

PH-1

From: twoofus2009@yahoo.com
To: [PC Public Comments](#); [PLANNING INFO](#); [Cannabis](#)
Cc: [PC Public Comments](#); [PLANNING INFO](#); [Cannabis](#)
Subject: PA-22-08
Date: Friday, March 22, 2024 3:47:39 PM
Attachments: [cid9E8931B2-BBDB-46BC-A3E6-6F0B68A30C1F.pdf](#)

Hello,

Can you please review the map on the website for **Map of Sensitive Uses for Retail Cannabis?**

<https://www.costamesaca.gov/home/showpublisheddocument/48128>

There is proposed Cannabis store trying to have a store at 2490 Newport Blvd. This is less than 1,000 feet from K-12 schools, **child daycare**, playgrounds, and homeless shelters requirements.

Can the map be updated to include the buffer around the whole College of Vanguard College the so the new Cannibas store is not allowed?

The Vanguard has a youth center class and a kid center on the campus.

[2599 Newport Blvd](#)

Costa Mesa, CA 92627

1,000 feet from K-12 schools, child daycare, playgrounds, and homeless shelters

MOPS: Mother's of Preschoolers & Mini Preschool

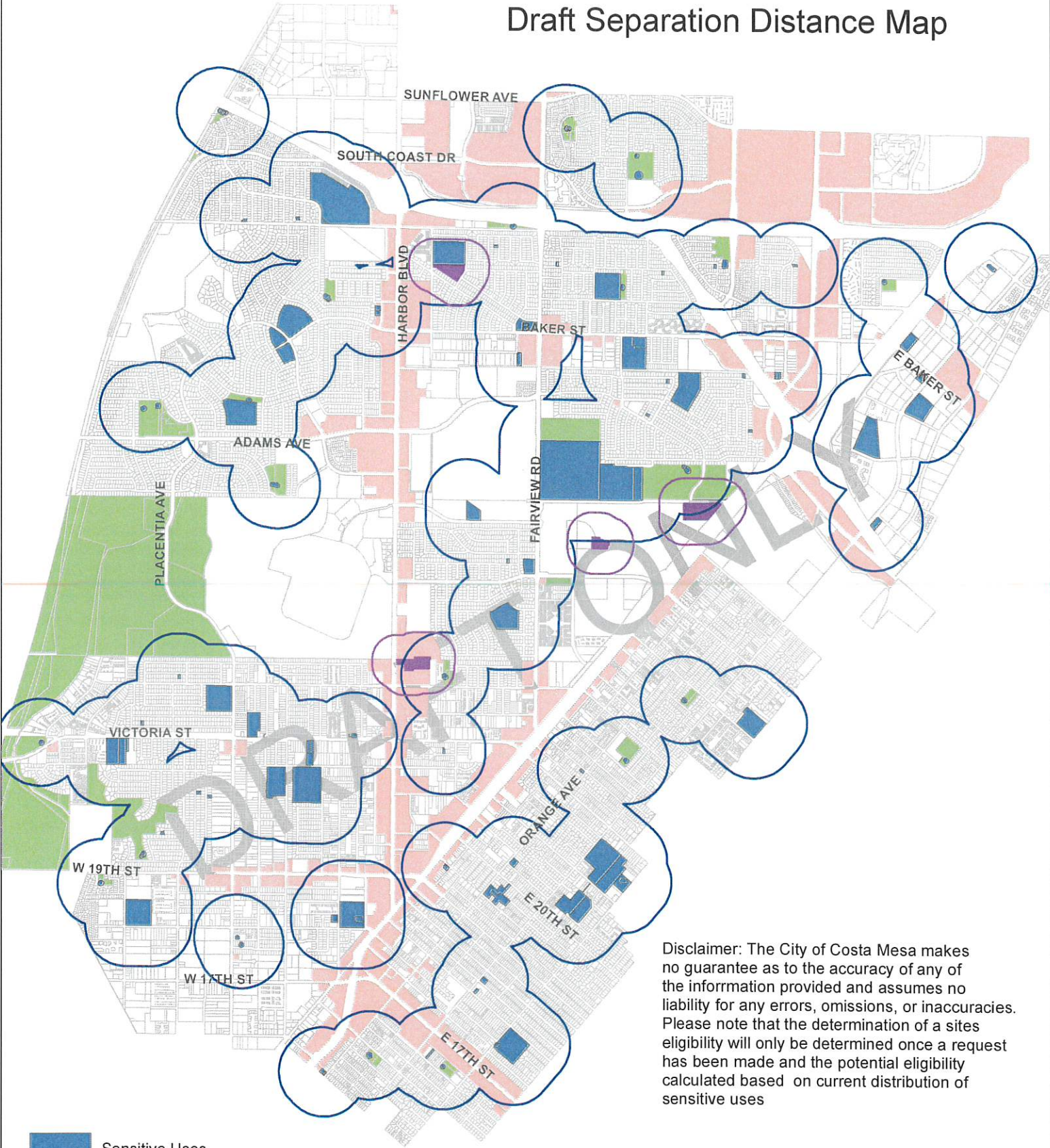
<https://www.yelp.com/biz/mops-mothers-of-preschoolers-and-mini-preschool-costa-mesa>

Thank you,

Community Member

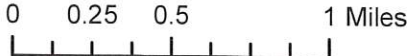
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Draft Separation Distance Map



- Sensitive Uses
- Sensitive Uses 1000ft Buffer
- Youth Centers
- Youth Center 600ft Buffer
- Commercially Zoned Sites - 1,195

Disclaimer: The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies. Please note that the determination of a sites eligibility will only be determined once a request has been made and the potential eligibility calculated based on current distribution of sensitive uses



Sources: City of Costa Mesa business license records; Department of Health Care Services (DHCS); Department of Social Services (DSS)

From: [DRAPKIN, SCOTT](#)
To: [HALLIGAN, MICHELLE](#)
Subject: FW: 2490 Newport Blvd Cannabis CUP
Date: Friday, March 22, 2024 4:18:05 PM
Attachments: [image001.png](#)

PH-1



Scott Drapkin
Assistant Director
Development Services Department
77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-5278

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

City Hall is open to the public 8:00 a.m. to 5:00 p.m. Monday through Thursday and alternating Fridays, except specified holidays.

For expedited service, [appointments](#) are strongly encouraged.

From: Alexander Haberbusch <ahaberbusch@lexrex.org>
Sent: Friday, March 22, 2024 4:00 PM
To: DRAPKIN, SCOTT <SCOTT.DRAPKIN@costamesaca.gov>
Subject: 2490 Newport Blvd Cannabis CUP

Dear Commissioners,

I wish to bring to your attention the application for a new cannabis retailer at 2490 Newport Blvd. Approval of this application would result in an unprecedented concentration of cannabis retailers on Newport Blvd, specifically tallying six establishments on this stretch of the road. This overconcentration significantly concerns us, especially considering the implications for the residential character and safety of Eastside Costa Mesa.

One of my clients, John Upton, a resident of East Side Costa Mesa, regularly observes the effects of this overconcentration firsthand. He, along with numerous neighbors, has expressed growing concerns regarding the potential for increased crime, loitering, and the negative impact on property values that a saturation of cannabis retailers might bring. Their worries are not unfounded; research and case studies from similar communities illustrate the adverse effects high densities of cannabis retailers can have on local neighborhoods, including but not limited to increased crime rates and decreased property values.

In our previous engagements with the Planning Commission, we have emphasized the critical need for a balanced approach to cannabis retail in Costa Mesa, one that respects the rights of business owners while also preserving the quality of life for our residents. It is with this spirit of balance and community well-being in mind that I urge the Commission to consider the following as you deliberate on the application for 2490 Newport Blvd:

Impact Assessment: Conduct a thorough impact assessment to understand the potential effects of adding another cannabis retailer in close proximity to existing ones. This should include considerations of traffic, crime rates, and property values.

Community Feedback: Prioritize feedback from residents of East Side Costa Mesa, especially those living near the proposed location. Their firsthand experiences and concerns are invaluable in understanding the real-world implications of overconcentration.

Zoning and Regulation Review: Reevaluate the current zoning regulations and the city's cannabis ordinance to ensure they adequately prevent overconcentration and protect residential areas from becoming overly commercialized due to a proliferation of any single type of business.

Strategic Planning: Consider implementing more stringent buffer zones between cannabis retailers and residential areas, as well as a cap on the number of retailers permitted within a specified area, to maintain a healthy balance in our community's commercial makeup.

As the Planning Commission, you have the authority and responsibility to shape the future of Costa Mesa in a way that reflects the values and needs of its residents. The decision on the application for 2490 Newport Blvd represents more than just another business permit—it is a critical choice about the kind of community we want to live in.

Thank you for your attention to this matter and for your ongoing dedication to the well-being of Costa Mesa. I trust that you will consider these concerns with the seriousness they warrant and make a decision that best serves the long-term interests of our community.

Please feel free to contact me directly should you wish to discuss these matters further or require additional information. You can reply to this email or reach me at the phone number provided in my signature below.

Warm regards,

Alexander Haberbush, Esq.
LEX REX INSTITUTE
444 West Ocean Boulevard, Suite 1403
Long Beach, CA 90802
Telephone No. (562) 435-9062
<http://www.LexRex.org>

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From: Lenore Sinnett <lenoresinnett8@gmail.com>
Sent: Sunday, March 24, 2024 8:29 AM
To: PC Public Comments
Subject: 2490 Newport Blvd - Weed Shop

Planning Committee,

I'm outraged that I have to write an email again regarding the same topic. WHY IS THERE ANOTHER WEED SHOP PLANNING TO OPEN ON NEWPORT BLVD?!

This is pertaining to 2490 Newport Blvd in Costa Mesa! I am asking the council once again to please NOT approve this weed shop from opening. This is getting ridiculous! I cannot fathom why our city is turning into a weed city. Our community does not need any more weed shops especially on Newport Blvd! Please stop this from happening!

Regards,

Lenore

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From: jamie miller <miller.jamie0917@outlook.com>
Sent: Sunday, March 24, 2024 4:22 PM
To: PC Public Comments
Subject: Newport Wellness – 2490 Newport Blvd, Costa Mesa

Hello,

I live next to 2490 Newport Blvd in Costa Mesa. The news of Newport Wellness planning to open next to where I live is causing a lot of stress for me as a resident. This area is already very tight with no parking available. This will cause many traffic jams and I really do not want to fight for parking or be stuck in a traffic jam after a long day at work. Let's not create our city into something like LA traffic. I am asking you to please reconsider approving this store next to my house.

Sincerely,

Jamie Miller

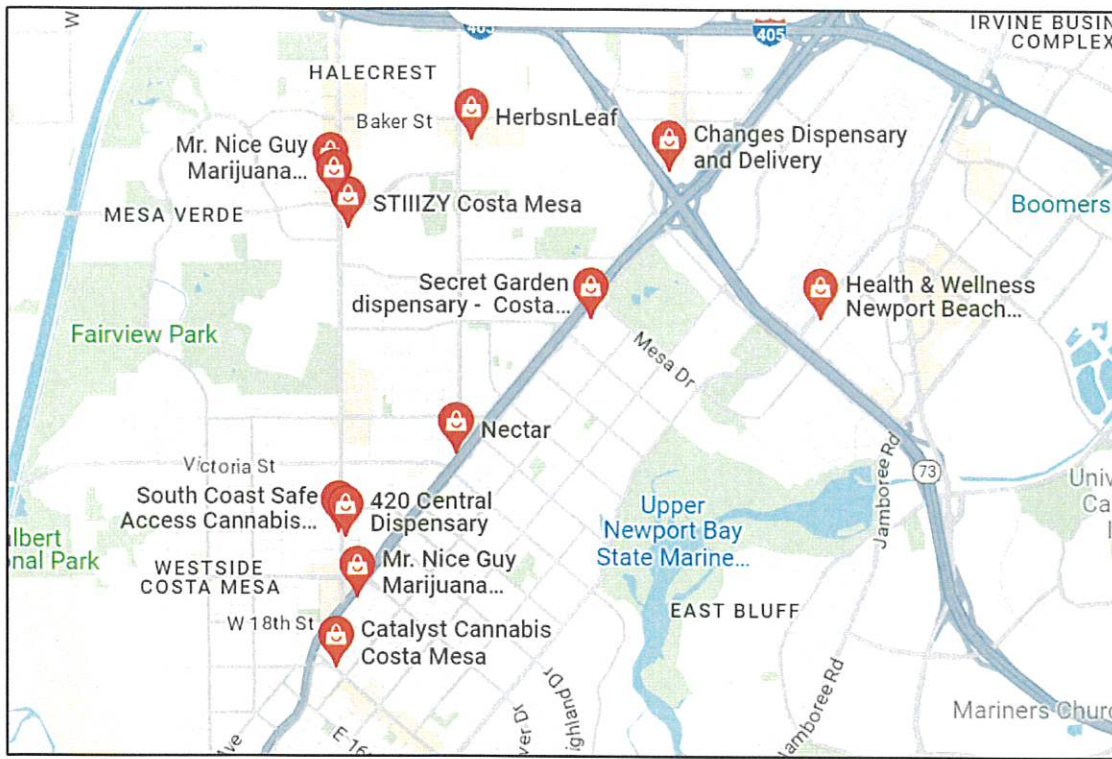
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From: Mel Jenn <mcjenn143@gmail.com>
Sent: Sunday, March 24, 2024 5:51 PM
To: PC Public Comments
Subject: Comment for PA-22-08

Hello,

I am emailing about the proposed cannabis retail store that is opening across from my gated community. While I understand the benefits of this type of business and the legalization of recreational marijuana, I am against this proposed location for the following reasons:

- I think the business location is too close to residential homes, and I am worried that families with children will be exposed to people using cannabis or find remnants of cannabis use. I have seen children play by our community pool and the proposed cannabis store is less than 500 feet away, just outside our gates.
- I believe the City of Costa Mesa and the surrounding areas have more than enough cannabis retail stores. I did a simple search on Google Maps for "cannabis dispensary" and found numerous ones, see below for a snapshot.
- I am worried there will be an influx of transient and unhoused people loitering around and within our community. We have had issues in the past where transient people come through and steal things or hide on people's properties. The unhoused people will hide in the bushes on the exterior perimeter of our community.
 - We have a motel on the other side of the community. If the proposed cannabis store were to open, we would be in between the motel and this store, this is a recipe for disaster.
- I am also worried that there will be an increase in crime/worried for the safety of our community. Again, we have experienced these in the past including but not limited to trespassing, stealing, graffiti, drug use, etc.
- That area already has limited parking, and I think if there's an influx of customers, then street parking will be more difficult for the residential people. Also, with more customers in that area, there will be high foot traffic right next to a major street and corner.
- I have also talked to my neighbors, and we're worried that our property value will go down.



Thank you for your time, I will be attending the Public Hearing for more information.

Melody Jen

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PARTIDA, ANNA

PH-1

From: jackson whitlock <jpwhitlock22@yahoo.com>
Sent: Sunday, March 24, 2024 6:08 PM
To: PC Public Comments
Subject: Dispensary: 2490 Newport Blvd in Costa Mesa

To whom it may concern:

There is a weed shop planning to open at 2490 Newport Blvd in Costa Mesa (Newport Wellness). The cannabis retail shop would be extremely too close to the residential apartments. I thought the city is currently in discussion on creating a residential buffer between dispensary and residences? As a resident in Costa Mesa, I absolutely refuse to live next to a cannabis store.

Please do something about this and stop this shop from opening next to the residential apartments!

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From: Jayson Simmons <bcba657@yahoo.com>
Sent: Sunday, March 24, 2024 6:19 PM
To: PC Public Comments
Subject: DO NOT APPROVE!!! 2490 Newport Blvd Costa Mesa

Dear Costa Mesa City Council,

Why are we still discussing about opening another dispensary on Newport Blvd?! This is insane that we are wasting valuable time and resources to discuss about this topic again! Please STOP this cannabis shop from opening.

I don't mind having cannabis shops in our city but I am against making Newport Blvd look like a marijuana street. We have enough so please deny and have them open somewhere else!

-Jayson Simmons

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PH-1

From: Michael R Callahan <mrcallahan1975@proton.me>
Sent: Sunday, March 24, 2024 7:48 PM
To: PC Public Comments
Subject: DENY: 2490 Newport Blvd Weed Shop

Dear Planning Council,

I thought the city council just modified the cannabis ordinance to set residential buffer of 100 feet from residential? There are two apartment building on the same parcel of a marijuana store that's trying to open. The planning application number for this is 22-08. Address is 2490 Newport Blvd, Costa Mesa 92627 (Newport Wellness).

Our kids and many families are being exposed to Cannabis. NO ONE wants to live next to a Pot Shop! Please deny this application.

Thank you,
Michael Callahan

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From: Kaylee Steinmeyer <steinmeyerkaylee@gmail.com>
Sent: Sunday, March 24, 2024 9:52 PM
To: PC Public Comments
Subject: Newport Wellness Weed Store

Hello Planning Members,

I live on Monte Vista Dr. and have been a long-time resident in the city of Costa Mesa. I **DO NOT** support this conditional use permit for the weed store trying to open at 2490 Newport Blvd, Costa Mesa. This weed store would be too close of a proximity to my home and many of the residential homes in this area.

Please take my concerns into consideration and deny this permit from moving forward.

Kaylee Steinmeyer

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From: Kate Klimow <kdkg03@gmail.com>
Sent: Monday, March 25, 2024 8:07 AM
To: PC Public Comments; ERETH, ADAM; TOLER, RUSSELL; KLEPACK, KAREN; ZICH, JON; ROJAS, JOHNNY; VALLARTA, ANGELY; VIVAR, JIMMY; DRAPKIN, SCOTT
Cc: constituentservices@costamesa.gov; CITY CLERK; MARR, ANDREA; Melanie Clay
Subject: Opposition to Planning Application 22-08 - Agenda item 1
Attachments: OPPOSITION to Newport Wellness LLC proposal Planning Application 22-08.pdf

Good morning,

Please accept the attached letter as public comment in opposition to Newport Wellness LLC's proposal to operate a cannabis business in our neighborhood and opposite our community entrance.

Kind regards,

Laurel Point Town Homes Association

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PARTIDA, ANNA

PH-1

From: Richard Camacho <richrichcamacho@outlook.com>
Sent: Monday, March 25, 2024 8:56 AM
To: PC Public Comments
Subject: Marijuana Store on Newport Blvd

Planning Council,

I wanted to express my concerns about this over saturation of marijuana stores in our city. This is specifically about 2490 Newport Blvd in Costa Mesa. With more stores trying to open, it raises a big concern about safety. It is more concerning because this location is literally right next to residential apartments/homes. It is a no brainer that these weed stores attract more crimes. So, in the event that a crime does take place, us as residents are definitely affected by it. I do not want to raise my kids in a dangerous area.

I love living in Costa Mesa so please do not approve this plan from moving forward. Please take my concerns into consideration. Thank you!

With Regards,

Richard Camacho

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From: CYNDIE KAM <penguinpatrol@sbcglobal.net>
Sent: Monday, March 25, 2024 8:58 AM
To: PC Public Comments
Subject: Planning Application 22-08 Proposed Cannabis Dispensary for 2490 Newport Blvd.

To whom it may concern,

I would like it to be noted that I oppose the allowance of a cannabis dispensary at 2490 Newport Blvd in Costa Mesa.

All of a sudden, Costa Mesa is becoming over-saturated with cannabis shops. It seems they are popping up on every corner, and it's becoming ridiculous. How many cannabis shops does the city need? I think the ones off the freeway are fine, and seemed to be doing well for years. Every one I see here now has frosted or blacked out windows and a security guard out front (what does that say about the business?). Several are right next door or across the street from each other.

We are parents and live in the gated townhome community (Laurel Point Townhomes) right across Monte Vista, where this planned shop intends on opening up. There are many families living in here with children. Why would this shop be allowed to open up on the corner that opens into a residential neighborhood? Why not a business that would benefit the whole community instead (small restaurant/food store/ice cream shop).

There is no need for yet another cannabis dispensary in Costa Mesa, and we certainly don't want one opening up right across from our home.

Thank you,

Cyndie Kam

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PARTIDA, ANNA

PH-1

From: chloe novak <ctnovak77@yahoo.com>
Sent: Monday, March 25, 2024 10:08 AM
To: PC Public Comments
Subject: PLEASE DENY THIS WEED SHOP! 2490 NEWPORT BLVD

To: Planning Commission of Costa Mesa,

Please do something about the weed dispensary that's trying to open at 2490 Newport Blvd, Costa Mesa! I live right across from this location and have been a resident here in Costa Mesa for about 15 years now. As a resident of the community, I am urging the Planning Commission to deny their application to open a weed dispensary. Please have them open somewhere else and not next to my home!

Thank you,

Chloe Novak

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From: Peter Moore <petet74moore@outlook.com>
Sent: Monday, March 25, 2024 11:47 AM
To: PC Public Comments
Subject: 2490 Newport Blvd, Costa Mesa – DO NOT APPROVE!

Hello Planning Members,

I've noticed there's been an increase in marijuana stores in our city, especially on Newport Blvd. I didn't think the expansion would start coming so close to home. When I heard the news of a marijuana store (2490 Newport Blvd) trying to open next to my house, I was stunned because it's getting too close to the residential area. I am already stressed out thinking of what a negative impact it'll have in my neighborhood. I know for a fact that parking will become a huge problem. We already struggle from finding parking, why would you make it worse?

Please protect our community and residents in the area! Do not approve the marijuana store from opening in our community! Have them go somewhere else and far away from the residential area.

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From: slgenis@aol.com
Sent: Monday, March 25, 2024 11:09 AM
To: PC Public Comments
Subject: New Business Item 1, FDC
Attachments: fdc vision, sg clean.pdf; fdc vision, sg marked.pdf

I attended a number of meetings regarding the future of the Fairview Developmental Center site and was disappointed that opportunities for residents to participate together, with the entire group of those attending, were extremely limited.

Instead, the meetings used either the small group, table approach or individual input at tables. As you may be aware, these systems are often used to control and direct input. While some individuals are nervous about speaking before a large group, others would be intimidated from voicing any contrarian opinion in a small, more intimate group where others could more easily criticize one.

Clearly, many people were interested in speaking before the group as a whole. At each meeting, there were many hands raised to speak at the end of the few minutes of general discussion of all attending. I therefore request that the city hold additional meetings in a more traditional format where all can speak and, just as important, all can hear the input of others.

I am also concerned about how the City reached out to "stakeholders". Were members of the business community invited to stakeholder discussions? The FDC site as long been viewed as one of the last opportunities the City might have to develop an additional sports complex. Were representatives of AYSO, Little League, or other youth or adult sports groups invited to participate as stakeholders?

In addition, a key issue, i.e. how this relates to the rest of the city, has been lacking. As I'm sure you know as planning commissioners, context is a key aspect to land use planning.

The presentations and solicitation of comments seemed to ask "If you lived in a brand new neighborhood somewhere what would you want?" Instead they should also ask "If you continued to live in your existing home in Costa Mesa, what would you like to see? As a resident, what do you think is lacking in the City?"

Similarly, the vision statement/guiding principles also disregard context. They are so generic as to be equally applicable to everything from a desert island to an inner-city brownfield. The site is literally treated as a desert island, apart from the rest of Costa Mesa.

I thus suggest the following additions and changes to the vision statement to recognize that it is and should continue to be an integral part of the City of Costa Mesa (also attached).

Relationship to Broader Costa Mesa Community

Development at Fairview Developmental Center must be fully integrated with and enhance the City of Costa Mesa as a whole. Priority must be given to meeting citywide needs identified in adopted City plans and studies including, but not limited to, Costa Mesa's Open Space and Recreation Element

and Housing Element. Goals and policies in Costa Mesa's adopted General Plan must be the guiding principles in planning for FDC. FDC development must not result in negative impacts on infrastructure or in costs to City taxpayers in excess of revenues on either a short term or a long term basis.

Housing and Affordability

Establish a diverse and inclusive community where residents of all backgrounds have access to quality homes, fostering an environment where all residents feel at home and included. Neighborhoods must be decent, safe and affordable to a range of economic levels, including working families and seniors.

Sustainability

Root neighborhoods in a commitment to environmental stewardship, incorporating innovative practices and green initiatives that promote a resilient and ecologically responsible community. This includes energy-efficient buildings, green spaces and eco-friendly initiatives such as repurposing of existing FDC structures wherever feasible. Development must be dedicated to a balanced and harmonious coexistence with nature, including preservation of existing mature trees and other wildlife habitat at FDC. New development will be economically sustainable as well, not creating a negative cash flow for the City as a whole.

Commerce and Supporting Services

Promote retail services that support Costa Mesa residents' needs without duplicating existing retail uses. Locate retail uses to ensure convenience and accessibility, catering to the diverse needs of Costa Mesa residents.

Open Space and Recreation

At a minimum provide adequate open space to meet the City's adopted standard of 4.26 acres of park land per thousand people anticipated to reside in future housing at FDC. Establish vibrant spaces accessible to all Costa Mesa residents, providing a wide range of activities that cater to the physical, cultural, and social needs of Costa Mesa residents. Design open spaces to provide for maximum flexibility as community needs and wants evolve in future decades.

Built Environment

Cultivate a community that not only preserves but enhances its natural and built surroundings, integrating green spaces, native landscaping, and community gathering spaces to create a livable environment and preserving existing trees and wildlife habitat at FDC. The neighborhoods must be well integrated into the City of Costa Mesa as a whole while also creating their own new neighborhood identity. Design on-site development to preserve views of local mountains from Fairview Park and surrounding neighborhoods, both to preserve enjoyment of views by the general public and protect the sacred nature of sites in Fairview Park for native peoples. Utilize responsible development and conservation efforts to ensure a resilient landscape for generations to come.

Circulation and Mobility

Create a community where movement is safe and inviting. Site design must avoid channeling cut-through traffic into existing residential neighborhoods. Implement efficient public transportation

options to reduce reliance on cars and construct connecting pathways as an alternative to use of vehicles and to foster a healthier lifestyle.

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Relationship to Broader Costa Mesa Community

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Housing and Affordability

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~~Neighborhoods create~~Establish a diverse and inclusive community where residents of all backgrounds have access to quality homes, fostering an environment ~~that promotes social equity and belonging~~ where all residents feel at home and included. Neighborhoods must be decent, safe and affordable to a range of economic levels, including working families and seniors. ~~A place where housing affordability is not just a goal but a reality ensures that every member of our community can secure a safe, comfortable home, laying the foundation for a thriving and economically resilient society.~~

Sustainability

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~~The neighborhoods are rooted~~Root neighborhoods in a commitment to environmental stewardship, incorporating innovative practices and green initiatives that promote a resilient and ecologically responsible community. ~~Sustainability isn't just a goal; it's a way of life, where every aspect of our community, from~~This includes energy-efficient buildings, ~~to~~ green spaces and eco-friendly initiatives ~~such as repurposing of existing FDC structures wherever feasible; reflects.~~ Development must be dedicated ~~a dedication~~ to a balanced and harmonious coexistence with nature, including preservation of existing mature trees and other wildlife habitat at FDC. New development will be economically sustainable as well, not creating a negative cash flow for the City as a whole.

Commerce and Supporting Services

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Promote retail services that support Costa Mesa residents' needs without duplicating existing retail uses. ~~Retail uses are placed~~Locate retail uses to ensure convenience and accessibility, catering to the diverse needs of ~~our~~Costa Mesa residents.

Open Space and Recreation

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At a minimum provide adequate open space to meet the City's adopted standard of 4.26 acres of park land per thousand people anticipated to reside in future housing at FDC. Establish vibrant ~~and accessible~~ spaces accessible to all Costa Mesa residents, ~~that inspire a sense of well-being,~~ providing a wide range of activities that cater to the physical, cultural, and social needs of ~~our~~

~~community~~Costa Mesa residents. Design open spaces to provide for maximum flexibility as community needs and wants evolve in future decades. Recreation is a cornerstone of community life, not only offering spaces for leisure but fostering connections and shared experiences, creating a dynamic tapestry of health and happiness.

Built Environment

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Cultivate a community that not only preserves but enhances its natural and built surroundings, integrating green spaces, native landscaping, and community gathering spaces to create a livable environment and preserving existing trees and wildlife habitat at FDC. -The neighborhoods ~~are~~ must be an integral part of the community -swell integrated into the City of Costa Mesa as a whole while also creating their own new neighborhood identity. Design on-site development to preserve views of local mountains from Fairview Park and surrounding neighborhoods, both to preserve enjoyment of views by the general public and protect the sacred nature of sites in Fairview Park for native peoples. where Utilize responsible development and conservation efforts to ensure a resilient landscape for generations to come.

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PARTIDA, ANNA

NB-1

From: TERAN, STACY
Sent: Monday, March 25, 2024 12:07 PM
To: PARTIDA, ANNA
Subject: FW: Fairview Developmental Center Project Update (NB-1)
Attachments: 022924 email to P Nanthavongdouangsy.pdf

FYI.

Stacy Teran
Deputy City Clerk
City of Costa Mesa | City Clerks Office
714)754-5213
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Costa Mesa is launching a new permit and license processing system called TESSA in August. TESSA will replace our existing system and all land use, building and business license applications currently in process will be transferred to the new system. To learn more about TESSA, visit our FAQ page at <https://www.costamesaca.gov/tessa>.



TESSA
TOTALLY ELECTRONIC SELF SERVICE APPLICATION

From: Cynthia McDonald <cmcdonald.home@gmail.com>
Sent: Monday, March 25, 2024 12:02 PM
To: ERETH, ADAM <ADAM.ERETH@costamesaca.gov>; TOLER, RUSSELL <RUSSELL.TOLER@costamesaca.gov>; KLEPACK, KAREN <KAREN.KLEPACK@costamesaca.gov>; ZICH, JON <JON.ZICH@costamesaca.gov>; ROJAS, JOHNNY <JOHNNY.ROJAS@costamesaca.gov>; VALLARTA, ANGELY <ANGELY.VALLARTA@costamesaca.gov>; VIVAR, JIMMY <JIMMY.VIVAR@costamesaca.gov>
Cc: DRAPKIN, SCOTT <SCOTT.DRAPKIN@costamesaca.gov>; CITY CLERK <CITYCLERK@costamesaca.gov>
Subject: Fairview Developmental Center Project Update (NB-1)

Dear Commissioners,

The Fairview Developmental Center Specific Plan (FDCSP) is the largest planning project of the City of Costa Mesa in many decades. Planned correctly, new multistory development can benefit a city while protecting the living conditions in existing adjacent neighborhoods, especially preserving the privacy, solar access, and character of residences. Maintaining livability in nearby residential areas is critically important because the success of mixed-use centers in new development is economically and physically dependent on the support of the adjacent neighborhoods.

While the buildout of the FDCSP will impact the landscape, infrastructure, public services and amenities of all of Costa Mesa, if the City adheres to smart growth principles, including the development of more intense mixed-use centers at transportation hubs or other strategic locations, in addition to paying close attention to setbacks, step-backs, buffers, pedestrian and cyclist conditions, handling of parking and traffic impacts, then the chances of the FDCSP being successful increase.

I have advocated, and continue to advocate, for a citizens advisory committee for this project. Citizen advisory committees for planning projects typically include residents and interest groups such as builders and developers, affordable housing advocates, youth sports community, advocates for those with special needs, veteran's housing groups, etc. The increased transparency of an advisory committee would avoid many of the pitfalls that we are already experiencing with this process. The sister developmental center in Sonoma used an advisory committee to create its specific plan.

With respect to the Agenda Report, the following is some information and comments:

Attached is an email I sent to Ms. Nanthavongdouangsy on February 29, 2024, regarding my suggested vision statement and guiding principles. I did not see this as part of the Agenda Report, so I request that it become part of the public record of the Fairview Developmental Center Specific Plan project. Also, any other correspondence from stakeholders and members of the public should be part of the public record too.

I sent the email to Ms. Nanthavongdouangsy after becoming frustrated at the second outreach meeting on January 23, 2024, where my attempts to engage in a dialogue with the consultant and the other attendees of the meeting concerning the first draft vision statement were thwarted by the consultant. The vision statement and guiding principles were on the agenda as the main topic of the evening, but engagement with the public, including eliciting comment on the draft documents, was cut short. I, along with other members of the community suspected, and later confirmed, that vision statement was created using a chatbot, rather than using information gathered at the first outreach meeting. The amended vision statement really isn't any better.

The guiding principles in the Agenda Report are only the bullet point headings and you have not been provided with the additional text that followed in the version which was presented at the January 23 outreach meeting. Even if you did see the additional language, I hope you would realize as I did that it is mostly sales pitch fluff.

Overall, outreach has been anything but robust. The first couple of meetings (English, Spanish and virtual) had very few participants because the noticing was poor. Many of the people that attended received a notice at the last minute (several said they got it the day of the meeting). Some people who attended the second outreach meeting commented that not enough review of the first meeting was given, resulting in them feeling lost without the information needed to understand what was being discussed at the second meeting.

There has been nearly no attempt to educate the attendees. For example, at the first meeting I had to request that the moderator tell the audience what a Specific Plan was and what was entailed in getting it approved by the City Council. That should have been the first item on the agenda.

The unwillingness of the City to educate the public could turn out to be its biggest failure. It has been said that the only thing residents dislike more than sprawl is high density development. Some communities stigmatize rental housing, and in particular affordable rental housing. It is important that residents have an opportunity to discuss issues to debunk the fears of blight, increased crime, and decreased property values that fuel these biases. Again, an advisory committee would be the perfect opportunity to educate the public while allowing input on the planning of the FDCSP.

The meetings have been controlled by the consultant and there has never been enough time allotted to discussion or a question/answer period, despite participants raising their hands and resorting to shouting questions. I view this as an attempt to eliminate any discussion or introduction of ideas that the consultant doesn't want to be part of the public record. There has been no attempt to build a consensus among the participants of the meetings by starting a dialogue.

The sticker exercises are worthless. We are supposed to select three or four of our top choices and then play the game of placing stickers on a charrette. The problem is the choices were determined by the consultant, not the public, and there was no option for "none of the above" or a way of adding one's own ideas.

At the open house on February 29, 2024, an employee of the consultant tried to place a sticker on a charrette based upon a comment I made to her. I requested that she remove the sticker because she didn't understand what I told her. Why are the consultants being allowed to place stickers on the charrettes? How many other stickers were placed on charrettes without the participant's permission? Should the results of this outreach meeting be discarded?

I note that some of my written comments made at one of the outreach meetings were not included in the public comments on the City's website.

What I'm hearing from the public is a lot of discontent with the process. The comment I get most often is, that "the fix is on," meaning that what is coming out of the outreach so far is manufactured consent. That is a clear indicator that the City's efforts are failing.

Citizen advisory committees promote democratic values, enhance public trust, and improve the quality of decisions. Most importantly, they provide a platform for community members to actively participate in the decision-making process, something that has been lacking thus far. It isn't too late to form an advisory committee for this important project.

Thank you for your consideration.

Cynthia McDonald

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Fairview Developmental Center Specific Plan - Vision and Guiding Principles

Cynthia McDonald <cmcdonald.home@gmail.com>

Thu 2/29/2024 1:05 PM

To: NANTHAVONGDOUANGSY, PHAYVANH <PHAYVANH@costamesaca.gov>

Cc: FDCHousingPlan@costamesaca.gov <FDCHousingPlan@costamesaca.gov>; 'REYNOLDS, ARLIS'

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daly@costamesaca.gov <cecilia.garado-daly@costamesaca.gov>

Hi Ms. Nanthavongdouangsy:

I hope you are the correct contact person, but if not, please forward this email to the correct person.

After the last meeting for the Fairview Developmental Center Specific Plan, I asked if I could email my comments on the vision and guiding principles since there was not an opportunity at that meeting to present them. Please see below. I went through the materials available on the City's website, specifically, comment cards and any other material gathered from the public, and summarized the participants' vision and desires for the future for the parcel. I believe my version reflects those visions and concerns in a more detail than the draft prepared by the consultant.

If you have any questions, please feel free to contact me. Thank you for your work on this important project!

Cynthia McDonald

VISION: Redevelopment of the former Fairview Developmental Center is a unique opportunity to transform the site into a vibrant community leveraging active transportation, sustainability, and mixed-use density to add value to the neighborhoods of Costa Mesa. The vision includes the following elements:

- Make great streets that encourage the use of active transportation and public transit
- Provide a variety of quality housing choices for all life stages, lifestyles, and economic segments, including persons with special needs
- Plan a sustainable community that stands the test of time
- Create active and connected gathering places with linkages to open spaces that promote healthy lifestyles for all ages
- Encourage a broad range of local-serving shops, services, and entertainment amenities to reduce reliance on motor vehicles
- Preservation/re-use of buildings, infrastructure, gardens, and trees

GUIDING PRINCIPLES:

MAKE GREAT STREETS: The community will be structured with a network of roads and shared paths that provide a comfortable environment for pedestrians, while accommodating automobiles, bicycles, and other emerging transportation technologies. There will be multiple routes that diffuse vehicular traffic, while providing more options for emergency personnel to get to where they are needed. Street intersections will have minimal curb radii to slow turning cars and reduce the crossing distance of pedestrians. The streets will be two-way, improving pedestrian crossing safety, reducing automobile speeds, and facilitating navigation. On larger streets, landscaped center medians reduce apparent street width, while intersection bulb-outs reduce pedestrian crossing distance and time, and also provide space for streetscape and street furniture, including covered bus stops.

PROVIDE A VARIETY OF QUALITY HOUSING CHOICES: The specific plan community will support a range of diverse dwelling types that will accommodate a range of household types (singles, newlyweds, families with children, elderly, disabled), income levels (students, teachers, professionals, retired), and employment arrangements (live/work and home occupation), producing a diverse and well-rounded resident population. The housing will address the City's housing needs and the State's development objectives for the site.

PLAN A SUSTAINABLE COMMUNITY: Design and development of the specific plan community will be focused on sustainability aimed at protecting the natural resources found at Fairview Developmental Center. Implementation of best practices for reduced energy and water consumption, sustainably sourced materials, along with native and drought tolerant plant selection will support on-site water retention for a green community. Preserving a maximum amount of open space will retain the wildlife corridors for safe wildlife movement. These features will make certain it is a lasting, sustainable development for future generations.

CREATE ACTIVE AND CONNECTED GATHERING PLACES: The community will contain open spaces and recreational facilities for physical activity to encourage physical and mental health. Gathering places will be reflective of the diversity and culture of Costa Mesa, in addition to being attractive, welcoming, and accessible to all. Improved transportation connectivity will encourage the use of active transportation to arrive at destinations and promote social connections that will create a sense of community among the residents. Pocket parks, plazas, and greens that accommodate playgrounds, public art, and creative uses will be used to complete this vision.

ENCOURAGE A BROAD RANGE OF SHOPS, SERVICES AND ENTERTAINMENT AMENITIES: Public life is one focus of this people-oriented community. A variety of uses and activities, such as unique commercial, specialty retail, cultural and entertainment activities will attract visitors and residents from across Costa Mesa by creating a lively and interesting social environment. Municipal buildings will enhance community identity and foster civic pride.

PRESERVATION/RE-USE OF BUILDINGS, INFRASTRUCTURE, GARDENS AND TREES: Preservation and adaptive reuse of key buildings, where possible, along with conservation of the historic gardens and trees, is a reference to the cultural heritage and agricultural history of Costa Mesa and Fairview Developmental Center and reduces the carbon footprint associated with production and transportation of new materials.