
Temporary Suspension of Short-Term Rental Prohibition

January 28, 2025



Background

- **October 12, 2020:** Study session on short-term rentals
 - Provided a comparison of the policies of surrounding cities for the City Council to provide direction on the City's short-term rental policies.
- **November 10, 2020:** Ordinance 2020-17
 - Adopted interim urgency ordinance prohibiting establishment and/or operations of short-term rentals for an initial period of 45 days
- **December 15, 2020:** Ordinance 2020-20
 - Extended Ordinance No. 2020-17 for a period of 10 months and 15 days to expire on November 10, 2021.
- **November 2, 2021:** Ordinance 2021-17
 - Prohibited the establishment and/or operation of short-term rentals, with the exception of owner-occupied home-sharing uses.

An aerial photograph showing a residential area that has been severely damaged by a fire. The houses are mostly reduced to rubble, with charred remains and debris scattered across the landscape. A river or stream flows through the center of the area, and a single palm tree stands prominently in the foreground. The overall scene is one of devastation and loss.

2025 Firestorms

- **Palisades Fire (Began 1/7)**
 - 12,317 structures threatened
 - 6,837 structures destroyed
 - 1,107 structures damaged
 - 12 fatalities
 - 4 injuries
- **Eaton Fire (Began 1/7)**
 - 55 structures threatened
 - 9,418 structures destroyed
 - 1,073 structures damaged
 - 17 fatalities
 - 9 injuries

Temporary Suspension of STR Prohibition

- STR are rentals of less than 30 days of either the entirety or a portion of a residential unit.
- All STRs are prohibited in Costa Mesa, except for home-sharing.
- This resolution would temporarily lift the prohibition on non-home hosted short term rentals for a limited period of time.
- The objective is to assist those affected by the Los Angeles and Ventura Counties firestorms by providing as many options as possible for temporary housing as they deal with the aftermath of the firestorms.



FAIRVIEW PARK MASTER PLAN UPDATE

City Council Study Session #1

January 28, 2025

Parks and Community
Services Department

Introductions

Parks and Community Services Director

- Brian Gruner

Consultant Team

- Jenni Zell - *Project Manager, Landscape Architect (MIG)*
- Travis Brooks - *Restoration Ecologist (Land IQ)*
- Robb Hamilton - *Biologist (Hamilton Biological)*

Background

- City purchased 208-acre Fairview Park in 1986 (\$1.9M) from the County of Orange
- First Fairview Park Master Plan adopted in 1998
- Master Plan Revised in 2001, 2002, and 2008
- In 2011, the City entered into agreement with Orange County Transit Authority (OCTA) for mitigation of 23 acres of native habitat
- Measure AA Adopted in 2016 to keep Fairview Park as a natural and open space as documented in the Master Plan based on voter approval

Background Continued

- 2019-2020 City Council authorized Master Plan Update; allocated funding in CIP budget
- In 2022, City received \$4.5M in grant funds from Senator Min's office for Fairview Park projects: Mesa, Bluffs, and Wetlands
- In 2023, MIG was contracted to spearhead the Fairview Park Master Plan Update

Presentation Outline

1. Goals and Objectives
2. Status of Master Plan Update
3. Community Use and Activities
4. Historical, Ecological and Cultural Context
5. Existing Conditions: Vegetation Communities and Wildlife Habitats
6. Master Plan Considerations & Next Steps



What makes Fairview Park Unique?



Community Use and Activities

Community Use and Activities

- Access to:
 - Talbert Regional Park
 - Randall Preserve
 - Santa Ana River Trail System
- Walking/hiking/jogging
- Biking
- Wildlife observation
- Model train riding at Goathill Junction
 - Established in 1985
 - Thousands of rides per month



Community Use and Activities

- Model glider flying since the mid 1960's
- Community based restoration/volunteering
 - SOY (Save Our Youth)
 - Local High School Participation
- Citizen science
- Concerts in the park
- Serves as a local park to area residents



Community Use and Activities

City Partnerships at Fairview Park

- Coastal Corridor Alliance
- Fairview Park Alliance
- Institute For Conservation Research and Education
- Harbor Soaring Society
- Orange County Model Engineers
- Sea and Sage Audubon
- Informal University & Academic Partnerships



Goals and Objectives of the Master Plan Update

- Protect, preserve, and enhance the unique natural and cultural resources of Fairview Park as a passive open space park
- Reflect the vested interests of the community and the City in environmental stewardship
- Update the 2008 Master Plan to align with current conditions and incorporate adopted and new concepts, laws, policies and activities
- Review public use and expand cultural and environmental interpretation and education
- Update existing conditions reports and prepare environmental documentation

Status of the Master Plan Update

- Review of existing documentation
- Hosted community engagement:
 - Community workshops
 - Fairview Park Steering Committee
 - PACS Commission
 - Tribal Advisory Group
 - Special events
- Resource assessment and analysis of existing conditions
- Update findings and recommendations

What makes Fairview Park Unique?

Environmentally Sensitive Areas

Protected
Habitat

Habitat
Restoration
Projects

Indigenous
People
Village Use
Area

Dedicated
Land

Sensitive/
Protected
Species

2 Nationally Registered
Archaeological Areas

- **Vernal Pools & Vernal Pool Watershed**

Habitat for 2 Fairy Shrimp Species, State and Federally Protected Rare Plants)

- **Wetland and Riparian**

(Federally and/or State Protected Amphibians, Birds)

- **Coastal Sage Scrub (CSS)**

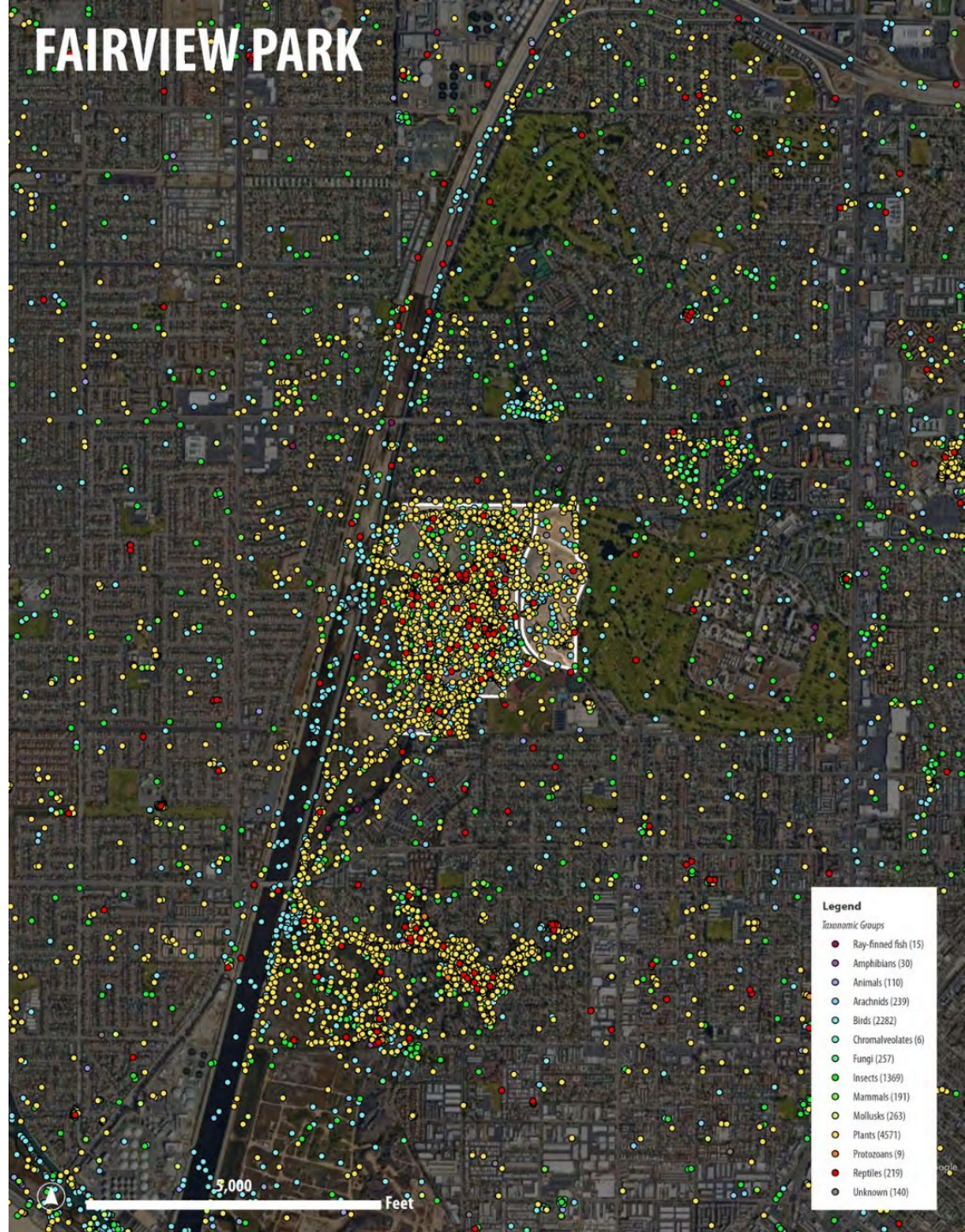
(Federally and State Protected Birds, Rare Plants)

- **Nonnative Grassland/Forbland & Native Flower Fields**

(Raptor Foraging and Wintering Burrowing Owls)

Conservation Easements & Deed Restrictions

Fairview Park is a Regional Biodiversity Hotspot



iNaturalist Observations At Fairview Park

FAIRVIEW PARK



Community Engagement



Community Engagement Highlights

- Community Workshops
 - Aug. 31, 2023, Nov. 8, 2023, Sept. 4, 2024
- Parks and Community Services Commission
 - June 27, 2024
- Fairview Park Steering Committee Meetings (3)
- Informal Outreach - Love CM Day, Earth Day, Concerts in the Park

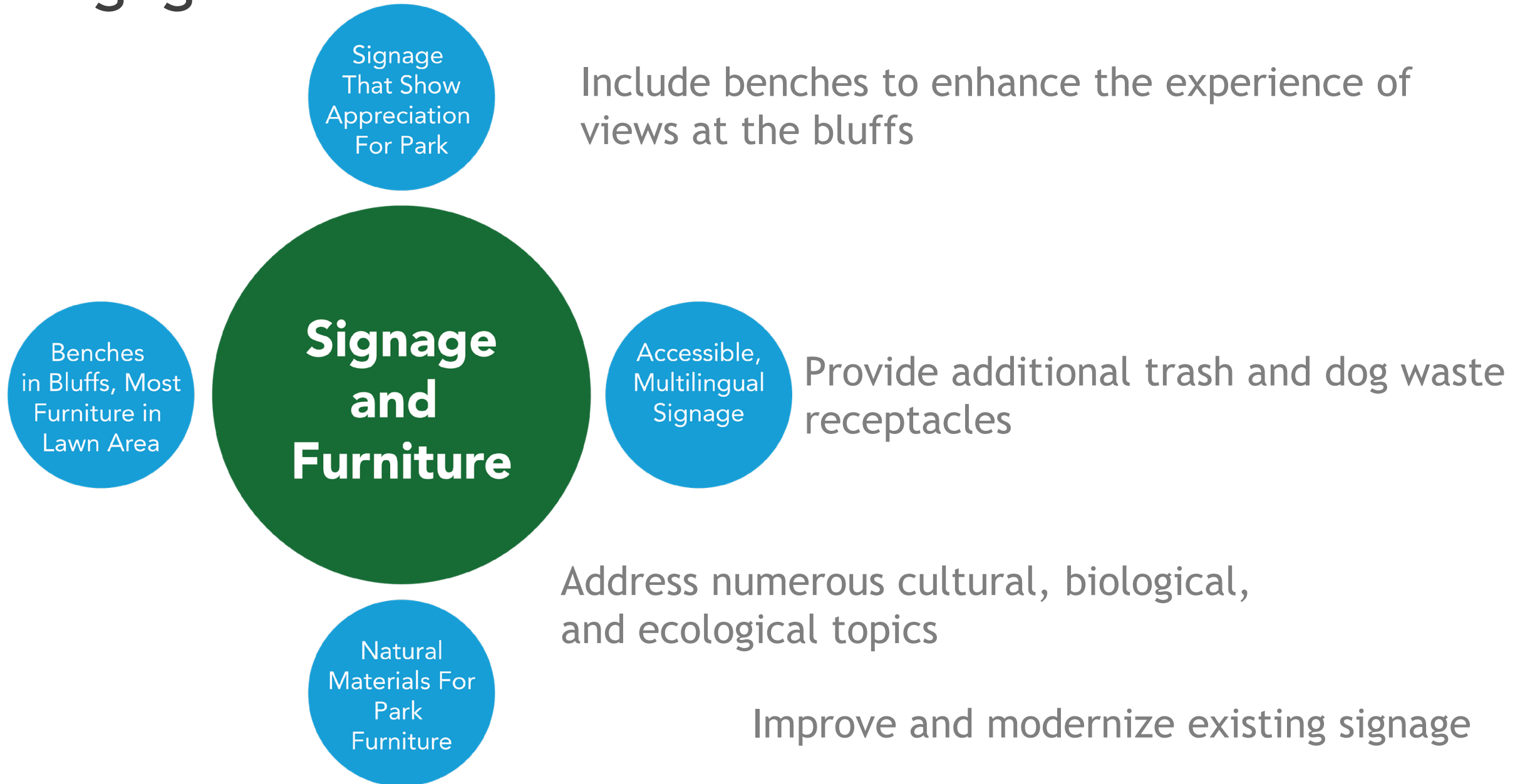
Engagement Themes

Remove excess trails on the mesa
Ensure regular maintenance of trails

Wide trail for loop, narrow for others



Engagement Themes



Historical, Cultural, and Ecological Context



History of the Park

- Indigenous village use dating to 1500 BC
- State sold preserved surplus land to County of Orange in 1973 (257-acre Fairview Regional Park)
- City purchased 208-acre Fairview Park in 1986 (\$1.9M)



1800s Coastal Ecosystem

Historical Ecology

Study of past ecosystem function, which provides a template for sustainable and ecologically appropriate habitat restoration.

1800s Coastal Ecosystem

Soil Textures

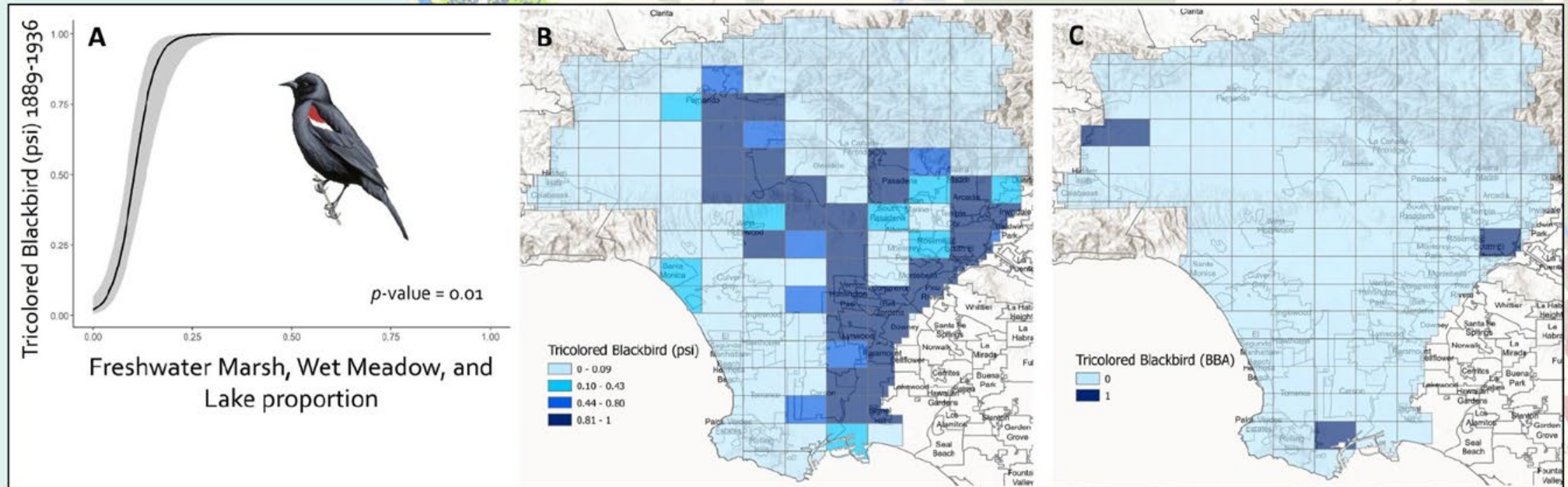
- clay
- clay loam
- gravelly loam
- loam
- loamy sand
- sandy loam
- silt loam
- silty clay loam
- stony loam
- water
- riverwash
- rock outcrop
- other

Coast T-Sheets (1851 to 1889)

- Open Water
- Beach
- Dune
- Channel
- Vegetated
- Upland Vegetated
- Unvegetated

Fairview Park

Habitat Loss to Development and Decline of Endangered Tricolored Blackbird



Source: LA Landscape History Project landscapenhistory.org

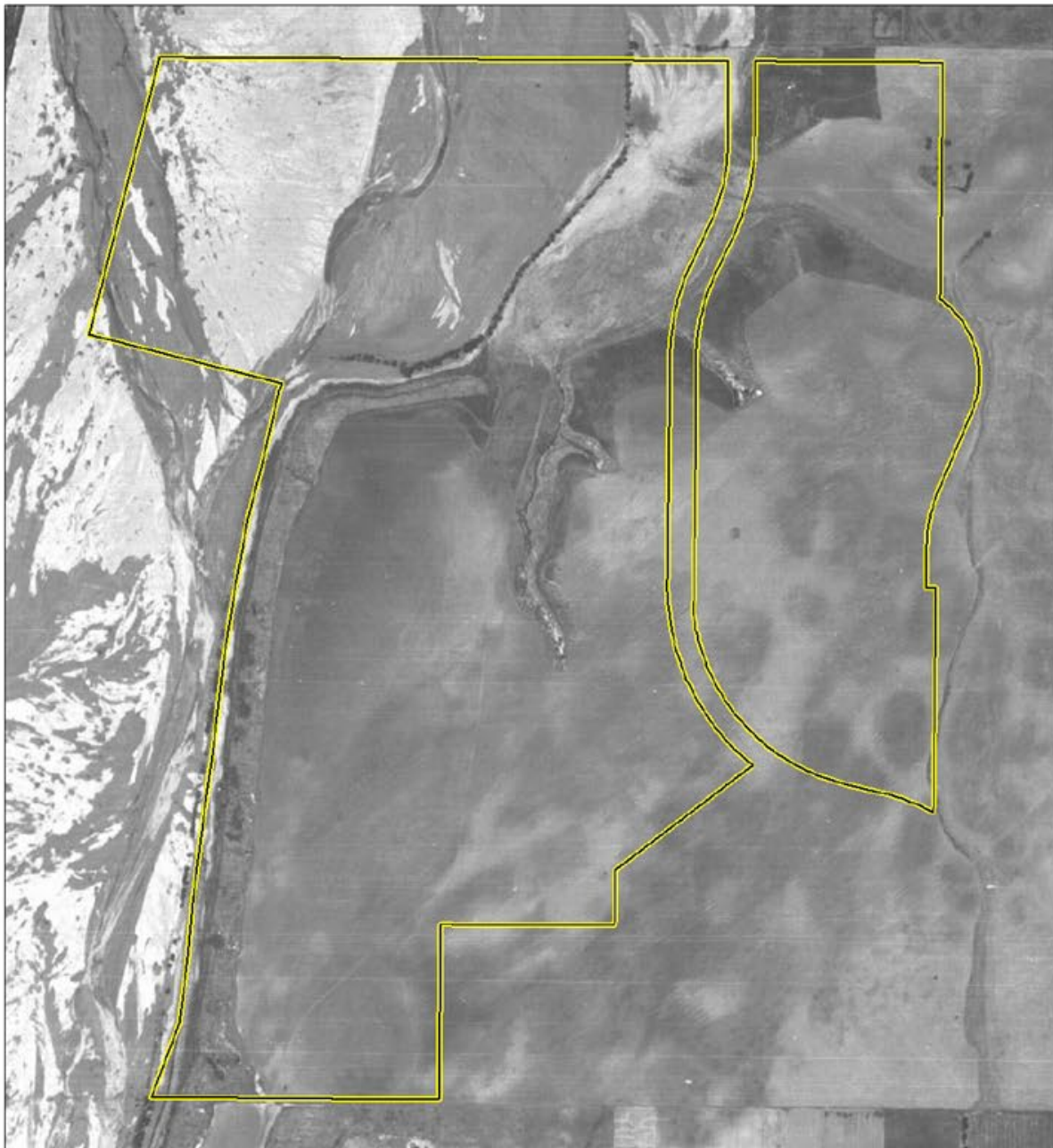
Longcore, T. and P. J. Ethington, eds. 2023. *Mapping Los Angeles Landscape History: The Indigenous Landscape*.

Report to the John Randolph Haynes and Dora Haynes Foundation. Spatial Sciences Institute, University of Southern California, Los Angeles.

1938

 Fairview Park Boundary

Laval Company Inc. Flight AXK-1938,
May 23, 1938. Courtesy of UCSB
Library Geospatial Collection.
Georeferenced by Land IQ.



1970

(State Ownership until 1973,
when the site was sold to the
County)

 Fairview Park Boundary

Aerial Map Industries Flight AMI-OC-
70, 1970. Courtesy of UCSB Library
Geospatial Collection.
Georeferenced by Land IQ.



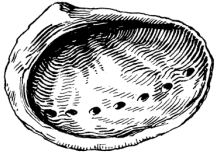
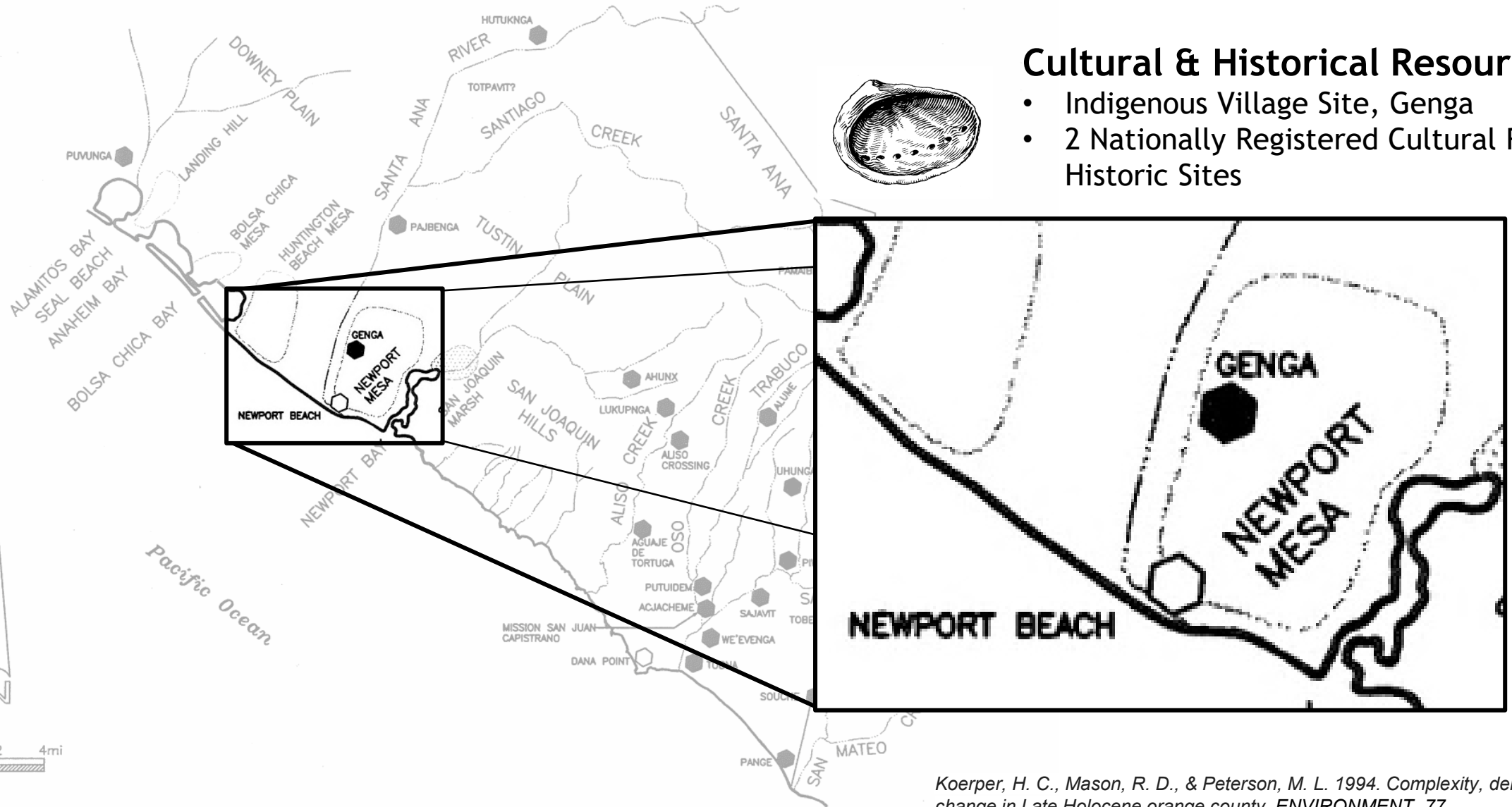
2019

 Fairview Park Boundary

Eagle Aerial 2019 High-Resolution
Aerial Acquired by County of Orange



Regionally Significant Cultural Site



Cultural & Historical Resources

- Indigenous Village Site, Genga
- 2 Nationally Registered Cultural Resource Historic Sites

Koerper, H. C., Mason, R. D., & Peterson, M. L. 1994. Complexity, demography, and change in Late Holocene orange county. ENVIRONMENT, 77.

Regionally Significant Ecological Site



Coastal California Gnatcatcher

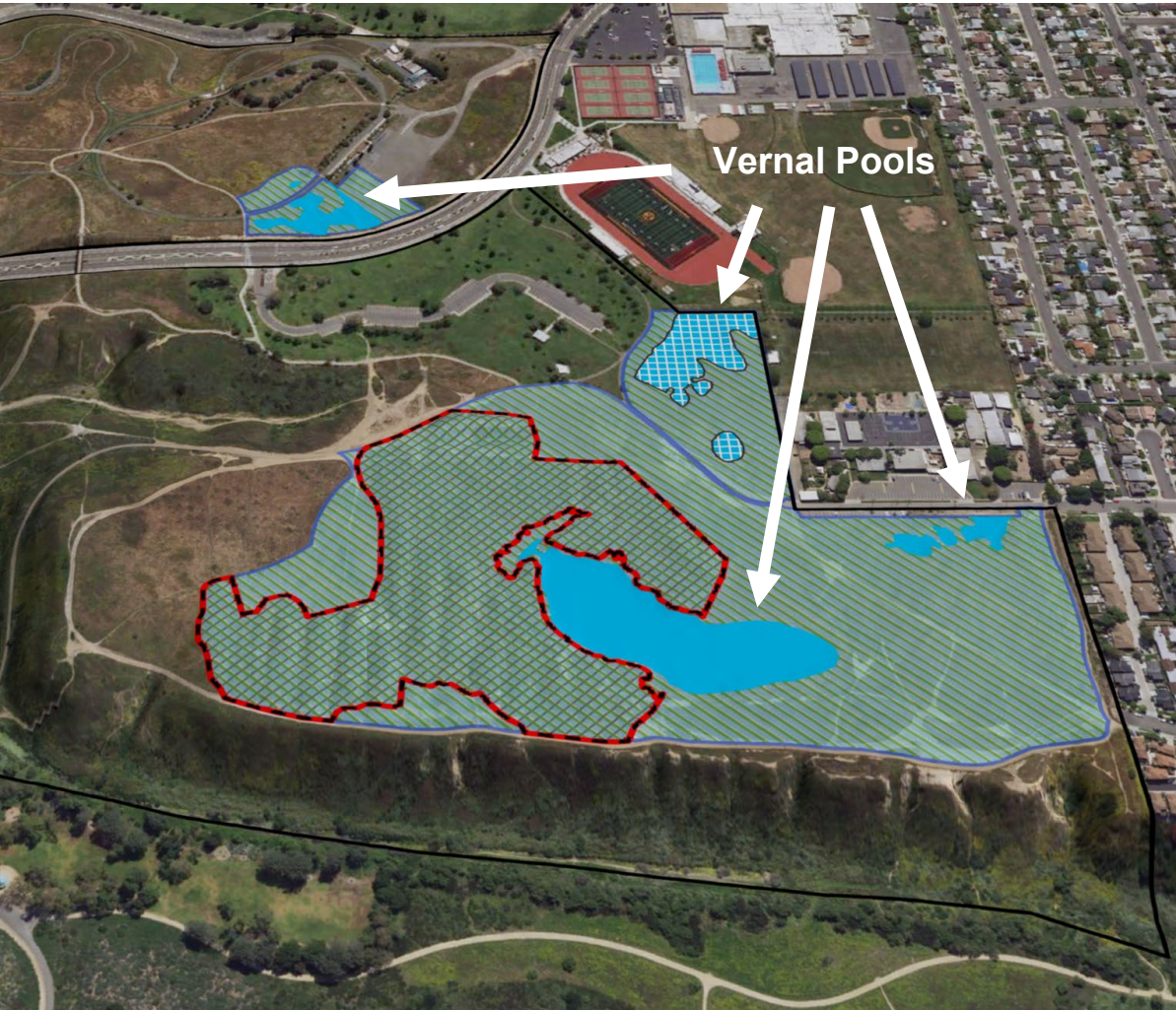
Photo Credit: Robb Hamilton



Biodiversity Hotspot

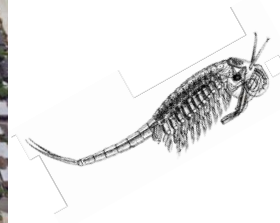
- 197 Plant Species
- 10 Rare Plant Species
- 18 Vegetation Community Alliances
- Habitat for Protected Species, including Least Bell's Vireo, Coastal California Gnatcatcher, Burrowing Owl, and Crotch's Bumblebee
- 20 Butterfly Species
- 220 Species of Birds
- Wildlife Corridor

Regionally Significant Ecological Site



Biodiversity Hotspot

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Vernal Pools

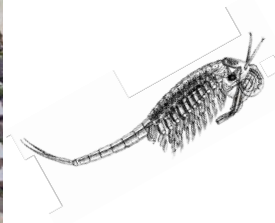
- Federally Protected Vernal Pool Habitat for San Diego and Riverside Fairy Shrimp
- 8 Special Status Vernal Pool Plants

Regionally Significant Ecological Site



Biodiversity Hotspot

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Vernal Pools

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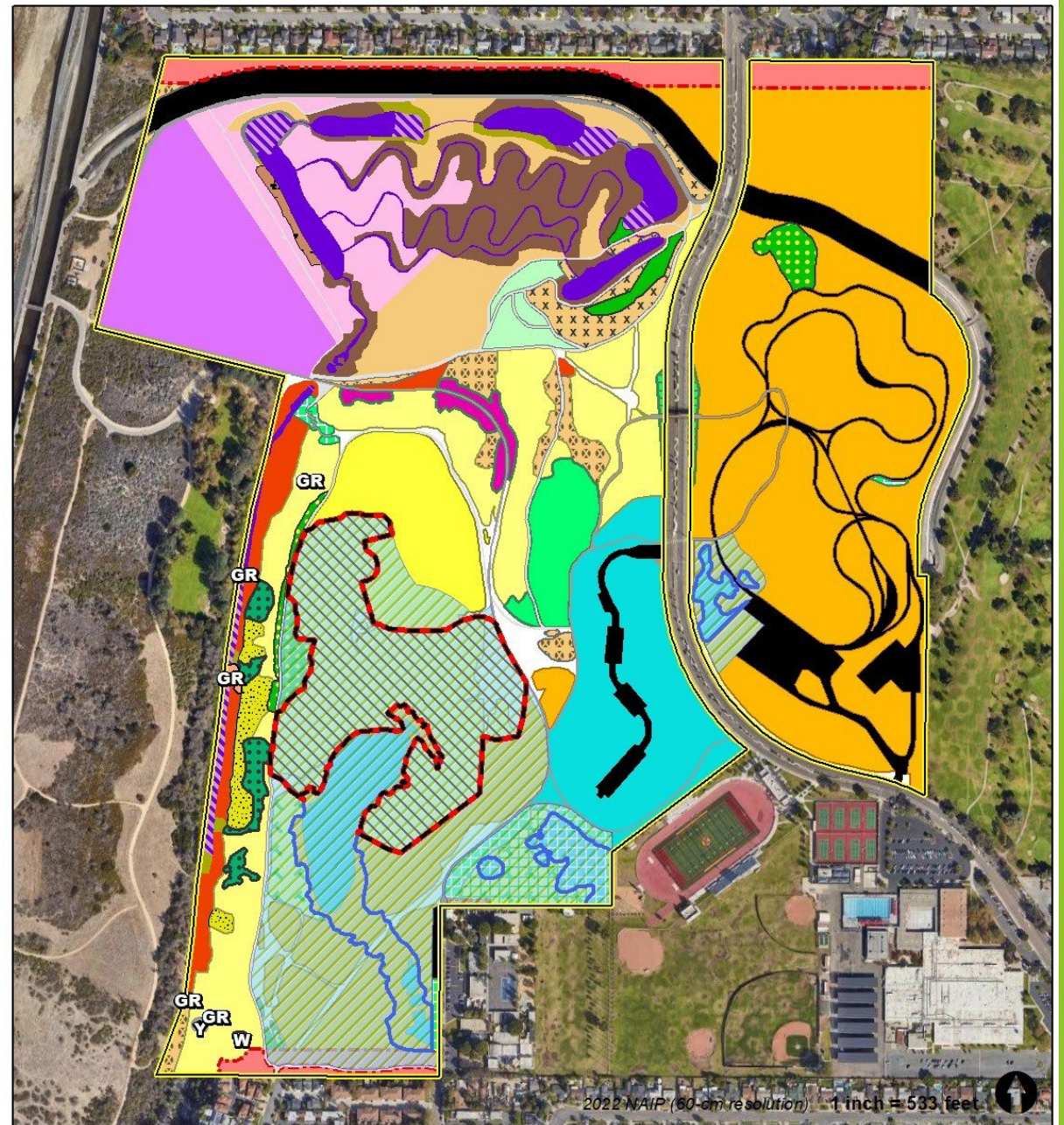
Existing Conditions: Vegetation Communities and Wildlife Habitats



2023 Vegetation Communities

Map Code | 2023 Vegetation Map Unit Common Name

	1720 Black Willow - Red Willow Riparian Woodland and Forest		4210 Wild Oats and Annual Brome Grasslands
	1740 Fremont Cottonwood - Red Willow		4250 Upland Black Mustard and Tocalote Fields
	1810 Mulefat Thickets		4255 Upland Shortpod Mustard and Tocalote Fields
	1820 Arroyo Willow Thickets		4270 Poison Hemlock or Fennel Patches
	1830 Southern California Walnut Groves (W)		4310 Fiddleneck - Phacelia Fields
	1840 Sandbar Willow Thickets		6135 California Bulrush - Cattail Marsh
	1845 Sandbar Willow - Blue Elderberry Thicket (Habitat Creation Project)		6500 Clustered Tarplant Fields
	1910 Giant Reed (GR)		6550 Clustered Tarplant Fields (Restoration)
	2310 Coyote Brush Scrub		6600 Pale Spike Rush Vernal Pool Bottoms
	2315 Coyote Brush Scrub (Disturbed)		6650 Pale Spike Rush Vernal Pool Bottoms (Restoration Area)
	3110 California Sagebrush Scrub		8120 Coast Prickly Pear Scrub
	3120 California Sagebrush - California Buckwheat Scrub		9100 Introduced Trees (Y)
	3125 California Sagebrush - California Buckwheat Scrub (Restoration Area)		9150 Irrigated Lawn and Ornamental Landscaping Trees
	3145 California Sunflower Bush - Ashy Buckwheat Scrub (Disturbed)		9300 Urban/Disturbed
	3150 California Buckwheat Scrub		9310 Urban-Sidewalk/Bridge/Trail
	3195 Purple Sage Scrub (Introduced Vegetation Community/Restoration Area)		9315 Natural Soil or Decomposed Granite (DG) Trail
	3330 Coast Goldenbush Scrub		9320 Fuel Modification Zone
	3335 Coast Goldenbush Scrub (Disturbed)		9330 Anthropogenic Areas of Little or No
	Fairview Park Boundary		9800 Water Body
	Improper Fill Material (Extent in 2023)		9810 Rip-rap/Concrete Pond Liner
	Vernal Pool High Estimated High Flood Mark		
	Vernal Pool Watershed (Remaining, Undeveloped Extent)		



Wildlife Diversity

- **2 Federally Listed Invertebrates**
(San Diego fairy shrimp and Riverside fairy shrimp) and other invertebrates
- **20 species of butterfly**
- **5 species of amphibians**
- **3 species of snakes**
- **5 species of lizard**
- **220 species of birds**, including year-round residents, seasonal vernal pool waterfowl and shorebird use, foraging raptors, wintering birds, and migratory birds



Willow/Cottonwood Riparian Woodland and Forest



White-tailed Kite

Lorquin's Admiral

Southern Alligator Lizard

Red-shouldered Hawk

Anna's Hummingbird

Mulefat/Willow Riparian Thickets



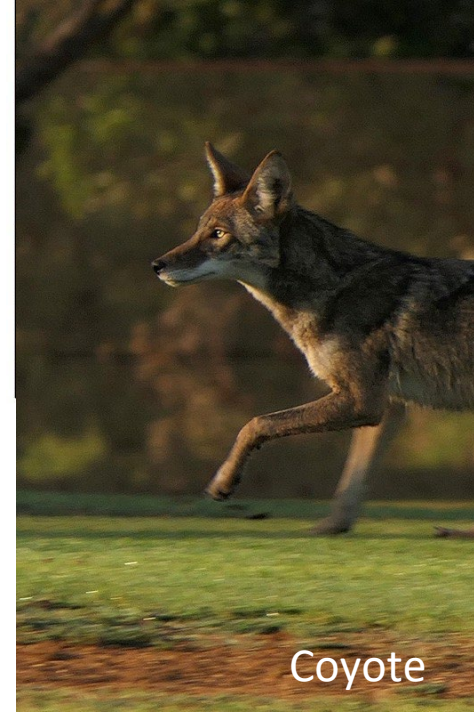
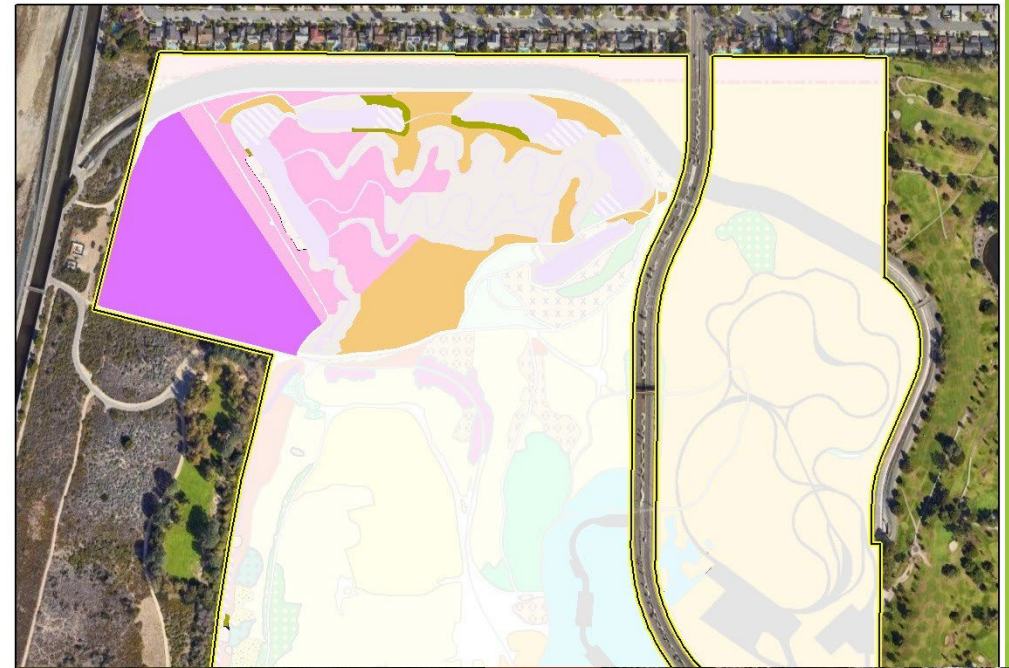
Baja California
Chorus Frog



Mulefat Thicket



Least Bell's Vireo

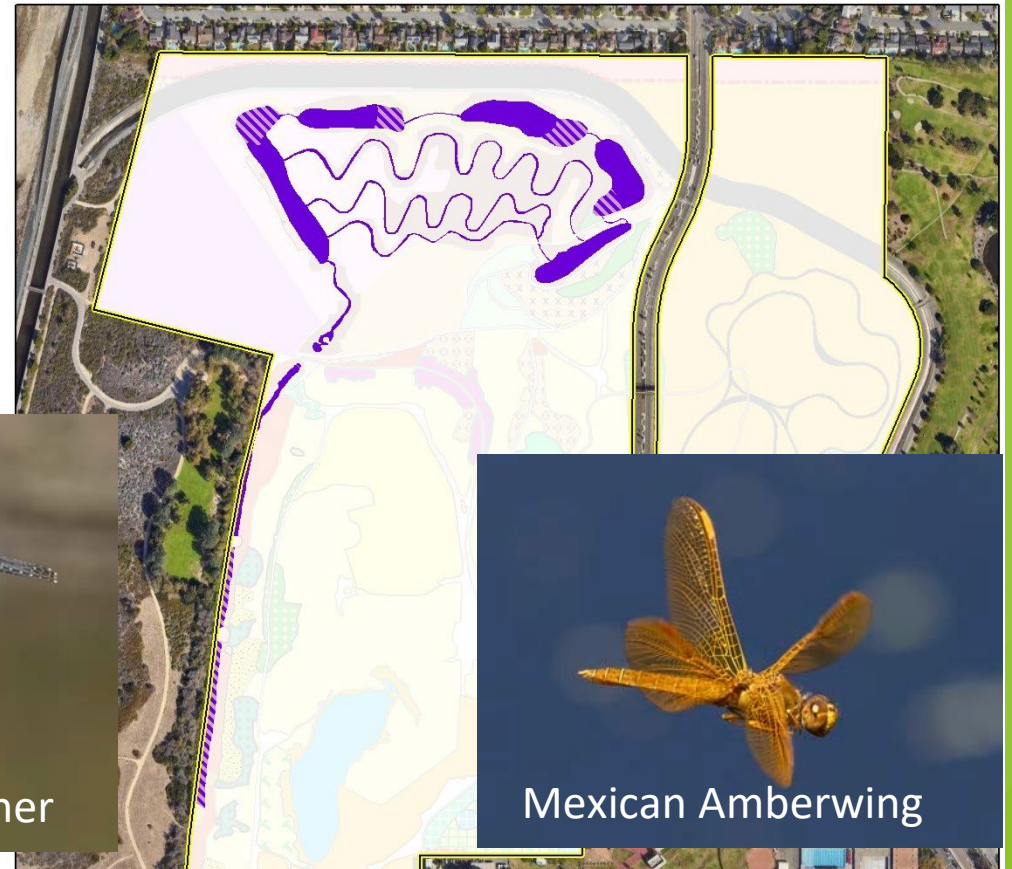
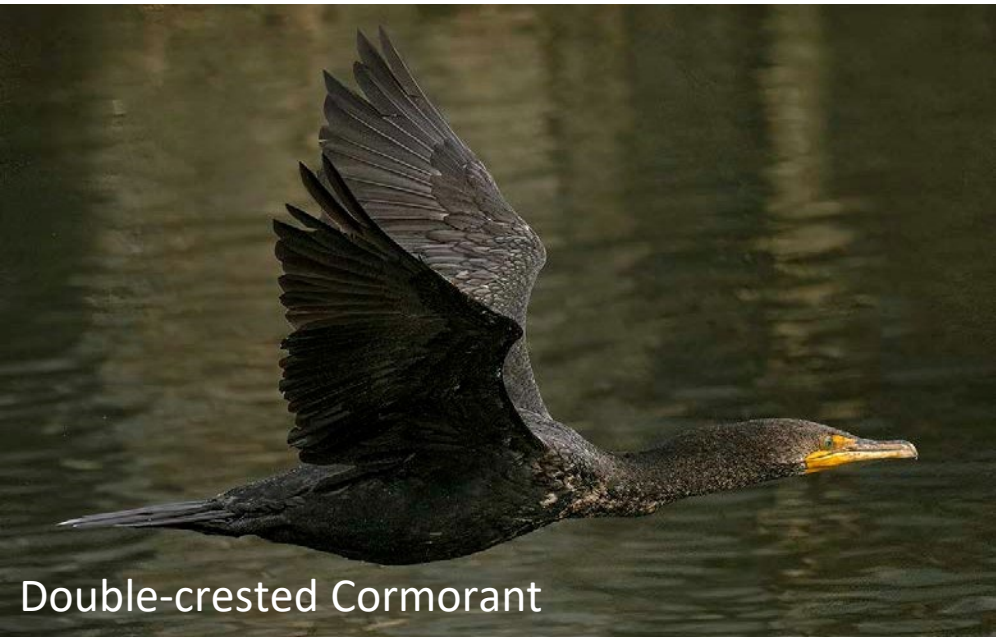


Coyote



Downy Woodpecker

Water Bodies



Coastal Sage Scrub, Cactus Scrub & Coyote Brush Scrub



California Towhee



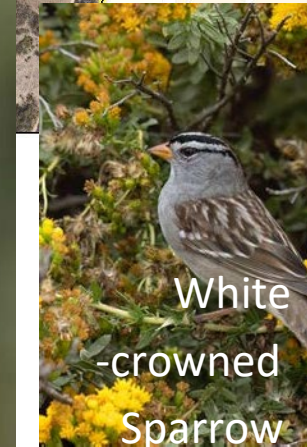
California Box Thorn



California Gnatcatcher



Cactus Wren
(locally extirpated)



White-crowned Sparrow



Southern Pacific Rattlesnake

Nonnative Grasslands, Mustard Fields, and Native Flower Fields



Western Kingbird



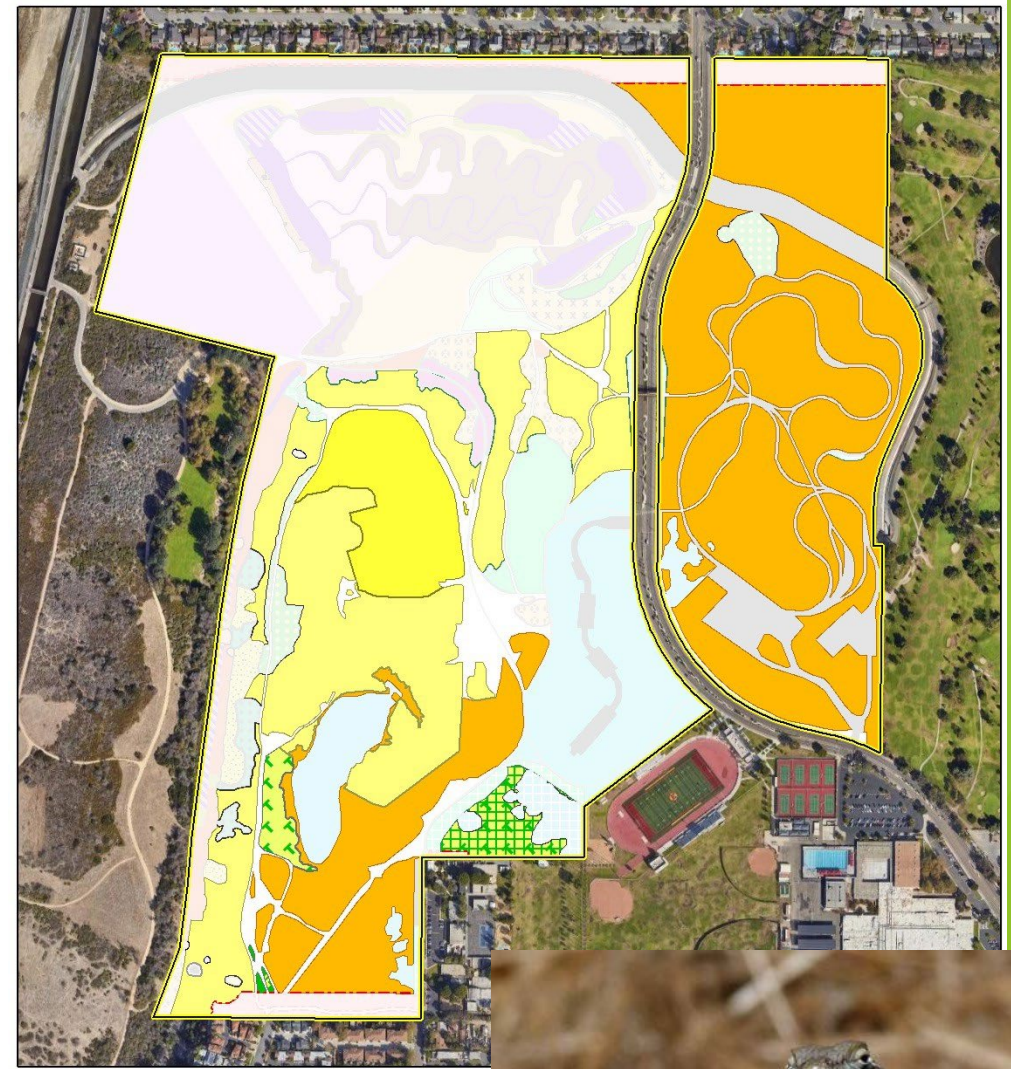
Northern Harrier



Burrowing Owl



Red-winged Blackbird



Say's Phoebe

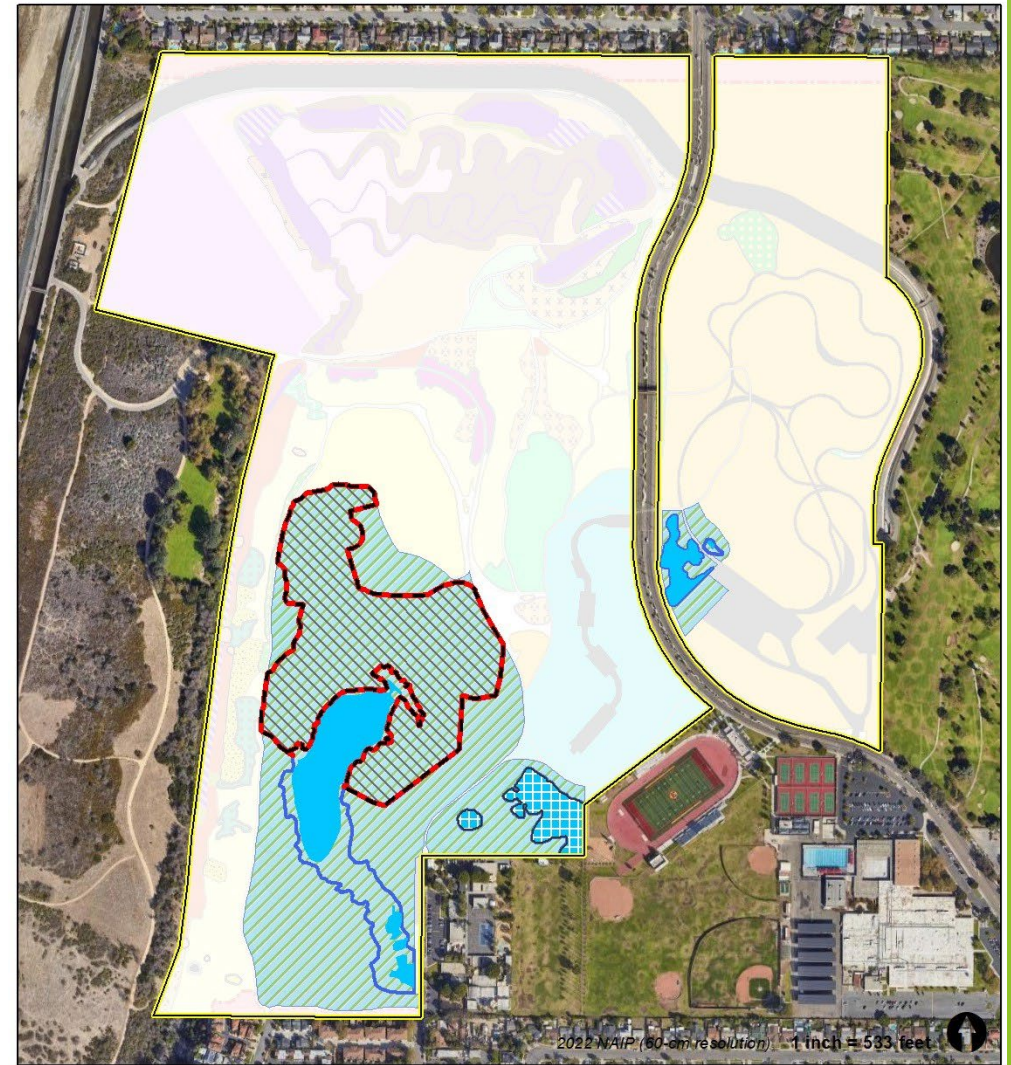


Side-blotched Lizard

Vernal Pools

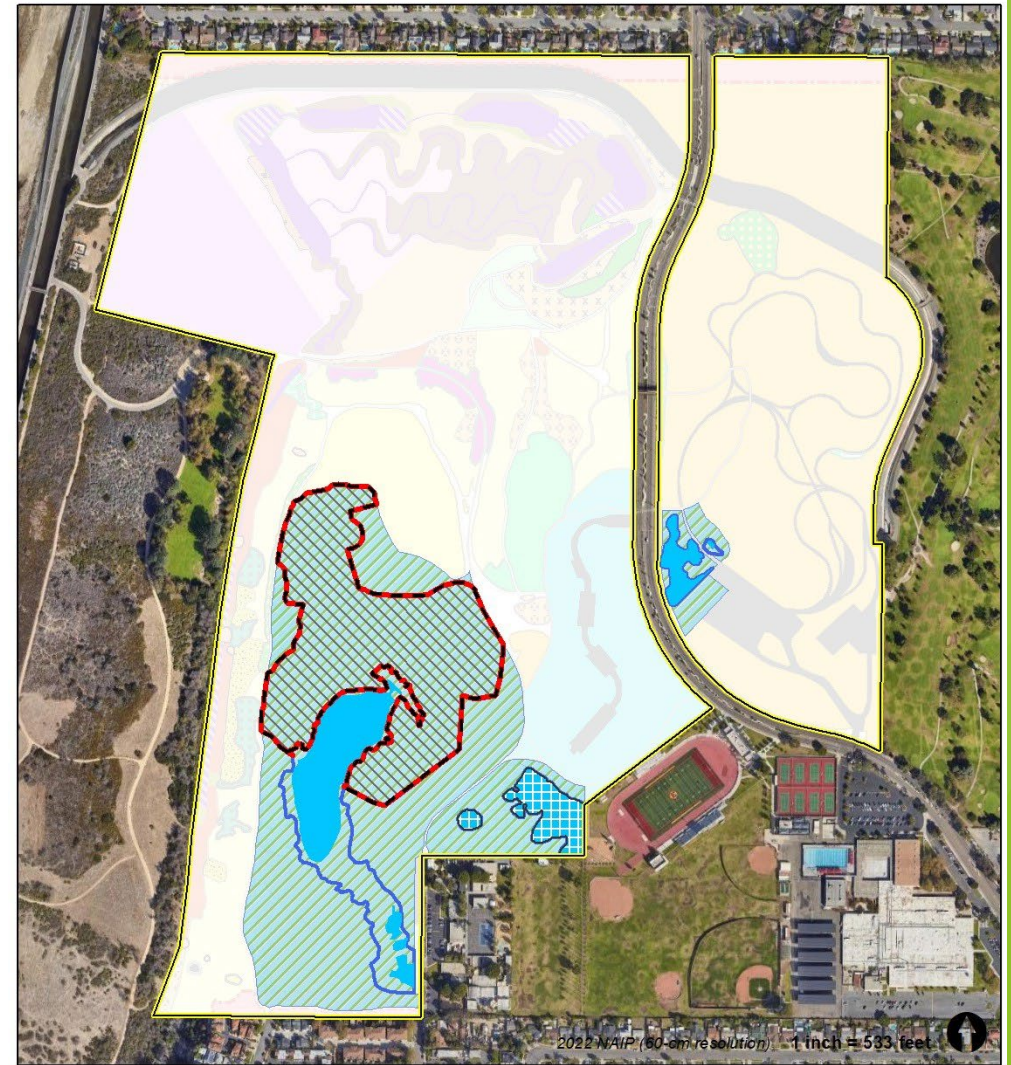


Vernal Pool Features 1, 4, 5, 6 and 7





Map Code	2023 Vegetation Map Unit Common Name	Symbol	Description
6600	Pale Spike Rush Vernal Pool Bottoms		Fairview Park Boundary
6650	Pale Spike Rush Vernal Pool Bottoms (Restoration Area)		Improper Fill Material (Extent in 2023)
	Vernal Pool High Estimated High Flood Mark		
	Vernal Pool Watershed (Remaining, Undeveloped Extent)		

Vernal Pools



Map Code | 2023 Vegetation Map Unit Common Name

-  6600 | Pale Spike Rush Vernal Pool Bottoms
-  6650 | Pale Spike Rush Vernal Pool Bottoms (Restoration Area)
-  Vernal Pool High Estimated High Flood Mark
-  Vernal Pool Watershed (Remaining, Undeveloped Extent)

-  Fairview Park Boundary
-  Improper Fill Material (Extent in 2023)

Past & Current Habitat Restoration Projects



Status of Existing Restoration Projects

- Complete
- On-going
- Fairview Park Boundary



Restoration Opportunities (2024) and Obligations

Map Code | Habitat Restoration Targets (Common Veg Name)

- 1810 | Mulefat Thickets
- 1830 | Southern California Walnut Groves (W)
- 3120 | California Sagebrush – California Buckwheat Scrub
- 3140 | California Sunflower Bush – Ashy Buckwheat Scrub
- 3190 | California Sagebrush – Coast Prickly Pear Scrub
- 3210 | Black Sage Scrub
- 4310 | Fiddleneck – Phacelia Fields
- 6500 | Clustered Tarplant Fields
- Fairview Park Boundary
- Improper Fill Material (Extent in 2023)



Master Plan Considerations and Next Steps



Master Plan Update Considerations and Opportunities

- Balancing Public Use and Mandated Resource Protection
- Ample public education and engagement potential
- Improvements for trail design
- Conservation grants
- Biological resource protections and listing updates
- Environmental clearances, regulatory permitting for projects/activities
- Long Time Horizon of Restoration

Next Steps

- Study Session Part 2: Findings and Recommendations, Draft Fairview Park Master Plan Update Presentation
- 30-day Public Review of Draft Master Plan Update
- Draft Initial Study/Negative Declaration
- Final Master Plan Update Adoption by City Council



HSS Special Use Agreement

- Current HSS Use Agreement with the City authorizes the City Manager to extend the Agreement for one term
- In July 2024, the City Manager extended the agreement by six-months to 1/31/25
- Current activities are to continue until the Master Plan Update draft is presented or until May 31, 2025

An aerial photograph of a large, green, open field. A prominent dirt path winds through the field, starting from the bottom center and curving towards the right. In the upper left, there is a small pond. The background shows a residential area with houses and trees, and a long bridge crossing a river or canal. The sky is clear and blue.

Questions?