

**From:** Alisa Ochoa <ochoa.alisa@gmail.com>  
**Sent:** Sunday, August 24, 2025 8:38 PM  
**To:** PC Public Comments  
**Subject:** Fairview Development Plan - Community Amenities

Re: 8/25/25 ITEM NUMBER: PH-2

Dear Commissioners, Director Tai, and Staff,

In addition to amenities such as green space, the Fairview Development Center (FDC) and our city at large would benefit from a **dedicated community art center**. Neighboring cities like Huntington Beach and Irvine already have thriving municipal art centers that provide affordable classes for all ages as well as exhibition opportunities.

As an artist and parent living in Costa Mesa, I often find myself relying on the Irvine Fine Art Center. Their programs are in such high demand that there is frequently a waitlist—clear evidence of the enormous community appetite for creative opportunities. Establishing a similar space here in Costa Mesa would meet that same demand locally, while strengthening our identity as the **City of the Arts**.

A community center integrated into the mixed-use space off Fair Drive or the Grand Promenade ensures accessibility for all residents. In addition to the center, there is potential to incorporate art into the green spaces and playgrounds, enhancing the daily lives of families and future residents of FDC.

Quality and affordable housing must remain paramount to this project. Yet housing thrives when paired with a larger vision for community—one where creativity, culture, and connection are as accessible as shelter. A community art center would be an invaluable amenity that brings people together, supports well-being, and strengthens our city's future.

Thank you for considering this addition to the vision for FDC.

Sincerely,  
Alisa Ochoa

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**From:** DACEY, MELINDA  
**Sent:** Monday, August 25, 2025 8:16 AM  
**To:** PARTIDA, ANNA; TAI, CARRIE; Suzanne Schwab; Karen Gulley  
**Subject:** FW: Public Comment on Fairview Dev. Center plans  
**Attachments:** CMAHC letter to PC on FDC.pdf

Public comment for tonight's meeting.



Melinda Dacey  
Principal Planner | Advanced Planning  
**City of Costa Mesa** | Economic and Development Services Department  
(714) 754-5611  
77 Fair Drive | Costa Mesa | CA 92626

"The City of Costa Mesa serves our residents, businesses and visitors while promoting a safe, inclusive, and vibrant community."



PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. THANK YOU.

**From:** Kathy Esfahani <kathy.esfahani@gmail.com>  
**Sent:** Sunday, August 24, 2025 3:09 PM  
**To:** jeff.harlan@costamesaca.gov; ZICH, JON <JON.ZICH@costamesaca.gov>; Karen.klepak@costamesaca.gov; ROJAS, JOHNNY <JOHNNY.ROJAS@costamesaca.gov>; VALLARTA, ANGELY <ANGELY.VALLARTA@costamesaca.gov>; MARTINEZ, DAVID <DAVID.MARTINEZ@costamesaca.gov>; Robert.Dickson@costamesaca.gov; DACEY, MELINDA <Melinda.Dacey@costamesaca.gov>; CITY CLERK <CITYCLERK@costamesaca.gov>  
**Subject:** Public Comment on Fairview Dev. Center plans

Please see attached public comment from the Costa Mesa Affordable Housing Coalition regarding plans for the Fairview Developmental Center.

Respectfully,  
Kathy Esfahani, Chair of the CMAHC

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August 24, 2025

Chair Harlan and Planning Commission Members  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA

**RE: Maximize Lower-Income Affordable Housing at Fairview Dev. Center**

Dear Chair Harlan and Commissioners:

On behalf of the Costa Mesa Affordable Housing Coalition, I urge the Planning Commission to **prioritize** lower-income affordable housing opportunities in your planning for Fairview Developmental Center (FDC).

At the August 25 meeting, there will likely be many golfers, youth sports enthusiasts, and some NIMBYs who will encourage you to limit the number of residential units planned for FDC. We hope you will do the opposite. We hope you will vote to **increase densities** to allow up to 3800 units for the site, with 40% of those units affordable to low- and very low-income households.

The lack of affordable housing is the MOST PRESSING issue facing Costa Mesa. According to the Costa Mesa Housing Element, 47% of CM households are lower-income (i.e., a family of four makes no more than \$79,200). Moreover, **29%** of Costa Mesa's households-- approximately **11,842 families**-- fall into the **very low-** and **extremely low-income** categories (family of four earns less than \$42,700).

Today, the average Costa Mesa rent for a 2-bedroom is \$2934 a month. Very low-income households can only afford a monthly housing cost of \$1601. Clearly, the average rent in Costa Mesa is **acutely unaffordable** for its 11,842 very low-income families. When a family pays too much for rent, parents dread the unexpected emergency expense, medicine and food are in short supply, and children suffer.

Please vote to **maximize lower-income affordable housing** at Fairview Developmental Center.

Respectfully,

Kathy Esfahani, Chair of the Costa Mesa Affordable Housing Coalition

**From:** DACEY, MELINDA  
**Sent:** Monday, August 25, 2025 8:16 AM  
**To:** PARTIDA, ANNA; TAI, CARRIE; Suzanne Schwab; Karen Gulley  
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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. THANK YOU.

**From:** Betsy Densmore <betsydensmore52@gmail.com>  
**Sent:** Monday, August 25, 2025 7:57 AM  
**To:** DACEY, MELINDA <Melinda.Dacey@costamesaca.gov>; robert.dickson@costamesa.gov; MARTINEZ, DAVID <DAVID.MARTINEZ@costamesaca.gov>; CITY CLERK <CITYCLERK@costamesaca.gov>; VALLARTA, ANGELY <ANGELY.VALLARTA@costamesaca.gov>; ROJAS, JOHNNY <JOHNNY.ROJAS@costamesaca.gov>; karen.klepak@costamesaca.gov; jeff.harlan@costamesaca.gov; ZICH, JON <JON.ZICH@costamesaca.gov>  
**Cc:** Kathy Esfahani <kathy.esfahani@gmail.com>  
**Subject:** Re: Public Comment on Fairview Dev. Center plans

Dear Planning Commission Members,

I have closely followed the planning process undertaken by the City for the Fairview Development Center property. I first ask that you do what you can to speed the process along. We've already been talking about it for 2 years.

Costa Mesa needs more workforce/affordable housing. We are a city with many businesses in need of employees who cannot afford the single-family homes that consume most of the city's land. Moreover, it's likely that some occupants of our single-family homes would like to downsize while staying in town. 5100 single family homes in Costa Mesa are occupied by people over 65.

Although I know the model is evolving, I am a fan of the "Fairview Fields" option which was presented last year. Here are its benefits:

1. It provides far more units of housing thus triggering a "density bonus";

2. It includes a senior housing hi-rise;
3. It has more open space (18 acres) than the other two options;
4. Best of all, 40% of 3450 units, 1380, would be a significant help in addressing our shortage of homes for folks who fall below Costa Mesa's median income of \$110,000 per household.

I favor a second road for ease of movement but I also am excited that this new community will include retail space so that folks do not need a car to secure essentials. Because of its central location, I imagine that residents will also be able to walk, bike or use public transit to get around. I think density is a GOOD thing for us here.

I appreciate your consideration and wish you well in moving this plan along!

Best Regards,  
Betsy

Betsy Densmore  
[betsydensmore52@gmail.com](mailto:betsydensmore52@gmail.com)  
949-500-2381

*"First they came for the Jews, and I did not speak out because I was not a Jew; Then they came for the communists and I did not speak out because I was not a communist; Then they came for the trade unionists and I did not speak out because I was not a trade unionist; Then they came for me and there was no one left to speak out for me." Martin Niemueller, an early fan of Adolf Hitler*

On Sun, Aug 24, 2025 at 4:09 PM Kathy Esfahani <[kathy.esfahani@gmail.com](mailto:kathy.esfahani@gmail.com)> wrote:

Please see attached public comment from the Costa Mesa Affordable Housing Coalition regarding plans for the Fairview Developmental Center.

Respectfully,  
Kathy Esfahani, Chair of the CMAHC

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