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DIRECTOR

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Department of Developmental Services
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GAVIN NEWSOM
GOVERNOR

June 28, 2024

SENT VIA EMAIL: kgulley@placeworks.com, phayvanh@costamesaca.gov

Karen Gulley, Managing Principal
Placeworks
3 MacArthur Place, Suite 1100
Santa Ana, CA 92707

Phayvanh Nanthavongdouangsy, Principal Planner
Economic and Development Services
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: FAIRVIEW DEVELOPMENT CENTER – SPECIFIC PLAN

Dear Karen Gulley and Phayvanh Nanthavongdouangsy:

This letter is in response to Specific Plan features discussed during an April 25, 2024 call where Placeworks shared with Department of Developmental Services (DDS) and Department of General Services (DGS) staff the enclosed alternatives in the City of Costa Mesa's "Land Use Alternative" Powerpoint dated April 25, 2024.

In Alternatives 2 and 3, an approximate 13 acre regional sports and recreation complex is proposed. As DDS staff advised during previous discussions, the inclusion of such a sports and recreation complex is incompatible with the State's interests as specified in Government Code 14670.31. Government Code §14670.31(c)(3) states that "[t]he disposition of the property or property interests ***shall*** provide for affordable housing to the greatest extent feasible, and shall be upon terms and conditions the director deems to be in the best interests of the state."

While the State does support some areas of open space as a desirable feature for the enjoyment of residents living on the property as proposed in Alternative 1, the State would not support inclusion of a regional sports and recreation complex in the City's Specific Plan for the state-owned property as it would be detrimental to the State's pursuit of affordable housing as detailed throughout Government Code 14670.31 and does not recognize the legislative declaration of an acute affordable housing crisis in the State nor the intent of the legislation to prioritize affordable housing, including affordable housing for individuals with developmental disabilities as required by the subject code. In accordance with Government Code §14670.31(d)(2), approving a specific plan and

any necessary land use approvals for the state-owned real property comprising the Fairview Development Center, less any acreage transferred to other state agencies (Property), is subject to approval by the Director of the Department of General Services (Director) and the City Council of the City of Costa Mesa. Consequently, we can agree it is important for the City's proposed plans for the Property to be communicated to the Department early in the decision-making process, prior to sharing with the public as a viable alternative for consideration. Nevertheless, we acknowledge the City can utilize its golf course land that lies outside of the state-owned Property without Director approval.

We commend the City and Placeworks for timely communication with State staff on this matter. We look forward to continuing to work collaboratively on the Specific Plan for development of the Property to be mutually beneficial.

Should you have any questions or concerns regarding this letter, please contact John Doyle, Special Consultant, Director's Office, at (916) 205-8664 or email at john.doyle@dds.ca.gov.

Sincerely,



CARLA CASTAÑEDA
Chief Deputy Director, Operations

Enclosure(s)

cc: Madelynn McClain, DGS, Real Estate Services Division
Gerald McLaughlin, DGS, Asset Management Branch
Micky Chen, DGS, Project Management



Land Use Alternatives



City of Costa Mesa
April 25, 2024

Land Use Alternatives



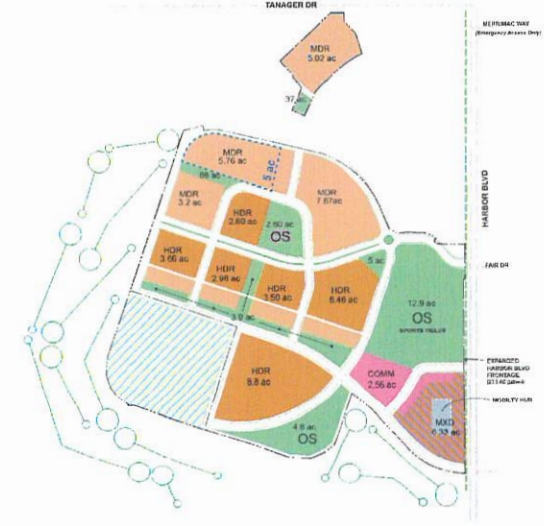
Alt 1: The Promenade

115.5 AC Property Boundary (Existing)
2,300 Dwelling Units
25,000 SF Commercial
15.8 Acres Dedicated Open Space
1 Access Point (Existing)



Alt 2: The Grid

116.5 AC Property Boundary (Add'l Access Point)
2,300 (includes Density Bonus) Dwelling Units
35,000 SF Commercial
18.5 Acres Dedicated Open Space
2 Access Points



Alt 3: Harbor Frontage

Revised 132.6 AC Property Boundary (2 Add'l Access)
 4,341 Dwelling Units (Max. Density Bonus)
 175,000 SF Commercial + Light Office
 25.7 Acres Dedicated Open Space
 3 Access Points

WORKING DRAFT – GOLF COURSE LAND NOT A PART OF THE PROJECT – CONCEPTUAL LAND USE

Land Use and Circulation Alternatives

Alternatives Comparison Summary

Overview: Each Land Use and Circulation Alternative varies in terms of build-out potential, roadway layout, street design, access assumptions, size and configuration of blocks, residential density range, the location and function of open space, and opportunities for commercial/light office uses. Below is a summary of the differences between the options, along with high-level pros and cons. The goal is to test a range of options, incorporate input from the community where possible, and allow the analysis to document what works and doesn't work. Once the analysis of each alternative is complete, a more detailed summary of the pros and cons will be provided.

Alternative 1- The Promenade

Land Use

115.5 AC Property Boundary (Existing)

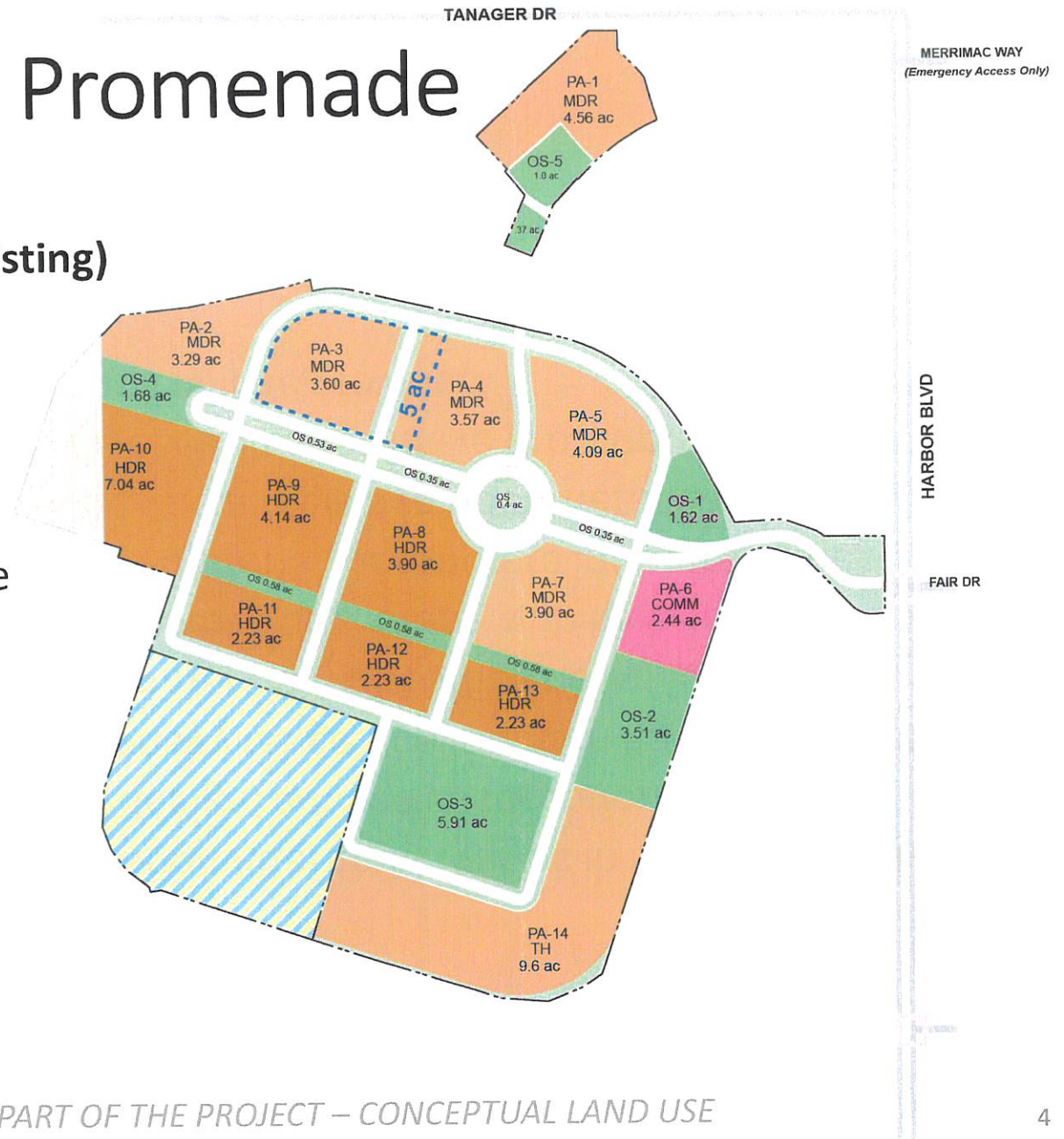
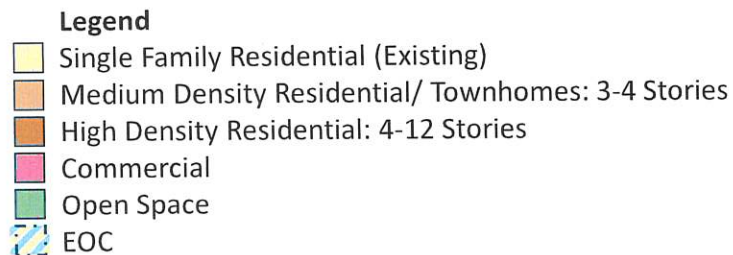
2,300 Dwelling Units

- 575 Very Low
- 345 Low
- 690 Moderate
- 690 Above Moderate

25,000 SF Commercial

15.8 Acres Dedicated Open Space

1 Access Point (Existing)



WORKING DRAFT – GOLF COURSE LAND NOT A PART OF THE PROJECT – CONCEPTUAL LAND USE

Alternative 2- The Grid

Land Use

116.5 AC Property Boundary

2,300 Dwelling Units (1,219 base with 88.75% DB)








- 305 Very Low
 - 183 Low
 - 366 Moderate
 - 366 Above Moderate
- 35,000 SF Commercial

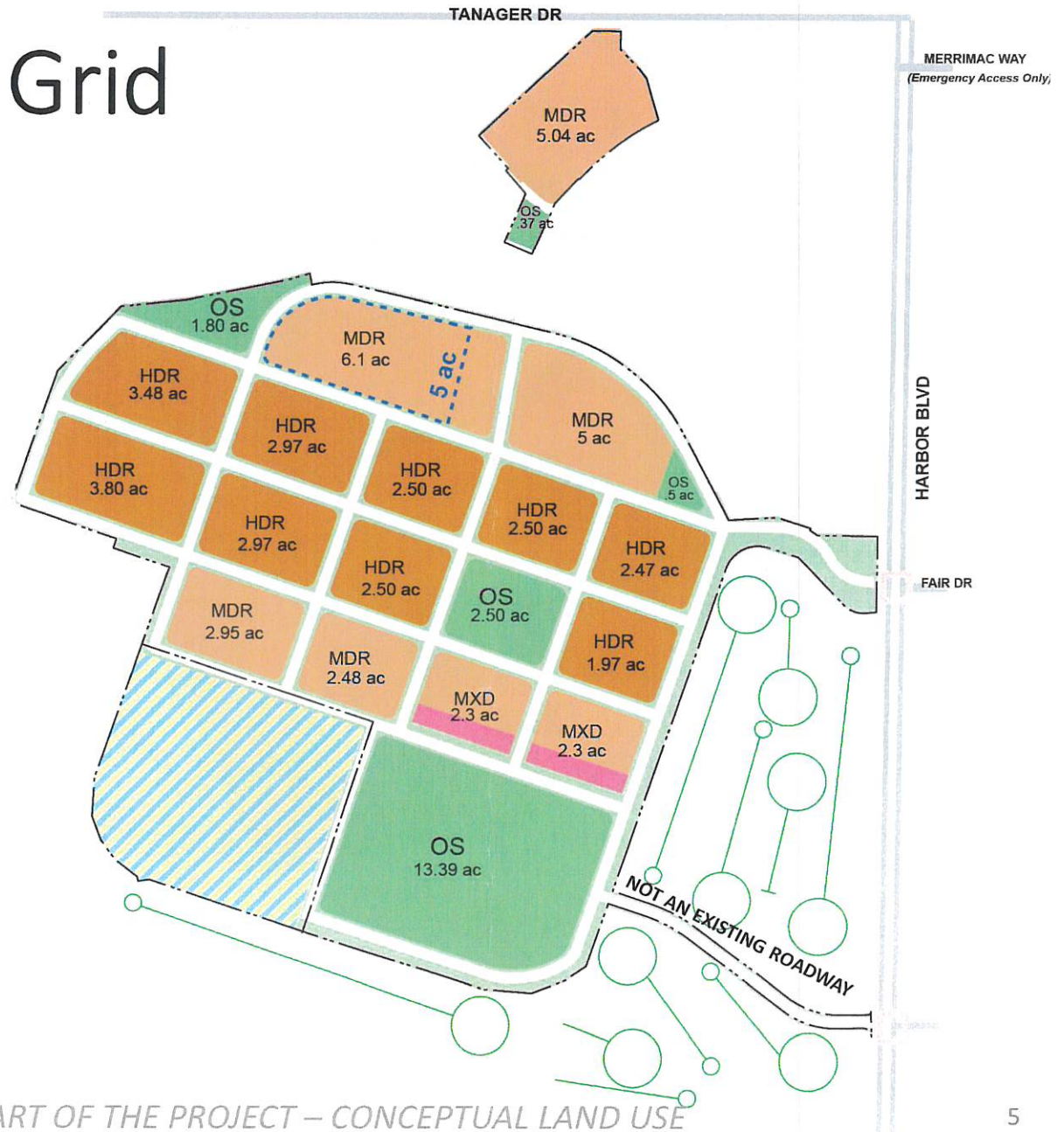
18.5 Acres Dedicated Open Space

2 Access Points

- *New Road through existing course at signalized intersection.*

Legend

-  Single Family Residential (Existing)
-  Medium Density Residential/ Mixed-Use: 3-4 Stories
-  High Density Residential: 4-7 Stories
-  Commercial
-  Open Space
-  EOC
-  Golf Course Hole Reconfiguration



WORKING DRAFT – GOLF COURSE LAND NOT A PART OF THE PROJECT – CONCEPTUAL LAND USE

Alternative 3- Harbor Frontage

Land Use

Revised 132.6 AC Property Boundary

4,341 Dwelling Units

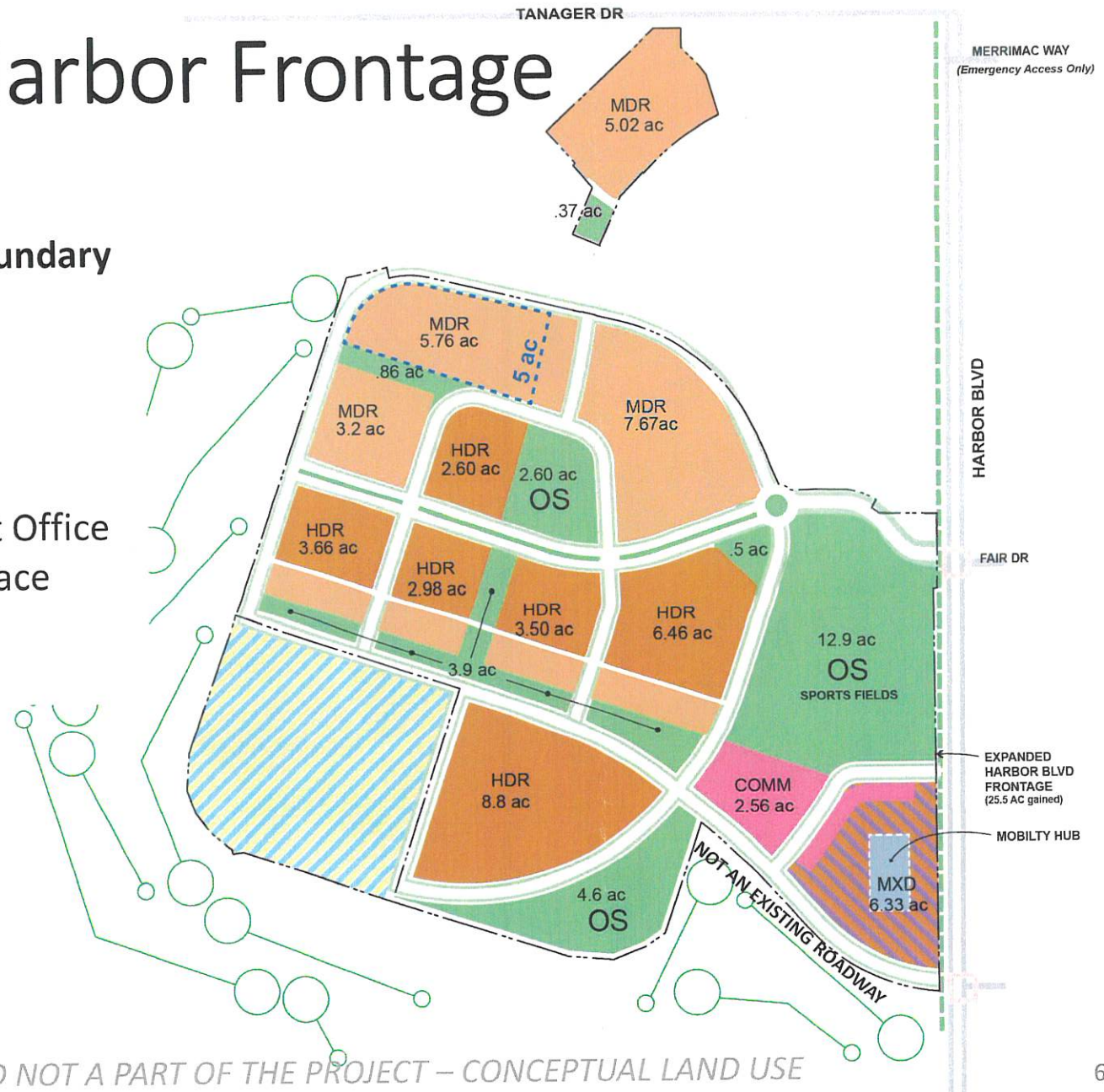
- 575 Very Low
- 345 Low
- 690 Moderate
- 690 Above Moderate
- 2,358 Bonus Units

175,000 SF Commercial + Light Office

25.7 Acres Dedicated Open Space

3 Access Points

- Legend**
- Single Family Residential (Existing)
 - Medium Density Residential: 3-4 Stories
 - High Density Residential: 4-7 Stories
 - Commercial
 - Mixed-Use
 - Open Space
 - EOC
 - Golf Course Hole Reconfiguration



WORKING DRAFT – GOLF COURSE LAND NOT A PART OF THE PROJECT – CONCEPTUAL LAND USE

Alternative 3 – Example Illustrative



Developable Area

- Remaining State Land – 158.6 Acres
- Less Harbor Village Apartments/SF Homes
- = Specific Plan Boundary -121.08 Acres
- Less Potential EOC Site -15 Acres
- Less Existing Fair Drive, Merrimac Way
- Less Properties on Mark Lane
- = 99 Acres of New Development Potential
- = 23 Dwelling Units/Acre Average for 2,300 homes (includes roads & public parks)

Alternatives Comparison

Program ¹	Alternative 1 'The Promenade'	Alternative 2 'The Grid'	Alternative 3 'Harbor Frontage'
Planned Multi Family Residential	Minimum Units = 2,300 Units	Minimum Units 1,219 + Density Bonus = 2,300 Units	Minimum Units + Density Bonus = 4,341 Units
Existing Single Family Residential	3.5 AC, 10 Units	3.5 AC, 10 Units	3.5 AC, 10 Units
Open Space	+/- 15.8 Acres	+/- 18.5 Acres	+/- 25.7 Acres
Commercial Uses	+/- 25,000 SF	+/- 35,000 SF	+/- 175,000 SF
Right of Ways	+/- 28 Acres	+/- 30 Acres	+/- 31 Acres
EOC	15 Acres	15 Acres	15 Acres
Net-Net ² , Average Density	42 du/acre	42 du/acre	85 du/ac

Note: All area takeoffs and program counts are approximate and subject to change

- 1. The Specific Plan Boundary is approximately 115.5 acres. The net developable area is 99 acres for Alternatives 1 and 2, and 133 acres for Alternative 3, which excludes the EOC, existing single-family, and Merrimac Way.*
- 2. Density is shown here based on the net-net acreage, which further excludes the amount of open space, roadways for new development, and commercial uses assumed for each alternative (essentially the residential that can be built within the blocks).*

Permanent Supportive Housing in California

Rockwood

Anaheim, California

Year Built: 2017

Building Type: 3-story Podium

Partners:

- Jamboree Housing Corporation,
- Innovative Opportunities (IHO)

Site: 1.83 AC

Density: 38.25 du/ac

Units: 70 units

- 17 1-Bedroom Units
- 32 2-Bedroom Units
- 21 3-Bedroom Units
- Includes 15 fully-furnished permanent supportive housing units for Mental Health Services Act (MHSA)



Rockwood

Anaheim, California

- Includes 6 affordable apartments for large families
- 48 apartments serve families who are a part of the Homeless Pilot Program (HAPP)

Amenities: 3,000 sf community building, teaching kitchen, computer lab/ multi-purpose room, basketball court, outdoor exercise stations, outdoor dining area/ BBQ stations, tot lot for children

Services: On-site resident services coordinator provides 20 hrs. of adult education programming & 20 hrs. of after-school programs, IHO's Economic Self Reliance (ESR) financial education program, Health & wellness programs, Community building activities



Star Apartments

Los Angeles, California

Year Built: 2014

Building Type: Repurposed parking deck as podium, prefabricated units, 6 stories

Partners:

- Skid Row Housing Trust

Size: 0.5 ac, 95,000 sf

Density: 204 du/ac

Units: 102 units

Amenities: 15,220- square-foot terrace with gardens and a jogging track, alongside a communal kitchen, lounge, and rooms for art and exercise, market-rate retail at ground level, onsite medical clinic, a 15,000 square foot Health and Wellness Center, and the new headquarters of the LA County Department of Health Services' (DHS) Housing for Health Division.

Services: Social Services Counseling, Community Activities



Star Apartments

Los Angeles, California

