



## **CITY OF COSTA MESA**

### **REGULAR CITY COUNCIL AND SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY, AND HOUSING AUTHORITY\***

#### **Agenda**

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**Tuesday, December 12, 2023**

**5:00 PM**

**City Council Chambers  
77 Fair Drive**

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#### **STUDY SESSION**

The City Council meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having system outages or experiencing other critical issues, the meeting will continue in person.

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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 2 minutes, or as otherwise directed.

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Call: 1 669 900 6833 Enter Webinar ID: 983 7639 0419/ Password: 905283

During the Public Comment Period, press \*9 to add yourself to the queue 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 2 minutes, or as otherwise directed.

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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 STUDY SESSION MEETING OF THE COSTA MESA CITY COUNCIL**

**DECEMBER 12, 2023 – 5:00 P.M.**

**JOHN STEPHENS**  
Mayor

**JEFFREY HARLAN**  
Mayor Pro Tem - District 6

**ANDREA MARR**  
Council Member - District 3

**MANUEL CHAVEZ**  
Council Member - District 4

**LOREN GAMEROS**  
Council Member - District 2

**ARLIS REYNOLDS**  
Council Member - District 5

**DON HARPER**  
Council Member - District 1

**KIMBERLY HALL BARLOW**  
City Attorney

**LORI ANN FARRELL HARRISON**  
City Manager

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENTS – ONLY MATTERS LISTED ON THE AGENDA**  
Comments are limited to 2 minutes, or as otherwise directed.

**STUDY SESSION ITEM:**

1. [STUDY SESSION REGARDING THE PHASED ROLLOUT OF THE 23-1480 CITY'S HOUSING ELEMENT PROGRAMS AND AN UPDATE REGARDING THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN EFFORT](#)

**RECOMMENDATION:**

Staff recommends the City Council receive the staff presentation and provide feedback as necessary regarding the phased rollout of the City's Housing Element Programs as well as a staff update regarding the Fairview Developmental Center Specific Plan.

**Attachments:** [Agenda Report](#)

[1. Housing Plan Programs](#)

[2. FDC Workshop 1 Summary](#)

**ADJOURNMENT**



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 23-1480

**Meeting Date:** 12/12/2023

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**TITLE:**

**STUDY SESSION REGARDING THE PHASED ROLLOUT OF THE CITY'S HOUSING ELEMENT PROGRAMS AND AN UPDATE REGARDING THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN EFFORT**

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION**

**PRESENTED BY: JENNIFER LE, ECONOMIC AND DEVELOPMENT SERVICES DIRECTOR  
PHAYVANH NANTHAVONDOAUNGSY, PRINCIPAL PLANNER  
SHERI VANDER DUSSEN, INTERIM ASSISTANT DIRECTOR**

**CONTACT INFORMATION: PHAYVANH NANTHAVONGDOUANGSY, (714) 754-5611**

**RECOMMENDATION:**

Staff recommends the City Council receive the staff presentation and provide feedback as necessary regarding the phased rollout of the City's Housing Element Programs as well as a staff update regarding the Fairview Developmental Center Specific Plan.



## Agenda Report

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Item #: 23-1480

Meeting Date: 12/12/2023

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**TITLE: STUDY SESSION REGARDING THE PHASED ROLLOUT OF THE CITY'S HOUSING ELEMENT PROGRAMS AND AN UPDATE REGARDING THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN EFFORT**

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION**

**PRESENTED BY: JENNIFER LE, ECONOMIC AND DEVELOPMENT SERVICES DIRECTOR  
SHERI VANDER DUSSEN, INTERIM ASSISTANT DIRECTOR  
PHAYVANH NANTHAVONDOAUNGSY, PRINCIPAL PLANNER**

**CONTACT INFORMATION: PHAYVANH NANTHAVONGDOUANGSY, (714)754-5611**

### **RECOMMENDATION:**

Staff recommends the City Council receive the staff presentation and provide feedback as necessary regarding the phased rollout of the City's Housing Element Programs as well as a staff update regarding the Fairview Developmental Center Specific Plan.

### **BACKGROUND:**

On May 9, 2023, the California Department of Housing and Community Development (HCD) confirmed by letter that the City's approved 6<sup>th</sup> Cycle (2021-2029) Housing Element meets the statutory requirements of State Housing Element Law and is complete. The letter also affirmed the State's expectation that the City would "continue timely and effective implementation of all programs". A link to the State's letter is provided below:

- State HCD May 9, 2023 letter approving the Housing Element:  
<https://www.costamesaca.gov/home/showpublisheddocument/54373/638198511785300000>

The Housing Element, Chapter 4 Housing Plan, identifies specific programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. There are **47 Housing Element programs** slated for completion within the eight-year Housing Element planning period, most of which are slated for completion within three years of adoption (by 2026). Many of the approved programs are required based on State law, and each program indicates a specific completion timeline. These timelines were required by the State Department of Housing and Community Development as part of the Housing Element approval process.

Given the substantial organizational focus and resources required to concurrently complete 47 housing programs (many of which are multi-year highly complex programs) generally within the timelines identified in the Housing Element, staff have prepared an implementation plan to assist us in appropriately allocating staff and other resources.

This study session is intended to share information with the City Council and the general public regarding the 47 programs and their expected rollout, timelines and required resources associated with their completion. A link to Housing Element Chapter 4 (Housing Plan) is provided below and a summary list of the 47 programs with required timelines is attached.

- [Housing Element Chapter 4 \(Housing Plan\):  
https://www.costamesaca.gov/home/showpublisheddocument/52834/638133568853530000](https://www.costamesaca.gov/home/showpublisheddocument/52834/638133568853530000)

The second part of the study session will focus on an update regarding Housing Program 3B, the Fairview Developmental Specific Plan which is already well underway.

### ***HOUSING PROGRAMS ALREADY COMPLETED OR UNDERWAY***

The following are completed examples of projects or projects underway that provide housing opportunities for low-income households, seniors and complex needs groups in Costa Mesa. The City will continue to work with various non-profit organizations and seek grant opportunities to implement the 6<sup>th</sup> Cycle Housing Plan.

#### **Bridges Homeless Shelter** [Program 4F]

In April 2021, the City of Costa Mesa completed the construction of its permanent Bridge Shelter within the city. Construction of the Bridge Shelter, as well as the organization and operation of the temporary Bridge Shelter at Lighthouse Church, and the ongoing efforts of the City's Street Outreach Team represent Costa Mesa's commitment to assisting vulnerable residents currently experiencing homelessness. With the shelter in full operation, the City is able to assist up to 72 residents at one time and connect these residents with services and assistance toward permanent housing solutions.

On June 6, 2023, the City Council approved a capacity increase of 16 beds bringing the Shelter's total capacity to 88 beds. On August 1, 2023, the City Council approved the submission of a joint application with the Orange County Health Care Agency to the State Department of Health Care Services for funding to add 15 behavioral health beds and associated services at the Shelter. The City has since received an award of \$4.2M to implement the additional beds, which are anticipated to be available for occupancy by April 2024. This increase will bring the Shelter's total capacity to 100 beds.

On December 7, 2023, the CalOptima Board of Directors selected Costa Mesa as one of two cities to receive their innovative Street Medicine Program, which delivers primary and behavioral health care to both sheltered and unsheltered homeless people. Street Medicine is projected to launch at the Bridge Shelter in July 2024.



**The Bungalows Project (2039 Pomona Avenue)** [Program 4A]

This project includes remodeling six existing dwelling units and constructing two additional detached accessory dwelling units on the site for families in need. The site is managed by Families Forward and houses families experiencing or close to experiencing homelessness. The project was completed in early 2023. Families Forward partnered with HomeAid Orange County, a Tustin nonprofit that coordinates with building professionals willing to offer materials discounts, labor and in-kind donations to reduce the costs of building projects for those at risk of homelessness. Occupants are selected through an application process, with preference given to those with residential, professional or educational ties to Costa Mesa currently experiencing homelessness, living in a shelter or in temporary accommodations. Under the living arrangement, residents of “The Bungalows” will pay an affordable monthly rent, ranging from about \$1,150 to \$1,350 per month, while receiving ongoing assistance, education and services designed to help them regain financial self-sufficiency. With in-kind donations reducing costs by more than \$500,000, the total cost of the project pencils out to around \$4 million — about 40% higher than what was initially budgeted. To help bridge the gap, the Costa Mesa City Council in November 2022 granted \$975,000 in federal American Rescue Plan Act funding to Families Forward to complete the work.

**Project Homekey (2274 Newport Boulevard)** [Programs 3F and 4A]

The Motel 6 property located at 2274 Newport Blvd involves the acquisition and two-phase adaptive reuse of an 88-unit motel into permanent housing. All motel rooms will be converted to 300-square-foot studio apartments with new kitchenettes, countertops, flooring, paint, fixtures, appliances, and furniture. Additional common areas for residents will include a new outdoor patio, smoking area, dog run, and community garden to encourage social interaction among residents. Pedestrian access at Newport Blvd will be enhanced, encouraging residents to walk to nearby community and commercial amenities. Aesthetic improvements will include building façade enhancements, public art, and substantial upgrades to existing landscaped areas. This project will be developed in two phases.

Phase I includes making 40 housing units available to individuals earning 30% or less than the Area Median Income, 30 of which are permanent supportive housing units serving homeless veterans and 10 of which are set aside for homeless individuals who meet the Mental Health Services Act (MHSA) eligibility criteria. Construction of Phase II will complete the remaining units and will commence once additional funding resources are identified.

A second Homekey Project has also been funded at the former La Quinta Inn at 1515 S. Coast Drive, and design is currently underway.

**Jamboree Housing Senior Housing Project at the Senior Center (695 West 19th Street)** [Programs 2D and 4A]

In 2020 the City Council approved an Exclusive Negotiating Agreement (ENA) to partner with Jamboree Housing Corporation in determining the feasibility, and potential terms, for the right to acquire a long-term leasehold interest in an approximately 0.90-acre portion of the parking lot at the Senior Center property to develop a senior housing project. The conceptual density study plans envision the potential for 60 senior affordable housing units (59 plus one manager unit).

An application for an Urban Master Plan Screening for the project was submitted, and subsequently was placed on hold while the applicant revised its funding sources and project scope. The applicant has now

identified a modified scope and submitted plans, and staff expects to bring the screening to the City Council in early 2024. Nancy Huynh, Principal Planner is managing the project.

#### **Affordable Housing (Inclusionary) Ordinance** [Program 2A]

The City kicked off the affordable housing ordinance effort in 2021, retaining Keyser Marston Associates (KMA). Since then, KMA, along with Nancy Huynh, Principal Planner, have completed the required Financial Evaluation and held 17 stakeholder meetings, two joint Council/Planning Commission Study Sessions and completed the draft Ordinance. The Ordinance was presented to the Planning Commission on November 13, 2023 with a second discussion occurring on December 11, 2023. Staff expects to agendize the Ordinance for a Council decision in January 2024.

#### **Fairview Developmental Center Specific Plan** [Program 3B]

Staff kicked off the Fairview Developmental Center Specific Plan project in 2023, retaining Placeworks Consulting and onboarding an interim project manager, Sheri Vander Dussen along with the City's Principal Planner Phayvanh Nanthavongdouangsy to manage this \$3.5 million two-year project. Technical studies are underway and the City's first stakeholder meeting was held in November 2023. A detailed update regarding this effort is provided below.

#### **UPCOMING HOUSING ELEMENT PROGRAMS IMPLEMENTATION**

The City was allocated a Regional Housing Needs Assessment (RHNA) allocation of 11,760 housing units to meet its portion of the projected regional housing needs (Table 1). The City is not required to construct housing to meet its RHNA obligation; however, the City is required to have in place the land use provisions and programs to facilitate those housing opportunities.

***Table 1: 2021 - 2029 City of Costa Mesa RHNA Housing Needs Allocation***

Income Category	% of Median Family Income	Income Range		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 – 50%	--	\$51,500	2,919 units
Low Income	51 – 80%	\$51,501	\$82,400	1,794 units
Moderate Income	81 – 120%	\$82,401	\$123,600	2,088 units
Above Moderate Income	> 120%	\$123,601	> \$123,601	4,959 units
Total:				11,760 units

Attachment 1 is a list of the City's housing programs committed to for the planning period. In order to complete these programs in a timely manner and to efficiently use staff and consultant resources, the programs are sorted into two categories: 1) Programs that build upon existing information and outreach efforts; and 2) Programs that create new housing opportunities.

**Category I: Building Upon Existing Programs**

Many of the housing element programs require the City to modify existing City programs and requirements to respond to new State law provisions. The implementation of these programs aim to solidify the City's organizational foundation to accommodate and promote housing. These programs: 1) support existing residents; 2) require information distribution to promote of housing opportunities, programs and community partnerships; 3) involve updating provisions of the Zoning Ordinance primarily to comply with new State laws; and 4) evaluate and update planning application fees. Implementation of these programs will be grouped together for efficiency and assigned a team from existing City staff to complete these programs over the next two years.

*1) Residential Assistance Programs [ Programs 1A, 1B, 1C, 2C, 4D, and 4F]*

These programs will support existing and future residents by providing funding to preserve and enhance existing housing supply, monitoring the supply of affordable housing, and facilitate housing options for all residents at all income levels for those with special housing needs.

*2) Information Distribution [Programs 2B, 2D, 2I, 2L, 3A, 3E, 3K, 3L, 3M, 3O, 3P, 3Q, 4A, 4B, 4C, 4H, and 4I]*

The programs are intended to promote and highlight various City/State Housing Programs and partnership opportunities to help develop housing opportunities, such as promoting Accessory Dwelling Units and State Density Bonus Incentives.

*3) Zoning Ordinance Updates*

1. Definitions [ Programs 2F, 2H, 2J, 2O, and 4E]
2. Development Standards [ Programs 2E, 2M, 4G, and 4E]
3. Process and Findings [Programs 2N, 2P, 3F, 3S, and 4E]

These programs will, for example, require staff to analyze and, where necessary, update residential parking standards, certain housing definitions and terminologies, and the City's development review processes and findings to help streamline project approvals.

*4) Planning Application Fee [Program 2K]*

The objective of Program 2K is to review planning application fees, with a special focus on the density bonus fee, and update the fee(s) to avoid creating a constraint to the development of affordable housing.

**Category II: Creating the Framework for New Housing and Revitalization**

Category II includes programs that will create the framework for the future development of new housing. These programs are complex multi-year efforts that will require policy and process modifications to phase in new development while preserving existing residential communities. These major programs will involve extensive community visioning and engagement and will also involve environmental review under the California Environmental Quality Act (CEQA). The completion dates for most of these major programs were identified in the Housing Element as Winter 2025.

Completion of these major efforts will require the City to retain a consulting team, allocate staff project managers or bring in contract interim project managers where necessary, and allocate appropriate funds for these efforts. The study session presentation will further detail timelines, phasing, and resources required to complete these major efforts.

*1) Community Visioning and Objective Residential Design Guidelines for properties within Urban Plan Areas and along the City's Commercial and Industrial Corridors*

Various state laws, such as the State Housing Accountability Act (Senate Bill (SB) 167), Streamlined Affordable Housing Act (SB35/SB423), Housing Crisis Act (SB 330), Housing and High Road Jobs Act (AB 2011), and Affordable Housing on Faith Lands Act (SB 4), requires a streamlined review and approval process for qualifying residential projects that meet objective standards.

Objective design standards under State law are “standards that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal” (California Government Code, Section 65913.4).

Through the community visioning process, Costa Mesa residents will help define and shape the components and design requirements that make a high-quality neighborhood. The design standards and guidelines will be crafted around that community vision to ensure future projects that are subject to those standards and guidelines will be compatible with existing neighborhoods and meet overall community expectations.

Staff have prepared a Request for Proposals to update the City's Residential Design Guidelines and develop Objective Residential Design standards for release in early 2024 and completion in Summer 2024. The City will utilize LEAP grant funding to fund a portion of this effort.

*2) General Plan, Specific Plan and Urban Plan Amendments [Programs 3B, 3C, 3D, 3H, 3I, 3J, 3N, 3R] focusing on Creating Housing and Revitalization Opportunities along the City's Commercial and Industrial Corridors*

Building upon the completion of residential design guidelines and objective design standards described above, the City will update and incorporate those community visions and standards into the City's General Plan, North Costa Mesa Specific Plan, and Urban Plans. The following updates are anticipated and will be phased for efficiency of resources:

- Incorporate objective design standards into the General Plan
- Create the Fairview Developmental Center Specific Plan
- Update the North Costa Mesa Specific Plan
- Update the City's Urban Plans: 19 West Urban Plan, SoBECA Urban Plan, Mesa West Bluff Urban Plan, and Harbor Mixed-Use Overlay
- Create Corridor Plans
  - Harbor Boulevard
  - 17<sup>th</sup> Street Corridor Area
  - Bristol Street
- Update the Newport Boulevard Specific Plan

### *3) General Plan Amendments – Safety Element/Environmental Justice Policies [2G]*

Staff have proposed a working draft that incorporates references to the City's Local Hazards Mitigation Plan - SB 379 as well as to address other applicable State laws (SB 1035-Flood and Hazards and AB747/SB 99-Evacuation Routes). As part of this process, staff are also evaluating other General Plan Elements to incorporate environmental justice policies pursuant to SB 1000. This law requires the City to develop and incorporate policies for disadvantaged communities in its General Plan. The purpose of SB 1000 is to "address unique or compounded health risks in disadvantaged communities by decreasing pollution exposure, increasing community assets, and improving overall health." (Office of Planning and Research, General Plan Guidelines June 2020)

## **FAIRVIEW DEVELOPMENTAL CENTER PROJECT UPDATE**

At its meeting of August 1, 2023, the City Council authorized an agreement with PlaceWorks to prepare a Specific Plan, General Plan Amendment and Environmental Impact Report to guide the reuse of the Fairview Developmental Center (FDC). The planning process is being funded through a \$3.5 million grant from the State pursuant to Senate Bill 188. The FDC is designated as a Housing Opportunity Site in the City's Housing Element. The Housing Element envisions 2,300 units on this site, with 40% of the units affordable to low- and very-low income households.

### **Community Engagement**

The City Council desired an extensive outreach and community involvement program to develop a vision and land use plan for this site. Since many residents have access to the internet, a project website has been established to provide an easy way to obtain information about the project: [FDCHousingplan.com](http://FDCHousingplan.com). A project email address has also been established to allow anyone to sign up for the interest list, submit comments or ask questions: [fdchousingplan@costamesaca.gov](mailto:fdchousingplan@costamesaca.gov). To provide opportunities for more personal interaction, the outreach plan envisions a minimum of four community workshops, two City Council study sessions, several "pop up" events, stakeholder meetings, and public hearings. The first community workshops were held in early November.

#### *Advertisement of Workshops*

Staff from several departments collaborated to advertise the first round of workshops and make them accessible. The Parks and Community Services Department provided activities for children so that parents could attend knowing their children would be safe and engaged. The City's Constituent Services team reached out to various community organizations. The Communications and Marketing team employed social media and other tools to spread the word. The following steps were taken to advertise the workshops:

- Flyers were mailed to persons living or owning property within 1,000 feet of the FDC
- Flyers were sent home with all students in the Newport Mesa Unified School District
- Information was posted on the project website
- Flyers were emailed to interest lists maintained by the Development Services Department (Housing Element, Affordable Housing, etc.)
- Workshops were featured in the City Hall Snapshot

- Workshops were featured via unpaid posts on the City's social media pages (Instagram, Facebook, Twitter/X, Nextdoor)
- Information was sent to subscribers to the City's Nixle service
- Flyers were posted at various City facilities and coffee shops in the community

### First Community Workshops Update

To facilitate community participation, the first workshop was held in three different formats. An English language workshop was held on Thursday, November 2. A Spanish language workshop was held on Friday, November 3. A virtual workshop was held on Monday, November 6, with a breakout room for those who preferred to hear the presentation in Spanish. Altogether, 114 people attended the workshops.

A summary of the workshops is attached to this staff report (Attachment 2). The summary includes photos, compilations of comments, and copies of the group documents. Copies of the comment cards submitted at the meetings and all other comments submitted via email and social media are posted on the project website (names and other identifying information have been redacted).

The content and format of the workshops were the same.

- The presentation outlined the history, existing uses, surrounding uses, and potential opportunities of the site, including showing a variety of housing types common in today's market.
- The presentation also summarized the agreement between the City and State to plan for the reuse of the site.
- There was time for questions and answers.
- Participants were invited to engage in small groups to collectively answer the question, "What are the ingredients of a great neighborhood?"
- Each group reported out its work to the entire room.
- Everyone then had the opportunity to place stickers by the ideas they thought most important.
- Everyone also had the opportunity to leave a comment card with additional input.

The input gathered will be used to inform the Draft Vision Statement and Guiding Principles for the Specific Plan. The vision statement and guiding principles will be reviewed at the next round of community workshops.

The virtual presentations were taped in Spanish and English and are available on the City's YouTube Channel and the project website. The PowerPoint presentations and other materials are also available on the project website.

### *Comments*

- Thursday night: The most comments were offered on traffic/mobility/parking and open space/recreation. For instance, concerns were raised about the limited number of access points to the site. Parking and bicycle/walkable connections were discussed. A desire for sports fields was expressed. Comments were shared regarding mixed use, density, schools, crime, housing, child care, and property values. Creation of a citizen's advisory committee was suggested.

- Friday night: These residents expressed more concerns about the provision of social services on the site, such as a community resource center, immigration counseling, and a senior center. Provision of housing for households with the lowest incomes was also recommended.
- Monday night: The majority of comments at the virtual meeting focused on providing a high percentage of affordable housing on the site, even if that means increasing density. Transit and open space were also raised.

The comments were categorized for analysis. Overall, 25% of the comments addressed housing issues; 19% addressed mobility/parking/transit matters; 18% addressed civic uses/community services; 15% addressed open space/recreation; 10% addressed commercial/retail/mixed use; 6% addressed sustainability; and 7% addressed other issues.

### *Community Prioritization Activity*

Participants in all three workshops were invited to place stickers next to the issues/comments that they believed were most important. Afterwards, all of the comments/issues were categorized as shown on the activity sheets in Attachment 2. The stickers reveal that housing and civic/community uses are most important, closely followed by transportation/mobility/parking and open space/recreation issues. There is a clear consistency in the analysis of the issues and the prioritization of those issues.

### *Next Workshops*

The second workshops will follow the same format (English, Spanish and virtual) and take place in February. Prior to the second workshops, draft guiding principles and a vision statement will be posted on the project webpage for review. Participants will also have the opportunity to provide input staff and the consultants will use to draft land use plan scenarios.

Future workshops will cover the release of various documents, including:

- Draft Vision and Guiding Principles for community review
- Market Study
- Existing Conditions and Story Map
- Three Land Use Plan Alternatives and Analyses
- Preferred Land Use Plan
- Project Description
- Draft Specific Plan
  - Land Use Plan
  - Mobility Plan
  - Infrastructure Plan
  - Phasing and Financing Plan
- Draft Environmental Impact Report

Going forward, staff will be collaborating extensively with the new Community Relations team in the City Manager's Office to enhance our community engagement efforts. Specifically, we will be taking steps that will:

- Provide notice of meetings/workshops earlier in the process
- Take better advantage of newsletters/publications of other agencies for advertising

- Enhance cooperation with community partners such as schools, community colleges, churches and local organizations
- Place signage in locations visible to participants in sports and other recreational programs at City facilities geared to children and adults
- Explore paid advertising on social media as well as posts on the City's feed to enhance our reach
- Provide notices in desired formats (electronic or hard copies) and languages (English/Spanish)
- Explore opportunities to collaborate with young professionals' organizations and community college classes on real estate and similar topics to discuss issues relevant to development of the FDC
- The study session presentation will provide additional detail regarding the forthcoming market study and financing for both market rate and affordable housing on the site

**ALTERNATIVES:**

This is an information item. There are no alternatives.

**FISCAL REVIEW:**

The item is information in nature and has no impact on the City's budget. The Housing Authority Fund 222 budget includes \$2.4 million towards the Housing and Visioning Plan implementation.

**LEGAL REVIEW:**

The City Attorney's Office has reviewed this report as to form.

**CITY COUNCIL GOALS AND PRIORITIES:**

Diversify, stabilize and increase housing to reflect community needs.

**CONCLUSION:**

This is an informational item regarding the phased rollout of the City's Housing Element programs and an update regarding the City's Fairview Developmental Center Specific Plan Update. Staff recommends the City Council receive and file this report and provide feedback as appropriate.



ATTACHMENT 1: HOUSING PLAN		
PROGRAMS		TIMEFRAME NOTED IN HOUSING ELEMENT
CATEGORY I: Building Upon Existing Programs		
<b>1: Residential Assistance Programs</b>		
1A	Owner-Occupied Housing Rehabilitation	Annual Review/ Modifications by December 2023
1B	Mobile Home Rehabilitation	Annually market assistance available and grant funding on a case-by-case basis.
1C	Monitoring and Preservation of At-Risk Housing Units	Coordinate with property owners of at-risk units through the end of financial agreements. Annually market tenant education information and available assistance.
2C	Supportive Services for Persons with Special Needs	Annually outreach to local organizations and provide information online regarding the Annual Action Plan findings regarding special needs populations and availability and allocation of CDBG funds.
4D	Fair Housing Assistance (contract throughout planning period)	Contract with the Fair Housing Foundation throughout the planning period and promote updated information on available services online by Winter 2025.
4F	Homeless Shelter	Annually review and, if necessary, revise services and assistance programs available based on funding availability. Annually meet with homeless services providers to respond to the needs of persons experiencing homelessness and identify potential opportunities.
<b>2: Information Distribution</b>		
2B	Affordable Housing Development	Establish incentives and instructional materials by December 2023. Pursue funding and partnership annually. Meet with organizations annually
2D	Facilitate Development of Senior Housing Options	Annually meet with senior housing developers to receive feedback, market housing sites adequate for the development of senior housing and pursue other opportunities for senior housing development
2I	Promote State Density Bonus Incentives	To be completed by December 2024.
2L	Development of Housing for Extremely Low and Lower-Income Households	Complete by December 2024
3A	Adequate Sites	Publish by December 2023
3E	Promote the Development of Accessory Dwelling Units	Program components analyzed within by December 2023., with implementation by December 2024. Review and revise the ADU ordinance within one year.
3K	Explore Potential Future Housing Opportunities on Church Sites	Develop online materials on the development process by December 2023 and update, as necessary
3L	Annual Progress Reports	Annually complete and submit an Annual Progress Report to HCD.
3M	ADU and JADU Monitoring Program	Monitoring program created by Winter 2025. Reviews conducted every two years throughout the planning period, and potential adjustments made within six months.
3O	Deliver a copy of the adopted Housing Element to Water and Sewer Providers	To be completed by July 2023

3P	Federal/State Housing Programs	Annually market available Federal and State housing programs and grants. Meet with qualified interested parties annually to provide technical assistance. Partner with the OC Housing Finance Trust throughout the planning period to identify additional potential funding sources
3Q	Lot Consolidation (Housing Opportunity sites that are smaller than half an acre)	To be completed by December 2023., outreach and promote lot consolidation to the development community/property owners, and publish and maintain updated information on the City's lot consolidation processes and fees online and at City Hall.
4A	Fair Housing	Annually outreach to local organizations and lower income communities to discuss fair housing issues and promote actions to mitigate local contributing factors. Promote available funds, ownership information, and details on affordable housing units on the City's webpage by Winter 2025.
4B	Rental Housing Assistance	Promote OCHA Housing Choice Voucher information and rental housing assistance programs, as available, on the City's website.
4C	Ownership Housing Assistance	Annually evaluate and, as funding is available, offer ownership housing assistance programs. Promote informational materials online and at City hall on potential paths to home ownership and on assistance and resources available by Winter 2025.
4H	Housing Education and Outreach Program	Develop program by December 2023 and distribute materials by December 2024.
4I	Partnership with local Orgnaizations and Community Groups	December 2024
<b>3: Zoning Ordinance Updates</b>		
2E	Encourage Development of Housing Options for Large-Family Households	Review development standards for larger units and, if necessary, amend the Zoning Code by Winter 2025. Annually meet with housing developers to encourage the development of larger units
2F	Persons with Physical and Development Disabilities	Review procedures to accommodate ADA retrofit efforts, ADA compliance and/or other measures where appropriate, and, if necessary, amend the Zoning Code by Winter 2025
2H	Farmworker Housing	To be completed by December 2023
2J	Transitional and Supportive Housing	To be completed by December 2024.
2M	Parking Standards for Residential Developments	Review by December 2024; revise Code by Winter 2025
2N	Reasonable Accomodation	Review and Revise Winter 2024
2O	Definition of Single Housekeeping Unit	Review and revise Code by December 2024
2P	Group Homes	Review and Revise Winter 2024
3F	Motel Conversions, Efficiency Units, and Co-Living Housing Types	To be completed by December 2024
3S	Review and Revise Findings	To be completed by December 2023.
4E	Low Barrier Navigation Centers	December 2024
4G	Assembly Bill 139 - parking provisions for emergency shelters	Winter 2025

<b>4: REVIEW OF APPLICATION FEE</b>		
2K	Planning Application Fees	To be completed by December 2024
<b>CATEGORY II: Creating the Framework for New Housing and Revitalization</b>		
<b>1: Community Visioning and Objective Residential Design Guidelines for properties within Urban Plan Areas and along the City's Commercial and Industrial Corridors</b>		
<b>2: General Plan, Specific Plan and Urban Plan Amendments [Programs 3B, 3C, 3D, 3H, 3I, 3J, 3N, 3R] focusing on Creating Housing and Revitalization Opportunities along the City's Commercial and Industrial Corridors</b>		
3B	Fairview Development Center -State Property	Negotiate agreement to develop housing at the Fairview Developmental Center site by Winter 2025 or as modified by the State. If unsuccessful, identify additional sites to accommodate shortfall
3C	Update the North Costa Mesa Specific Plan	To be completed by Winter 2025
3D	Update thje City's Urban Plans and Overlays	To be completed by Winter 2025
3H	Analyze the Potential of Establishing an Overlay to Permit Residential Use in the Airport	To be completed by Winter 2025
3I	Analyze the Potential of Establishing an Overlay to Permit Residential Uses in the 17th Street Corridor Area	To be completed by Winter 2025
3J	Analyze the Potential of Modifying the Newport Boulevard Specific Plan to Promote Residential Uses Along Newport Blvd	To be completed by Winter 2025
3N	Candidate Sites used in previous Housing Elements	To be completed by Winter 2025.
3R	Development of Large Sites	Direct outreach to property owners two times per year throughout the planning period. Review of development progress and potential identification of additional candidate housing sites following the schedule within the objectives
<b>3. General Plan Amendments – Safety Element/Environmental Justice Policies [2G]</b>		
2G	Safety Element Update and Adoption of Environmental Justice Policies	To be completed by December 2023



# Fairview Developmental Center Specific Plan Outreach Summary

## Attachment 2

### Workshop 1 Details

The City of Costa Mesa hosted the first round of community engagement for the Fairview Developmental Center Specific Plan. The city hosted three (3) separate workshops, in English and Spanish.

- **English** – Thursday, November 2, 2023
  - 6 p.m. to 8 p.m.
  - Costa Mesa Senior Center, 695 W 19th St., Costa Mesa
  - **65** Attendees
  - **49** comments cards submitted
- **Spanish** – Friday, November 3, 2023
  - 6 p.m. to 8 p.m.
  - Costa Mesa Senior Center, 695 W 19th St., Costa Mesa
  - **10** Attendees
  - **9** comments cards submitted
- **English and Spanish** – Monday, November 6, 2023
  - 6 p.m. to 8 p.m.
  - Hosted virtually using Zoom
  - **39** Attendees

### Workshop Advertisement

The city advertised the workshop through various media and print forms as described below:

- Mailed flyers to persons living or owning property within 1000 feet of the site.
- Sent flyers home with all students in the Newport Mesa Unified School District
- Posted information about the workshops and flyers on the project website.
- Emailed the flyer to interest lists maintained by the City (Housing Element, Inclusionary Zoning Ordinance, community groups, etc.).
- Distributed flyers to libraries, community centers and select coffee shops for posting.
- Advertised the workshops via unpaid posts on the City's social media pages (Instagram, Twitter, Facebook, Nextdoor).
- Sent information to the City maintained Nixle email/text list.
- Included information in the City Hall Snapshot.

### Workshop Outline and Purpose

The goal of the first set of workshops was to provide information on the Specific Plan and project timeline, and to gather input and ideas to shape the vision and guiding principles for the

Fairview Developmental Center Specific Plan. For consistency and equity, the format of the three workshops was the same and included the following information and activities:

- Welcome and team introductions.
- A presentation to outline the history, existing use and surrounding uses and potential opportunities of the site, including a variety of housing types as designated by the City's 2021-2029 Housing Element.
- A summary of the agreement between the State and City to plan for the reuse of the site.
- Time for live Q&A.
- A group exercise to collectively answer the question, "What are the ingredients of a great neighborhood?"
- Summary and report out of each group's work.
- Opportunity for attendees to prioritize the ideas and comments shared by all groups.

Complete recordings of the Spanish and English Presentations provided at the virtual workshop are available on the project webpage at **FDCHousingPlan.com**. Copies of the PowerPoint presentations are also posted on the webpage. All written ideas from the group exercises and a summary of comments are included in this document.

## Workshop Photos

These photos are from the in-person workshops held on November 2 and November 3.







## Activity Boards and Comments

Small groups of participants (tables in-person and virtual rooms) collectively answered the question, "What are the ingredients of a great neighborhood?" Comments from the group exercise have been color coded to connect similar ideas and sentiments. Ideas generated were summarized into the following categories:

	HOUSING
	OPEN SPACE/RECREATION
	CIVIC USE/COMMUNITY SERVICES
	COMMERCIAL/RETAIL/MIXED USE
	SUSTAINABILITY
	MOBILITY/PARKING/TRANSIT
	OTHER

Input gathered from the group exercise (in addition to other comments and feedback received) will be used to inform the Draft Vision Statement and Guiding Principles for the Specific Plan. The Draft Vision Statement and Guiding Principles will guide land use planning and set community priorities for the Specific Plan. The community will review the vision and guiding principles at the next workshop, they will be made available on the project website in advance of the meeting.

## Thursday, November 2: In-Person Comments



# WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?



LOOK @ VILLAGES @ CABRILLO IN LONG BEACH FOR A MODEL

SENIOR VILLAGE THAT ENABLES DOWNSIZING TO OPEN UP EXISTING HOUSING  
VARIETY OF HOUSING TYPES - MISSING MIDDLE HOUSING  
SUBSIDIES FOR GOV'T EMPLOYEES

FLEXIBLE FUNDING SOURCES FOR RESIDENTS

TRANSIT CENTER / ACCESS TO PUBLIC TRANSIT / TROLLEY SYSTEM

BIKE / WALKING / SHARED PATHS SETAPART FROM STREETS BUT LINKED TO REST OF CITY; PROMOTE CAR FREE ENVIRONMENT

OPEN SPACE NEEDS TO BE PRIORITIZED & INTEGRATED WITH SURROUNDING OPEN SPACE

CONSIDER HISTORIC USE OF FDC BY PRESERVING AND UTILIZING BUILDINGS & SPACE - AUDITORIUM & SCHOOL REPURPOSE

COMMUNITY GARDEN

CENTRAL GATHERING PLACE

MIXED USE COMMUNITY INCLUDING RESEARCH, EDUCATION, OFFICE RETAIL, SMALL BUSINESS ALONG W/ HOUSING  
FOR ECONOMIC OPPORTUNITIES FOR RESIDENTS

SUSTAINABILITY & RESILIENCY - CONSIDER WATER USE

PROPOSED VISION & GUIDING PRINCIPLES SHOULD BE PROVIDED FOR REVIEW PRIOR TO FUTURE MEETINGS

MAKE CERTAIN THERE IS LONG-TERM FISCAL SUSTAINABILITY -

INCLUDE ~~PUBLIC~~ COMMUNITY BENEFITS

EMBRACE THE DIVERSITY OF OUR COMMUNITY

THAT AFFORDABLE HOUSING FOR ALL - VETS- SENIORS- WORK FORCE, DISABLED

REFLECT THE IMPORTANCE OF THE "THE CITY OF THE ARTS" BY PROVIDING AN ART CENTER

AFFORDABLE DAYCARE - IT IS THE SECOND MOST COSTLY EXPENSE FOR PARENTS

### LEGEND

- HOUSING
- OPEN SPACE/RECREATION
- CIVIC USE/COMMUNITY SERVICES
- COMMERCIAL/RETAIL/MIXED USE
- SUSTAINABILITY
- MOBILITY/PARKING/TRANSIT
- OTHER



## Thursday, November 2: In-Person Comments



# WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?



REQUIRE  
LOW-CARBON  
Construction Materials &  
Practices

PARKWAYS / LANDSCAPING

STREET PLANS TO FWYS

ACCESS FOR BIKES / PEDS

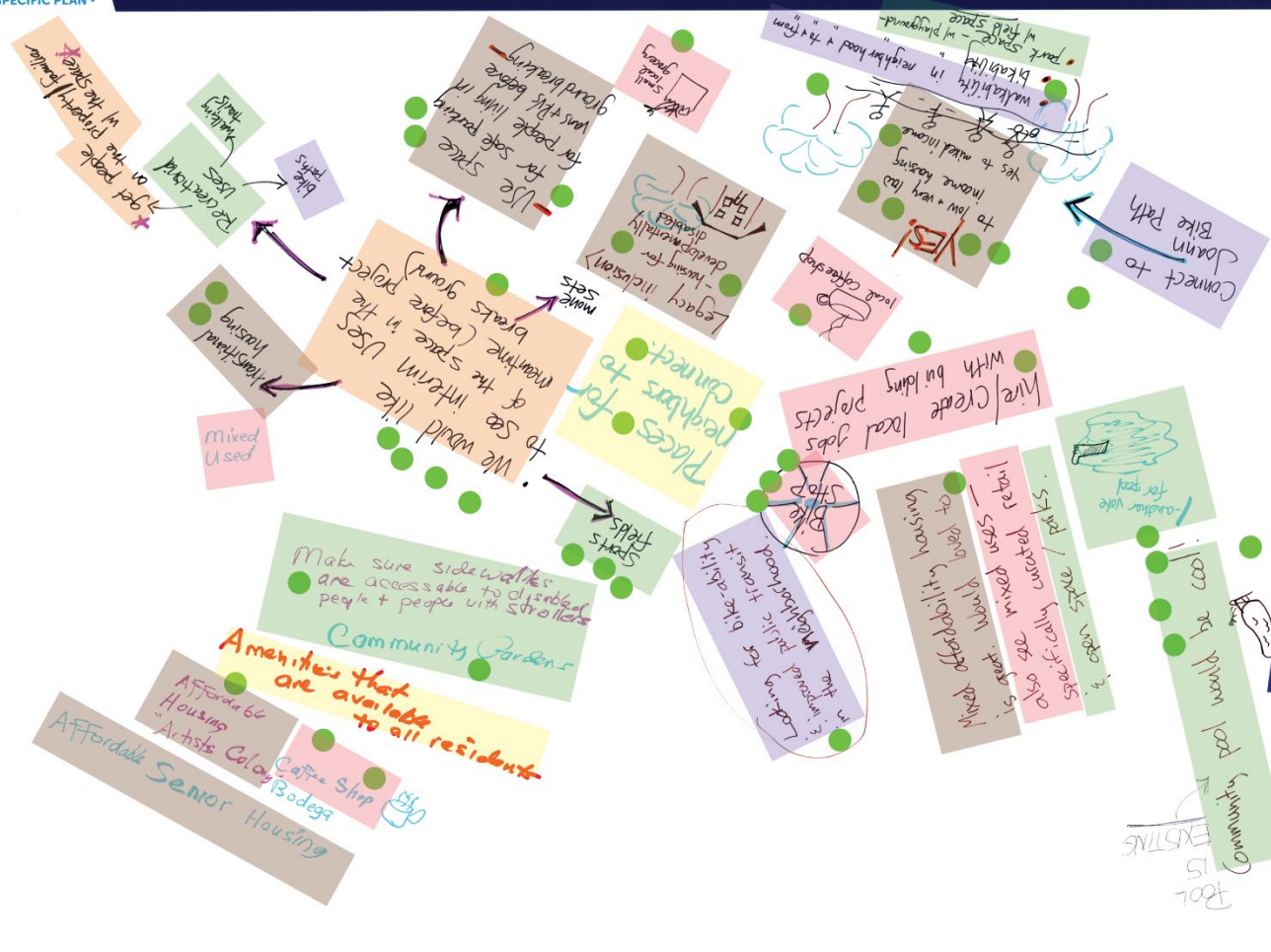
KEEP  
HERITAGE TREES

DENSITY !!!

### LEGEND

	HOUSING
	OPEN SPACE/RECREATION
	CIVIC USE/COMMUNITY SERVICES
	COMMERCIAL/RETAIL/MIXED USE
	SUSTAINABILITY
	MOBILITY/PARKING/TRANSIT
	OTHER

## WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?



## Thursday, November 2: In-Person Comments





## Thursday, November 2: In-Person Comments

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN  
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS  
Draw or write your ideas here

KEEP FDC's  
LEGACY TREES!

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN  
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS  
Draw or write your ideas here

● save the auditorium

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN  
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS  
Draw or write your ideas here

- DENSITY !!  
Consider more stories

- BIKE PATH!  
Continue the Harbor Blvd. bike path

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN  
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS  
Draw or write your ideas here

community garden  
Spaces - cafe's  
- theater

● NO INVESTOR purchases/owner  
RESIDENTS ONLY - (Regulate)

Thursday, November 2: In-Person Comments



## FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN COMMUNITY WORKSHOP



NOTES, IDEAS and ADDITIONAL THOUGHTS

Draw or write your ideas here

- SAVE AS MANY TREES AS POSSIBLE. USE TINY HOMES FOR SMALL AREAS
- USE A NON-PROFIT DEVELOPER (LIKE JAMBOREE HOUSING).
- SAVE EXISTING TRAILERS
- MORE LOW / V. LOW / MODERATE UNITS LESS OR NO MARKET RATE
- SENIOR HOUSING

### LEGEND

	HOUSING
	OPEN SPACE/RECREATION
	CIVIC USE/COMMUNITY SERVICES
	COMMERCIAL/RETAIL/MIXED USE
	SUSTAINABILITY
	MOBILITY/PARKING/TRANSIT
	OTHER

## Thursday, November 2: In-Person Comments



# FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN COMMUNITY WORKSHOP



### NOTES, IDEAS and ADDITIONAL THOUGHTS

Draw or write your ideas here

Need to figure access / transportation in/out for thousands of people ●●●

Need to consider crime and need for increased police/fire services. Who will pay for this??

We need to build a school / daycares. ●

We need more parks/amenities. (pools, fields, outdoor space, ●






We need more gathering / family events. ●

OPEN SPACE ●

2300 units is too many. ●


SENIOR HOUSING  
Single family homes ●

### LEGEND


	HOUSING
	OPEN SPACE/RECREATION
	CIVIC USE/COMMUNITY SERVICES
	COMMERCIAL/RETAIL/MIXED USE
	SUSTAINABILITY
	MOBILITY/PARKING/TRANSIT
	OTHER



## Thursday, November 2: In-Person Comments



### FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN COMMUNITY WORKSHOP



NOTES, IDEAS and ADDITIONAL THOUGHTS

Draw or write your ideas here

- TINY HOMES
- CAR + RV PARKING PROGRAM
- RE-USE EXISTING CIRCULATION/BUILDING PAD.
- KEEP + RENOVATE EXISTING AUDITORIUM, POOL, DONATION CENTER, CLASSROOMS, LAVA LOUNGE.
- WORK WITH HABITAT FOR HUMANITY, COMMUNITY TO BUILD TINY HOMES.
- RENT CHARGED FOR TINY HOMES UNTIL MATERIALS + LABOR ARE PAID OFF - THEN OWN.

- RENOVATE EXISTING RESIDENTIAL UNITS IF POSSIBLE ESP FOR SENIORS + PRG W DEV. DIS.
- CONVERT EXISTING ADMIN. BUILDINGS TO RESIDENTIAL
- STUDENT HOUSING

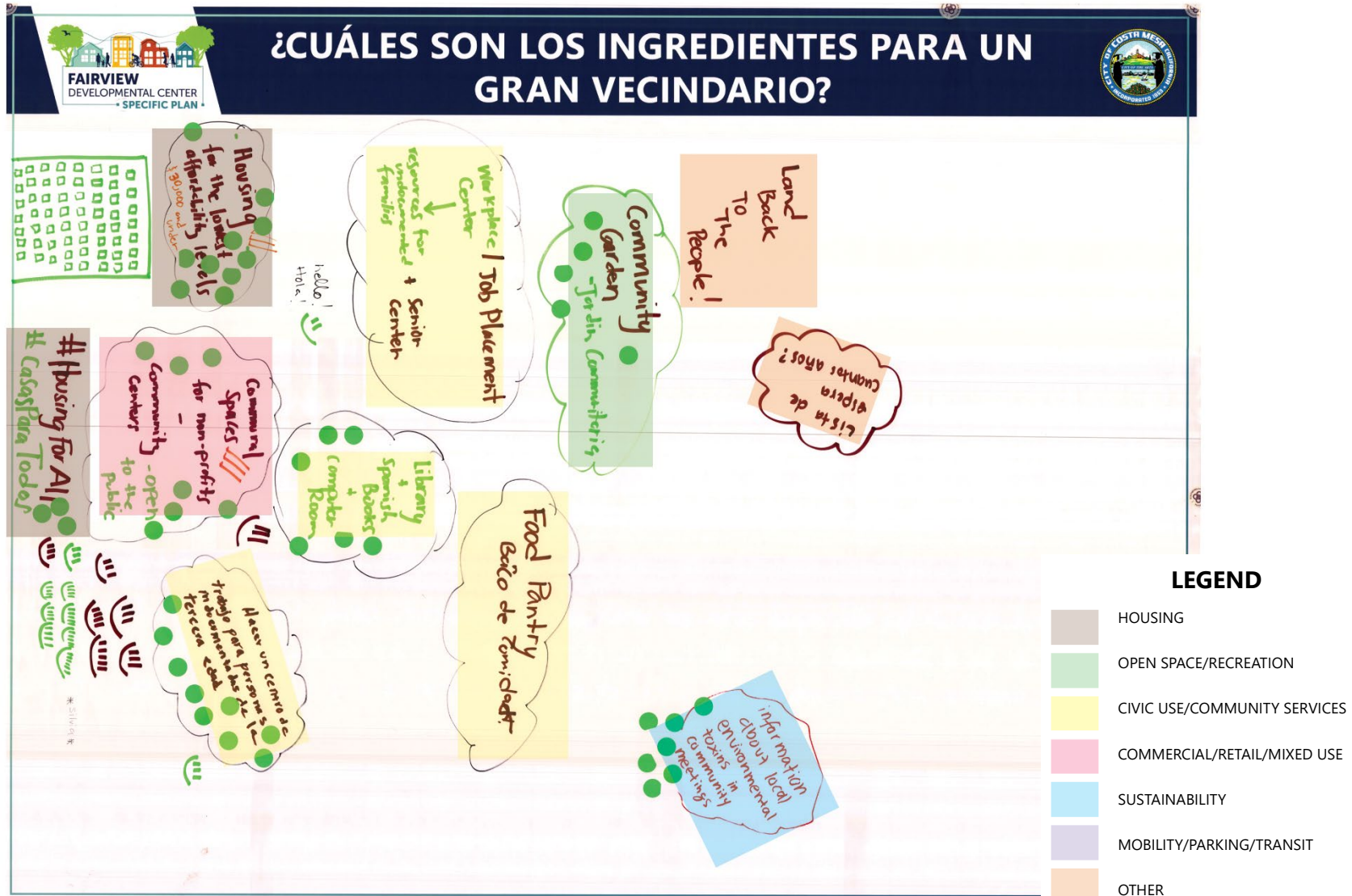
PEOPLE COULD WORK ON THESE PROJECTS TO RAISE \$ FOR MATERIALS FOR TINY HOMES

- THESE FACILITIES COULD CHARGE FEES FOR USE (LIKE POOL, AUDITORIUM)
- DONATION CENTER COULD PROVIDE JOBS FOR HOMELESS
- CLASSROOMS FOR AFTER-SCHOOL PROGRAMS

### LEGEND

	HOUSING
	OPEN SPACE/RECREATION
	CIVIC USE/COMMUNITY SERVICES
	COMMERCIAL/RETAIL/MIXED USE
	SUSTAINABILITY
	MOBILITY/PARKING/TRANSIT
	OTHER

## Friday November 3: In-Person Comments

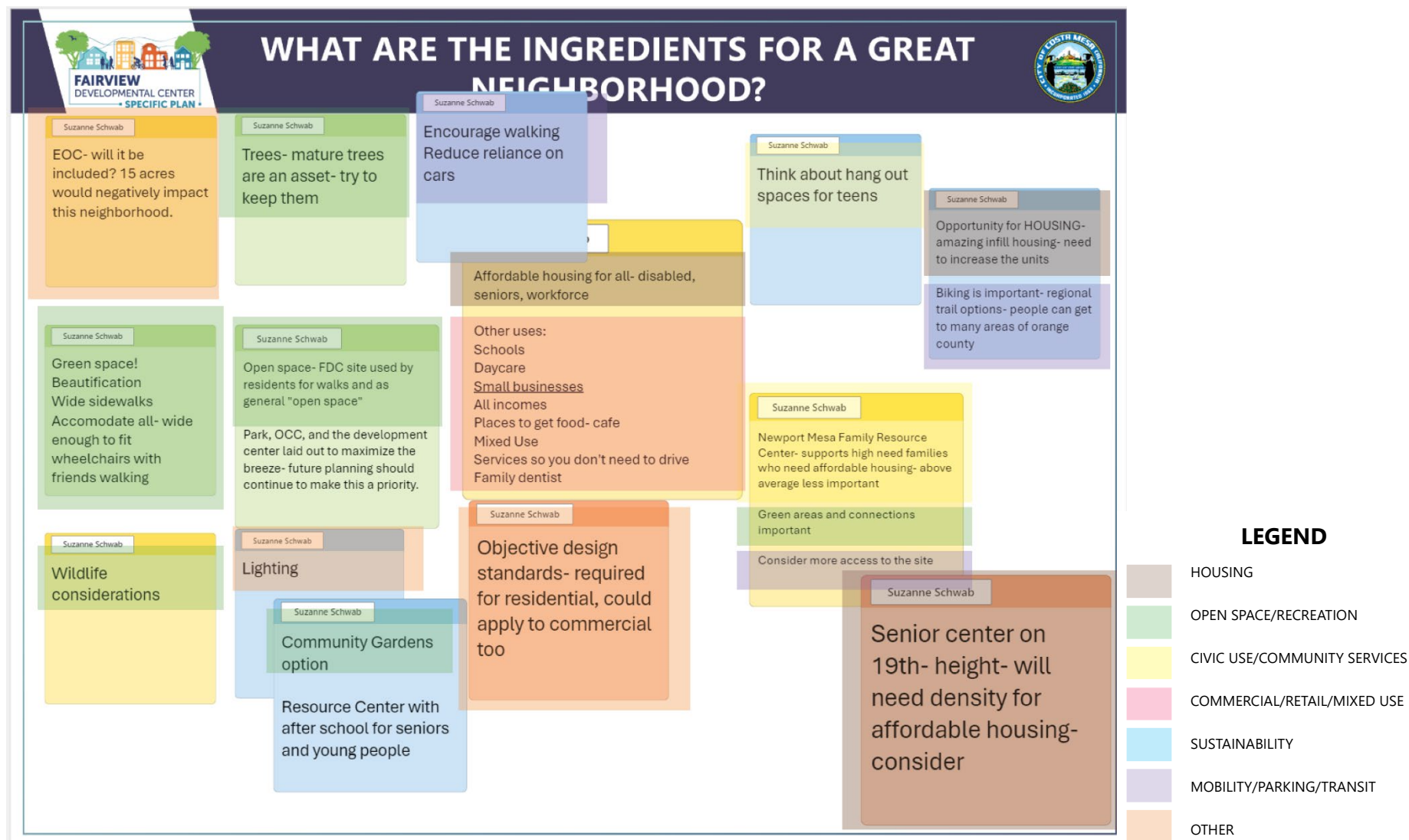




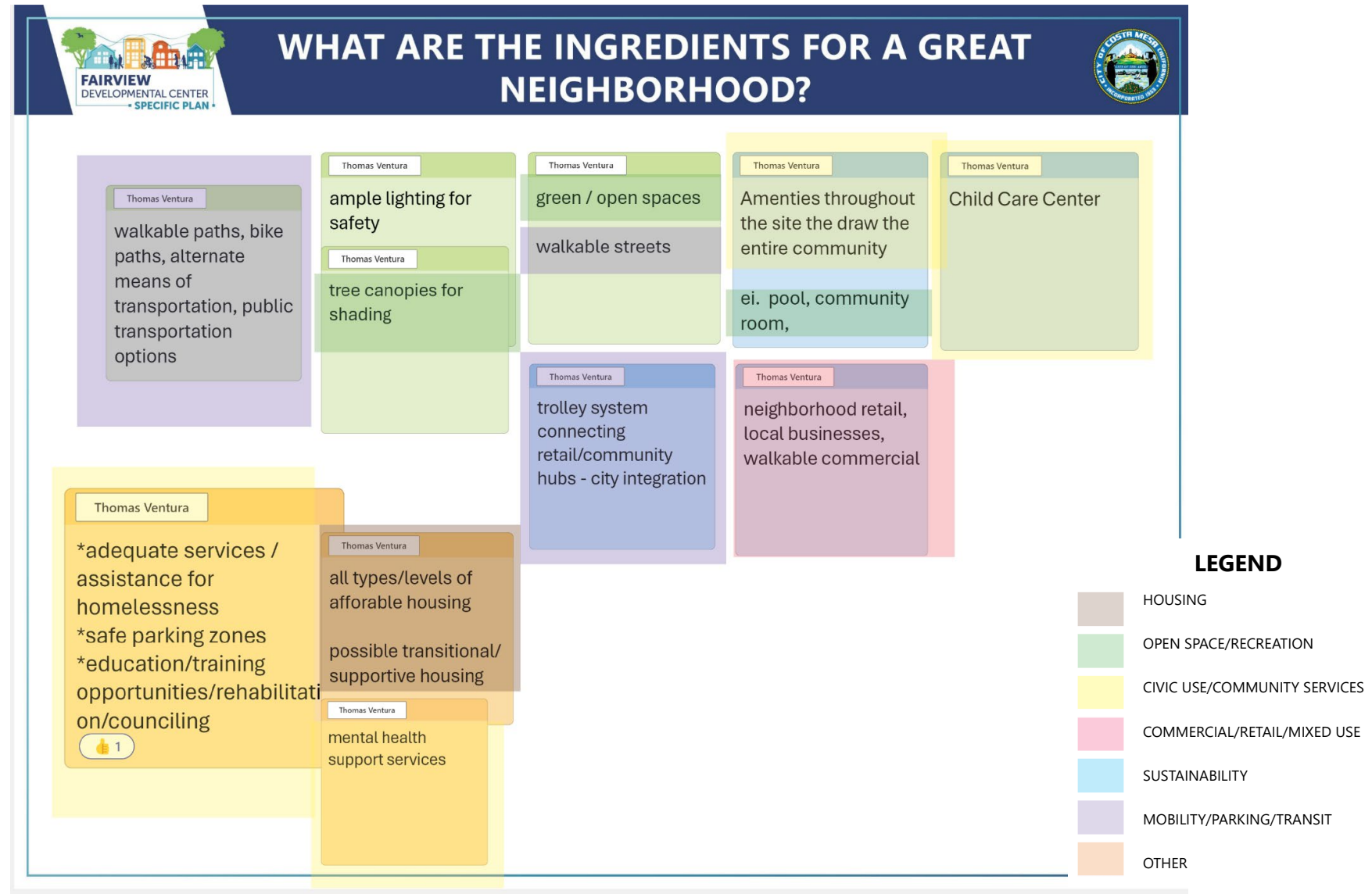
## Friday November 3: In-Person Comments



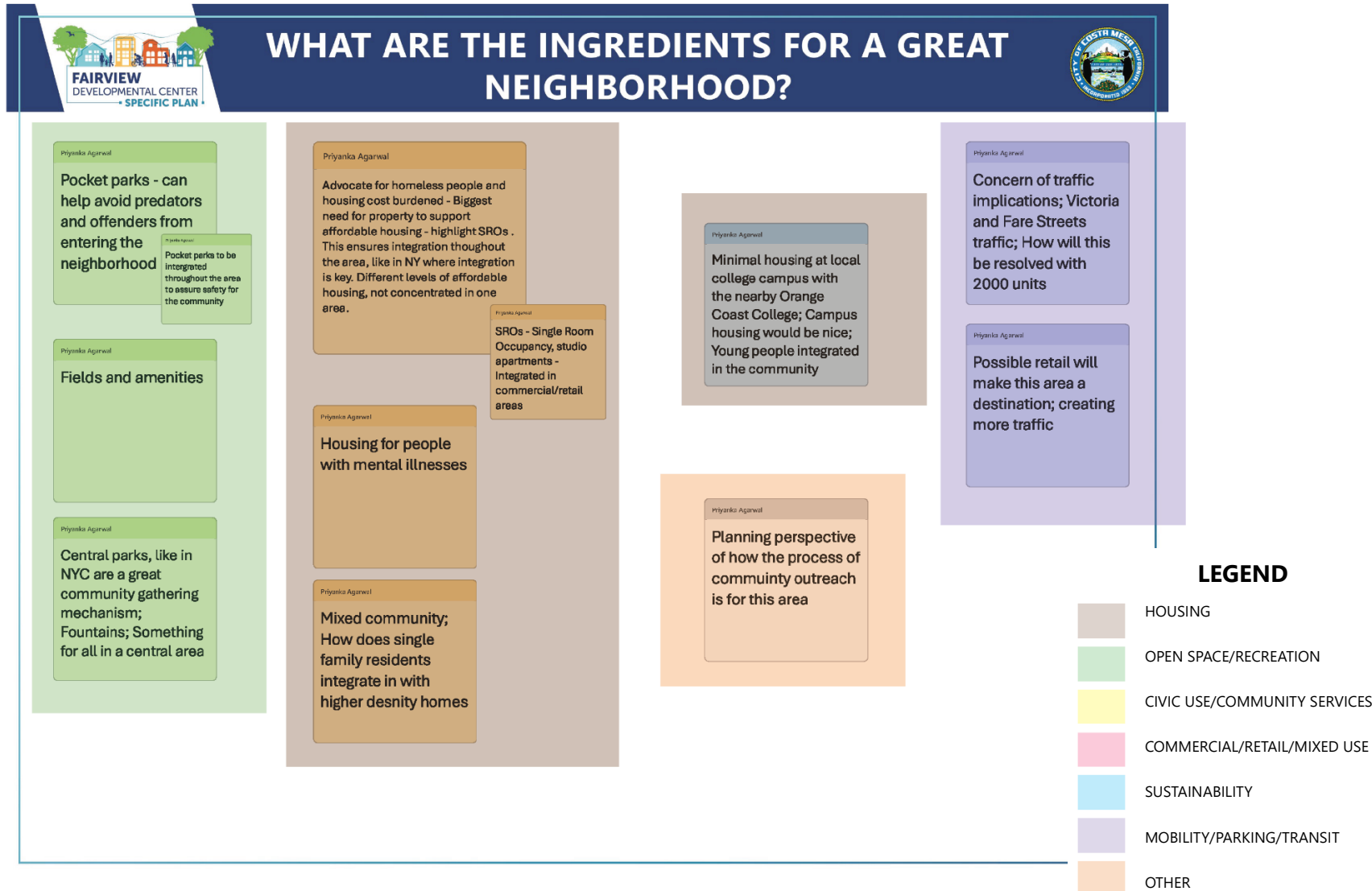
## Monday, November 6: Virtual Comments



## Monday, November 6: Virtual Comments



## Monday, November 6: Virtual Comments





## Monday, November 6: Virtual Comments



## Summary of Comments Received

### Thursday, November 2 Comments

Resident comments at the in-person workshop covered a wide range of thoughts and desires for the Specific Plan area. In order of prevalence, here are summarized comments:

- **Traffic/Mobility/Parking (17 comments)**
  - Concerns regarding negative traffic impact on surrounding streets
    - Three specific requests for more entrance/exit points for the site
  - Create walkable connections to local streets
  - Plan should include ways to prevent illegally parked vehicles on the site
  - Create better bicycling connections to local streets and nearby destinations
    - One specific comment about a bike route through the golf course
  - Concerns about local parking becoming difficult
- **Open Space/Recreation (14 comments)**
  - Need for park / open space / greenery on the site
    - Includes two comments about providing an outdoor amphitheater
    - One comment about ensuring that shared spaces are available to all
  - Keep as many existing trees as possible
  - Include sports fields
    - Three specific requests for little league fields
- **Sustainability (9 comments)**
  - Three discussed the construction and operation of housing
  - Three discussed transportation and reducing vehicle trips at the site
  - Reuse/Repurpose existing buildings
    - One specific note to turn one into a community center
- **Mixed-Use/Land Use Types (7 comments)**
  - Plan for on-site services and/or mixed use
    - This includes retail, grocery, and entertainment
  - Density generally:
    - Four comments in favor of increasing density and/or building height
    - Three comments opposed to high-density and/or tall buildings
- **Schools (6 comments)**
  - School access from the site:
    - Schools are a potential local resource for green spaces
    - Need to understand the impact of increased local housing on the schools nearby
- **Crime Concerns (6 Comments)**
  - Housing should emphasize and prioritize seniors and young families
- **Housing Considerations (7 comments)**
  - Worries about increased crime due to low-income housing

- Preference for housing should be given to locals
- Need for increased police presence due to low-income housing
- Include/consider/allow tiny homes
- **Other (4 comments each)**
  - Provide on-site childcare
  - Create of a citizens advisory committee to make decisions about the site
  - Concerns about keeping the site clean due to low-income housing
- **Other (3 Comments each)**
  - Concerns about the impact of the site on neighboring property values
  - Curiosity about who will be responsible for project costs

### Friday, November 3 Comments

Resident comments at the in-person workshop covered a wide range of thoughts and desires for the Specific Plan area. In order of prevalence, below are summarized comments:

- **Community Resources/Civic Uses (5 comments)**
  - Community Resource Center with job center, immigration counseling, Senior citizen services
  - Elementary school
- **Housing Types (4 comments)**
  - Providing housing and rents affordable to lowest possible incomes
  - Housing for university students
- **Health/ Transit Services (2 comments)**
  - Health clinic for lower income families
  - Accessible public transportation
  - Rehabilitation Center
- **Open Space/Recreation (2 comments)**
  - Soccer fields and other public spaces
  - Community pool
- **Other Ideas (1 comment each)**
  - Bookstore with Spanish language books and computers
  - Community vegetable garden
  - Food Pantry
  - Good lighting and parking
  - Supermarkets near housing

### Monday, November 6 Comments

Resident comments at the virtual workshop covered a wide range of thoughts and desires for the Specific Plan area and were collected through the Chat feature in Zoom. In order of prevalence, here are summarized comments:

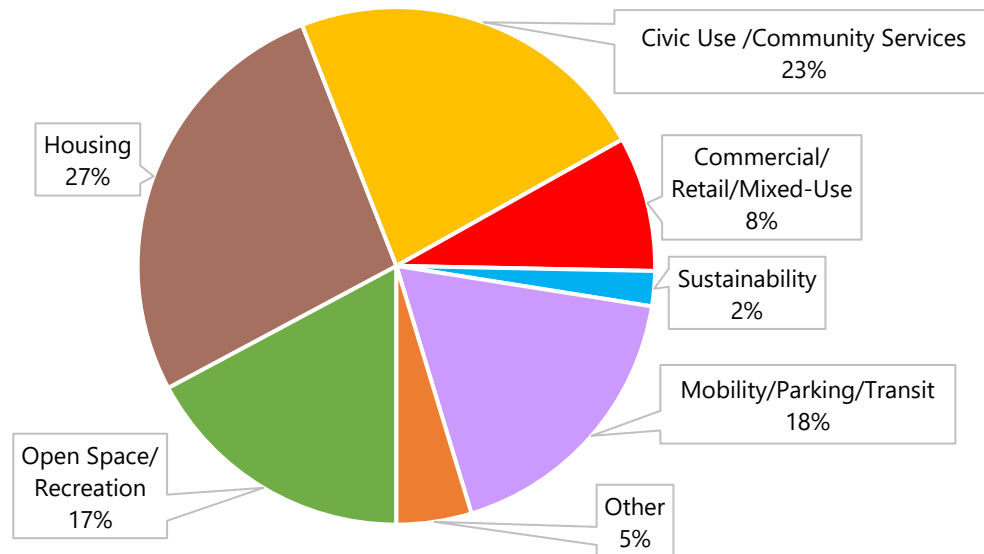
- **Housing Types (23 comments)**
  - Ensuring a high ratio of low/very-low income affordable housing
  - Providing some supportive housing on the site
  - Increase density to increase availability of affordable housing
- **Transit (8 comments)**
  - Have good connections to public and active transit options
    - Two mentions of providing a trolley or shuttle that connects to other Costa Mesa destinations
    - Two mentions of low or no parking per unit to encourage public/active transit use
  - Ensure easy entrance/exit
- **Open Space (6 comments)**
  - Ensure that public green spaces are included in the plan
    - Two comments noting space for community gardens
- **Mixed-Use/Other Uses (7 comments)**
  - Provision for ground-level mixed-use spaces
    - One comment specifying catering to small local businesses
  - Create a teen/multi-use center on site
  - Use the site for something other than affordable housing
  - Create a resource center on site
- **Other (2 comments)**
  - Two Concerns about who owns/pays for/controls the land
- **Other (1 comment)**
  - Provide unique amenities to build community among residents



## Summary of Comments and Priorities

**Figure 1** below displays the total number of dots used to prioritize ideas from the group exercise during all workshops.

**Figure 1: Participant Priorities by Category**



**Figure 2** below displays the total number of comments by category.

**Figure 2: Total Count of Comments by Category**

