



REGULAR CITY COUNCIL AND HOUSING AUTHORITY AUGUST 4, 2026 – MINUTES

CALL TO ORDER – The Closed Session meeting was called to order by Mayor Pro Tem Chavez at 4:00 p.m.

ROLL CALL

Present: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens (Via Zoom Webinar pursuant to Government Code Section 54953 from Kirimu Camp located in the Serengeti National Park in Tanzania).

Absent: None.

PUBLIC COMMENTS – NONE.

CLOSED SESSION ITEMS:

1. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6, (a)

Agency Designated Representative: Cecilia Gallardo-Daly, City Manager

Name of Employee Organization: Costa Mesa City Employees Association (CMCEA)

2. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6, (a)

Agency Designated Representative: Cecilia Gallardo-Daly, City Manager

Name of Employee Organization: Costa Mesa Confidential Unit

3. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6, (a)

Agency Designated Representative: Cecilia Gallardo-Daly, City Manager

Name of Employee Organization: Costa Mesa Police Association (CMPA)

4. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6, (a)

Agency Designated Representative: Cecilia Gallardo-Daly, City Manager

Name of Employee Organization: Costa Mesa Police Management Association (CMPMA)

5. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6, (a)
Agency Designated Representative: Cecilia Gallardo-Daly, City Manager
Name of Employee Organization: Costa Mesa Executive Employees

6. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: City of Costa Mesa v. Ohio House LLC
Orange County Superior Court, Case No. 30-2020-01146835-CU-OR-CJC

7. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: City of Costa Mesa v. Ohio House, LLC, a California limited liability corporation; Richard Perlin, Nancy Perlin, Dolores Perlin, and Brandon Stump as individuals, Orange County Superior Court Case No. 30-2018-01006173-CU-OR-NJC

8. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: Ohio House, LLC v. City of Costa Mesa, United States District Court, Central District of CA, Case No. 8:19 cv 01710 DOC (KESx)

9. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: Disability Rights California, a California non-profit corporation v. City of Costa Mesa, Cecilia Gallardo-Daly, City Manager, and Costa Mesa City Council
Orange County Superior Court, Case No. 30-2026-01581983-CU-WM-CJC

10. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9 (d)(1)
Name of Case: People of the State of California, ex rel, Rob Bonta, California Department of Housing and Community Development v. City of Costa Mesa
Orange County Superior Court, Case No. 30-2026-01583941-CU-WM-CJC

Ms. Hall Barlow, City Attorney, requested to add an item to the closed session agenda that arose after the posting of the agenda related to closed session items 6-10 and related to consent calendar item no. 7 regarding the proposed grand jury response.

MOVED/SECOND: Council Member Marr/Mayor Pro Tem Chavez

MOTION: Add the item requested by the City Attorney to the Closed Session agenda.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, and Mayor Pro Tem Chavez.

Nays: None.

Absent: Mayor Stephens.

Abstain: None.

Motion carried: 6-0

City Council recessed at 4:08 p.m. for Closed Session.

Closed Session adjourned at 5:45 p.m. and there was no reportable action taken.

CALL TO ORDER - The Regular City Council and Housing Authority meeting was called to order by Mayor Pro Tem Chavez at 6:01 p.m.

NATIONAL ANTHEM AND PLEDGE OF ALLEGIANCE – A video was played of the National Anthem and the Mayor Pro Tem led the Pledge of Allegiance.

MOMENT OF SOLEMN EXPRESSION – Led by Calvary Chapel Dave Manne, Pastor Emeritus.

ROLL CALL

Present: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens (Via Zoom Webinar pursuant to Government Code Section 54953 from Kirimu Camp located in the Serengeti National Park in Tanzania, and left the meeting at 8:30 p.m.).

Absent: None.

CITY ATTORNEY CLOSED SESSION REPORT – No reportable action was taken.

PRESENTATIONS: NONE.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

Speakers in the Council Chambers:

Speaker, spoke on an ethics policy and a conflict-of-interest code for council members.

Steve Smith spoke on the WAGS agreement ending in December and inquired on the RFP process.

Speaker, spoke in opposition to the Flock Cameras Contract.

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Liam Cavinaugh spoke in opposition to the Flock Cameras Contract.

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Speakers on Zoom:

Anne Stenton spoke in opposition to the Flock Cameras Contract.

Speaker, spoke in opposition to the Flock Cameras Contract.

Speaker, spoke in opposition to the Flock Cameras Contract.

COUNCIL MEMBER COMMITTEE REPORTS, COMMENTS, AND SUGGESTIONS

Council Member Reynolds expressed concern about the Flock Camera contract and whether it violates SB 34, requested a brief report on Lions Park and praised the Public Works team for their ongoing work maintaining the City, highlighted the Costa Mesa Historical Society's 60th Anniversary event on August 29–30, acknowledged the Costa Mesa Mutual Aid group for creating a donation website (CostaMesamutualaid.com), and noted efforts by active transportation enthusiasts who are coming together to address e-bike safety.

Council Member Pettis expressed appreciation to staff for organizing the town hall on the Fairview Development Center, recognized Costa Mesa residents for being active in the community, emphasized the importance of listening closely to community concerns—particularly regarding traffic impacts on Harbor Boulevard.

Council Member Buley recognized Travel Costa Mesa, noted a visit with the Chinese Olympic contingency, mentioned that the OC Fair is in full swing and reiterated that the Flock contract will appear on a future agenda for further discussion.

Council Member Gameros congratulated Justin Horner on his promotion to Battalion Chief and noted that the fire recruits have completed training on the grand ladder and vertical operations, emphasized listening to public input regarding the Flock contract and reminded residents that cooling centers are available in Costa Mesa.

Council Member Marr acknowledged the students and Scouts attending the meeting, recognized staff for their work on the Fairview Development Center meeting, voiced support for revisiting an ethics policy and formalizing a tracking system for council members to report contributions they've received, and noted the visit from the Chinese Olympic contingency and on the role it could play in LA28.

Mayor Pro Tem Chavez thanked public commenters and emphasized the importance of public input and community activism, spoke on the visit from the Chinese Olympic contingency and highlighted the upcoming outreach meeting for the Shalimar Park neighborhood, and spoke on adjourning the meeting in memory of Rosa Elena Munguia Cano.

REPORT – CITY MANAGER – Ms. Gallardo-Daly recognized Lindsey King for receiving the City Managers Leadership Award, recognized new Battalion Chief Justin Horner, and recognized Police Lt. Casarez on his retirement.

REPORT – CITY ATTORNEY – NONE.

CONSENT CALENDAR

MOVED/SECOND: Council Member Marr/Council Member Reynolds

MOTION: Approve the Consent Calendar except for item no. 7.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: Council Member Gameros recused himself on item 3 the Warrant Resolution due to his wife previously working for Priceless Pet Rescue.

Motion carried: 7-0

1. PROCEDURAL WAIVER: WAIVE THE FULL READING OF ALL ORDINANCES AND RESOLUTIONS

ACTION:

City Council and Housing Authority approved the reading by title only and waived further reading of Ordinances and Resolutions.

2. READING FOLDER

ACTION:

City Council received and filed Claims received by the City Clerk and authorized staff to reject any and all Claims: Tusapa Lee Laolagi, Ivin Mood, Davis Salary.

3. ADOPTION OF WARRANT RESOLUTION

ACTION:

City Council approved Warrant Resolution No. 2758.

4. MINUTES

ACTION:

City Council approved the minutes of the Study Session meeting of June 9, 2026.

5. DESIGNATION OF VOTING DELEGATE FOR THE 2026 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE

ACTION:

City Council designated Mayor Pro Tem Manuel Chavez as Costa Mesa's voting delegate for the 2026 League of California Cities Annual Conference.

6. BIENNIAL REVIEW OF CITY'S CONFLICT OF INTEREST CODE

ACTION:

City Council approved Resolution No. 2026-35, revising the list of designated positions in the City's Conflict of Interest Code.

8. APPROVAL OF AGREEMENTS FOR AMERICAN FAMILY HOUSING AVON RIVER APARTMENTS PROJECT LOCATED AT 1400 BRISTOL STREET

ACTION:

1. City Council authorized the City Manager, or their designee, to execute all applicable agreements necessary to advance the Avon River Apartments Project, contingent upon completion of HUD requirements for receipt of Home Investment Partnership Program (HOME) funds.
2. Authorized the City Manager, or their designee, to execute a Memorandum of Agreement (MOA) with the County of Orange regarding Regional Housing Needs Allocation (RHNA) Progress Credits.

ITEMS PULLED FROM THE CONSENT CALENDAR

7. RESPONSE TO ORANGE COUNTY GRAND JURY REPORT-STATE HOUSING MANDATE

Public Comments:

Speakers in the Council Chambers:

Speaker, spoke in opposition of the Grand Jury report, disagrees with the city's response, and spoke on the need for more housing.

Speakers on Zoom:

Cynthia McDonald, Costa Mesa, spoke on the individuals that serve on the Grand Jury, questioned the City's decision to agree with the findings, noted that the State is putting the City in a difficult position with the RHNA numbers, and emphasized the need for the Housing Element to be certified.

MOVED/SECOND: Council Member Marr/Mayor Stephens

MOTION: Approve staff recommendation with the following amendments:

- In section F6 of the response letter – add that the planning cycle is too short.
- In section F7 – note the number of programs to respond to as part of the Housing Element process.
- In section F9 - use this as an opportunity to highlight the work the City is already doing to advance affordable housing.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

City Council reviewed and approved the responses to the May 27, 2026, Orange County (OC) Grand Jury Report titled, "California Housing Mandates" and authorized staff to submit the response to the presiding judge with the following changes:

- In section F6 of the response letter – add that the planning cycle is too short.
- In section F7 – note the number of programs to respond to as part of the Housing Element process.
- In section F9 - use this as an opportunity to highlight the work the City is already doing to advance affordable housing.

-----**END OF CONSENT CALENDAR**-----

PUBLIC HEARINGS:

(Pursuant to Resolution No. 05-55, Public Hearings begin at 7:00 p.m.)

1. **INTRODUCE AND GIVE FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA CALIFORNIA AMENDING TITLE 13 (PLANNING, ZONING, AND DEVELOPMENT), OF THE COSTA MESA MUNICIPAL CODE UPDATING LAND USE CLASSIFICATIONS FOR VARIOUS NON-RESIDENTIAL USES INCLUDING BUT NOT LIMITED TO, PERSONAL SERVICES, ARTISAN STUDIO, ACTIVE ENTERTAINMENT USES, EVENT CENTERS AND ASSEMBLY USES, FITNESS USES, AND OTHER NON-RESIDENTIAL USES AND STANDARDS- PCTY-26-0001**

Presentation by Ms. Gregg, Contract Project Manager and Ms. Tai, Director of Community Development.

Public Comments: None.

MOVED/SECOND: Council Member Marr/Council Member Reynolds

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

1. City Council found that the Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15305; and
2. Introduced for first reading, by title only, an Ordinance approving amendments to Title 13 (Planning, Zoning and Development) of the Costa Mesa Municipal Code to update land use classifications for various non-residential uses including but not limited to, personal services, artisan studio, active entertainment uses, event centers and assembly uses, fitness uses, and other non-residential uses and standards.

2. CONTINUATION REQUEST OF THE CONSOLIDATED MASTER FEE SCHEDULE

Public Comments: None.

MOVED/SECOND: Mayor Pro Tem Chavez/Council Member Gameros

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

City Council opened the public hearing and continued the item to the September 15, 2026, meeting, pursuant to department's request.

OLD BUSINESS: NONE.

NEW BUSINESS:

1. PARKS AND COMMUNITY SERVICES COMMISSION ANNUAL REPORT

Presentation by Mr. Gruner, Parks and Community Services Director, Ms. Brown, Chair of the Parks and Community Services Commission and Ms. Wright, Vice Chair of the Parks and Community Services Commission.

Public Comments:

Speakers in the Council Chambers:

Matt Garcia, Costa Mesa, spoke on concerts in the park, and that the current draft Fairview Park Master Plan does not mention concerts in the park as an approved use.

MOVED/SECOND: Council Member Reynolds/ Council Member Marr

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

City Council received and filed the Parks and Community Services Commission annual report.

2. AWARD OF THE ON CALL SIDEWALK REPAIR PROJECT, CITY PROJECT NO. 25-20

Presentation by Mr. Yang, City Engineer.

Public Comments: None.

MOVED/SECOND: Council Member Reynolds/Mayor Pro Tem Chavez

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, Mayor Pro Tem Chavez, and Mayor Stephens.

Nays: None.

Absent: None.

Abstain: None.

Motion carried: 7-0

ACTION:

1. City Council made a finding of California Environmental Quality Act (CEQA) categorical exemption pursuant to CEQA Guidelines section 15301.
2. Adopted plans, specifications, and working details for the On Call Sidewalk Repair Project, City Project No. 25-20.
3. Rejected the apparent low bid submitted by Access General Contracting, Inc., 357 North Sheridan Street, Suite 100, Corona, California 92878, as non-responsive.
4. Awarded a Public Works Agreement (PWA) for construction to S&H Civilworks, 6612 Columbus Avenue, Riverside, California 92504 in the amount of \$237,600, and authorize an additional ten percent (10%) contingency in the amount of \$23,760 as needed for any unforeseen costs related to this project.
5. Authorized the City Manager and City Clerk to execute the PWA and future amendments to the agreement within Council authorized limits.

3. SIGNAL MODERNIZATION FOR SYSTEMIC SAFETY IMPROVEMENTS, FEDERAL PROJECT NO. HSIPL-5312(107), CITY PROJECT NO. 26-01

Presentation by Mr. Martin, Transportation Services Manager.

Public Comments:

Speakers in the Council Chambers:

Speaker, inquired on the sensors being used for the project.

Speaker, spoke in support of the item and requested staff investigate transit priority.

MOVED/SECOND: Council Member Reynolds/ Mayor Pro Tem Chavez

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, and Mayor Pro Tem Chavez.

Nays: None.

Absent: Mayor Stephens.

Abstain: None.

Motion carried: 6-0

ACTION:

1. City Council adopted plans, specifications, and working details for the Signal Modernization for Systemic Safety Improvements, Federal Project No. HSIPL-5312(107), City Project No. 26-01, and found the project categorically exempt from the California Environmental Quality Act (CEQA).

2. Awarded a Public Works Agreement (PWA) for construction to Econolite Systems Inc. 1250 N Tustin Avenue, Anaheim CA 92807, in the amount of \$2,709,902.68, and authorized a ten percent (10%) contingency in the amount of \$270,990.27 for unforeseen costs related to the project.
 3. Authorized the City Manager or designee to negotiate and approve future PWA amendment(s) to increase the total not-to-exceed compensation by up to \$712,000.00 to utilize the full federal Highway Safety Improvement Program (HSIP) grant allocation.
 4. Awarded a Professional Services Agreement (PSA) for construction management and inspection support services to C2PM, 22601 Summerfield, Suite 2, Mission Viejo, CA 92692, in the amount of \$406,084.83, and authorized a ten percent (10%) contingency in the amount of \$40,608.48.
 5. Authorized an appropriation of \$204,000 from the Measure M2 Fairshare (Fund 416) fund balance.
 6. Authorized the City Manager and the City Clerk to execute the PWA and the PSA and any future amendments to the agreements within Council authorized limits.
4. **AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR THE CONSTRUCTION MANAGEMENT AND INSPECTION SUPPORT SERVICES FOR THE ADAMS AVENUE BICYCLE FACILITY PROJECT (FROM HARBOR BOULEVARD TO FAIRVIEW ROAD), FEDERAL PROJECT NO. STPL-5312(108), CITY PROJECT NO. 25-11**

Presentation by Mr. Martin, Transportation Services Manager.

Public Comments: None.

MOVED/SECOND: Mayor Pro Tem Chavez/Council Member Marr

MOTION: Approve staff recommendation.

The motion carried by the following roll call vote:

Ayes: Council Member Buley, Council Member Gameros, Council Member Marr, Council Member Pettis, Council Member Reynolds, and Mayor Pro Tem Chavez.

Nays: None.

Absent: Mayor Stephens.

Abstain: None.

Motion carried: 6-0

ACTION:

1. City Council approved an amendment to the Professional Services Agreement (PSA) to increase the compensation amount by \$64,132.15 for a new not-to-exceed (NTE) compensation amount of \$305,506.15 with Z&K Consultants, Inc., 17130 Van Buren Blvd. #122, Riverside, CA 92504, for construction management and inspection support services for the Adams Avenue Bicycle Facility Project.

2. Authorized the City Attorney to prepare the Amendment and the City Manager and the City Clerk to execute the Amendment and any future amendments to the agreements within Council authorized limits.

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

Council Member Reynolds stated she would support bringing back an updated ethics policy.

ADJOURNMENT – Mayor Pro Tem Chavez adjourned the meeting at 8:51 p.m. in honor of Rosa Elena Munguia Cano.

Minutes adopted on this 1st day of September, 2026.

John Stephens, Mayor

ATTEST:

Brenda Green, City Clerk