

Fairview Developmental Center Specific Plan Workshop Series 4 Outreach Summary

Key Findings

Below is a summary of survey results and key findings:

- Most respondents prefer the physical layout of Concept 1 – Fairview Promenade.
 - Open Space configuration most influenced a participant's preference when selecting a preferred layout.
- 51.7% of respondents support a secondary access road.
- 65.9% of respondents are supportive of 2,300 dwelling units in the plan.
 - Roughly 20% support 3,450 units and 13.5% support 4,000 units.
- 65% of respondents believe the plan should maintain the 920 affordable dwelling units designated by the 2021-2029 Housing Element.
- Respondents were primarily unsupportive of less open space/park space for more housing.
- An additional 315 comments were submitted through the survey, ranging in topics from an emphasis on affordable housing to concerns about increased traffic. A summary of these comments is provided in the Survey Results section, and the unedited comments are provided in the appendix.

Workshop Series 4 and Survey Purpose

The purpose of Workshop Series #4 and associated survey is to gather feedback from the community regarding the land use concepts for the Fairview Developmental Center Specific Plan (FDCSP). The feedback will be used to create the preferred land use plan for the FDCSP. Three land use concepts were created to showcase different development scenarios that reflect input from the community and City and are in accordance with State requirements. Each land use concept represents different urban design strategies, street network design and distribution of open space recreational areas. The land use concepts were created to test different ranges of house development and affordability.

The feedback received from this outreach event highlights the variables that are most supported in response to the land use concepts analyses. These land use concepts were analyzed for traffic impacts and circulation opportunities, development feasibility, the extent to which the land use concept meets City and State goals for the property, anticipated funding, and timing of improvements.

Following the workshops, the City of Costa Mesa conducted a survey to gather feedback from the community regarding Draft Land Use Concepts for the Fairview Developmental Center Specific Plan (FDCSP). The survey gathered community preference and priorities for different features of the draft land use concepts, including traffic and site access, housing, and open space. The survey also collected input on overall preference between three land use concepts

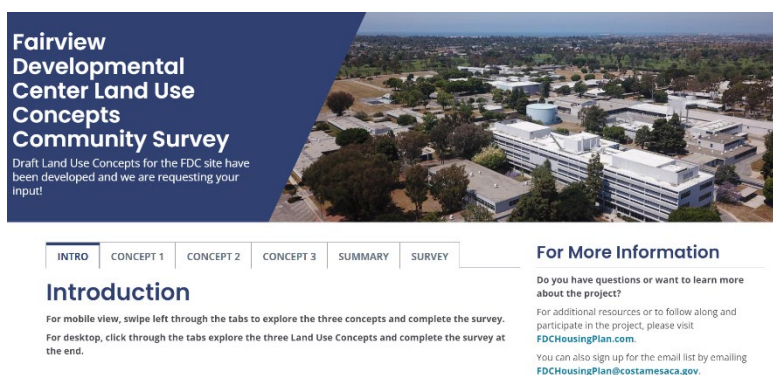
and asked participants to share which feature (housing type, open space, roadway layout, affordability, etc.) most influenced their response.

The responses collected and provided in this report will help identify and prioritize trade-offs of various land use components that will shape the preferred land use plan that will set the foundation for the Specific Plan.

Survey Details and Structure

The survey was available online from July 24, 2024, to August 30, 2024. A paper version of the survey was also made available in at in-person workshops and pop-ups, in both Spanish and English. The survey received a total of 719 responses. Additionally, community members provided written feedback, including ten emails and eight comment cards completed during in-person events. To increase participation, a response was not required for each question, response rates vary by question.

The online survey was developed to replicate the information provided at workshops regarding the three land use concepts, this format provided details for each concept so that respondents who were not able to attend an in-person event would have the same information. The on-line survey was conducted using Social Pinpoint and included the following informational tabs:



- Introduction – Provided instructions for navigating the survey website, answered the questions, what are land use concepts and how they were developed for the FDCSP, and provided an overview of the survey's purpose and goals.
- Land Use Concepts: Provided key details, results of traffic and infrastructure studies, and an interactive map for users to learn about each land use concept:
 - Concept 1 – Fairview Promenade
 - Concept 2 – Fairview Field
 - Concept 3 – Fairview Commons
- Summary: Provided a summary of each concept including the results of the traffic and infrastructure studies. The summary also provided an overall comparison of the concepts intended to inform participants about the various tradeoffs between each concept.

Survey Outreach

The survey was publicized during three separate Open Houses for the Workshop 4 series and at pop-up events hosted by the city.

- Open House/Workshop Night 1 – Wednesday, July 24, 2024
 - 6 p.m. to 8 p.m.
 - Norma Hertzog Community Center, 1845 Park Ave, Costa Mesa
- Open House/Workshop Night 2 – Thursday, July 25, 2024
 - 6 p.m. to 8 p.m.
 - Saint John Paul the Baptist Church, 1021 Baker St, Costa Mesa
- Virtual Open House/Workshop Night 3 – Wednesday, July 31, 2024
 - 6 p.m. to 8 p.m.
 - Hosted virtually using Zoom.

The city also advertised the survey through the following media and print forms:

- USPS Mail – 40k residents
- Social Media (Instagram and Facebook) – 1k average reach
- City Manager Weekly Newsletter (Snapshot) – 12k list
- Costa Mesa Minute Video (CMTV and Social Media)
- Three Pop Ups (Harbor Iglesia Church, Music in the Park, Northgate Mercado Gonzalez)
- Announced at City Council meeting
- Project Website
- Flyers at City Facilities

Survey Results

Question 1: Of the 3 Land Use Concepts, which physical layout do you prefer?

Think about the layout of roads, possible housing types, the location/programming of public open space, and the location of retail and services. Rank the concept layouts from most preferred (#1) to least preferred (#3).

Questions 1 Results

The data in the chart shows a weighted score that represents how each option was ranked by participants. The weighted score was calculated by summing the weight of each ranked position, multiplied by the response count for the position (ranking) choice, divided by the total contributions (total participant responses for question 1). For example, if participants primarily rated Concept 2: Fairview Fields in the second position, it received a higher weighted score for being ranked second instead of third.

The figure shows that participants favored the physical layout of Concept 1, which included a promenade and linear park through the center of the site.

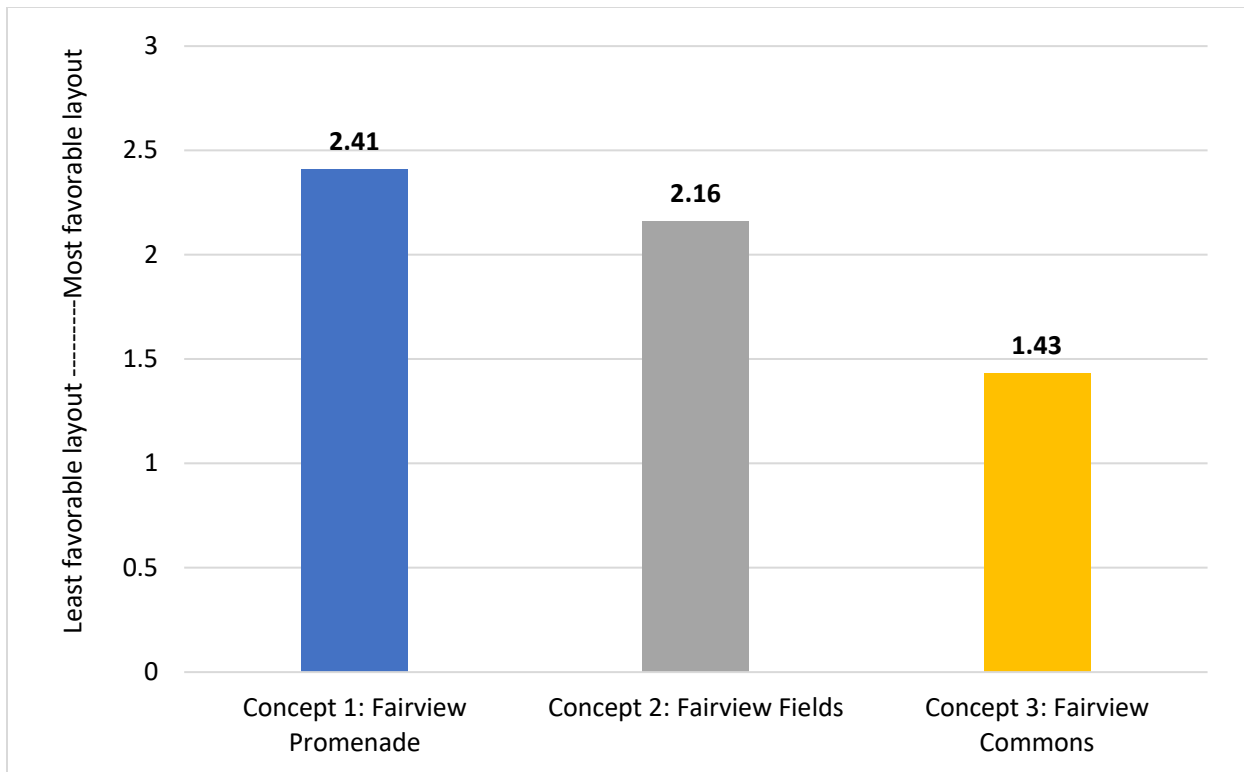


Figure 1: Survey Results for Question 1

Question 2: For the concept you prefer the most which use or feature most influenced your decision?

Rank 1 as the feature that influenced your choice the most, and 7 for the least.

Questions 2 Results

The data in the chart shows a weighted score that represents how each option was ranked by participants. The weighted score was calculated by summing the weight of each ranked position, multiplied by the response count for the position (ranking) choice, divided by the total contributions (total participant responses for question 1). For example, if participants primarily rated Mix of Housing Types in the second position, it received a higher weighted score adjustment for being commonly ranked second. Though it may not have received mostly first rankings, a higher average rank results in a higher weighted score.

Participants could also provide other options, the top comments listed in the "Other" category, are as follows:

- Lowest number of housing units
- Traffic
- Golf course

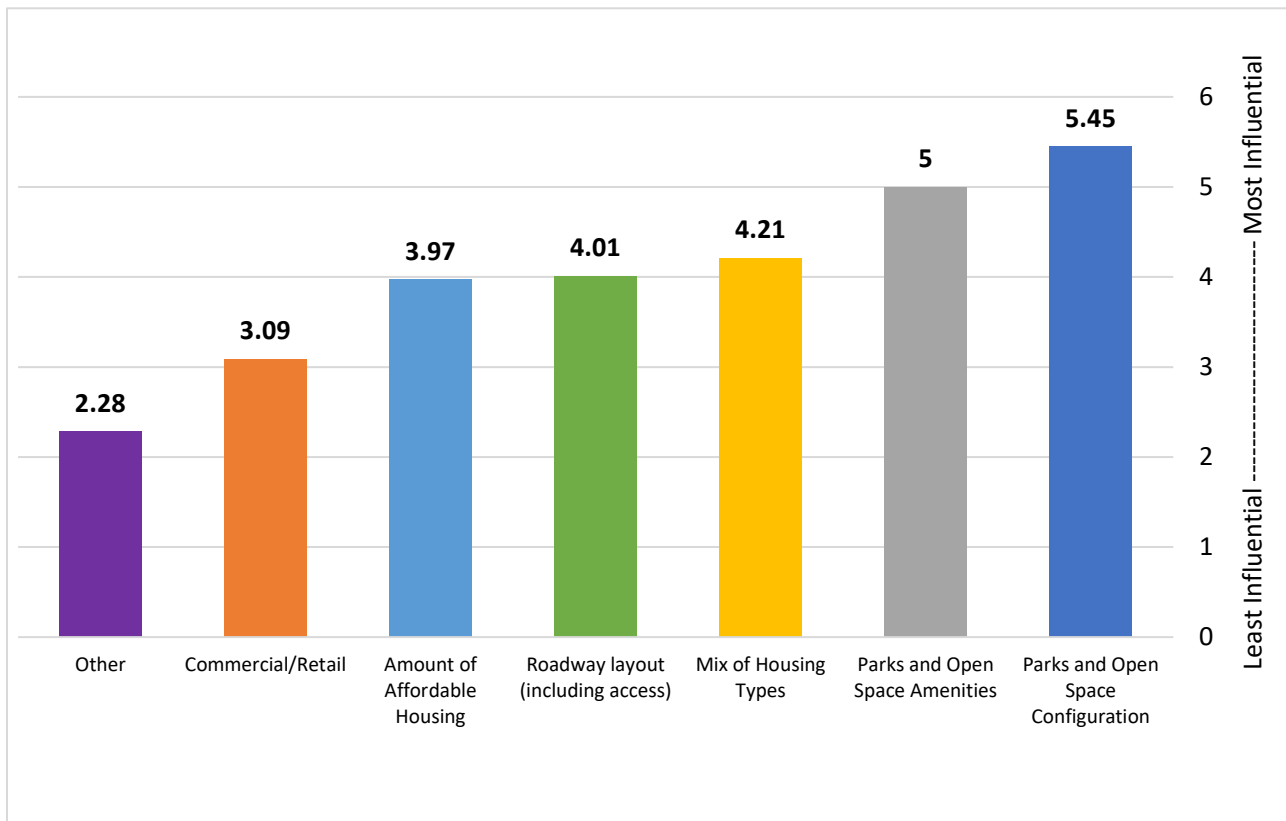


Figure 2: Scores for Question 2

Question 3: There is currently one point of ingress and egress for FDC located at Harbor Blvd. and Fair Dr. A secondary access from FDC to Harbor Blvd. is necessary if the site is developed with more than 2,300 dwelling units. Do you support secondary access?

Concepts 2 and 3 require an additional access point because of the unit count being greater than 2,300 units. In both these concepts, an additional access point was proposed to be added at the existing intersection of the Harbor Shopping Center.

Questions 3 Results

The count of responses for each option is as follows:

- Yes: 368 (51.7%)
- No: 227 (31.9%)
- I need more information: 117 (16.4%)

Most respondents support a secondary access point with 368 “Yes” responses and 227 “No” responses. 117 individuals indicated that they would need more information to decide.

Additionally, of the 368 people who said “Yes” and support another access road for the project, **115** selected Concept 2 as their preferred layout, followed by **115** who selected Concept 1 as their preferred layout, and **68** who selected Concept 3 as their preferred layout.

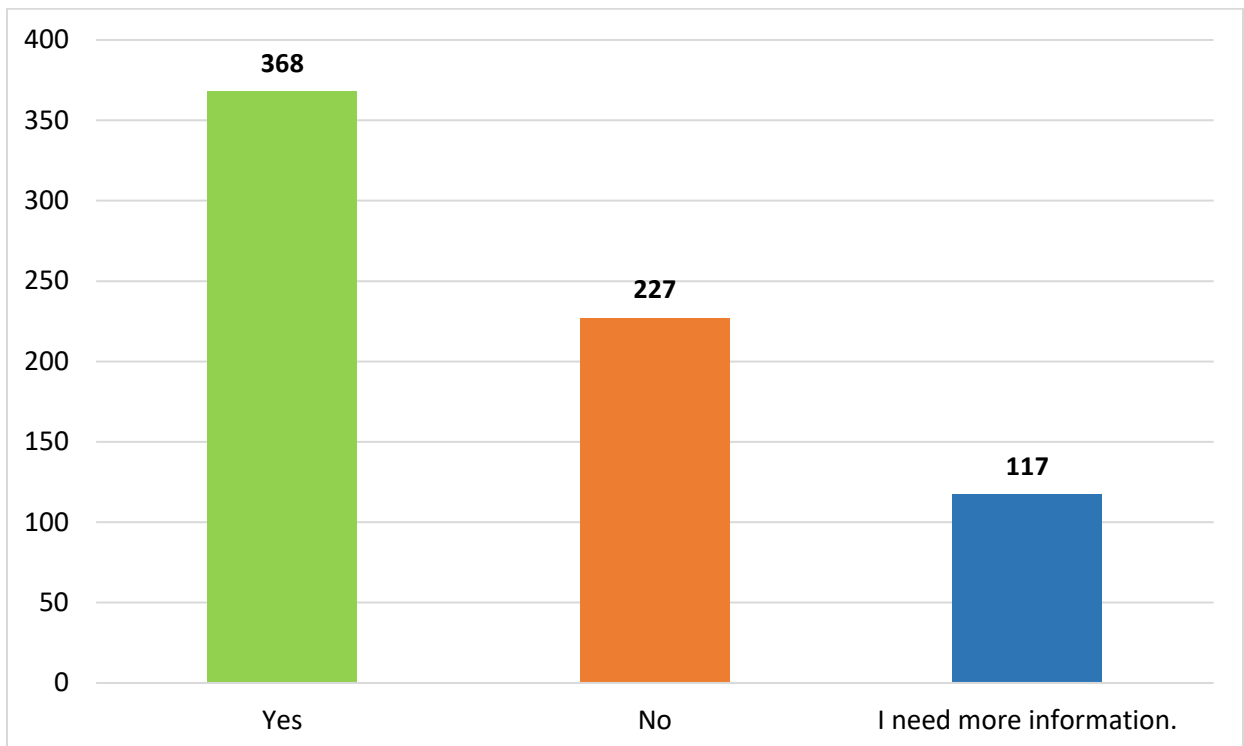


Figure 3: Survey Results for Question 3

Question 4: How many dwelling units would you support in a preferred plan?

Question 4 Results

Specific counts for the concepts are as follows:

- Concept 1 - 2,300 units: 458 (65.9%)
- Concept 2 - 3,450 units: 143 (20.6%)
- Concept 3 - 4,000 units: 94 (13.5%)

Consistent with the overall preference for physical layout, participants also preferred Concept 1 for total unit count.

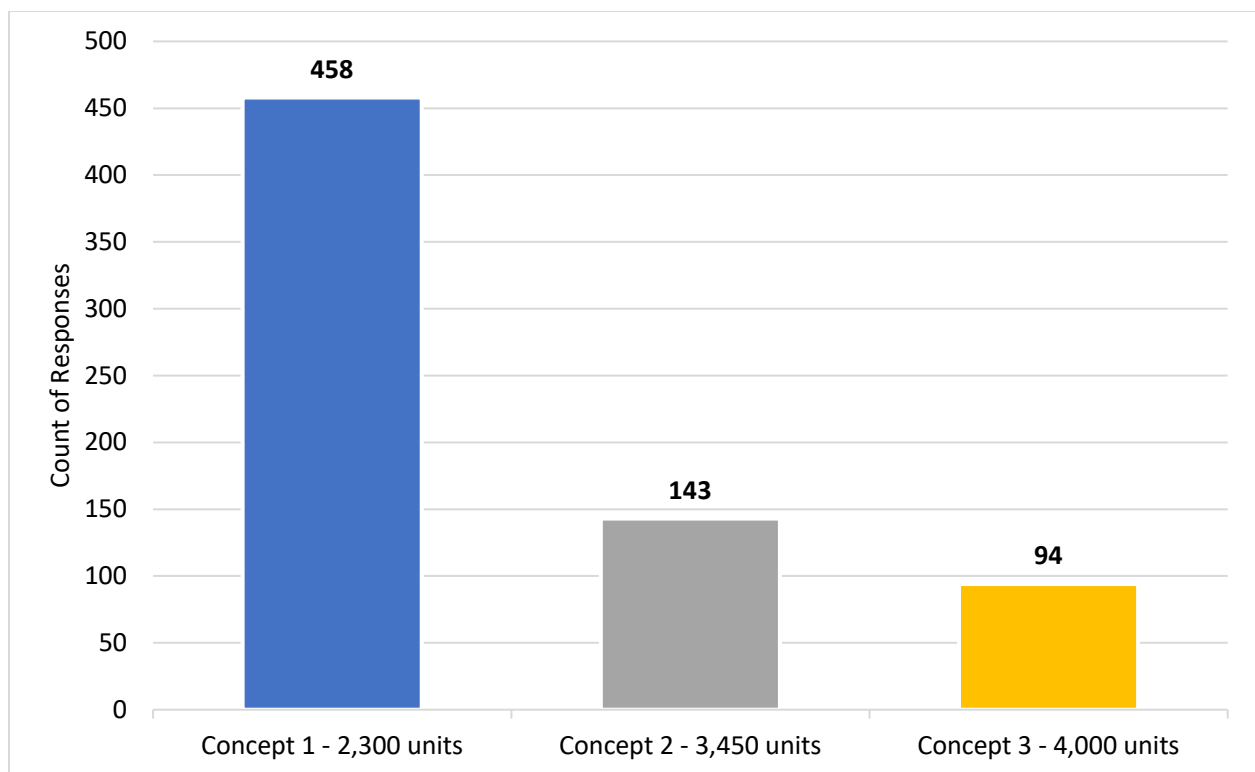


Figure 4: Survey Results for Question 4

Question 5: Do you think a preferred plan should maintain the same number of very-low and low affordable units per the Housing Element on this site (920 of the total 2,300 housing units)?

Question 5 Results

Responses to this question were as follows:

- Yes: 457 (65.1%)
- No: 245 (34.9%)

Most participants were in favor of keeping the 920 affordable units set by the City's Housing Element. A total of 65.1% chose Yes compared to 34.9% who chose No.

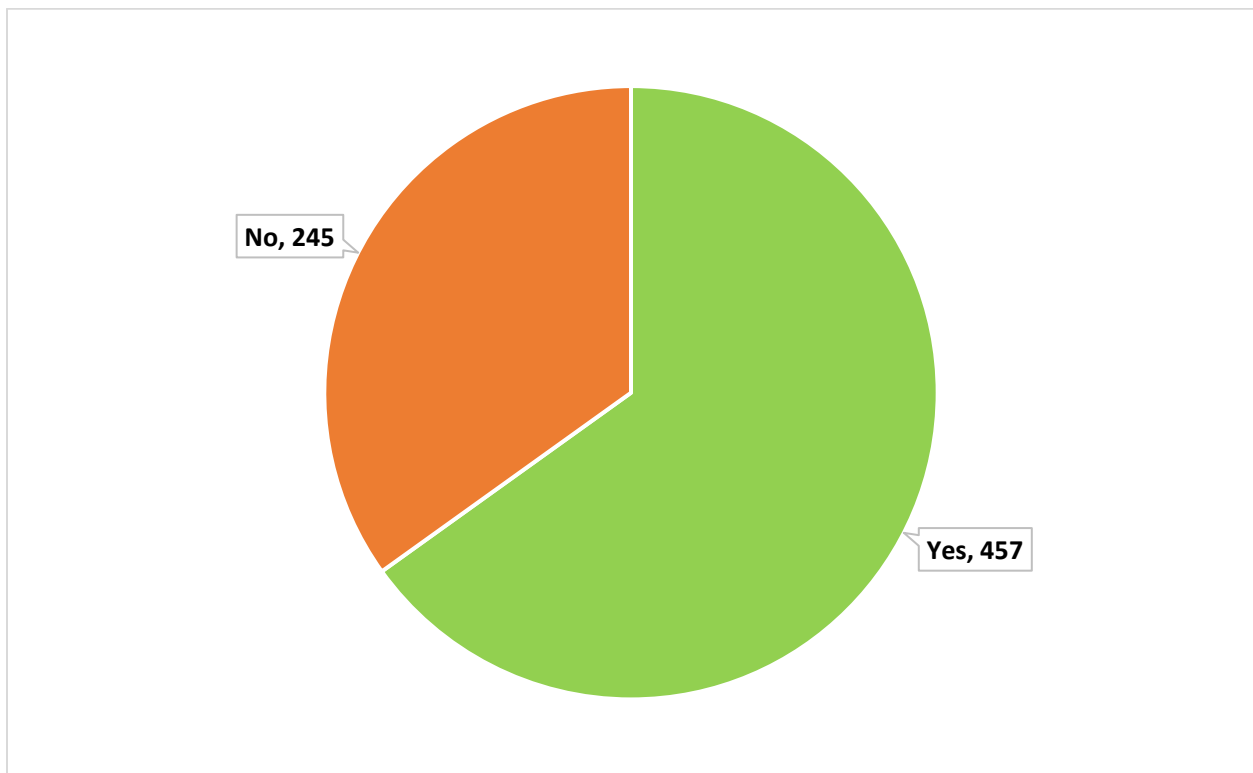


Figure 5: Survey Results for Question 5

Question 6: Would you support less open space/park area for more housing?

Participants were provided a scale from unsupportive to very supportive. Participants provided a scaled response which gauged how they felt about the statement above.

Question 6 Results

When considering the tradeoff of open space for housing respondents were unsupportive, see the breakdown below:

- Unsupportive: 400 (65.7%)
- Somewhat Unsupportive: 92 (15.1%)
- Neutral: 17 (2.8%)
- Supportive: 52 (8.5%)
- Very Supportive: 48 (7.9%)

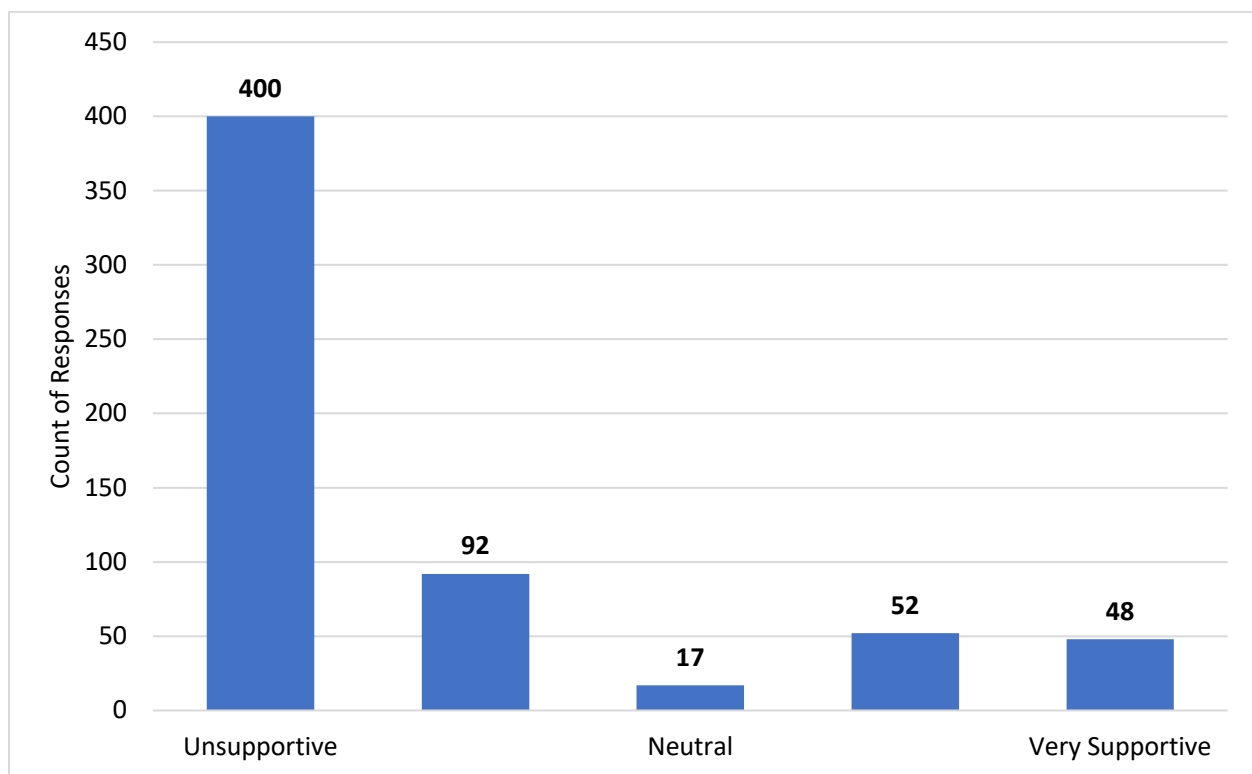


Figure 6: Survey Results for Question 6

Question 7: Please use the box below to submit additional ideas.

This question allowed respondents to provide additional ideas and general comments related to the Land Use Concepts, 315 responses were submitted. Below is a summary of comments based on common themes. Comment counts are approximated, as certain comments can be applied to multiple topics

Question 7 Results

The comments are quantified and summarized by topical categories below:

- Housing: 121 Comments
 - Concerns about high-density developments and preference for lower density.
 - Emphasis on affordable and low-income housing.
 - Comments regarding the impact on local infrastructure and quality of life.
 - Concerns about high-density developments and preference for lower density.
- Open Space: 75 Comments
 - Strong support for increasing and maintaining open space and parks.
 - Requests for recreational facilities like pickleball courts, baseball fields, and general green spaces.
 - Concerns about losing green space to new developments and preference for parks over additional housing.
- Traffic: 30 Comments
 - Concerns about increased traffic and congestion due to new developments.
 - Requests for improved traffic management and additional road access.
 - Worries about the strain on existing infrastructure and overall traffic flow.
- Golf Course: 21 Comments
 - Concerns about the impact of new roads or developments on the golf course.
 - Strong support within these comments to preserve the golf course.
- Commercial Space: 17 Comments
 - Calls to reduce commercial space in favor of housing or open space.
 - Support for mixed-use developments integrating residential and commercial elements.
 - Concerns about the necessity of additional retail space.

See **Appendix A** for a full list of all comments provided for Question 7.

Question 8: What is your affiliation to the City of Costa Mesa?

Most participants were residents of Costa Mesa, most of which identified as homeowners, followed by renters.

Question 8 Results

Respondents marked their affiliation to the city as follows:

- Resident – Homeowner: 468 (65.4%)
- Resident – Renter: 175 (24.4%)
- Business Owner: 4 (0.6%)
- I work in Costa Mesa: 17 (2.4%)
- I own property that I rent to others: 3 (0.4%)
- Non-Profit: 2 (0.3%)
- City Staff: 3 (0.4%)
- Community-Based Organization: 1 (0.1%)
- Other: 21 (2.9%)
 - Homeowner and Business Owner combination: 5 (0.7%)
 - Mobile Homeowner: 3 (0.4%)
 - Orange County Resident: 5 (0.7%)
 - Golfer at Mesa Linda Golf Course: 7 (1%)
 - Prefer not to say: 22 (3.1%)

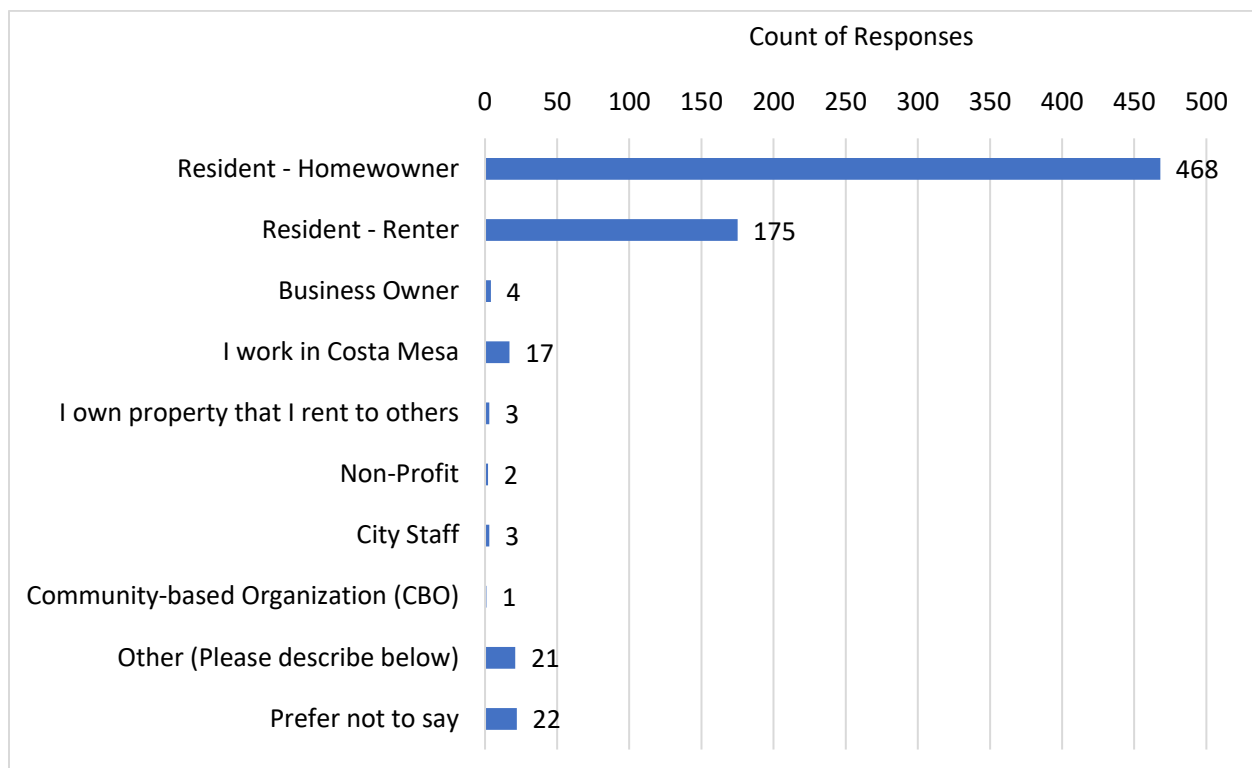


Figure 8: Survey Results for Question 8

Question 9: What is your zip code?

Most participants were from 92626 or 92627, these are the two largest zip codes in the City.

Those who marked "Other" and provided their zip code resided outside of the city. These 13 individuals reported living in southern California as close as Newport and further out to Long Beach. Of these 13 respondents who do not reside within the city, four individuals commented at least once about the golf course.

Question 9 Results

Respondents provided their zip codes to be as follows:

Zip code	Count of Responses	Percent
92626	370	52.1%
92627	301	42.4%
92646	4	0.6%
92707	1	0.1%
Other, Irvine (92617, 92603, 92612)	3	0.4%
Other, Santa Ana (92701)	1	0.1%
Other, Newport Beach (92663)	1	0.1%
Other, Westminster (92683)	1	0.1%
Other, Fountain Va (92648)	1	0.1%
Other, Tustin (92780)	1	0.1%
Other, Fountain Valley (92708)	2	0.3%
Other, Long Beach (90802)	1	0.1%
Other, Garden Grove (92843)	1	0.1%
Other, Buena Park (90620)	1	0.1%
Prefer not to say	21	3%
Total Responses	710	100%

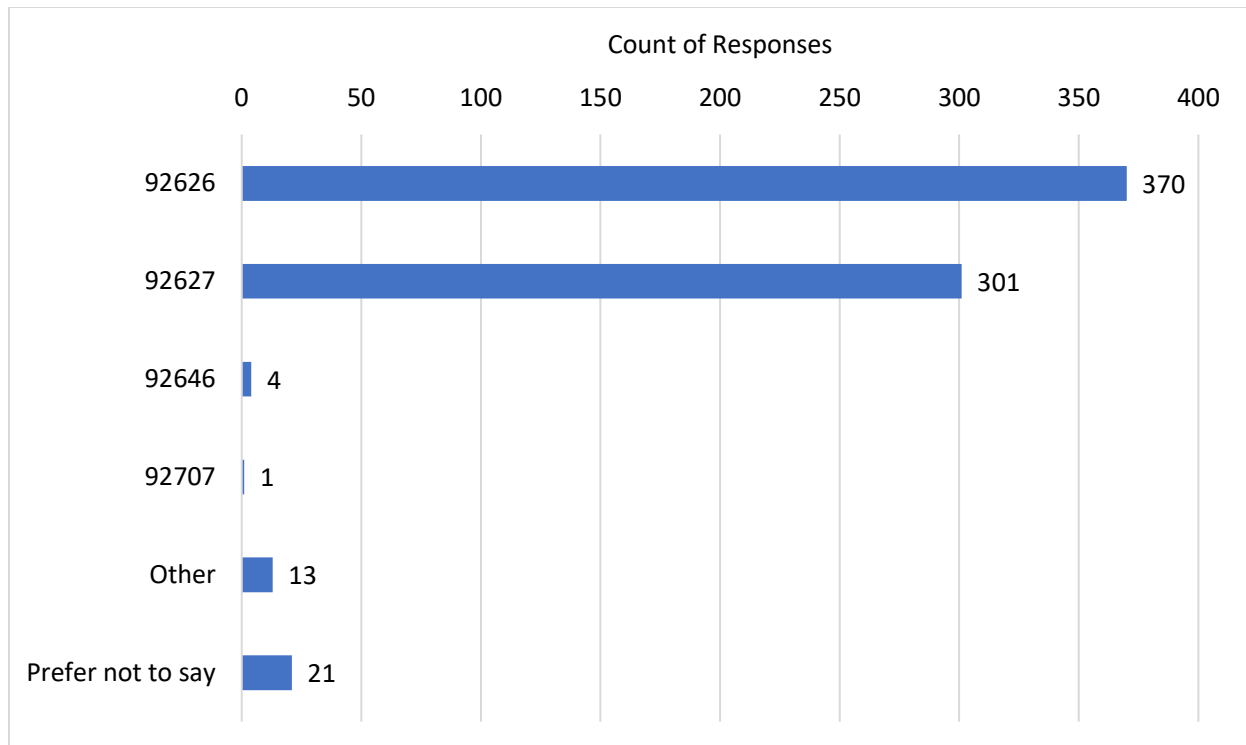


Figure 9: Survey Results for Question 9

Survey Pop-Up Event Photos

The photos below were taken at the in-person pop-up event held on August 24, 2024, at the Harbor Shopping Center.



The photos below were taken at the in-person pop-up event held on July 30, 2024.



Appendix A: Question 7 Responses and Email Comments

Participants were given an option to provide comments at the end of the survey. All the comments provided are included below. They have not been edited for spelling or grammar; they are reported as entered.

All 3 high density housing concepts are bad for Costa Mesa. Concept 1 also needs 2nd access road.

An actual sports complex, please less housing!

Anything with less housing and more open space and sports fields. Just no more green bike lane paint

Besides housing to keep the homeless off the streets, what about a rec center for games and films?

CM IHO means no afford housing built in CM. FDC must include all low & very low RHNA units

Combine the number of housing elements in Option1 with the concentrated open space layout of Option2

Community Center for the School and Auditorium!! The Greenhouse should be a Community Garden!!

Community fast EV charging MUST be planned at Fair pricing or available at level 2 speed at townhome

Concept 2 with more affordable housing

Connect with Hoag, nurses and other employees could use housing nearby.

Consider more density. Planning buildings of 8 stories would allow more housing

Costa Mesa has so little open space and is already overcrowded. OC needs more low income housing.

Costa Mesa residence should be the first to be able to apply for housing. No outsiders!

Demolish the golf course to build more housing.

Development should consider some housing allocation for disabled.

Dispute state laws requiring dense housing, keto this space open. We aren't San Fransisco.

Do #2's layout with higher density (&mixed use) to build more housing. & make 1 field totally open

Do not need more housing

Do not want 8 story housing buildings!

Due to lack of housing, everything should be residential, and there should be single family houses.

Even more housing, and turn the remaining area of the golf course into a park

Great concern with parking with density housing

Housing is a large need in Costa Mesa. There are tons of neighboring parks to FDC already

How do we ensure the housing is affordable? If developers pay fine they can build anything. See HB.

I am concerned with traffic added to already busy Harbor Blvd created by this housing.

I do not support any of these concepts. The last thing we need here is housing density.

I do not support the FDC land to become housing. The land should serve as a hospital or college.

I don't support housing with 3-4 level. I would support more housing with 2 levels

I need more information about the emergencies system. I also prefer 4 to 5 bedroom housing and Park.

I prefer single dwelling houses to units and conglomerates & No more than two stories tall.

I think 2300 homes is plenty for that area.

I think Concept 2 presents a reasonable mix of housing units with open space & additional access.

I think the plans are missing higher end housing. Not having a mix of single family homes is a miss

I think theFDC property should be used to treat and house those with mental health issues.

I think you should do housing towers and do entertainment, restaurants and retail

I would like to see amenities for seniors. Green space with small housing

I would like to see more affordable housing. I like Concept 3 the most... read paper submittal.

I would prefer more parks and commercial with less housing, but with the additional access road.

If more housing, need more income based senior housing.

If you are planning on building more housing, add more police. Safe cities are best!

Include more parks and roads to the project. Place dense senior housing a short walk from shopping.

Increase housing for all income levels and seniors w/o decreasing open sp. Use schools 4 sports.

It should all be low income housing. Rents too high. Why folks are moving out of CA.

Just be sure not to develop this for homeless or low income people, that would destroy Costa Mesa

Least amount of housing as possible. The maximum amount of open space and resident amenities.

LEAST number of units please especially the low cost housing

Less houses, baseball. More modern amenities like Pickleball

Less housing and more roads- this will make Harbor blvd unusable.

Less housing. More open space parks healthy activity centers. City is already overpopulated.

Less low income/high density the better! Keep our home values better, please.

Love the idea of beautiful open spaces but need more housing. Perhaps setting a distinctive architectural style that's "Costa Mesa" would be ideal.

make it costa mesas' great park-no housing

maybe less commercial space for concept 2 to reach housing element requirement

Mental hospital! The need is so great. Would help solve homeless problem!

Minimum housing density and maximum open space is what I support.

More affordable housing

More affordable housing

More affordable housing to be supported to create better income diversity and to become a role model

More affordable housing units. Add Permanent Supportive Housing units and less retail.

More green, less housing. Need 2 access points regardless... If an accident, LOS will be F

More high rises and more open space. Accommodate same number of housing units with more green space

More housing, more people... how much stress is it going to put on our resources/utilities?

More open park space affordable low income senior single homes. Not apartment

more park less houses

More park space. Less housing. Less commercial.

More parks and less housing. Too much impact to city services

More parks less high density housing

More very low / low affordable housing units. Less upper priced housing in favor of more open space.

Need less housing and commercial use but more parks and fields for the localCommunity.

Needs more very-low and low affordable housing. Love the Senior tower idea!

No commercial, less housing, more open space. Plan for infrastructure like road and parking.

No housing for homeless

No housing, all open space/park. Expand the golf course. Add shaded trails. Add housing in santa ana

No more housing. They just built a HUGE condo complex by Wilson St. Density is getting ridiculous.

Offer low density, single family homes or no housing at all and make it green/open space/wildlife.

Only one concept provides for senior housing. I believe all should.

Only required very low and low income housing. We don't need "the projects" in CM

Open lottery for ALL income housing units with requirements for each level. No political rewards.

Open space/less housing. Limit to 4 story. Too many large multi-level residential units in city

Please consider a land swap with the golf course so that housing and commercial can be on Harbor

Please don't put dense housing here. Even 2300 units are too many units.

Please prioritize affordable housing first, then accommodations to active transportation

Reduce the commercial space to provide additional affordable housing. Open space is vital.

Remember to consider current homeowners in the area - we don't want our property value going down

revert back to a State hospital and support the mentally ill and drug-impacted homeless.

Senior housing should be next to the shopping center for easy access.

Should be a sports complex with no more housing.

Social Service/UrgentCare/Crisis/Resource Center for homeless, mentally ill with needle exchange .

Space for the developmentally disabled? 2300 homes will make Harbor crazy! No more commercial space.

State healthcare and support housing.

Suggest the State uses the land for Homeless Housing, Mental Facility & Drug Rehab Facility

The land should have been used to address this county's homeless problem. But it's all about the \$

The max housing for disabled/supportive/senior - disabled can not advocate for themselves-we must!

The number of affordable housing should be increased. We need more mid income and low income units

These suck. All this low income, high density housing will make the parks garbage.

Tiny Homes between 150 square feet and 450 square feet.

Towers for more housing, air flow, and green space for healthier work life balance please.

track homes

Transform to house veterans..keep the golf course

Turn it over to the state and give the homeless and mental patients living quarters.

use for low-end for senior citizens and the mental health we need m/h for home to

Very low/low affordable housing at least half of housing. Smaller units not less open space.

We already have an over crowded city, more houses means more crowding - taking away from open nature

We do not need more low income housing in our city.

We don't need more housing, it's too crowded here in Costa Mesa

We don't need more "upper" cost housing in CM, we need affordable housing with green space.

We have too many homes. We need more open space

We must consider city resources when developing more housing

We need more details, or concept. I think the apartments are enough housing for this little area!!

We need more housing, not more Commercial/Retail. Park area designed for the residential components.

We need more open space not housing.

With the current downward trend toward commercial space - less commercial space more parks/housing

Would prefer no high density housing and more park.

Yes if the housing was more affordable.

More mixed use zoning! More density for biking etc

Please make these for sale rather than leave people at the mercy of whatever landlord gets chosen.

Strongly support mixed use areas, and walking/biking access between commercial and residential areas

To match the surrounding buildings, building heights should be mostly one story tall, two at most.

We don't need "projects" in Costa Mesa. There is enough crime as it is.

Why only 8 stories? Build higher...like Bethel Towers. Cram more people in.

Would not like to see too many people packed into a small space. Priority senior & disabled.

Don't forget all C.M. residents and traffic problems thereof. Big projects have many ups & downs!

Harbor Blvd is a traffic mess, currently. please do all you can to streamline traffic flow.

I don't believe we have the infrastructure to handle all the traffic on Harbor Boulevard.

Just turn the whole place into open space or recreation. We don't need all the extra traffic

More people, more traffic, we have enough. That's why we live here.

need more traffic flow in and out. and why low affordable?

Please really consider the traffic on harbor and the impact on fair drive from the 55 freeway

Quit over building in CM. Traffic will be more nightmare than it is. Lived in CM since 1968. quit!

Too dense. Too much traffic added to a road that is already backed up to the freeway.

Too many people causing too much traffic here already, we don't need more cheap development

Too much traffic build entertainment

Traffic is already a problem on Harbor blvd.

Traffic is already bad enough. All of these plans look to make it worse.

Traffic is already horrific over here

Very important to add as many roads in as possible. Traffic will be bad.

We need a third access point off Tanager Dr. Traffic will be unbearable for Cornerstone Lane

Worry about all the traffic congestion on Harbor Blvd.

You are doing a tremendous disfavor to the CM residents with all the additional traffic.

You're gonna need to figure out traffic on Harbor Blvd with 5-10k more people living there.

A land swap with the golf course could help with site planning and site access. Roundabout at Fair.

Another access road would severely impact the Mesa Linda Course (ML). Option 1 does not impact ML.

As at Costa Mesa resident I urge you not to put any roadway through the existing golf courses

Don't impact the golf course

Don't mess with the golf course

Focus needs 2b on recreational & open space! Add 18 ho par 3 golf course- CMCC is constant ov-bookd.

Focus needs 2b on recreational & open space! Add 18 ho par 3 golf course- CMCC is constant ov-bookd.

Focus on open space & recreation. Add practice par 3 golf course w lights. The CMCC is not for youth.

Focus should be on recreational & open space! Add 18 h par 3 golf course- CMCC is always TOO PACKED.

Golfers need to be safe when crossing the new road. Maybe it can be a one way road.

i am a golfer and want to understand the impact on Mesa Linda - will the golf course be maintained

If a road is going through the golf course, be prepared for the on slaught of outraged golfers.

I'm against going through the golf course.

It would be a travesty to build a road through the course. Please make concept 1 work for all

No road through course

No road through course

Putting a road through the golf course is unnecessary and ridiculous. Leave the golf course alone!!

reduce the golf club from 36 to 18 holes, connect through to placencia

The above "Very Supportive" 5 is because of how the area is surrounded by green space/golf course.

Too much golf course. EOC should not be in CM. Max open space is vital. Need new schools here, too!

Widen the original Road do not put a row through the golf course to Harbor Boulevard

2 points of access, can't just be a high speed through cut back to Harbor. No good concepts

25,000 SF of commercial space is nothing. It will be hard to lease & will be vacant. Get rid of it.

55plus instead of low income. Sports fields

Additional ideas: college site, more open space, no high density

Additional transit should be built into the plan. Should have better connection to regional rail

All options undesirable for families. Best concentrate on maximizing satisfying state requirements!

All plans have too much unnecessary commercial space.

All these plans are awful!!! Will be a hideous eyesore!

another 4500+ cars on our streets?

Avoid Grid layout if possible

Bike lanes and quality of life features are VERY important

Bike routes should be SEPARATED from motor vehicle routes.

Build a Jr High School. This specific area is dense & adding a school has the potential to help.

Can a second be created via altering access that already exists nearby with other developments?

Central CM neighborhoods were designed as suburban, lots of open space. These designs are too urban.

City of Costa Mesa residents should have the 1st opportunity to purchase.

Clean retail businesses only

Closing FDC was a tragic decision. As a Costa Mesa I was very proud to have the residents in our cit

Concept one is a good mix for the FDC property, without adding very tall high density structures.

Cost saving idea to use some of the existing structures already on site stead of starting 100% new?

Costa Mesa does not need high rise, high density, low income, high crime living

Density bonus provides an incentive to increase the number of very low and low units

Don't give contracts to Wall Street firms and fake "luxury" apartments

Edible public garden, public pool in natural looking style (like Austin Barton Springs)

Fire the City Manager

Focus on family sized units with more bedrooms. Open space is insufficient in all options, add more!

Great information! Thank you for considering the citizen opinions.

Great to ask for feedback

Guys, you have an opportunity to make a regenerative rotational grazing farm, looks like a prison

Harbor Blvd. is a mess during rush hour. How will this project not make the situation worse?

Have oversight of how money is spent & stay on budget

How can you possibly have an EOC without providing for helicopter access? That's idiotic!

I do feel in this concept there should be another entrance/exit roadway

I do not like any of the 3 plans. This will congest Harbor at Fair even more.

I don't understand why access is limited to/from harbor blvd, will it choke access in an emergency

I don't really care for the added population to Costa Mesa

I encourage and support more open space, building sustainably and regeneratively.

I thought the EOC site was going to be moved to Tustin.

I would like more information on what will be in the commercial space.

I wrote suggestions less than 33 characters but number seven would not accept my answer!

I'm happy with the amount and levels of affordable on this plan.

Include community buildings for classes, events, clubs, services, day care.

Increasing the density of Concept 2 while keeping its walkability and open space

ingress/egress is big concern along with keeping buildings and street widths at human scale.

Irregardless of what the state is trying to mandate, I would welcome much less affordable units.

It's already over crowded here on the West side. It's dirty and loud. WAY too many cars.

Just putting this here: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4556255/>

Keep the density low and find another location to meet the state's mandates.

Leave it alone... CM has no clue wtf there doing , just look at the 19th street project 😞

Like to see a public pool. There are nice pools in town, CMHS, ESH, OCC, but none open to public.

make sure all pass background is checks

Make the streets narrower and sidewalk wider so it's safer for residents who walk and slows cars

Make whole thing EOC

Mas parques y espacios abiertos

Me gustaría q los vecindad sea accesible a todos los parques y q tenga seguridad en las calles!

Mental health lock down units for severely disabled.

Mixed use buildings which can be converted into living quarters or vice versa. Protected bike infra!

More commercial is unnecessary for that site.

More height for more units can still allow for lots of open space.

More people! Boo!

NEEDS MORE TREES -- Prioritize a tree CANOPY. PRESERVE and BUILD ON the existing old-growth trees.

No building above 4 units

No residential-only zoning! Allow mixed use every block. No street widening or car-dependent design

One thing I love about Costa Mesa is the green space

Outdoor car theater

Para mi repetir la naturaleza y espacios verdes ,sobretudo los animales.

para viviendas porque a vemos muchas familias con muy bajos recursos viviendo al límite

Please build cycle tracks along access road.

Que las señales viales estén accesibles

residents need outdoor space ; it should be available within the project site.

Service workers need affordable places to live

State Complex needs to be downsized , incorporated into the general plan, not separate.

Streets should be narrow, low speed streets with ample space allocated for pedestrians and bikes.

Thank you for seeking input

Thank you for surveying the community. A lot of thought has gone into this.

Thankful I live in Mesa Verde so I can easily shop in HB and avoid this mess!

The amount of sports fields proposed is now much less than originally proposed. Political lies?

Whichever plan is selected, please design safe walkable and bike-able streets.

Work & job center, recycling on-site help OCC's effort; electronics: repairs, recycling & job training

Would the developer be open to incur remodeling cost of MLGC impacted by a second driveway?

100% open space park. Less traffic in Costa Mesa

Add a racquetball court and pickleball court.

Add more opens space. Stop building on every single spot. Plant trees and parks for families

Add tennis and pickleball courts!

Additional parks not preferred to be built since faiwveiw park/ santa ana bike trail is so close.

Can/Would the EOC area be used for parking for the OpenSpace/ Fields area

City does not have free tennis courts. Densely populated area add dog park & equip like NB Mariners

consolidated park & petit green belt through community for shaded walking. ANIMAL FRIENDLY. NO BSL

Costa Mesa feels too crowded & urban already. We need to maintain parks & open space.

Creating a "3rd place" for locals within the park area like a huge courtyard with food, music etc.

Extra open park space helps offset additional pollution created by traffic & commercial buildings

Families will need parking!

For the number of units parking isn't there

Have the baseball fields tied so they can be multi use and used for softball as well as baseball

How will this impact Fairview Park ecosystem?

I am concerned about the traffic stress around and within the College Park neighborhood - bad today

I really value the use of parks and commercial space and their proximity to each other.

I wish 3 had more park space. If only there was a colossal amount of greenspace available nearby...

Keep the parks it's good for the families that live in the community kids have more places to go

Lakes and bridges over streams in the parks would be nice.

Less retail more park space

More very-low and low affordable units instead of moderate and no sacrificing of the parks either

Need for additional parking for the sports fields. Why is EOC next to golf course ?

Need nature trails and parks for future generations without turning the space into an inner city

Not having baseball diamonds would allow for additional units, but I like the green space throughout

Open space; Park lane access; trees; streams and walking paths would seev our community well.

Parking is going to be needed for parks & fields

permit parking for residents

Pickle ball courts, basketball, need areas for outdoor activities. See park at Magnolia/Hamilton HB

Pickleball courts

Pickleball courts throughout

Pickleball has become very popular and is great for a wide variety of people. We need more courts!!

Preference to develop entire site as park/rec area

Provide pedestrian/bike connect thru golf course to Fairview Park

Skatepark skate plaza would be nice Vans could sponsor it

solar panels over parking spaces

The city has one dedicated baseball field at Eagle Park presently. We are in need of more BB fields.

The city need's a large dog park. There is plenty of space. Let's get creative!

The more open space and parks, the better. Must be public access and free parking

There isn't many more places to put parks/open space now. Hate to see us turn into a mini-L.A.

They wanted to strip fairview park for needed sports fields. Here's the opportunity to build, do it

Turn the whole area into on large park

Use for recreational open space with parking access from a few access points

We like parks! More open space is better. High rise apartments are great!

We should use the space to create a large park, similar to the Great Park planned for Ontario.

Where is the dog park?

While all elements of the decision are important, CM absolutely needs more baseball fields.

Would like a dog park with grass and trees, not dirt.

I am for minimal density and maximum open space

More bike trails and public walking space

More green space especially towards the entry so others in the city can use. Two roads needed still.

More open space

More open space and larger properties

More open space. Less residential / commercial

Native landscaping, particularly lots of native trees would be a good happy medium.

Nature is air and very well important for nature life.

Open space is essential, in my opinion, to maintain the beauty and quality of life in Costa Mesa.

Open space only gets worse in any city. We must max out open space now.

Please don't make this a concrete jungle. People need green space.

Sports Complex like HB and FV have for their kids.

The space should be converted to something like the OC rescue mission to get people help.

Trees and landscaping to cut down noise and decrease the increased emissions

walkability

Want more open space

We have more than enough commercial space in the area . Take it out and concentrate on green space

We need a bigger aquatic center.

We need more open, undeveloped space

Will fully support a walkable neighborhood with vibrant public spaces and retail.

Molly Mendoza

From: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>
Sent: Tuesday, September 3, 2024 3:39 PM
To: [REDACTED]
Subject: Another FDC email FW: Reopening the facility for its intended purpose!

[You don't often get email from michelle.halligan@costamesaca.gov. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Molly,

Please add the email below to the pdf of Workshop 4/survey emails from earlier today.

Michelle Halligan
Senior Planner
Economic and Development Services Department
77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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-----Original Message-----

From: [REDACTED]
Sent: Friday, August 30, 2024 10:14 AM
To: Fairview Developmental Center Housing Plan <FDCHousingPlan@costamesaca.gov>
Subject: Reopening the facility for its intended purpose!

Sent from my iPhone

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HALLIGAN, MICHELLE

From: HALLIGAN, MICHELLE
Sent: Monday, August 26, 2024 5:14 PM
To: [REDACTED] Fairview Developmental Center Housing Plan
Subject: RE: Fairview Developmental Center Survey

Hi Geoff,

Thank you for participating. Your responses will be recorded.

Michelle Halligan
Senior Planner
Economic and Development Services Department
77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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-----Original Message-----

From: [REDACTED]
Sent: Monday, August 26, 2024 3:41 PM
To: Fairview Developmental Center Housing Plan <FDCHousingPlan@costamesaca.gov>
Cc: CITY COUNCIL <CITYCOUNCIL@costamesaca.gov>; GREEN, BRENDA <brenda.green@costamesaca.gov>
Subject: Fairview Developmental Center Survey

THE CLOCK IS TICKING...As the deadline approaches for completing the survey about the potential use of the Fairview Developmental Center (FDC) site I visited the survey and found that the choices provided are inadequate to properly present my views. Hence, this email, which might answer some of your questions - or not.

THE EOC

First, the "elephant in the room" is the apparently unshakeable demand by the State for the use of 15 prime acres for an Emergency Operations Center. When the EOC was first proposed it included an office building, warehouse and a heliport. Having flown helicopters, I have a pretty clear understanding of the amount of space necessary to land and take off and tend to the needs - fueling, maintenance, etc. However, the heliport has been abandoned but the State apparently insists on retaining that site in full.

MOVE THE BUILDINGS

In my opinion the remaining needs for the EOC - office building and warehouse - would probably require only 2-3 acres and should be located closer to one of the entrances proposed from Harbor Boulevard to provide quicker access for emergency vehicles and not have them routed through a residential community. On Choice 3, The Fairview Commons, there is a recreational element - pickleball courts, etc. - near the Harbor Blvd entrance. That location seems to be the PERFECT location for the buildings in question. I can think of no reason, if we MUST have the EOC located within the FDC footprint, that this location would not be THE BEST site for that activity.

MORE HIGH-END HOUSING

f that change was made, then that 15 acres of prime residential land could be more properly used for market rate housing to help defray the costs of development and support affordable housing options. AND, it likely would provide more recreational space AND, possibly, more housing units to be added to the 4,000 proposed for that choice.

MY CHOICE

As I mentioned above, the third choice - The Fairview Commons - seems to be the best use of the land and provides the most housing - except for the EOC problem, above. This is a once-in-a-generation opportunity for the City of Costa Mesa to create a very special place - The Village of Fairview - within our boundaries. By maximizing the housing units we can take a huge bite out of the onerous RHNA demands placed on us by the State.

GO TALLER

In my view, we miss an opportunity if we don't go taller in our planning. By including at least a couple 10+ story buildings in the mix - primarily for low income units - we miss a chance to actually fully utilize the space. And, as I said earlier, by freeing up that 15 acre location fronting the golf course, we could build market rate ocean view condos to help offset the cost of affordable units elsewhere.

ACCESS

I agree that we need more than one entrance/exit for this property. The proposal for two roads in from Harbor might do the trick. Unless we are willing to slash a road across the golf course to Placentia, they will have suffice. Also, although it's not clearly defined, I believe there is a path designated from the Fire Station on Placentia across the golf course to the FDC site. That should be codified and made a controlled access way so emergency vehicles don't have to drive all around to Harbor to get to the FDC site in an emergency. With new resident numbers approaching 10,000, there will be plenty of those calls for service. Such a codified pathway should not adversely affect golfers - they can just choose a different club as they approach it.

SHUTTLE BUS

In order to encourage fewer motor vehicles within the site we should consider a free or low cost shuttle bus system - a feeder transport to shuttle folks to and from the community to the bus lines on Harbor and to shopping venues nearby. I suspect the Orange County Transportation Authority would participate, Even if the OCTA didn't I suspect a private contractor could be enticed to provide that service.

TIMETABLE

I know we have a long, long road ahead on this project. It's unlikely that I'll see it completed - except for that darn EOC, which someone said will break ground next year! I hope the leaders of our city will do their very best to make this project one that serves the residents of our city.

Thanks for reading.

Geoff [REDACTED]

50 year Costa Mesa resident, and counting

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HALLIGAN, MICHELLE

From: [REDACTED]
Sent: Sunday, August 18, 2024 11:06 AM
To: Fairview Developmental Center Housing Plan
Subject: Parking for Fairview housing plan

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

I have looked at both proposals and like parts of both of them.

1. I think both for safety and traffic ease, two roads are needed.
2. I don't see parking lots for the ball fields or courts. If the community wants to use them they will need adequate parking, otherwise parking in the neighborhood will be a problem.
3. Is there adequate parking for the apartments and condos?
4. I like the smaller number of apartments as Proposal 2 increases the number of units.

Sincerely,
Susan [REDACTED]

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HALLIGAN, MICHELLE

From: [REDACTED]
Sent: Friday, July 26, 2024 9:54 AM
To: Fairview Developmental Center Housing Plan
Subject: No vote for our family do to traffic

[Sent from the all new AOL app for iOS](#)

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HALLIGAN, MICHELLE

From: [REDACTED]
Sent: Thursday, August 29, 2024 4:51 PM
To: HALLIGAN, MICHELLE
Subject: Re: Housing for disabled

Fantastic thank you Michelle
Sent from my iPhone

> On Aug 29, 2024, at 4:35 PM, HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov> wrote:

>

> Yes, the Shannon Mountain area would be State housing. When you have time, look at the three draft land use concepts online:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.myinput.com%2ffdcplan&c=E,1,1rMbjN5JznrFq4WSYVjFS_eBjEj6V_moxRbxAWUZAXWRu-MtleSELa2UthazZP723yQY1opdEmDpZVhruPw1x2PmUzNklCYSpN0KoekCtofUvSW-4tq&typo=1 If you click on the bright orange capitol building icon, you will see which Planning Areas are expected to contain State housing developments.

>

> Michelle Halligan

> Senior Planner

> Economic and Development Services Department

> 77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

>

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https://linkprotect.cudasvc.com/url?a=https%3a%2f%2f%2fwww.costamesaca.gov%2fappointments&c=E,1,EavSYHP3zGwpFZc1TDAgMw07HoKgN04N3AQy_XzJnARWpxnOLS5rFJSNkbYCW0V5KmZ9daQacd0IjbElvZcCzkV3Cyy5iw8tfKvds-1XXzGdbj_WA9U61ZY9i3l,&typo=1.

>

>

> -----Original Message-----

> From: [REDACTED]

> Sent: Thursday, August 29, 2024 4:23 PM

> To: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>

> Subject: Re: Housing for disabled

>

> Thank you for your response, Michelle. Do you know if that's planned for the Shannon Mountain area?

> Sent from my iPhone

>

>> On Aug 29, 2024, at 4:20 PM, HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov> wrote:

>>

>> Hi Cindy,

>>

>> The State is planning new housing for persons with developmental disabilities to be located on the Fairview Developmental Center site. The State is planning to construct some complex needs homes that are staffed 24 hours per day on the site as well. The State owns all the land and has the option to locate special needs housing throughout the project or they could concentrate it in specific areas if they wish.

>>
>> Michelle Halligan
>> Senior Planner
>> Economic and Development Services Department
>> 77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608
>>
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>>
>> -----Original Message-----
>> From: [REDACTED]
>> Sent: Wednesday, August 21, 2024 9:52 AM
>> To: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>
>> Subject: Re: Housing for disabled
>>
>> Good morning Michelle, thank you very much for your response. I worked at Fairview developmental Center for 40 years. I know that there are existing homes there for developmentally disabled with 24 hour staff. My question is more for the multi story apartments complex for people with developmental disabilities and physical disabilities. That may or may not include staff assistance. Is that still part of the plan?
>> Sent from my iPhone
>>
>>>> On Aug 21, 2024, at 8:40 AM, HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov> wrote:
>>>
>>> Hi Cindy,
>>>
>>> Some of the multifamily housing will be designed specifically for persons with disabilities. SB 82, passed in 2015, allows up to 20 acres of the Fairview Developmental Center plan area to be used for new housing for the developmentally disabled. SB 138, passed in 2023, authorizes the State Department of Developmental Services to construct up to three complex needs homes (5 persons per home, 15 people max) that would have staff onsite 24 hours per day. The State budget includes up to \$10.5 million to construct these homes.
>>>
>>> Michelle Halligan
>>> Senior Planner
>>> Economic and Development Services Department
>>> 77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608
>>>
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https://linkprotect.cudasvc.com/url?a=https%3a%2f%2f%2fwww.costamesaca.gov%2fappointments&c=E,1,WGk3o86UM8L8ewlaucru3WA_pnKHSfrYMGaPO9fpsrqWSLCOQcfZaWA1F0ClnQCBIU1G_pEPdYqOzLYu_nym-DAOof85lam9pF7ZfmBlgfb-_FDGjxSUxoGdMips,&typo=1.
>>>
>>> -----Original Message-----
>>> From: [REDACTED]
>>> Sent: Sunday, August 18, 2024 3:08 PM

>>> To: Fairview Developmental Center Housing Plan <FDCHousingPlan@costamesaca.gov>

>>> Subject: Housing for disabled

>>>

>>>

>>> I would like to know if the multi story housing is planned for people with developmental disabilities and physical disabilities. I know that part of the land was to be for that use. This would give people a safe space with accessibility to shopping restaurants, and grocery stores.

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HALLIGAN, MICHELLE

From: HALLIGAN, MICHELLE
Sent: Wednesday, August 21, 2024 12:11 PM
To: [REDACTED]
Cc: Fairview Developmental Center Housing Plan
Subject: RE: Feedback

Hi Charlene,

Thank you for the feedback!

- There is a written description of the EOC in the FDC frequently asked questions webpage: <https://fdcplan.com/fag/Information>. Here is a link to the State EOC website: <https://oesregionsoutheoc.org/>
- SB 82, passed in 2015, allows up to 20 acres of the Fairview Developmental Center plan area to be used for new housing for the developmentally disabled. SB 138, passed in 2023, authorizes the State Department of Developmental Services to construct up to three complex needs homes (5 persons per home, 15 people max) that would have staff onsite 24 hours per day. The State budget includes up to \$10.5 million to construct these homes.
- The State will select a master developer. Developers can utilize California Density Bonus Law, California Tax Credit Allocation Committee programs, and other tools to provide housing that is affordable to seniors, families, veterans, artists, etc. at the FDC. A variety of housing for different populations could be provided at the FDC.



Michelle Halligan

Senior Planner

Economic and Development Services Department

77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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From: [REDACTED]
Sent: Wednesday, July 24, 2024 8:39 PM
To: Fairview Developmental Center Housing Plan <FDCHousingPlan@costamesaca.gov>
Subject: Feedback

Thank you for providing the workshop on FDC.

Questions and Feedback:

- EOC at 15 acres - Can we see a plan on how that will be developed?
- Concept 2 & 3 allocate 25k sq ft for commercial - given all the commercial property on Harbor, Adams, and Mesa Verde, that number seems high. We have a lot of vacant commercial property in the area.
- Concept 2 suggests specialized housing. Can it be designated for seniors, or veterans, or affordable housing for artists (to support the city of the arts)

I know this is premature, but I hope the Fairview plan will include public art features and a much-needed art venue such as an art center/creative center for the arts!

Thank you,

Charlene 

ART NEVER SLEEPS!

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HALLIGAN, MICHELLE

From: HALLIGAN, MICHELLE
Sent: Thursday, August 1, 2024 8:26 AM
To: [REDACTED] Fairview Developmental Center Housing Plan
Subject: RE: Please add me to list.

Hi Greg,

Thanks for your interest in the Fairview Development Center Specific Plan. You have been added to the email list. There is an open house style meeting for the project tonight at the Harbor Iglesia Church at 740 W. Wilson Street. I hope you can stop by to learn more about the project. We will be there from 6 to 8 PM.

A summary of the proposed land use concepts is available online as well as a brief survey:
<https://www.myinput.com/fdcplan>

The survey closes on August 9th.

Michelle Halligan
Senior Planner
Economic and Development Services Department
77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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-----Original Message-----

From: [REDACTED]
Sent: Wednesday, July 31, 2024 7:10 PM
To: Fairview Developmental Center Housing Plan <FDCHousingPlan@costamesaca.gov>
Subject: Please add me to list.

Very concerned about this project and would like more information.

Sent from my iPhone

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HALLIGAN, MICHELLE

From: HALLIGAN, MICHELLE
Sent: Tuesday, August 20, 2024 5:13 PM
To: [REDACTED]; Fairview Developmental Center Housing Plan
Subject: RE: FDC Mailing List

Hi Lori,

Thank you for taking the survey!

Throughout the State, developers can use California Density Bonus Law to construct units beyond what is allowed by zoning (if the project meets State requirements). It is a common tool used to develop units that are affordable to seniors and/or families. The number of units in Concepts 2 and 3 are higher than in Concept 1, because Concepts 2 and 3 assume the master developer will use California Density Bonus Law to build additional units. I hope this information answers your question.

Regards,
Michelle



Michelle Halligan

Senior Planner

Economic and Development Services Department

77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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TESSA
TOTALLY ELECTRONIC SELF-SERVICE APPLICATION

From: [REDACTED]
Sent: Monday, August 19, 2024 7:15 PM
To: Fairview Developmental Center Housing Plan <FDCHousingPlan@costamesaca.gov>
Subject: FDC Mailing List

Hello,

I would like to be on your mailing list.

I have lived in Costa Mesa for many years as a homeowner and currently as a renter. I'm getting close to retirement age and the prospect of surviving the rental market in the coming years is very troubling for many people.

I selected Plan 2 Because it designated senior housing when the other two plans did not. I would like to see an income based housing option for seniors. Rather than so-called affordable housing.

When you listed the amount of housing, it referred to "assuming the developer..." what does that mean?.

Thank you for your time

Sincerely

A black rectangular box redacting the signature of the sender.

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HALLIGAN, MICHELLE

From: [REDACTED]
Sent: Tuesday, August 20, 2024 2:42 PM
To: HALLIGAN, MICHELLE
Subject: Re: How do u take the survey?

Thanks, I didn't see the entire concept data

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, August 20, 2024, 2:36 PM, HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov> wrote:

Hi [REDACTED]

Please review the information online under Introduction, Concept 1, Concept 2, Concept 3, Summary, and then select the Survey tab (on the right side of the screen). Access the information and survey here:
<https://www.myinput.com/fdcplan>



Michelle Halligan

Senior Planner

Economic and Development Services Department

77 Fair Drive 2nd Floor| Costa Mesa | CA 92626 | (714) 754-5608

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From: [REDACTED]
Sent: Tuesday, August 20, 2024 2:24 PM
To: Fairview Developmental Center Housing Plan <FDCHousingPlan@costamesaca.gov>
Subject: How do u take the survey?

[Sent from Yahoo Mail for iPhone](#)

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HALLIGAN, MICHELLE

From: HALLIGAN, MICHELLE
Sent: Thursday, August 29, 2024 12:19 PM
To: V. V.; Fairview Developmental Center Housing Plan
Subject: RE: I don't understand why you want my survey. Thanks

Good Afternoon,

The City of Costa Mesa is collecting feedback about development options for the Fairview Developmental Center site. You can read about the three development concepts and take the survey online here: <https://www.myinput.com/fdcplan> You do not need to provide any personal information to take the survey. The survey closes at 5 PM on August 30, 2024.



Michelle Halligan

Senior Planner

Economic and Development Services Department

77 Fair Drive 2nd Floor | Costa Mesa | CA 92626 | (714) 754-5608

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TESSA
TOTALLY ELECTRONIC SELF-SERVICE APPLICATION

From: V. V. [REDACTED]
Sent: Friday, August 23, 2024 10:45 AM
To: Fairview Developmental Center Housing Plan <FDCHousingPlan@costamesaca.gov>
Subject: I don't understand why you want my survey. Thanks

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[REDACTED]

From: NANTHAVONGDOUANGSY, PHAYVANH <PHAYVANH@costamesaca.gov>
Sent: Tuesday, September 3, 2024 4:35 PM
To: [REDACTED]
Cc: [REDACTED] MCGILL, ANNA
Subject: FDC - Comment Phone Call

Hi Molly,

I received one phone call this afternoon regarding the survey – She requests that her comment is included in the survey results as she was unable to submit it online on Friday.

Please add the following comment to the survey results:

Caller states that she was unable to fill out the survey through the phone app. States that the QR code and survey is prohibitive to those who are not technical savvy. She suggests post card that includes the survey with a return postage. She would like the preferred land use plan to maximize the open space park spaces to extent feasible for this site and other projects within the City.

Thank you,
Phayvanh



August 9, 2024

VIA EMAIL – phayvahn@costamesaca.gov

City of Costa Mesa
Economic and Development Services
Attn: Phayvahn Nanthavongdouangsy, Principal Planner
77 Fair Drive
Costa Mesa, California 92626

Re: Fairview Developmental Center Specific Plan

Dear Ms. Nanthavongdouangsy:

First, we appreciate the time and effort put into Workshop #4 for the Fairview Developmental Center Specific Plan (FDCSP). The posters had a lot of information packed into them, so the opportunity to ask questions and receive further information was important. We note there was not a sticker exercise. Thank you! One of the reasons we dislike those exercises is that the public is capable of formulating opinions based on their experience of living in Costa Mesa. Eliciting unstructured comments is critical because not only do you get those comments, but you also get the reasoning behind them.

In terms of the survey, the questions are designed to direct the person surveyed to select an option the City wants. In our case, none of the options are appealing, so we could not proceed with the survey. We could have selected one, despite our distaste for all, and proceeded, but that would skew the results of the survey. How many participants did that? Perhaps “none of the above” should have been a choice, along with space to explain why. The only other option is to send comments, so here we are.

We find it interesting that at the recent meetings we attended that the City is now discussing with the public the fact that the Shannon’s Mountain project is proceeding and, therefore, less land is available for the City to plan for housing. One of the flaws of all the options presented by the City is the assumption that the State will want to build housing in the areas shown on the three

site plans. While it initially makes sense to have all the State housing located together, the condition of the site may dictate other plans.

We obtained copies of environmental reports the State of California (State) had prepared in connection with planning for the sale of Fairview Developmental Center (FDC). We presume the City obtained these reports as well, but if it did not, we are happy to supply them. It concerns us that the State went beyond having a Phase I Environmental Site Assessment (Phase I) prepared and had a two (2) Phase II Environmental Site Assessments (Phase II) prepared as well, one for the Main Campus and the other for the Plant Operations Area. An additional Phase II Environmental Phase Assessment for the Plant Operations Area was commissioned in July 2021 (Additional Phase II). As full disclosure, the State sent a draft of that document, but we have not been able to locate a final version of it in all the many documents it sent. We have requested a copy of the final document.

It is typical for a Phase I to be prepared when there is a prior use of the land (lenders often want one). A Phase II being needed tells us something in the Phase I raised a red flag. And it did. We now understand why the State selected the parcel it did for the Emergency Operations Center as it is the one with the fewest problems. But if that is true, then why would it also select the Plant Operations Area for housing, as it is contaminated?

While the reports indicated that none of the contamination is beyond remediation, more than just the usual steps should be taken to protect the public, such as golfers on the golf course, from breathing the dust from the contaminated/hazardous substances during demolition and grading. In addition, the Additional Phase II indicates that (i) a further Phase II investigation be performed to collect indoor air samples to verify the preliminary vapor intrusion assessment, (ii) performance of site-specific Human Health Screening Risk Evaluation, and (iii) consideration of engaging a regulatory agency (e.g., Department of Toxic Substances Control) to provide oversight. The referenced air samples would be collected from the Harbor Village apartments. Why would the State select the Plant Operations Area for housing, if there is contamination warranting a further investigation and air samples? In addition, it does not appear that the State has taken the air samples of Harbor Village, as there is no report in the documents it supplied. The people in Harbor Village deserve to know they are living near a contaminated property and that contamination could be drifting into their apartments.

With respect to the planning options provided by the City, we have the following comments:

CONCEPT 1 – FAIRVIEW PROMENADE. This Concept was designed to meet the Housing Element (HE) goal of 2,300 dwelling units at specific income levels (575 units for very low-income households, 345 units for low-income households, 690 units for moderate-income households, and 690 units for above-moderate income households).

Included in those income levels are the 483 units on 20.32 acres that are required by the State. Which of the income levels are those units? The City cannot determine if this will meet the HE goals without that information.

We understand the reasoning behind putting the approximately 25,000 square feet of commercial space near Harbor Boulevard, however, it would not serve any disabled resident of FDCSP or Shannon's Mountain well. The same is true of the approximately 14 acres of open space that would be mostly concentrated near Harbor Boulevard.

Concept 1 widens and extends Fair Drive, including a rotary that might be large enough for park space in the middle of it, in addition to what is labeled parkland in the median, but that park space likely won't be used much due to its proximity to traffic. There is a chunk of green space at the end of the Fair Drive extension. We do not consider this new, wider roadway a "promenade." Making the roadway the focus of a new residential development does not reflect modern urban planning principles.

The single entry/exit of Fair Drive discourages residents from outside FDCSP from entering the redeveloped space. This means FDCSP will not satisfy the request that it become an amenity that all of Costa Mesa can enjoy. The new neighborhood needs to connect with the rest of Costa Mesa, both physically and socially. The active transportation facilities should connect to the Harbor and Joann trails. It needs a central gathering place to meet societal needs. There is no commercial development near the parks, which are the only gathering places. This garnered a "NO" vote from us because of the parkland deficiency, the strange layout of buildings and streets, the remote commercial, and the lack of social amenities and connection to the rest of the city. Further, most developers will find this Concept to be a nonstarter due to its economic infeasibility.

CONCEPT 2 – FAIRVIEW FIELDS. This Concept introduces the notion of a density bonus, and we appreciate the consultant's transparency in pointing out the lessons learned by studying what is happening with the Sonoma Developmental Center Specific Plan in that regard. The number of dwelling units would be 3,450 which, despite the increase, misses the target in the HE in the low-income and moderate-income categories but bounces up the above-moderate income substantially because the density bonus is going there (575 units for very low-income households, 325 units (misses the RHNA target by 20) for low-income households, 325 units (misses by 365) for moderate-income households, and 2,225 units for above-moderate income households). It includes 213 units of senior housing contained in an eight to nine story building. This option anticipates that the State housing would consume the entirety of the northernmost portion of the property.

This Concept is laid out with a gridwork of tree-lined streets, which makes the neighborhoods more walk and bike friendly. In addition to the Fair Drive entrance, a second entrance located across from the main entrance to Home Depot would be added to accommodate the additional traffic generated by the extra above-moderate income housing units. That entrance would cut across the golf course to a new roadway on the perimeter of the southeast corner of the property. This new roadway would require realignment of a fairway.

The parkland has increased to 18 acres, which is 22% of the 80 acres. The City has noted that its calculation excludes the projected population for the State-owned land, but it could meet the park level of service if an exemption for density bonus units was used, but otherwise the developer would need to subsidize it by the payment of fees. That sort of mentality is what has made Costa Mesa park deficient. Harbor Village does not have easy access to park space and the residents there will want to use the new park facilities, so a mathematical trick will not help.

This option shows most of the park space being in the lower southeast corner of the property, next to the EOC. It is large enough to accommodate a sports complex, particularly if the proposed roadway by the State is relocated at the perimeter of the property. The remaining parkland would be in two areas near the north and west of the parcel. The 25,000 square feet of commercial would be in the buildings off Harbor Boulevard that parallel the largest chunk of parkland.

This Concept is (i) designed to satisfy the public's desire for sports fields, and (ii) likely favored by developers because it gives them the ability to sell more market-rate homes, which would help them recoup the costs of the "affordable" housing. This is an improvement over Concept 1, but still has many of the same problems. Due to the fact the density bonus will only be used to build higher-income units, this Concept fails to address the fact that Costa Mesa needs more housing for lower-income residents. The affordable housing ordinance approved by a slim margin by the City Council on Tuesday night will do nothing to help, so the burden will fall on the FDCSP. Because of this, along with the parkland issue and the odd location of commercial development, Option 2 also gets it a thumbs down.

CONCEPT 3 – FAIRVIEW COMMONS. This Concept has the least amount of parkland (7.9 acres) the most housing units (4,000 consisting of 575 units for very low-income households, 345 units for low-income households, 690 units for moderate-income households, and 2,390 units for above-moderate income households), none of which are designed for seniors, and more commercial development (35,000 square feet) than the other Concepts, and would only make sense to a developer. It contains the two entry/exit

points from Harbor Boulevard, but this version preserves the location of the roadway requested by the State for the EOC. The increase in commercial might include an office/medical building, which would alter the peak traffic counts. More land (22.7 acres) would be set aside for the housing the State wants. Almost all the housing is high-density (four to eight stories). It incorporates all the worst things about Concepts 1 and 2, and then adds some of its own blemishes, making it the most terrible of the three.

We understand the City is only starting on the planning concepts and it needs to get more information from the State before proceeding. The State may appear invested in beginning construction on the EOC later this year, but has the State provided the final plans? If the plans are not final, now is the time to try to make adjustments.

With respect to putting a road through the golf course, realigning the fairway is easy to say, but harder to do, and would involve a loss of income to the operator of the golf course and the City. If the design of the golf course changes, it should be improved. Why not do a land exchange with the State for the EOC property? Placing the EOC on the current golf course property abutting Harbor Boulevard would give it a separate entrance and cueing lane off Harbor and leftover land from the golf course could be swapped for the land that is currently the school at the rear of FDC. This would allow the commercial to move to Harbor Boulevard where it would be visible for everyone and shrink the traffic impacts for the FDCSP area.

The focus of the Concepts has been on housing and playing fields. But what happened to the things the public wanted? Daycare center? Preservation of historic trees? City facilities (like an art center and community garden)? Ensuring a high ratio of very low- and low-income affordable housing? Mixed-use housing? Central community gathering place? Some of those items were contained in the draft “guiding principles,” that still need revision.

In addition, active transportation and/or public transportation improvements in this area will be needed. This community requires more connections to the rest of the city than one or two roads. Multiuser paths connecting to Joann, Tanager/Golf Course and Harbor paths are required to encourage active transportation.

It does not seem that the input given by the citizens at the first few meetings has had much impact on the planning. It is not too late for an advisory committee comprised of residents, advocates for people with disabilities, seniors, and affordable housing, representatives of youth and sports groups, along with builders and developers to be engaged in the planning process. That group can be guided by professional urban planning staff, and City Council members and Planning Commission members can act as liaisons. The more the community is engaged in the planning process, the better!

We appreciate consideration of our thoughts and look forward to the next steps of the FDCSP project. Please feel free to contact us should you have any questions.

Very truly yours,



Richard J. [REDACTED]
Treasurer



Cynthia [REDACTED]
Assistant Treasurer

cc: Assembly Member Cottie Petrie-Norris
Senator Dave Min
Supervisor Katrina Foley
Costa Mesa Mayor and City Council
FDCHousingPlan@costamesaca.gov

Costa Mesa First's mission is to educate Costa Mesans about planning policies in Costa Mesa so they make knowledgeable choices when voting. We encourage residents to choose walkable, bikeable, and inclusive neighborhoods, and the land use and transportation policies and investments needed to make Costa Mesa flourish. Our primary objective is to require Costa Mesa's leaders to put the residents of Costa Mesa first.