

RESOLUTION NO. PC-2025-17

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA, CALIFORNIA RECOMMENDATION
ON FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
DRAFT LAND USE CONCEPT, AND PROJECT DESCRIPTION
FOR PURPOSE OF ENVIRONMENTAL REVIEW**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS
AND DECLARES AS FOLLOWS:

WHEREAS, the Fairview Developmental Center located at 2501 Harbor Boulevard is owned by the State of California and was formerly used as a state-run residential facility for individuals with developmental disabilities; and

WHEREAS, the residents of the Fairview Developmental Center main campus have been relocated; and

WHEREAS, in recognition of California's acute affordable housing crisis, the State has prioritized the development of affordable housing in the disposition of the Fairview Developmental Center property; and

WHEREAS, on June 30, 2022, the State enacted Senate Bill 188, codified in Government Code Section 14670.31, establishing the framework for the planning and disposition of the Fairview Developmental Center site; and

WHEREAS, on December 29, 2022, pursuant to Government Code Section 14670.31, the Department of Developmental Services (DDS), Department of General Services (DGS), and the City of Costa Mesa entered into a formal agreement to plan for the future redevelopment of the Fairview Developmental Center; and

WHEREAS, under this agreement, the City is responsible for managing the land use planning process, while the DGS is responsible for overseeing the property's eventual disposition; and

WHEREAS, in September 2023, the City initiated the land use planning process and has since conducted multiple community outreach events to gather input on

neighborhood design, vision and guiding principles, and identifying community priorities; and

WHEREAS, representatives from the City, DGS, and DDS have continued to meet regularly to coordinate planning efforts and ensure that the Fairview Developmental Center Specific Plan aligns with the intent of the enabling legislation and supports both State and City goals; and

WHEREAS, these goals include: the planning for the construction and operation of a California Office of Emergency Services Regional Emergency Operations Center; the development of DDS housing consistent with Government Code Sections 14670.36, 14670.31, and 14670.35(e); and the City's adopted Housing Element objectives; and

WHEREAS, it is essential that the Specific Plan include a land use framework and supporting policies that balance financial feasibility, State requirements—including provisions for affordable housing and DDS housing—and community priorities such as open space and accessibility, in order to create a viable plan to guide future development; and

WHEREAS, in order to prepare a feasible Specific Plan and conduct environmental review pursuant to the California Environmental Quality Act (CEQA), the City must evaluate a version of the project that is both physically and financially viable; and

WHEREAS, the Financial Feasibility Analysis served as a critical step in this process by evaluating whether each land use concept could offset the costs of demolition, infrastructure, DDS and affordable housing site preparation, while still generating a return sufficient to attract private investment—thereby ensuring the plan's feasibility and ability to deliver key public benefits such as affordable housing, open space, and community amenities; and

WHEREAS, the results of the Financial Feasibility Analysis informed staff's recommendation for a Preferred Plan and serve as a foundational element in the drafting of the Specific Plan; and

WHEREAS, on May 27, 2025, the City conducted a Planning Commission Study Session to provide the Commission and the public with a comprehensive update on the FDC Specific Plan project, and to offer an opportunity for the Commission to review and discuss land use concepts and key plan components prior to making a recommendation to the City Council on a preferred land use plan; and

WHEREAS, on June 23, 2025, the City conducted a second Planning Commission Study Session to provide a comprehensive recap of the City and State roles in the Fairview Development Center (FDC) Specific Plan process to date, the findings of the Financial Feasibility Study, components of a Specific Plan, development realities of State housing laws, and environmental review; and

WHEREAS, based on the feedback provided by the public and Planning Commission during the Study Session, City staff presented an updated recommendation to the Planning Commission on August 25, 2025; and

WHEREAS, a duly noticed public hearing held by the Planning Commission on August 25, 2025 with all persons having the opportunity to speak for and against the proposal; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is subject to the California Environmental Quality Act (CEQA) and an Environmental Impact Report (EIR) will be prepared for the project in accordance with the CEQA Guidelines, based on the direction received on the preferred land use plan and defined project description and draft preferred land use plan; and

NOW, THEREFORE, based on the evidence in the record and the recommended project description, draft preferred land use plan, included in Exhibit A, the Planning Commission hereby recommends that the City Council considers its recommendation with respect to the property described above, with the clarification that this recommendation is for the purpose of environmental review only and does not commit the City to a specific course of action; and

BE IT FURTHER RESOLVED, that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly for the purpose of scoping environmental review, as described in the staff report and supporting materials referenced in Exhibit A, and in compliance of all applicable federal, state, and local laws.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 25th day of August, 2025.



Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2025-17 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on August 25, 2025 by the following votes:

AYES: Harlan, Andrade, Dickson, Klepack, Martinez

NOES: Zich

ABSENT: Rojas

ABSTAIN: None



Carrie Tai, Acting Secretary
Costa Mesa Planning Commission

EXHIBIT A

Recommendation on the environmental scope of study on the FDC Preferred Plan

95 Acre Property Boundary

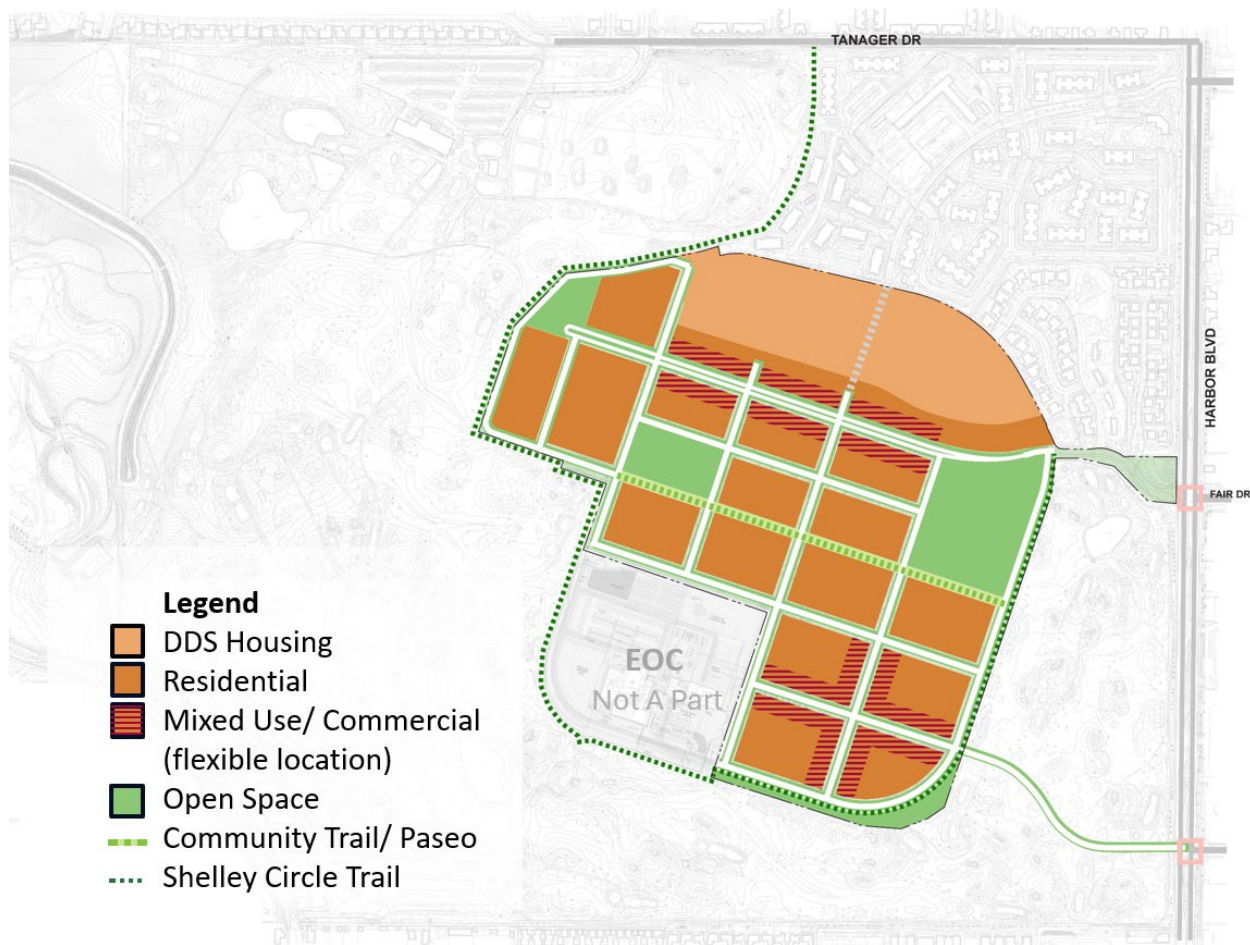
- 2,300 Dwelling Units Minimum (per Housing Element)
- 4,000 Dwelling Units Maximum
- 35,000 square foot Commercial maximum – flexible location – could be standalone or in mixed-use configuration in any building
- 12 acres minimum dedicated publicly accessible open space (plus improvements and impact fees)
- 2 access points from Harbor Boulevard
- (Off-site) Partial golf course reconfiguration due to secondary access road

Land Use	Development Minimum	Development Maximum
Residential ¹		
• Very Low Income	575 units ²	-
• Low Income	345 units	-
• Moderate Income	690 units	-
• Above Moderate Income	690 units	-
Total Units ⁴	2,300 units minimum	4,000 units maximum
Commercial	10,000 sf minimum	35,000 sf maximum
Public Open Space ³	12 acres minimum	No maximum

NOTES:

1. The definition of Very Low, Low, Moderate, and Above Moderate-income categories is defined in Section X of the City's Housing Element.
2. Very Low=income units shall include 200 Permanent Supportive Housing Units in accordance with State Code Section 14670.31. Housing developed on-site by DDS may count towards meeting this requirement.
3. Public Open Space includes areas planned for possible use of the following, including but not limited to: public parks, trails, plazas, and other types of open spaces available to the general public. It does not include private and common open space that is considered an on-site amenity for housing and is primarily accessible by the residents of the housing development.
4. Total units include the residential development within the 15-acres of land retained by DDS.
5. The Project also includes the construction of a secondary access on the southeast corner of the site that would run through the golf course. This would require the reconfiguration of up to six holes.

Conceptual Land Use as of 7/24/2025



Specific Plan Designations:

Residential. The Residential land use category is intended to allow for a wide range of housing types, including two-and-three story walk-up townhomes, courtyard or motorcourt products, stacked flats, and buildings up to 12 stories in height. This category is also intended to satisfy the City's 6th Cycle RHNA obligation for the FDC property in terms of providing Very Low, Low, Moderate, and Above Moderate-Income Housing.

The Residential category will also allow for a range of senior living options including independent and assisted living. Public and private recreational uses, daycare, and community and neighborhood-serving amenities will also be allowed.

This category also includes approximately 15-acres of property to be retained by the State Department of Developmental Services (DDS) for the development of housing for the developmentally disabled (Very Low Income), and housing for moderate and above moderate households.

Commercial. The Commercial land use category is intended to allow for neighborhood-serving retail and service uses in either a stand-alone or mixed-use configuration, including restaurants, coffee shops, small grocery and retail stores, pharmacies, studio and fitness facilities, and small office uses, including medical office, in either a mixed-use or stand-alone configuration. Ancillary community supporting uses, such as day care, are also allowed.

Publicly Accessible Open Space. The Open Space category is intended for various parks and open space uses that are open to the general public, including neighborhood parks, recreation centers and cultural facilities, smaller pocket parks, and trails for pedestrians and bicyclists. Flexibility in the final location and configuration of publicly accessible open space is provided in the Specific Plan.

Minimum Specific Plan Provisions to Carry out the Preferred Land Use Plan:

- The Plan (*italics represent items in addition to items in the heading parenthetical*).
 - Land Use Plan (including permitted land use categories such as housing/affordable housing, commercial, community amenities, etc.)
 - *Allow community amenity uses (library, school, etc.)*
 - Mobility and Circulation (including roadway and network layout, street sections, bicycle, and pedestrian path and access requirements, etc.)
 - *Secondary access acquisition process (City-owned land), including community engagement*
 - *Construction phasing of “backbone” paths and streets*
 - Open Space (including minimum required open space, types of open space permitted and possible locations for open space, recreational amenities, dedications, fees to be paid, construction and maintenance responsibilities)
 - *Require State/General Plan designated amount of open space*
 - *Use Open Space requirements as a lever to achieve additional affordability or publicly-available amenities*
 - *Accommodate active sports fields that are open to the public, with the uses to be determined by the City’s Park Master Plan*
 - *Golf course reconfiguration and improvement requirements, including phasing*

- *Pedestrian connection to Fairview Park*
- Infrastructure (including infrastructure requirements for the plan such as water, storm drain, sewer and drain utilities for both master development and individual project development)
 - *Construction phasing of “backbone” infrastructure*
- Public Services (including additional requirements for public services such as police and fire facilities, as well as storm drainage to accommodate the need of additional residents and services)
 - *Construction phasing to ensure public services are available to service future residents*
- Administration and Implementation
 - Review processes, including applications and decision bodies
 - Future development
 - Specific Plan amendments
 - Monitoring requirements
 - Development impact fee provisions