From: <u>Stewart Ramsey</u>

To: <u>FVPMP</u>

 Cc:
 CITY COUNCIL; CITY CLERK

 Subject:
 Fairview Master Plan Feedback

 Date:
 Monday, October 20, 2025 3:50:28 PM

 Attachments:
 Screenshot 2025-10-20 at 3.30.47‬PM.pnq

Hello Fairview Park Team,

I regretfully cannot attend the upcoming Nov. 18th city council meeting for public feedback - please take this email below as feedback in lieu of my absenteeism.

Thank you for the extensive work that's gone into the Fairview Park Master Plan Update (Draft 2025).

It's clear how much effort and care have been invested in protecting sensitive ecological and cultural resources.

After reviewing the plan, I believe the proposed scope — including large-scale grading, elevated walkways, new drainage systems, and permanent interpretive structures — constitutes major physical change and new uses that likely trigger Measure AA.

Before moving forward, I respectfully request a **formal legal determination** confirming whether these actions meet that threshold.

If Measure AA applies, then Costa Mesa has a once-in-a-generation opportunity: not just to vote on compliance, but to re-imagine Fairview Park as a bold synthesis of ecology and human creativity.

## Why This Moment Deserves a Bigger Vision

Across the world, there are parks that show how nature and humanity can thrive together — not in opposition, but in dialogue.

- Think of **The High Line in New York**, where native grasses and art installations rewild the city's skyline while eating ice cream while you stroll.
- Or **Gas Works Park in Seattle**, where industrial relics became sculptural landmarks surrounded by meadows.
- Or **Balboa Park in San Diego**, where drought-tolerant plantings and playful topography connect people to the coastal landscape.
- Or Golden Gate Park in San Fran, which fuses native ecology, community play, and culture in a space that feels both wild, welcoming, and uniquely San Franciscan.

These parks prove that environmental restoration doesn't require human absence — it flourishes through thoughtful design and creative participation.

Costa Mesa has that same opportunity with Fairview Park: to create something iconic, imaginative, and deeply rooted in both nature and community.

## If It Goes to a Vote — Let's Make It Worth Voting For

If the community is being asked to decide, then let's invite them to dream:

- A pump track or adventure cycling loop that gets kids outdoors.
- Shade-canopy trees and pollinator gardens for comfort and climate resilience.
- Artist-designed installations and community art nodes celebrating Costa Mesa's creative DNA.
- A small craft brewery and café pavilion on the bluff, offering views and connection while honoring the landscape.
- Outdoor learning and event space for ecology, music, drama, and storytelling.

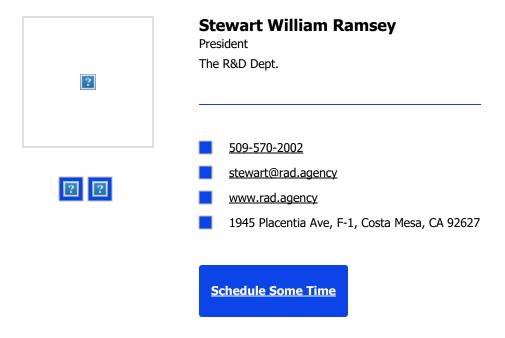
These ideas would turn Fairview Park into a place that protects habitat *and* draws people into relationship with it — a space of stewardship, not separation.

## My Requests

- 1. Conduct and publicly release a Measure AA applicability review.
- 2. If a vote is required, broaden the ballot concepts to include visionary community amenities and cultural integration.
- 3. Engage local artists, cyclists, educators, and small businesses in co-creating a plan that reflects Costa Mesa's unique spirit.

Thank you for considering these perspectives and for your dedication to the future of our city's most remarkable landscape.

Warm regards,



"The site could be planned as the City's premier park, to include a wide diversity of recreational opportunities encompassing natural passive park land. The Master Plan for this site must address the distinctive character of the location and its adjacencies providing a park with unique citywide significance. The Santa Ana River, Talbert Nature Preserve, and the bordering school properties all should influence the park design

and layout. In addition, the park contains important cultural and natural features which should be planned for future protection."

City of Costa Mesa Parks, Recreation, and Open space Master Plan,

January 1996

 From:
 Cassidy Flynn

 To:
 FVPMP; CITY CLERK

 Cc:
 CITY COUNCIL

**Subject:** I do NOT support | Comments on Draft 2025 Fairview Park Master Plan

**Date:** Tuesday, October 21, 2025 7:00:32 AM

#### Dear City Staff and City Council,

I am writing to express my opposition to the current Draft Fairview Park Master Plan. I'd like to see major changes so the community can keep enjoying the long-standing activities that make Fairview Park special. I urge the City to make significant revisions so that the community can continue the long-standing and valued uses of Fairview Park. Specifically, the Plan should:

- Clearly preserve Concerts in the Park, the model glider field, bicycle and dog-walking trail access, and the Goat Hill Junction Railroad.
- Direct staff to work with the CDFW promptly on a mitigation approach that allows these uses to continue in a safe and compliant manner.

I also oppose any proposal to fence off portions of the park. Any revisions should reflect the community intent expressed through Measure AA and protect the recreational and cultural activities that have been part of Fairview Park for decades.

Please include this message in the public record for the Draft 2025 Fairview Park Master Plan Update. Thank you for your consideration.

Best,

Cassidy Flynn

(Freedom Homes resident)

From: <u>Daiquiri Scherer</u>

To: <u>CITY CLERK</u>; <u>FVPMP</u>; <u>CITY COUNCIL</u>

**Subject:** I do NOT support the Draft Fairview Park Master Plan

**Date:** Monday, October 20, 2025 5:53:49 PM

#### City staff and City Council,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. Specifically, the Plan should explicitly preserve the model glider field, Concerts in the Park, bicycle/dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with CDFW promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any fencing off of any area of the park. Any revisions should honor the community intent reflected in Measure AA's declarations and protect existing community uses that have occurred for decades.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update.

Thank you, Daiquiri C. Scherer Canyon Park, 92627

From: Katie Van Berckelaer

To: <u>FVPMP</u>

Cc: <u>CITY COUNCIL</u>; <u>CITY CLERK</u>

**Subject:** I do NOT support the Draft Fairview Park Master Plan

**Date:** Monday, October 20, 2025 4:47:20 PM

#### City staff and City Council,

I do not support the current Draft Fairview Park Master Plan. Please make major changes so the community can continue long-standing uses at Fairview Park. Specifically, the Plan should explicitly preserve the model glider field, Concerts in the Park, bicycle/dog-walking trail access, and the Goat Hill Junction Railroad—and direct staff to work with CDFW promptly on a mitigation approach that allows these uses to continue safely and compliantly.

I also do not support any fencing off of any area of the park. Any revisions should honor the community intent reflected in Measure AA's declarations and protect existing community uses that have occurred for decades.

Please include this comment in the public record for the Draft 2025 Fairview Park Master Plan Update.

Thank you,

Katie Van Berckelaer Freedom Home Neighborhood

Sent from my iPhone

#### Petition Letter to the City of Costa Mesa

Subject: Request to Allow Driveway Parking on Manistee Drive

Dear City Officials:

We, the residents of Manistee Drive, respectfully request the City's consideration in allowing driveway parking, even when vehicles extend slightly over the sidewalk.

Our neighborhood was built in 1976 with very short driveways, making it difficult for most vehicles to fit without extending beyond the sidewalk. This design condition has recently led to citations for parking over the sidewalk, even though it results from the original construction of our homes.

This issue was previously reviewed during Mayor Allan Mansoor's term (2005–2010) in coordination with the Costa Mesa Police Department. At that time, the Mayor personally visited Manistee Drive to understand the concern. Following that review, "No Parking 9 PM – 6 AM" signs were posted along the park side of the street, and "Residential Permit Parking" was approved for the residential side (see attached map). It was also agreed that parking over the sidewalk would not be enforced because of the driveway length limitations.

Americans with Disabilities Act (ADA) became effective in 1990, decades after the construction of the homes on Manistee Drive. The mailboxes are located along the curb, which impedes clear passage on the sidewalk. In addition, on many properties the driveway approach doubles as the sidewalk and is sloped, which makes it an unsuitable and unsafe walking surface for pedestrians.

Recently, the "Residential Permit Parking" designation was removed, while the "No Parking 9 PM – 6 AM" signs remain. Residents of Manistee Drive did not apply to retain Residential Permit Parking (RPP) because our understanding was that signatures from adjoining streets—who do not have RPP due to lack of need—would be required.

The removal of resident parking privileges, combined with limited on-site parking at nearby apartment complexes such as Park Mesa Villas and Eaves South Coast, has significantly increased parking demand along Manistee Drive.

Del Mesa Park also does not have its own parking lot, so park visitors and event attendees rely on Manistee Drive for parking.

Pedestrians, joggers, and dog walkers typically use the park and greenbelt side of the street, and it is rare for anyone to walk along the residential side.

Parking may not have been a major issue when our homes were built nearly 50 years ago, but times have changed. Allowing driveway parking helps maximize available space for residents, visitors, and park users alike.

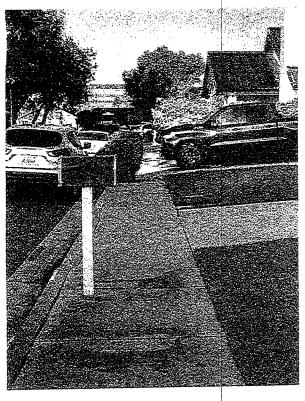
Manistee Drive is a friendly, close-knit neighborhood where residents care about one another and take pride in maintaining a safe, welcoming community. We respectfully ask the City to consider approving the following requests:

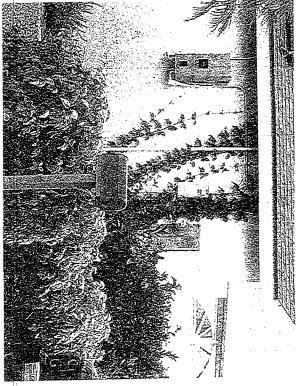
- 1. Adopt an exemption allowing driveway parking on Manistee Drive.
- 2. Reinstate "Resident Parking Only" on the residential side of Manistee Drive.
- 3. Remove the "No Parking 9 PM 6 AM" restriction along Del Mesa Park.

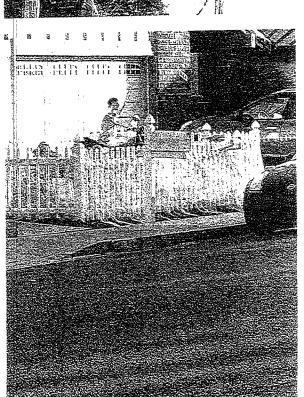
Thank you for your time and consideration.

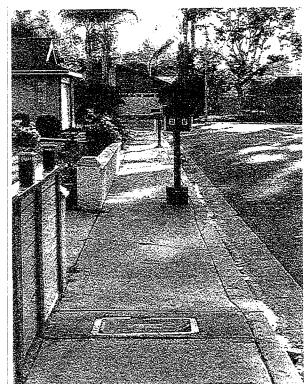
Sincerely,

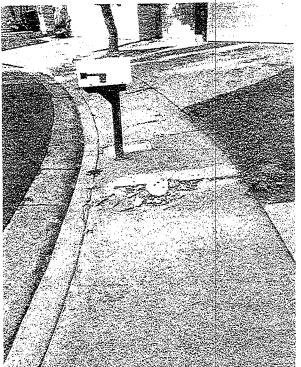
Residents of Manistee Drive











## PETITION

# Request to Allow Driveway Parking on Manistee Drive

We, the undersigned, provide our signature in support for the petition as presented in the attached document.

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October 20, 2025

Mayor Stephens and Council Members City of Costa Mesa 77 Fair Drive Costa Mesa, CA

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

Dear Mayor Stephens and Council Members:

The Costa Mesa Affordable Housing Coalition urges the City Council to **prioritize** lower-income affordable housing opportunities at Fairview Developmental Center (FDC) by approving the 4000-unit maximum recommended by the Planning Commission.

At this week's council meeting, you will likely hear from golfers, "sports fields" enthusiasts, and NIMBYs who want to limit the number of residential units planned for FDC. We hope you will do the opposite. We ask you to approve <u>increased densities</u> that will allow up to 4000 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 2-bedroom Costa Mesa rental costs \$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 must scrimp on food, medicine and other necessities. Living on the edge of homelessness is not good for children.

Please <u>maximize</u> lower-income affordable housing at FDC through increased density. This site holds the greatest potential for meeting our community's dire need for affordable housing.

Respectfully, *Kathy Esfahani* 

Kathy Esfahani, Chair of the Costa Mesa Affordable Housing Coalition

From: Betsy Densmore

To: STEPHENS, JOHN; PETTIS, JEFF; MARR, ANDREA; CHAVEZ, MANUEL; GAMEROS, LOREN; BULEY, MIKE; CITY

CLERK; REYNOLDS, ARLIS

Subject: Fairview Development Center Plan

Date: Sunday, October 19, 2025 8:28:34 PM

Hello!

I am a semi-retired business owner with deep concern for the economic future of Costa Mesa if we do not provide more housing for our middle and lower income workers.

While I generally support the Planning Commission's recommendations, I ask that you champion a commitment to more housing, more green space, and two entrances.

- Units of Affordable Housing for families: as the planning process evolved, we were introduced to three models of development. I believe that the one dubbed "Fairview Fields" with 3450 units will provide the most value for Costa Mesa because it includes more senior housing as well as more opportunity for families and young professionals. Please be wary of the fact that the DDS will control over the 200 units of very low-income housing for their clients so those units should not be included in the city's efforts to increase affordable housing for normal citizens. DDS's units should not be included in fulfilling our commitment to 40% affordability.
- **Green Space**: I also like the "Fairview Fields" design because it included 18 acres of open space which would help to satisfy the cry for more athletic fields and parks. Surely we can free up 18 out of 95 acres!
- Two Entrances: I wholeheartedly endorse creating a neighborhood that has plenty of retail space and necessary amenities within it, so that walking and biking is attractive. However, there will still be cars and visitors and deliveries filling the streets. To reduce congestion and mitigate safety risks, this community should have two entrances. I know we love our golfers but they already have many benefits and they are a small minority of our total population. We should refigure the golf course or reconsider installing a road that exits onto Placentia.

I recognize that some of these suggestions may be resisted by potential developers. However, the city has many tools (taxes, fees, finance subsidies etc) which it could use to incentivize doing what the community has asked for. This is our one big, beautiful chance to address the housing scarcity crisis that is only going to get bigger.

Thank you for representing all of Costa Mesa's citizens.

Warm Regards, *Betsy* 

Betsy Densmore betsydensmore52@gmail.com 949-500-2381

"The difference between winning and losing is most often not quitting." - Walt Disney"

God has given inner strength for the tree to survive the harshest winters. You are no less endowed. The wintertimes of life come not to destroy you, but to stimulate you to fresh enthusiasm and constructive effort." - Paramahansa Yogananda