation and an additional five percent (5%) reduction in automobile trips for developments proposing to implement active transportation improvements beyond typical development requirements.

Attachments: 1. 2025-26 DIF Report
2. Traffic Impact Fee Resolution
3. Citywide Traffic Impact Fee Annual Report
4. TIF Calculations
5. Chronology of City Council Actions

2. **USER FEE STUDY AND CONSOLIDATED MASTER FEE SCHEDULE** **26-291**

RECOMMENDATION:

Staff recommends the City Council:

1. Receive the User Fee Study Report prepared by ClearSource Financial Consulting.
2. Open the Public Hearing and take testimony.
3. Adopt a Resolution of the City Council of the City of Costa Mesa, California, Updating and Establishing User and Regulatory Fees for Various City Services.

Attachments: 1. FY 2627 Fee Schedule Reso
2. Summary of Fees to Remain Unchanged
3. Fees with Changes that Vary Based on Project Criteria
4. Summary of Fees Proposed to Increase
5. FY2627 Before and After Fees
6. User Fee Study

OLD BUSINESS: NONE.

NEW BUSINESS:

1. **FACILITIES MASTER PLAN FOR CITY OWNED FACILITIES PRESENTATION** **26-456**

RECOMMENDATION:

Staff recommends the City Council receive and file this Facilities Master Plan report.

Attachments: 1. Facilities Master Plan Report

2. **ADOPTION OF SIDE LETTER OF AGREEMENTS FOR THE COSTA MESA FIREFIGHTERS ASSOCIATION AND THE COSTA MESA FIRE MANAGEMENT ASSOCIATION FOR TEMPORARY UPGRADE PAY AND ADOPTION OF SALARY RESOLUTION FOR EXECUTIVE EMPLOYEES TO INCLUDE COMPENSATION ADJUSTMENTS FOR THE CITY MANAGER AND ASSISTANT CITY MANAGER.** **26-472**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve and Adopt Side Letter between the City of Costa Mesa and Costa Mesa Firefighters Association (CMFA) (Attachment 1).
2. Approve and Adopt Side Letter between the City of Costa Mesa and Costa Mesa Fire Management Association (CMFMA) (Attachment 2).
3. Approve and Adopt Resolution Number 2026-XX updating the compensation and benefits for Executive Employees (Attachment 3).
4. Authorize the City Manager and members of the City's Negotiation Team to execute the Side Letter documents.

Attachments: 1. Side Letter CMFA
2. Side Letter CMFMA
3. Executive Resolution

3. **SURPLUS LAND ACT DECLARATION AS EXEMPT SURPLUS LAND FOR A NEWLY-CREATED PARCEL CURRENTLY FUNCTIONING AS A PORTION OF THE SENIOR CENTER PARKING LOT AT 695 WEST 19TH STREET** **26-478**

RECOMMENDATION:

Staff recommends the City Council:

1. Find the Surplus Land Declaration is exempt from the California Environmental Quality Act (CEQA) pursuant to sections 15060(c)(3) and 15312 of the CEQA Guidelines

2. Adopt Resolution No. 26-XX Declaring Property to Be Exempt Surplus Land under the Surplus Land Act.

Attachments: 1. Costa Mesa Senior - SLA Resolution

ADJOURNMENT