



# City of Costa Mesa

77 Fair Drive  
Costa Mesa, CA 92626

## Agenda Report

Arts Commission

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Item #: 26-178

Meeting Date: 3/5/2026

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**TITLE:** ART MURAL APPLICATION AT 2274 NEWPORT BOULEVARD  
**DEPARTMENT:** PARKS AND COMMUNITY SERVICES  
**PRESENTED BY:** LAURETTE GARNER, ARTS SPECIALIST  
**CONTACT INFORMATION:** LAURETTE GARNER, ARTS SPECIALIST, (714) 754-5322

### **RECOMMENDATION:**

Staff recommends the Arts Commission:

1. Review and provide recommendations on the proposed mural located at 2274 Newport Boulevard in Costa Mesa, as part of the Mesa Vista housing project.

### **BACKGROUND:**

The Art in Public Places Report created by consultant, Arts Orange County was approved by the Arts Commission on April 6, 2023 to address aspects of the Arts and Culture Master Plan's Goal #2: Expand Public Art throughout the City.

The procedures, requirements, and art mural application documents are part of Action 2.2: which is to "develop a plan for more ambitious temporary and permanent public art, including the identification of potential locations around the City, creation of policies with respect to selection and acquisition of artworks, and determination of the funding sources to be used.

Mesa Vista is a mid-century design and is located at 2274 Newport Blvd (former Motel 6 next to the Ali Baba Motel.) This is an affordable housing project that will provide 86 affordable apartment homes (30 for formerly homeless veterans VASH, 10 for formerly homeless with mental illness MHSA, and 46 for Seniors with a Costa Mesa preference.) The City of Costa Mesa, along with the County are both project partners who have contributed partial funding for the project.

The artist for the project is Damin Lujan who uses the tag name ZaoOne on Instagram. He has painted several murals at various projects throughout the County. The proposed project plan is attached, Attachment 1.

**ANALYSIS:**

The Mural Permit Application for private property is now an online application in TESSA, the city of Costa Mesa's online permitting software. All applicants can fill out the application online and present to the Arts Commission before completing their mural projects. The Mural Permit for private property is currently an optional mural permit to ensure that murals are developed with the full awareness of the community, with technical and legal considerations in relation to materials, maintenance, and artist's rights, adhered to and understood.

**FISCAL REVIEW**

No fiscal review is required at this time, as there are no associated costs.

**LEGAL REVIEW**

No legal review is required.

**CONCLUSION:**

Staff recommends the Arts Commission:

1. Review and provide recommendations to the proposed mural located at 2274 Newport Boulevard in Costa Mesa, as part of the Mesa Vista housing project.