
26-360

From Tim Lewis <zooterincm@aol.com>

Date Sat 7/25/2026 11:44 PM

To PC Public Comments <PCPublicComments@costamesaca.gov>

All commissioners

It is interesting to see yet another zone invasion into historic C1 & C2 areas. This project will orphan Parcel APN 422-091-10 between R+ properties and could force restrictions of operating hours to its new owners. That's not fair. On the other side is parcel APN 422-091-12 The Tanner property since 1965. A long time automotive orientated property with a number of shops and uses. The current being automotive repair. Has the applicant considered the impact of placing homes facing and adjacent to this operation. A 6' wall is not enough. This operation does create some noise and odors. It's not a fault, it's what they do for a living. You would not let their type of operation move next to R anything so why would you move R something next to it? This just can't be the best use for this property. Has the staff looked at traffic on Charle street. Poor Charle street just gets more and more traffic with every project, and it doesn't even have a line down the center. Those that are already here know that this street can be tough.

"How about a nice retail specialty strip with traffic to Harbor. No traffic issues, no marginal uses and compatible with the neighbors on all sides."

Do you not feel that maybe this is the wrong place for this project.?

I would hope that this commission would not be pressured by the Olsen Co. They are good at what they do. Building homes and making money is a nice thing, however, it's your job to decide if this is a good place to do that.

In your vote be sure to think of the other people that use and live in this neighborhood.

Tim Lewis

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FW: Public Comment – Fairview Developmental Center (FDC) Specific Plan Study Session (July 27)

From TERAN, STACY <STACY.TERAN@costamesaca.gov>

Date Mon 7/27/2026 6:56 AM

To COLGAN, JULIE <JULIE.COLGAN@costamesaca.gov>

 1 attachment (350 KB)

FDC_PCStudySessionLetter_SGrady_7_26_26.pdf;

Stacy Teran

Deputy City Clerk

City of Costa Mesa | City Clerks Office

Phone: (714) 754-5213

Email: Stacy.Teran@costamesaca.gov

77 Fair Drive | Costa Mesa | CA 92626



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

From: Scott Grady <scottastongrady@yahoo.com>

Sent: Sunday, July 26, 2026 8:08 PM

To: planningcommission@costamesaca.gov

Cc: MCGILL, ANNA <Anna.McGill@costamesaca.gov>; DACEY, MELINDA <Melinda.Dacey@costamesaca.gov>; CITY CLERK <CITYCLERK@costamesaca.gov>

Subject: Public Comment – Fairview Developmental Center (FDC) Specific Plan Study Session (July 27)

Dear Members of the Planning Commission,

Please accept the attached public comment letter regarding the Fairview Developmental Center (FDC) Specific Plan Study Session scheduled for tomorrow, July 27th.

As a long-time Costa Mesa property owner, and active member of the Costa Mesa Golf Club, I am writing to strongly urge the Commission to reject any proposed secondary access road that bisects the Mesa Linda Golf Course.

In the attached letter, I outline a strict hierarchy of alternative solutions—including utilizing Merrimac Way, executing an in-kind land swap, and evaluating a scaled-back connection off Placentia Avenue—along with necessary developer constraints to protect this vital \$4 million municipal asset and youth recreation hub.

Thank you for your leadership and for entering my comments into the official public record.

Sincerely,

Scott Grady

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VIA EMAIL

To: Planning Commission, City of Costa Mesa

From: Scott Grady, Property Owner, Costa Mesa Golf Club Member

Date: July 26, 2026

Subject: Public Comment – Fairview Developmental Center (FDC) Specific Plan Study Session (July 27)

Dear Members of the Planning Commission,

I am writing as a long-time Costa Mesa property owner and active member of the Costa Mesa Golf Club. Having recently participated in discussions alongside representatives from the Costa Mesa Women's Golf Club, the Southern California Golf Association (SCGA), City staff, and Origins Golf Design, I am writing to urge the Commission to reject any proposed secondary access road that bisects the Mesa Linda Golf Course.

While we recognize the immense pressure the City faces from the State of California regarding housing requirements, destroying a high-performing municipal asset that generates approximately \$4 million in annual gross revenue and serves as the backbone of local youth recreation is an unforced error.

In our recent meeting with City staff and Origins Golf Design (retained by the City to assess the off-site impacts of a road through Mesa Linda), it became undeniably clear: there is no "whiz-bang" architectural solution to reconfiguring Mesa Linda. The architect candidly outlined severe, insurmountable challenges. Bifurcating the course with a 60-foot right-of-way leaves a non-viable sliver of land, forces golfers to navigate dangerous road crossings, and permanently strips away critical yardage and par. Disappointingly, Origins Golf Design's findings were omitted from the Draft EIR; these findings must be formalized in an official public report before any decision is made.

Mesa Linda is not an exclusive playground for the wealthy. It is an accessible, diverse, community-centered hub where local youth, seniors, and working families gather. It hosts golf programs for Pacifica Christian, Newport Harbor, Edison, Estancia, Placentia High Schools, Vanguard University, Orange Coast College, and First Tee for underprivileged youth. With SCGA junior memberships, teens play for pennies. If you bisect Mesa Linda, you strip these kids of their home course and practice grounds.

Before the City commits to an irreversible mistake, the Planning Commission must require staff to study and implement solutions in the following strict order of priority:

Priority 1: Exhaust Off-Site Traffic Mitigations (Merrimac Way)

The primary driver for the bisecting road is traffic relief at Harbor Blvd. Staff claims Merrimac Way cannot be used because it is state-owned. However, the State of California is the property owner

selling FDC and stands to gain hundreds of millions in land value. The City must forcefully demand that the State/HCD grant an easement over Merrimac Way to absorb traffic, rather than sacrificing Costa Mesa's municipal golf course to solve the State's arbitrary Regional Housing Needs Assessment allocations.

Priority 2: Execute an "In-Kind" Land Swap

If the state-owned access route cannot be secured, the City must insist on a land swap with the FDC site. Any land taken from Mesa Linda must be replaced in-kind with contiguous FDC acreage to allow a true, full-scale redesign of the course that preserves its par, playability, and revenue-generating potential. Land lost to any roadway cannot be compensated with financial dollars; it must be compensated in equivalent, usable land.

Priority 3: Evaluate a Scaled-Back Maintenance Road Alternative (Placentia Ave)

If secondary access is proven legally and technically unavoidable, it should follow existing disturbed maintenance paths toward Placentia Ave, utilizing existing rights-of-way and parking areas adjacent to the fire station to minimize course disturbance (as detailed in my prior comment letter). The proposed 60-foot right-of-way—packed with unnecessary width—is overkill at the direct expense of the golf course. A simple 2-lane, 26-foot emergency/secondary access connector utilizing existing access paths is all that should be considered.

A secondary access connection to Placentia Ave would also provide significant regional traffic benefits by offering quicker, direct access to Westside Costa Mesa and coastal beach areas. Furthermore, the state's development of the Emergency Operations Center (EOC) on the site is not a valid excuse to dismiss this route. A secondary road can easily run alongside the EOC campus footprint and connect directly into Shelley Circle to provide adequate access without destroying golf course playability.

Priority 4: Empirically Study and Codify the True Traffic Trigger Point

City staff and traffic consultants have verbally suggested that a secondary access road is not required until the project reaches 2,300 units. However, I question the technical accuracy of this 2,300-unit figure. It appears the City is conflating the baseline Housing Element allocation of 2,300 units with an actual engineering threshold. In recent public meetings, staff even presented 2,300 as a "minimum affordable unit" target under expanded density concepts—it makes no technical sense for the traffic trigger and the affordable unit count to be the exact same arbitrary number.

The Planning Commission must direct Fehr & Peers to run a formal sensitivity analysis and publish the exact empirical unit threshold where Harbor Boulevard intersections actually fail and legally require mitigation. Once that true data-driven threshold is identified, and only if Priorities 1, 2, and 3 have been formally exhausted, the Specific Plan must codify strict binding language:

"Construction of any secondary access road through municipal golf/parkland shall be strictly prohibited unless Priorities 1 through 3 have been formally studied and proven infeasible, AND

actual permitted residential construction on the FDC site exceeds the empirically proven traffic threshold established in the certified EIR."

Developer Constraints & Community Protection

Finally, based on feedback shared during our stakeholder discussions, it is vital that the Commission place clear, enforceable parameters into the Specific Plan today. Any eventual preferred developer must be subject to strict binding constraints, including:

1. At least two underground tunnels/underpasses providing safe, grade-separated passageways beneath any secondary road for golfers, maintenance equipment, and golf carts to navigate the course safely.
2. Independent Design Review & Approval Panel: The determination of whether the municipal golf facilities are preserved or restored to equal or superior playability, safety, and operational condition shall not be left to the developer's discretion. Approval must be granted by an independent review panel consisting of two reputable, independent golf course design professionals, an executive member of the Southern California Golf Association (SCGA), and the City's Community Development Director, each holding an equal voting share. Full panel approval must be secured prior to the issuance of any construction permits for secondary access road work.

Rushing an unstudied, destructive right-of-way through Mesa Linda will permanently ruin a non-replaceable community resource. We urge you to direct staff to slow down, fully analyze Merrimac Way and reduced-impact alignments, and require traffic engineers to produce transparent, data-driven trigger numbers.

Please be aware that the broader Southern California golf community is watching this process very closely. If this issue is not resolved reasonably through transparent planning and genuine asset protection, our community will turn out in large numbers at upcoming public hearings—including the high school and collegiate athletes who rely on Mesa Linda as their home course.

Please note that the opinions, assessments, and proposed solutions expressed in this letter represent my own individual perspective as a local resident, property owner, and dedicated community member.

Thank you for your leadership and commitment to protecting Costa Mesa's community assets.

Sincerely,


Scott Grady

Costa Mesa Property Owner & Golf Club Member

scottastongrady@yahoo.com | 949-500-6192

RH-1

CARON, MARTINA

From: CARON, MARTINA
Sent: Monday, July 27, 2026 4:28 PM
To: CARON, MARTINA
Subject: FW: public comments re items 1 and 2 for tonight's Planning Commission meeting
Attachments: Costa Mesa - 2075 Harbor Boulevard - HAA.pdf; Costa Mesa - 215-223 Mesa Drive - HAA.pdf

From: James Lloyd <james@calhdf.org>
Sent: Monday, July 27, 2026 4:14 PM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Cc: BARLOW, KIMBERLY HALL <KIMBERLY.BARLOW@costamesaca.gov>; CITY CLERK <CITYCLERK@costamesaca.gov>; GALLARDO DALY, CECILIA <CECILIA.GALLARDODALY@costamesaca.gov>; PLANNING INFO <planninginfo@costamesaca.gov>; MENDEZ, VICTOR <VICTOR.MENDEZ@costamesaca.gov>; YEAGER, CHRISTOPHER <CHRISTOPHER.YEAGER@costamesaca.gov>
Subject: public comments re items 1 and 2 for tonight's Planning Commission meeting

Dear Costa Mesa Planning Commission,

The California Housing Defense Fund (CalHDF) submits the attached public comment letters regarding items 1 and 2 for tonight's Planning Commission meeting:

- the proposed 4-unit housing development project at 213-223 Mesa Drive; and
- the proposed 15-unit housing development project at 2075 Harbor Boulevard, which includes 2 moderate-income units.

Sincerely,

James M. Lloyd
Director of Planning and Investigations
California Housing Defense Fund
james@calhdf.org
CalHDF is grant & donation funded
Donate today - <https://calhdf.org/donate/>

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Jul 27, 2026

City of Costa Mesa
77 Fair Drive,
Costa Mesa, CA 92626

Re: Proposed Housing Development Project at 215-223 Mesa Drive

To: PCPublicComments@costamesaca.gov; Christopher.yeager@costamesaca.gov;

Cc: kimberly.barlow@costamesaca.gov; cityclerk@costamesaca.gov;
cecilia.gallardodaly@costamesaca.gov; planninginfo@costamesaca.gov;

Dear Costa Mesa Planning Commission,

The California Housing Defense Fund (CalHDF) submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 4-unit housing development project at 213-223 Mesa Drive. These laws include the Housing Accountability Act (HAA), AB 130, and California Environmental Quality Act (CEQA) guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subds. (d), (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible (*id.* at subd. (d)) or reduce the project's density (*id.* at subd. (j)) unless, again, such written findings are made. As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. The HAA's protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct "a thorough analysis of the economic, social, and environmental effects of the action." (*Id.* at subd. (b).)

Furthermore, the project is exempt from state environmental review pursuant to sections 15332 and 15315 of the CEQA Guidelines. The project is also eligible for a statutory exemption from CEQA pursuant to AB 130. (Pub. Res. Code, § 21080.66.) Caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly

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Sent: Monday, July 27, 2026 4:28 PM
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From: James Lloyd <james@calhdf.org>
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Cc: BARLOW, KIMBERLY HALL <KIMBERLY.BARLOW@costamesaca.gov>; CITY CLERK <CITYCLERK@costamesaca.gov>; GALLARDO DALY, CECILIA <CECILIA.GALLARDODALY@costamesaca.gov>; PLANNING INFO <planninginfo@costamesaca.gov>; MENDEZ, VICTOR <VICTOR.MENDEZ@costamesaca.gov>; YEAGER, CHRISTOPHER <CHRISTOPHER.YEAGER@costamesaca.gov>
Subject: public comments re items 1 and 2 for tonight's Planning Commission meeting

Dear Costa Mesa Planning Commission,

The California Housing Defense Fund (CalHDF) submits the attached public comment letters regarding items 1 and 2 for tonight's Planning Commission meeting:

- the proposed 4-unit housing development project at 213-223 Mesa Drive; and
- the proposed 15-unit housing development project at 2075 Harbor Boulevard, which includes 2 moderate-income units.

Sincerely,

James M. Lloyd
Director of Planning and Investigations
California Housing Defense Fund
james@calhdf.org
CalHDF is grant & donation funded
Donate today - <https://calhdf.org/donate/>

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Jul 27, 2026

City of Costa Mesa
77 Fair Drive,
Costa Mesa, CA 92626

Re: Proposed Housing Development Project at 2075 Harbor Boulevard

To: PCPublicComments@costamesaca.gov; Victor.Mendez@costamesaca.gov;

Cc: kimberly.barlow@costamesaca.gov; cityclerk@costamesaca.gov;
cecilia.gallardodaly@costamesaca.gov; planninginfo@costamesaca.gov;

Dear Costa Mesa Planning Commission,

The California Housing Defense Fund (CalHDF) submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 15-unit housing development project at 2075 Harbor Boulevard, which includes 2 moderate-income units. These laws include the Housing Accountability Act (HAA), the Density Bonus Law (DBL), and AB 130.

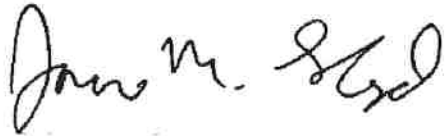
The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project's density unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA's protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct "a thorough analysis of the economic, social, and environmental effects of the action." (*Id.* at subd. (b).)

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a long horizontal line extending to the right.

Dylan Casey
CalHDF Executive Director

A handwritten signature in black ink, appearing to read 'James M. Lloyd', with a stylized 'J' and 'L'.

James M. Lloyd
CalHDF Director of Planning and Investigations

FW: Public Comments from Monday Night's Meeting (July 27, 2026)

From DACEY, MELINDA <Melinda.Dacey@costamesaca.gov>

Date Tue 7/28/2026 8:19 AM

To PC Public Comments <PCPublicComments@costamesaca.gov>

Please add to public comment. This is in relation to the FDC item from last night's meeting and was submitted during discussion of the item.



Melinda Dacey

Principal Planner | Advanced Planning & Housing

City of Costa Mesa | Economic and Development Services Department (*soon to be the Community Development Department*)

Office: (714) 754-5611 Cell: (714) 925-7248
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: Stacy Moffatt <ms.smoffatt@gmail.com>

Sent: Monday, July 27, 2026 9:55 PM

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

Subject: Public Comments from Monday Night's Meeting (July 27, 2026)

To Whom It May Concern,

The only way to fix the housing affordability crisis is more housing. The only way to fix the housing affordability crisis is more housing. The only way to fix the housing affordability crisis is more housing.

All of the public commenters are SHOWING THEIR PRIVILEGE.

The people that are bringing up e bikes, and girls sports in terms of parks, trees in medians (which slows down cars) was a total waste of time. So far, I have heard at least two threats about how you "need to make it right." REALLY? Old white men threatening violence once again. And no one was hood winked saying they were promised a sports field and now there is "too many homes"... no sir, you just were simply not paying attention.

I am totally on board with fully removing the Costa Mesa Country Club and the entire golf course in general. Especially in terms of freeing up green space that EVERYONE can have access to. Not to mention the millions of gallons of water the golf course uses, and the constant maintenance and use of pesticides that have a correlation link with Parkinson's diseases (people living within 1 mile of a golf course have a 125% increased risk of developing the disease), not to mention ecology decimation.

WE HAVE TO BUILD VERTICALLY. We are not a little suburb in the middle of no where. WE ARE A GROWING CITY. And how do cities deal with growing populations? They build up. Tell all those people that hate that, they do not have to go there. Now in terms of traffic- you can turn that entire neighborhood into a 15 minute block. Then, no one is driving! They are walking or biking. And school buses would take care of a huge traffic issue.

Moving forward, I think this is how you guys present it. You say, "Hey guys, we are listening to you, and instead of moving forward, we are going to plan on removing zoning all of our single residency housing land use to be able to build mix use 5-7 story buildings with commercial opportunities on the ground floor." Then allllll these same people will FREAK out about what is happening in their neighborhood. Then we come back to this plan and say, hey, instead of continuously being sued by the state of California, could be go ahead and open back up this housing plan? You need to scare them first. It's all marketing.

Thank you so much for your time and consideration.

The people who have answered ALL of the questions OVER AND OVER AND OVER are literal saints.

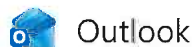
Best,
Stacy Moffatt



Chalk Art | Illustration | Hand Lettering

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NB-2



FW: Fairview Developmental Center Specific Plan Study Session

From GREEN, BRENDA <brenda.green@costamesaca.gov>

Date Tue 7/28/2026 1:58 PM

To COLGAN, JULIE <JULIE.COLGAN@costamesaca.gov>; DACEY, MELINDA <Melinda.Dacey@costamesaca.gov>

 1 attachment (195 KB)

Fairview Specific Plan Draft Letterdocx.docx.pdf;

Brenda Green
City Clerk
City of Costa Mesa
714/754-5221

From: Jacki Valentin <jackiv@kennedycommission.org>

Sent: Monday, July 27, 2026 5:01 PM

To: GREEN, BRENDA <brenda.green@costamesaca.gov>

Cc: Cesar C <cesarc@kennedycommission.org>; sophia cheung <sophiasq10@gmail.com>

Subject: Fairview Developmental Center Specific Plan Study Session

Hello,

On behalf of the Kennedy Commission, I am submitting a public comment for tonight's planning commission meeting.

Thank you.

--

Jacqueline Valentin
Assistant Projects Manager | she/them



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July 27, 2026
Chair Jeffrey Harlan
Costa Mesa Planning Commission
77 Fair Drive,
Costa Mesa, CA 92626

RE: Item 2 New Business - Fairview Developmental Center Specific Plan Study Session

Honorable Chair Jeffrey Harlan and Planning Commission,

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations advocating for the production of homes affordable for families earning less than \$30,000 annually in Orange County. Since 2001, we have successfully partnered with jurisdictions across the county to create housing and land-use policies that increase affordable housing opportunities for lower-income working families.

We are writing in support of the Draft of the Fairview Developmental Center Specific Plan, a 95 acre site that presents a significant opportunity for the City of Costa Mesa to thoughtfully plan for future growth while expanding housing opportunities for residents across a range of income levels.

The proposed specific plan established a framework for a minimum of 2,300 new housing units with income distribution of 575 units for very low (of which, 200 will be reserved for permanent supportive housing units), 345 units for low, 690 units for moderate, and 690 units for above moderate. In addition to preserving a minimum of 14 acres for public open space and developing 10,000 square feet of space designated for commercial use. This framework creates a mixed-income, mixed-use community that advances the City's long-term vision while providing meaningful public benefits.

By amending the Land Use Element to alter specific zoning regulations and land use designations for the Fairview Development Specific Plan, it allows for the proper densities and land use to support the redevelopment of the site, especially ensuring affordable housing is prioritized.

A Specific Plan is one of the City's most important planning tools because it establishes a comprehensive vision for future development. By setting clear expectations for land use, housing obligations, infrastructure and open space the City creates a framework that guides future development in a manner that is consistent with its General Plan and community objectives. It provides the future developers clear expectations for proposed development that ensures the community needs and desires are met.

While the Draft Specific Plan identifies a maximum residential capacity of 4,000 units and up to 35,000 square feet of commercial space, it does not specify the affordability distribution development occurring above the minimum 2,300. The Kennedy Commission encourages the City to provide additional clarity regarding affordable housing expectations should future development approach higher unit capacity. As noted in the staff report, staff evaluated the financial feasibility of a range of 3,600 to 3,800 units. As redevelopment of the Fairview Site moves forward, the City should continue prioritizing affordable housing to the greatest extent feasible, consistent with the State Legislature's intent expressed in, Government Code Section 14670.31

The Fairview Developmental Center Specific Plan is a Housing Element Site that provides Costa

Mesa with an important opportunity to advance its Regional Housing Needs Allocation (RHNA) obligations while responding to the region's ongoing housing affordability challenges. Lower-income households continue to experience disproportionate rates of housing cost burden and overcrowding throughout Orange County. Expanding the supply of affordable housing, including permanent supportive housing, helps create more equitable housing opportunities for working families, seniors, individuals with disabilities, and others who contribute to the community but increasingly struggle to find housing they can afford.

The Fairview Developmental Center Specific Plan presents an extraordinary and critical opportunity to create a vibrant, sustainable, and equitable community. The Kennedy Commission appreciates the City's commitments to planning in an intentional manner. We respectfully urge the Planning commission to recommend approval of the Draft Fairview Development Specific Plan as an important step toward creating housing opportunities for current and future residents.

We look forward to working with the City of Costa Mesa to support the creation of affordable housing that meets the needs of our community. If you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Cesar', followed by a long horizontal line extending to the right.

Cesar Covarrubias
Executive Director