CITY OF COSTA MESA

REGULAR CITY COUNCIL AND HOUSING AUTHORITY*

Agenda

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

***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.

Los subtítulos están disponibles a través de la opción Zoom en inglés y español.

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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.

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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

The public may participate via the Zoom option.

Zoom Webinar:
Please click the link below to join the webinar:
https://us06web.zoom.us/j/81240015399?pwd=enxyg2Co6llwWMwaXikRABCbesJV5T.1
Or sign into Zoom.com and “Join a Meeting”
Enter Webinar ID: 812 4001 5399/ Password: 085857
• 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: 812 4001 5399/ Password: 085857
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

OCTOBER 6, 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: Walktober 2026

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 Gameros
2. Council Member Marr
3. Council Member Reynolds
4. Council Member Pettis
5. Council Member Buley
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** **26-438**

RECOMMENDATION:

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

2. **READING FOLDER** **26-439**

RECOMMENDATION:

City Council receive and file Claims received by the City Clerk and authorize staff to return and/or reject any and all Claims: Yasmin Baksh, Carol Molina, Johnny Mosham, Rasheed Mumtaz, Rolando Teran, Grygoriy Tolmachov.

3. ADOPTION OF WARRANT RESOLUTION **26-401**

RECOMMENDATION:

City Council approve Warrant Resolution No. 2761.

Attachments: 1. Summary Check Registration 8-27-2026
2. Summary Check Registration 9-3-2026
3. Summary Check Registration 9-10-2026

4. MINUTES **26-440**

RECOMMENDATION:

City Council approve the minutes of the regular meeting of September 15, 2026.

Attachments: 1. 09-15-2026 Draft Minutes

5. FINAL MAP FOR TRACT NO. 19334 LOCATED AT 3150 BEAR STREET, COSTA MESA **26-416**

RECOMMENDATION:

Staff recommends the City Council approve the final map for Tract No. 19334, located at 3150 Bear Street, and authorize the signing of the Map by the City Engineer and the City Clerk.

Attachments: 1. Final Tract Map
2. Conditions of Approval

6. AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT WITH KABBARA ENGINEERING FOR PUBLIC WORKS/ENGINEERING STAFF SUPPORT SERVICES **26-419**

RECOMMENDATION:

Staff recommends the City Council:

1. Approve Amendment No. 2 to the Professional Services Agreement (PSA) with Kabbara Engineering for on-call Public Works/Engineering staff support services, increasing the compensation limit by $300,000, for a total not-to-exceed amount of $600,000.

2. Authorize the City Manager or designee and City Clerk to execute Amendment No. 2 and any future authorized amendments to the PSA.

Attachments: 1. Amendment No. 2

7. ACCEPTANCE OF THE NORMA HERTZOG COMMUNITY CENTER ROOF REPLACEMENT PROJECT, CITY PROJECT NO. 25-05 26-429

RECOMMENDATION:

Staff recommends the City Council:

1. Accept the work performed by C.I. Services, Inc. for the Norma Hertzog Community Center Roof Replacement Project, City Project No. 25-05, and authorize the City Clerk to file the Notice of Completion.

2. Authorize the City Manager to release the retention monies thirty-five (35) days after the Notice of Completion filing date; release the Labor and Material Bond seven (7) months after the filing date; and release the Faithful Performance Bond one (1) year after the filing date.

Attachments: 1. Final Cost

8. AWARD A PROFESSIONAL SERVICES AGREEMENT FOR THE EMERGENCY GENERATOR DESIGN SERVICES TO AYRES ASSOCIATES 26-432

RECOMMENDATION:

Staff recommends the City Council:

1. Award a Professional Services Agreement (PSA) to Ayres Associates, 250 E. Olive Avenue, Suite 201, Burbank, CA 91502, for two (2) years for the architectural and engineering design services for the Emergency Generator Replacement Project in an amount not to exceed $124,283.

2. Authorize a ten percent (10%) contingency in the amount of $12,428 for unforeseen costs related to the project.

3. Authorize the City Manager and City Clerk to execute the PSA and any future amendments to the agreement.

Attachments: 1. PSA

9. **ADOPT RESOLUTION NO. 2026-XX AUTHORIZING AN APPLICATION FOR FUNDS UNDER THE ORANGE COUNTY TRANSPORTATION AUTHORITY (OCTA) FOR AN ORANGE COUNTY ENHANCED MOBILITY FOR SENIORS AND INDIVIDUALS WITH DISABILITIES GRANT PROGRAM (EMSD)** **26-425**

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt Resolution No. 2026-XX "A Resolution of the City of Costa Mesa City Council Authorizing City staff to apply to the Orange County Transportation Authority (OCTA) for an Orange County Enhanced Mobility for Seniors and Individuals with Disabilities (EMSD) Grant Program to support the City's Senior Mobility Program (Attachment 1) and establish coordination with non-profits and ensure services are not being duplicated.

2. Authorize the City's commitment for a grant city match of 20% not-to-exceed $89,760 should the City be awarded the EMSD grant for a grant period from July 1, 2027 through June 30, 2029.

Attachments: 1. OCTA EMSD Grant Resolution
2. EMSD Grant Application 2026

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. **AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO UPHOLD THE ECONOMIC AND DEVELOPMENT SERVICES DIRECTOR'S DECISION TO DENY A REASONABLE ACCOMMODATION REQUEST TO DEVIATE FROM CERTAIN REQUIREMENTS OF THE ZONING CODE TO OPERATE A SOBER LIVING HOME. OPERATED BY THE OHIO HOUSE AT 115 EAST WILSON STREET, UNITS A THROUGH E** **25-555**

RECOMMENDATION:

Staff recommends the City Council:

1. Hold a hearing on the appeal for the limited purpose of remanding this matter to the Community Development Director to reconsider the Reasonable Accommodation request, in light of anticipated revisions to the City's Reasonable Accommodation procedures that would more closely align with those of the most recently adopted California Code of Regulations applicable to housing; and

2. Notice a subsequent hearing for October 20, 2026 to reconsider the denial of the CUP in light of the Director's decision on the Reasonable Accommodation request.

Attachments: Agenda Report
1. Request for Reasonable Accommodation
2. Denial of the request for Reasonable Accommodation
3. Appeal of Reasonable Accommodation Denial (2019)
4. Denial of the 2nd Reasonable Accommodation request
5. Vicinity Map
6. Separation Map
7. Plans
8. Founders' Letters
9. Planning Commission Resolution (2025)
10. Planning Commission Minutes
11. Appeal of Reasonable Accommodation Denial (2025)

OLD BUSINESS:

1. **ADOPTION OF ORDINANCE NO. 2026-08 ADOPTING THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN AND RELATED AMENDMENTS TO TITLE 13 OF THE ZONING CODE AND THE ZONING MAP** **26-423**

   RECOMMENDATION:

   Staff recommends the City Council adopt Ordinance No. 2026-08 titled "An Ordinance of the City Council of the City of Costa Mesa, California, Adopting the Fairview Developmental Center Specific Plan (FDCSP) and Amend Sections 13-20, 13-28, 13-30, Chapter V, Article 7, and Add Chapter XVIII "Specific Plans" to Title 13 of the Zoning Code, and Amend the Zoning Map to Change the Zoning Designation of the 110 Acre Fairview Developmental Center (FDC) Site Located at 2501 Harbor Boulevard to Refer to the 95 Acre FDCSP and Change the Remaining 15 Acres to Institutional and Recreational (I&R)."

   Attachments: Agenda Report
   1. City Council Ordinance - FDC Specific Plan and Zoning Code Amendments Final w Edits
   2. Exhibit A FDC Specific Plan Hearing Draft
   3. Exhibit B Zoning Code Amendments
   4. Exhibit C Existing and Proposed Zoning Map Amendments

NEW BUSINESS:

1. **REVIEW OF CONCEPTUAL DESIGN FOR OPEN PARCEL ADJACENT TO SHALIMAR PARK** **26-421**

   RECOMMENDATION:

   Staff recommends the City Council review and approve the conceptual design plan for the proposed improvement project adjacent to Shalimar Park, located at 778 Shalimar Drive.

   Attachments: 1. Shalimar Expansion Concepts - Option 1
   2. Shalimar Expansion Concepts - Option 2
   3. Proposed Final Conceptual Design

2. RESOLUTION ESTABLISHING NEW PRIMA FACIE SPEED LIMITS IN SCHOOL ZONES AS PERMITTED BY THE CALIFORNIA VEHICLE CODE, CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND CALIFORNIA ASSEMBLY BILL 382 **26-427**

RECOMMENDATION:

Staff recommends the City Council adopt the proposed Resolution No. 2026-xx, establishing new prima facie speed limits within school zones in the City of Costa Mesa as permitted by the California Vehicle Code, California Manual on Uniform Traffic Control Devices, and California Assembly Bill 382.

Attachments: 1. Proposed Resolution No. 2026-xx

3. FAIR DRIVE CIRCULATION IMPROVEMENTS - "FAIR DRIVE FOR ALL", FEDERAL PROJECT NO. CML-5312(112) **26-428**

RECOMMENDATION:

Staff recommends the City Council:

1. Award a Professional Services Agreement (PSA) to Kimley-Horn and Associates, Inc. for professional engineering design services for the Fair Drive Circulation Improvements - "Fair Drive For All" project (Federal Project No. CML-5312(112)) for a period of three years, with the option for two (2) one-year renewal, in an amount not to exceed $863,000, in final form as approved by the City Attorney.

2. Authorize a ten percent (10%) contingency in the amount of $86,300 for any unforeseen costs or additional services that may be required by the project.

3. Authorize the City Manager and the City Clerk to accept minor modifications that may be needed and execute the PSA and any future amendments to the agreement.

Attachments: 1. PSA with Kimley-Horn & Associates, Inc.

4. APPROVAL FOR THE PURCHASE OF THREE DOCKING STATIONS AND DRONE WITH AXON ENTERPRISE INC. (SKYDIO INC.) 26-422

RECOMMENDATION:

Staff recommends the City Council:

1. Approve the purchase of three (3) drone docking stations and one (1) Skydio X-10 drone, including service and software through a cooperative agreement with Omnia Contract No. 3544-21-4615 in the amount of $292,144.59 for a term of two years.

2. Authorize a contingency in the amount of $7,855.41 for unforeseen costs.

3. Authorize the City Manager and City Clerk to execute an agreement with Axon Enterprise, Inc. (Skydio Inc.), and any future amendments, in a form approved by the City Attorney.

Attachments: 1. Quote-834688-004
2. Intent to Utilize Cooperative Agreement

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

ADJOURNMENT