



Fairview Developmental Center Specific Plan

Outreach Summary

Workshop 1 Details

The City of Costa Mesa hosted the first round of community engagement for the Fairview Developmental Center Specific Plan. The city hosted three (3) separate workshops, in English and Spanish.

- **English** – Thursday, November 2, 2023
 - 6 p.m. to 8 p.m.
 - Costa Mesa Senior Center, 695 W 19th St., Costa Mesa
 - **65** Attendees
 - **49** comments cards submitted
- **Spanish** – Friday, November 3, 2023
 - 6 p.m. to 8 p.m.
 - Costa Mesa Senior Center, 695 W 19th St., Costa Mesa
 - **10** Attendees
 - **9** comments cards submitted
- **English and Spanish** – Monday, November 6, 2023
 - 6 p.m. to 8 p.m.
 - Hosted virtually using Zoom
 - **39** Attendees

Workshop Advertisement

The city advertised the workshop through various media and print forms as described below:

- Mailed flyers to persons living or owning property within 1000 feet of the site.
- Sent flyers home with all students in the Newport Mesa Unified School District
- Posted information about the workshops and flyers on the project website.
- Emailed the flyer to interest lists maintained by the City (Housing Element, Inclusionary Zoning Ordinance, community groups, etc.).
- Distributed flyers to libraries, community centers and select coffee shops for posting.
- Advertised the workshops via unpaid posts on the City's social media pages (Instagram, Twitter, Facebook, Nextdoor).
- Sent information to the City maintained Nixle email/text list.
- Included information in the City Hall Snapshot.

Workshop Outline and Purpose

The goal of the first set of workshops was to provide information on the Specific Plan and project timeline, and to gather input and ideas to shape the vision and guiding principles for the

Fairview Developmental Center Specific Plan. For consistency and equity, the format of the three workshops was the same and included the following information and activities:

- Welcome and team introductions.
- A presentation to outline the history, existing use and surrounding uses and potential opportunities of the site, including a variety of housing types as designated by the City's 2021-2029 Housing Element.
- A summary of the agreement between the State and City to plan for the reuse of the site.
- Time for live Q&A.
- A group exercise to collectively answer the question, "What are the ingredients of a great neighborhood?"
- Summary and report out of each group's work.
- Opportunity for attendees to prioritize the ideas and comments shared by all groups.

Complete recordings of the Spanish and English Presentations provided at the virtual workshop are available on the project webpage at FDCHousingPlan.com. Copies of the PowerPoint presentations are also posted on the webpage. All written ideas from the group exercises and a summary of comments are included in this document.

Workshop Photos

These photos are from the in-person workshops held on November 2 and November 3.





Activity Boards and Comments

Small groups of participants (tables in-person and virtual rooms) collectively answered the question, "What are the ingredients of a great neighborhood?" Comments from the group exercise have been color coded to connect similar ideas and sentiments. Ideas generated were summarized into the following categories:

	HOUSING
	OPEN SPACE/RECREATION
	CIVIC USE/COMMUNITY SERVICES
	COMMERCIAL/RETAIL/MIXED USE
	SUSTAINABILITY
	MOBILITY/PARKING/TRANSIT
	OTHER

Input gathered from the group exercise (in addition to other comments and feedback received) will be used to inform the Draft Vision Statement and Guiding Principles for the Specific Plan. The Draft Vision Statement and Guiding Principles will guide land use planning and set community priorities for the Specific Plan. The community will review the vision and guiding principles at the next workshop, they will be made available on the project website in advance of the meeting.

Thursday, November 2: In-Person Comments



WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?



LOOK @ VILLAGES @ CABRILLO IN LONG BEACH FOR A MODEL

SENIOR VILLAGE THAT ENABLES DOWNSIZING TO OPEN UP EXISTING HOUSING
VARIETY OF HOUSING TYPES - MISSING MIDDLE HOUSING
SUBSIDIES FOR GOV'T EMPLOYEES

FLEXIBLE FUNDING SOURCES FOR RESIDENTS

TRANSIT CENTER / ACCESS TO PUBLIC TRANSIT / TROLLEY SYSTEM

BIKE / WALKING / SHARED PATHS SEPARATE FROM STREETS BUT LINKED TO REST OF CITY; PROMOTE CAR FREE ENVIRONMENT

OPEN SPACE NEEDS TO BE PRIORITIZED & INTEGRATED WITH SURROUNDING OPEN SPACE

CONSIDER HISTORIC USE OF FDC BY PRESERVING AND UTILIZING BUILDINGS & SPACE - AUDITORIUM & SCHOOL REPURPOSE

COMMUNITY GARDEN

CENTRAL GATHERING PLACE

MIXED USE COMMUNITY INCLUDING RESEARCH, EDUCATION, OFFICE RETAIL, SMALL BUSINESS ALONG W/ HOUSING
FOR ECONOMIC OPPORTUNITIES FOR RESIDENTS

SUSTAINABILITY & RESILIENCY - CONSIDER WATER USE

PROPOSED VISION & GUIDING PRINCIPLES SHOULD BE PROVIDED FOR REVIEW PRIOR TO FUTURE MEETINGS

MAKE CERTAIN THERE IS LONG-TERM FISCAL SUSTAINABILITY -

INCLUDE ~~PUBLIC~~ COMMUNITY BENEFITS








EMBRACE THE DIVERSITY OF OUR COMMUNITY

THAT AFFORDABLE HOUSING FOR ALL - VETS - SENIORS - WORK FORCE, DISABLED

REFLECT THE IMPORTANCE OF THE "THE CITY OF THE ARTS" BY PROVIDING AN ART CENTER

AFFORDABLE DAYCARE - IT IS THE SECOND MOST COSTLY EXPENSE FOR PARENTS

LEGEND

	HOUSING
	OPEN SPACE/RECREATION
	CIVIC USE/COMMUNITY SERVICES
	COMMERCIAL/RETAIL/MIXED USE
	SUSTAINABILITY
	MOBILITY/PARKING/TRANSIT
	OTHER

Thursday, November 2: In-Person Comments



WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?



REQUIRE
LOW-CARBON
Construction Materials &
Practices

PARKWAYS / LANDSCAPING








STREET PLANS TO FWYS

ACCESS FOR BIKES / PEDS

KEEP
HERITAGE TREES

DENSITY !!

LEGEND

-  HOUSING
-  OPEN SPACE/RECREATION
-  CIVIC USE/COMMUNITY SERVICES
-  COMMERCIAL/RETAIL/MIXED USE
-  SUSTAINABILITY
-  MOBILITY/PARKING/TRANSIT
-  OTHER

Thursday, November 2: In-Person Comments



Thursday, November 2: In-Person Comments

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS
Draw or write your ideas here

KEEP FDC's
LEGACY TREES!

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS
Draw or write your ideas here

- save the auditorium

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS
Draw or write your ideas here

DENSITY!!
Consider more stories

BIKE PATH!
Continue the Harbor Blvd. bike path

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS
Draw or write your ideas here

community garden
Spaces - cafe's
- theater

- NO INVESTOR purchases/owner
RESIDENTS ONLY - (Regulate)

Thursday, November 2: In-Person Comments






FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN COMMUNITY WORKSHOP










NOTES, IDEAS and ADDITIONAL THOUGHTS

Draw or write your ideas here

- SAVE AS MANY  TREES AS POSSIBLE. USE TINY HOMES FOR SMALL AREAS AND OPEN SPACES
- USE A NON-PROFIT DEVELOPER (LIKE JAMBOREE HOUSING). 
- SAVE EXISTING TRAILERS
- MORE LOW / V. LOW / MODERATE UNITS LESS OR NO MARKET RATE
- SENIOR HOUSING 

LEGEND

	HOUSING
	OPEN SPACE/RECREATION
	CIVIC USE/COMMUNITY SERVICES
	COMMERCIAL/RETAIL/MIXED USE
	SUSTAINABILITY
	MOBILITY/PARKING/TRANSIT
	OTHER

Thursday, November 2: In-Person Comments



FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP



NOTES, IDEAS and ADDITIONAL THOUGHTS

Draw or write your ideas here

Need to figure access / transportation in/out for thousands of people ●●●

Need to consider crime and need for increased police/fire services. Who will pay for this??

We need to build a school / daycares. ●

We need more parks/amenities. (pools, fields, outdoor concert space) ●







We need more gathering / family events locations ●

OPEN SPACE ●

2300 units is too many.

SENIOR HOUSING
Single family homes ●

LEGEND

-  HOUSING
-  OPEN SPACE/RECREATION
-  CIVIC USE/COMMUNITY SERVICES
-  COMMERCIAL/RETAIL/MIXED USE
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-  OTHER

Thursday, November 2: In-Person Comments

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS

Draw or write your ideas here

- TINY HOMES
- CAR + RV PARKING PROGRAM
- RE-USE EXISTING CIRCULATION/BUILDING PAD.
- KEEP + RENOVATE EXISTING AUDITORIUM, POOL, DONATION CENTER, CLASSROOMS, LAVA LOUNGE.
- WORK WITH HABITAT FOR HUMANITY, COMMUNITY TO BUILD TINY HOMES.
- RENT CHARGED FOR TINY HOMES UNTIL MATERIALS + LABOR ARE PAID OFF - THEN THEY OWN

- RENOVATE EXISTING RESIDENTIAL UNITS IF POSSIBLE ESP FOR SENIORS + PPL W DEV. DIS.
- CONVERT EXISTING ADMIN. BUILDINGS TO RESIDENTIAL
- STUDENT HOUSING

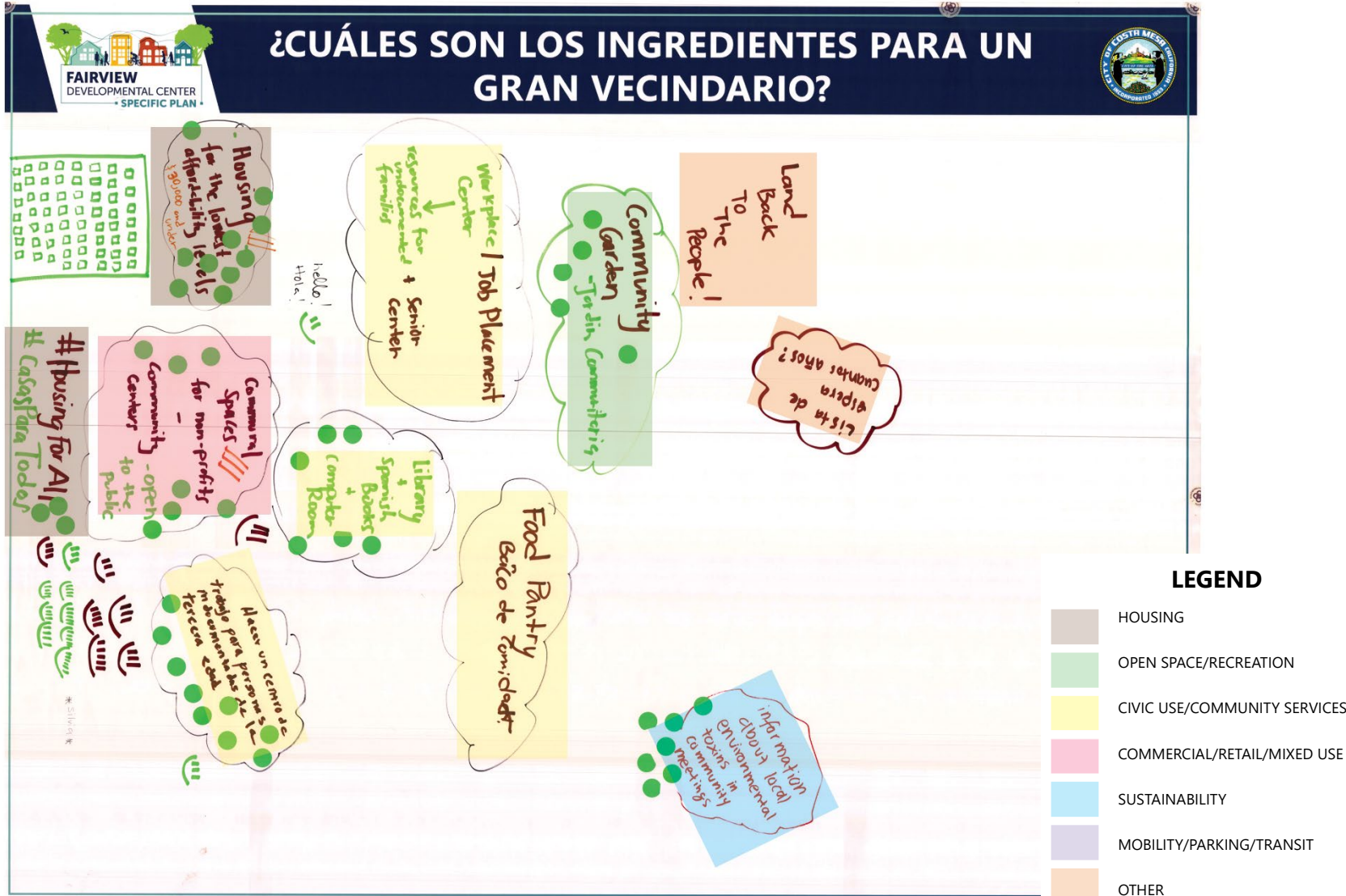
PEOPLE COULD WORK ON THESE PROJECTS TO RAISE \$ FOR MATERIALS FOR TINY

- THESE FACILITIES COULD CHARGE FEES FOR USE (LIKE POOL, AUDITORIUM)
- DONATION CENTER COULD PROVIDE JOBS FOR HOMELESS
- CLASSROOMS FOR AFTER-SCHOOL PROGRAMS

LEGEND

- HOUSING
- OPEN SPACE/RECREATION
- CIVIC USE/COMMUNITY SERVICES
- COMMERCIAL/RETAIL/MIXED USE
- SUSTAINABILITY
- MOBILITY/PARKING/TRANSIT
- OTHER

Friday November 3: In-Person Comments



Friday November 3: In-Person Comments

¿CUÁLES SON LOS INGREDIENTES PARA UN GRAN VECINDARIO?

Viviendas para estudiantes universitarios (Housing)

Una oficina donde personas pueden aplicar en persona para viviendas (Housing)

Centro para Seniors (Civic Use/Community Services)

Daycare: - para mamas/papas solteras (Civic Use/Community Services)

Clinica de salud para personas de bajos ingresos (Civic Use/Community Services)

Escuela primaria (Civic Use/Community Services)

Centro de rehabilitación (Civic Use/Community Services)

Que las viviendas sean disponibles para personas de:
- muy bajos ingresos
- no importa estado de residencia/ciudadanía (Housing)

Espacios Públicos (Open Space/Recreation):
- centros comunitarios
- abiertos para todos
- canchas de fútbol
- parques
- albergos comunitarios

Public transport (Mobility/Parking/Transit)

Recursos Comunitarios (Civic Use/Community Services):
- estado de residencia
- personas de 3ra edad
- centro de recreo para jóvenes
- ayudar con empleo

Oportunidades para vender en la calle (Civic Use/Community Services):
- comida

Libreria (Civic Use/Community Services):
- libros en español
- computadoras

Jardines comunitarios (Open Space/Recreation):
- para sembrar verduras y frutas

Food Pantry (Civic Use/Community Services)

LEGEND

- HOUSING
- OPEN SPACE/RECREATION
- CIVIC USE/COMMUNITY SERVICES
- COMMERCIAL/RETAIL/MIXED USE
- SUSTAINABILITY
- MOBILITY/PARKING/TRANSIT
- OTHER

Monday, November 6: Virtual Comments

FAIRVIEW
DEVELOPMENTAL CENTER
• SPECIFIC PLAN •

WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?

CITY OF EAST MESA
INCORPORATED 1988

Suzanne Schwab

EOC- will it be included? 15 acres would negatively impact this neighborhood.

Suzanne Schwab

Trees- mature trees are an asset- try to keep them

Suzanne Schwab

Encourage walking
Reduce reliance on cars

Suzanne Schwab

Think about hang out spaces for teens

Suzanne Schwab

Opportunity for HOUSING- amazing infill housing- need to increase the units

Suzanne Schwab

Biking is important- regional trail options- people can get to many areas of orange county

Suzanne Schwab

Affordable housing for all- disabled, seniors, workforce

Suzanne Schwab

Other uses:
Schools
Daycare
Small businesses
All incomes
Places to get food- cafe
Mixed Use
Services so you don't need to drive
Family dentist

Suzanne Schwab

Newport Mesa Family Resource Center- supports high need families who need affordable housing- above average less important

Suzanne Schwab

Green space!
Beautification
Wide sidewalks
Accomodate all- wide enough to fit wheelchairs with friends walking

Suzanne Schwab

Open space- FDC site used by residents for walks and as general "open space"

Suzanne Schwab

Park, OCC, and the development center laid out to maximize the breeze- future planning should continue to make this a priority.

Suzanne Schwab

Green areas and connections important

Suzanne Schwab

Consider more access to the site

Suzanne Schwab

Wildlife considerations

Suzanne Schwab

Lighting

Suzanne Schwab

Objective design standards- required for residential, could apply to commercial too

Suzanne Schwab

Senior center on 19th- height- will need density for affordable housing- consider

Suzanne Schwab

Community Gardens option

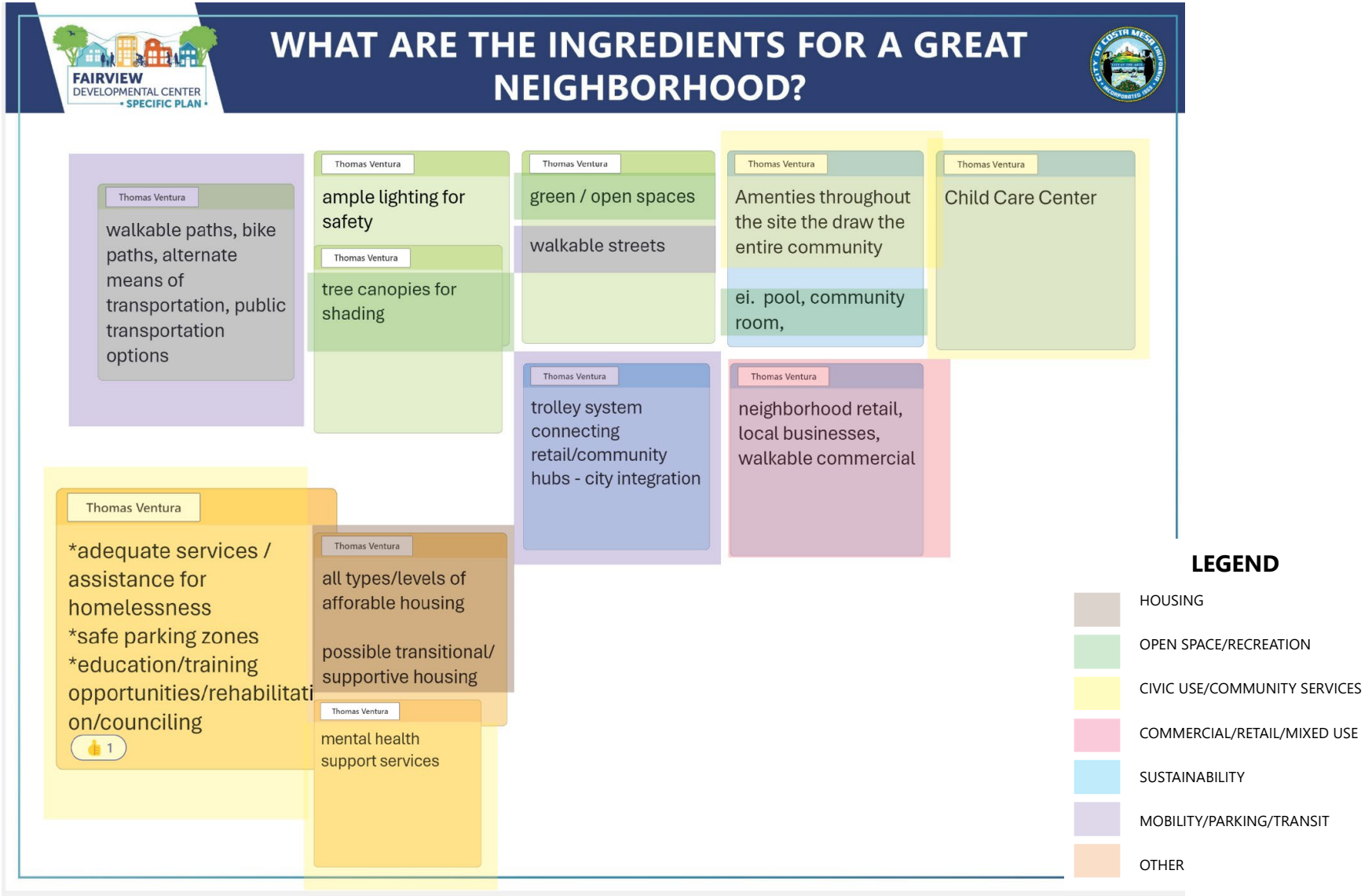
Suzanne Schwab

Resource Center with after school for seniors and young people

LEGEND

- HOUSING
- OPEN SPACE/RECREATION
- CIVIC USE/COMMUNITY SERVICES
- COMMERCIAL/RETAIL/MIXED USE
- SUSTAINABILITY
- MOBILITY/PARKING/TRANSIT
- OTHER

Monday, November 6: Virtual Comments




Monday, November 6: Virtual Comments




LEGEND

- HOUSING
- OPEN SPACE/RECREATION
- CIVIC USE/COMMUNITY SERVICES
- COMMERCIAL/RETAIL/MIXED USE
- SUSTAINABILITY
- MOBILITY/PARKING/TRANSIT
- OTHER

Monday, November 6: Virtual Comments



WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?



Paul Herrmann

Safe space
Near great schools

great landscaping
family space, kid friendly (playgrounds, parks
where kids can run without disturbing neighbors

5 stores is OK but any higher seems too dense

Costa Mesa residents want to stay in this town home town feeling
prefer direct access to unit for family

Paul Herrmann

Affordable for housing for our children and young families
friendly community
keep our labor force local

prefer to be aggressive for affordable component for negotiations with State - will require some degree of State subsidies - get a better deal to get better project from the developer as the land is the most expensive component

High quality, comfortable, safe, affordable housing

thoughtful projects can be positive on the community and property values

Paul Herrmann

supports more affordable inclusive housing
friendly to disabled person

Paul Herrmann

Consider comparison to previous project in terms of traffic
Consider additional access points

Paul Herrmann

Prefers 2 stories max, scared of low income housing bringing down property values
People earned to live here and want it to stay the same

LEGEND

- HOUSING
- OPEN SPACE/RECREATION
- CIVIC USE/COMMUNITY SERVICES
- COMMERCIAL/RETAIL/MIXED USE
- SUSTAINABILITY
- MOBILITY/PARKING/TRANSIT
- OTHER

Summary of Comments Received

Thursday, November 2 Comments

Resident comments at the in-person workshop covered a wide range of thoughts and desires for the Specific Plan area. In order of prevalence, here are summarized comments:

- **Traffic/Mobility/Parking (17 comments)**
 - Concerns regarding negative traffic impact on surrounding streets
 - Three specific requests for more entrance/exit points for the site
 - Create walkable connections to local streets
 - Plan should include ways to prevent illegally parked vehicles on the site
 - Create better bicycling connections to local streets and nearby destinations
 - One specific comment about a bike route through the golf course
 - Concerns about local parking becoming difficult
- **Open Space/Recreation (14 comments)**
 - Need for park / open space / greenery on the site
 - Includes two comments about providing an outdoor amphitheater
 - One comment about ensuring that shared spaces are available to all
 - Keep as many existing trees as possible
 - Include sports fields
 - Three specific requests for little league fields
- **Sustainability (9 comments)**
 - Three discussed the construction and operation of housing
 - Three discussed transportation and reducing vehicle trips at the site
 - Reuse/Repurpose existing buildings
 - One specific note to turn one into a community center
- **Mixed-Use/Land Use Types (7 comments)**
 - Plan for on-site services and/or mixed use
 - This includes retail, grocery, and entertainment
 - Density generally:
 - Four comments in favor of increasing density and/or building height
 - Three comments opposed to high-density and/or tall buildings
- **Schools (6 comments)**
 - School access from the site:
 - Schools are a potential local resource for green spaces
 - Need to understand the impact of increased local housing on the schools nearby
- **Crime Concerns (6 Comments)**
 - Housing should emphasize and prioritize seniors and young families
- **Housing Considerations (7 comments)**
 - Worries about increased crime due to low-income housing

- Preference for housing should be given to locals
- Need for increased police presence due to low-income housing
- Include/consider/allow tiny homes
- **Other (4 comments each)**
 - Provide on-site childcare
 - Create of a citizens advisory committee to make decisions about the site
 - Concerns about keeping the site clean due to low-income housing
- **Other (3 Comments each)**
 - Concerns about the impact of the site on neighboring property values
 - Curiosity about who will be responsible for project costs

Friday, November 3 Comments

Resident comments at the in-person workshop covered a wide range of thoughts and desires for the Specific Plan area. In order of prevalence, below are summarized comments:

- **Community Resources/Civic Uses (5 comments)**
 - Community Resource Center with job center, immigration counseling, Senior citizen services
 - Elementary school
- **Housing Types (4 comments)**
 - Providing housing and rents affordable to lowest possible incomes
 - Housing for university students
- **Health/ Transit Services (2 comments)**
 - Health clinic for lower income families
 - Accessible public transportation
 - Rehabilitation Center
- **Open Space/Recreation (2 comments)**
 - Soccer fields and other public spaces
 - Community pool
- **Other Ideas (1 comment each)**
 - Bookstore with Spanish language books and computers
 - Community vegetable garden
 - Food Pantry
 - Good lighting and parking
 - Supermarkets near housing

Monday, November 6 Comments

Resident comments at the virtual workshop covered a wide range of thoughts and desires for the Specific Plan area and were collected through the Chat feature in Zoom. In order of prevalence, here are summarized comments:



- **Housing Types (23 comments)**
 - Ensuring a high ratio of low/very-low income affordable housing
 - Providing some supportive housing on the site
 - Increase density to increase availability of affordable housing
- **Transit (8 comments)**
 - Have good connections to public and active transit options
 - Two mentions of providing a trolley or shuttle that connects to other Costa Mesa destinations
 - Two mentions of low or no parking per unit to encourage public/active transit use
 - Ensure easy entrance/exit
- **Open Space (6 comments)**
 - Ensure that public green spaces are included in the plan
 - Two comments noting space for community gardens
- **Mixed-Use/Other Uses (7 comments)**
 - Provision for ground-level mixed-use spaces
 - One comment specifying catering to small local businesses
 - Create a teen/multi-use center on site
 - Use the site for something other than affordable housing
 - Create a resource center on site
- **Other (2 comments)**
 - Two Concerns about who owns/pays for/controls the land
- **Other (1 comment)**
 - Provide unique amenities to build community among residents

Summary of Comments and Priorities

Figure 1 below displays the total number of dots used to prioritize ideas from the group exercise during all workshops.

Figure 1: Participant Priorities by Category

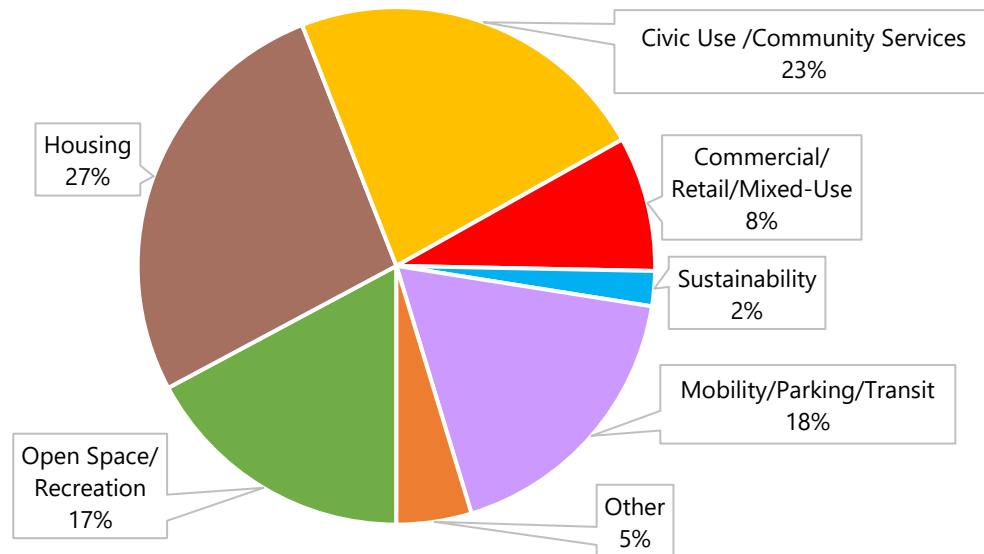
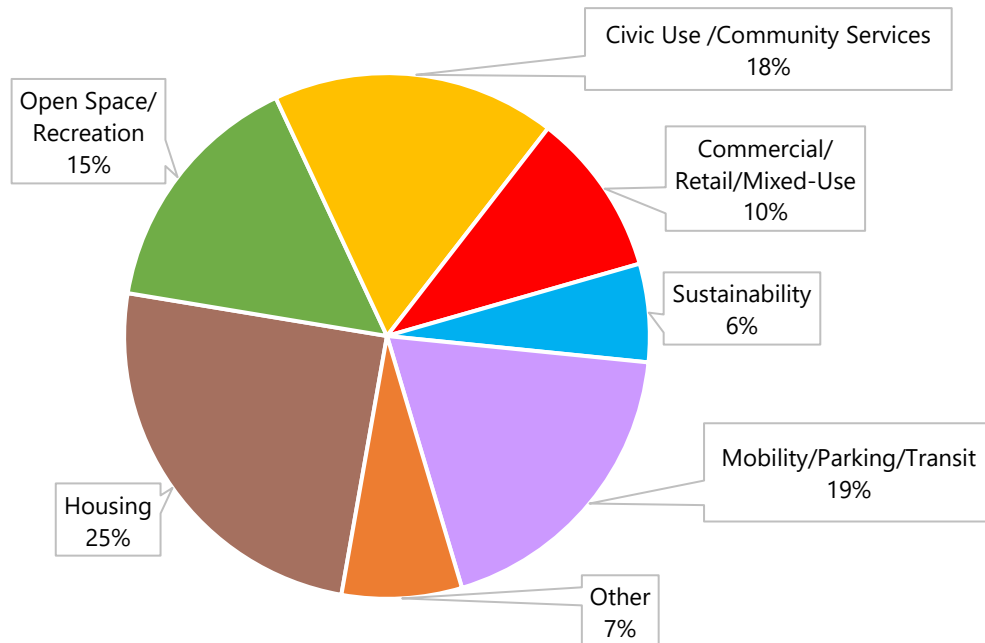


Figure 2 below displays the total number of comments by category.

Figure 2: Total Count of Comments by Category





Plan Específico de Fairview Developmental Center

Resumen de alcance

Detalles del taller 1

La Ciudad de Costa Mesa organizó la primera fase de participación comunitaria para el Plan Específico de Fairview Developmental Center. La Ciudad organizó tres (3) talleres separados, en inglés y español.

- **Inglés:** jueves, 2 de noviembre de 2023
 - De 6 p. m. a 8 p. m.
 - Costa Mesa Senior Center, 695 W 19th St., Costa Mesa
 - **65** participantes
 - **49** tarjetas de comentarios presentadas
- **Español:** viernes, 3 de noviembre de 2023
 - De 6 p. m. a 8 p. m.
 - Costa Mesa Senior Center, 695 W 19th St., Costa Mesa
 - **10** participantes
 - **9** tarjetas de comentarios presentadas
- **Inglés y español:** lunes, 6 de noviembre de 2023
 - De 6 p. m. a 8 p. m.
 - organizado virtualmente a través de Zoom
 - **39** participantes

Publicidad del taller

La Ciudad promovió publicidad a los talleres a través de diversos medios de comunicación e impresos, tal como se describe a continuación:

- Envío de folletos por correo a las personas que viven o sean dueños de una propiedad en un radio de 1,000 pies del lugar.
- Envío de folletos a todos los estudiantes de Newport Mesa Unified School District..
- Publicación de información y folletos sobre los talleres en el sitio web del proyecto.
- Envío por correo electrónico del folleto a listas de interés mantenidas por la Ciudad (Elemento de Vivienda, Ordenanza de Zonificación Inclusiva, grupos comunitarios, etc.).
- Distribución de folletos a bibliotecas, centros comunitarios y cafeterías seleccionadas para publicidad.
- Publicidad de los talleres a través de publicaciones no de pago en las páginas de las redes sociales de la ciudad (Instagram, Twitter, Facebook, Nextdoor). Envío de información a través de la lista de correo electrónico/texto Nixle administrada por la Ciudad.
- Publicación de información en el City Hall Snapshot.



Resumen y objetivo de los talleres

El objetivo de la primera serie de talleres era dar información sobre el Plan Específico y el calendario del proyecto, así como obtener comentarios e ideas para dar forma a la visión y los principios que guiarán el Plan Específico de Fairview Developmental Center. Por coherencia y equidad, el modelo para los tres talleres fueron los mismos e incluyeron la siguiente información y actividades:

- Bienvenida y presentación del equipo.
- Una presentación para resumir la historia, los usos existentes y circundantes y las oportunidades potenciales para el sitio, incluyendo una variedad de tipos de vivienda según lo designado por el Elemento de Vivienda 2021-2029 de la Ciudad.
- Resumen del acuerdo entre el Estado y la ciudad para planificar la reutilización del sitio.
- Tiempo para las preguntas y respuestas en directo.
- Ejercicio en grupo para responder colectivamente a la pregunta: “¿Cuáles son los ingredientes de un gran vecindario?”.
- Resumen y presentación del trabajo de cada grupo.
- Oportunidad para que los participantes prioricen las ideas y comentarios compartidos por todos los grupos.

Las grabaciones completas de las presentaciones en español y en realizadas en el taller virtual están disponibles en la página web del proyecto en FDCHousingPlan.com. En el sitio web también hay copias de las presentaciones en PowerPoint. En este documento se incluyen todas las ideas escritas de los ejercicios de grupo y un resumen de los comentarios.

Fotos del taller

Las fotos siguientes son de los talleres presenciales que se impartieron los días 2 y 3 de noviembre.



Mesas de actividades y comentarios

Pequeños grupos de participantes (mesas presenciales y salas virtuales) respondieron colectivamente a la pregunta: "¿Cuáles son los ingredientes de un gran vecindario?" Los comentarios del ejercicio de grupo se codificaron por colores para conectar ideas y opiniones similares. Las ideas generadas se resumieron en las siguientes categorías:

	VIVIENDA
	ESPACIOS ABIERTOS/RECREACIÓN
	USO CÍVICO/SERVICIOS COMUNITARIOS
	USO COMERCIAL/MINORISTA/MIXTO
	SOSTENIBILIDAD
	MOVILIDAD/ESTACIONAMIENTO/TRÁNSITO
	OTROS

Las opiniones de estos ejercicios de grupo (además de otros comentarios y opiniones recibidos) se utilizarán para elaborar el borrador de la Declaración de Visión y los Principios Rectores del Plan Específico. El Borrador de la Declaración de la Visión y los Principios Orientativos guiarán la planificación del uso del terreno y establecerán las prioridades de la comunidad para el Plan Específico. La comunidad revisará la visión y los principios orientativos en el próximo taller, y estarán disponibles en el sitio web del proyecto antes de la reunión.

jueves, 2 de noviembre: Comentarios en persona



WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?



LOOK @ VILLAGES @ CABRILLO IN LONG BEACH FOR A MODEL

SENIOR VILLAGE THAT ENABLES DOWNSIZING TO OPEN UP EXISTING HOUSING
VARIETY OF HOUSING TYPES - MISSING MIDDLE HOUSING
SUBSIDIES FOR GOV'T EMPLOYEES

FLEXIBLE FUNDING SOURCES FOR RESIDENTS

TRANSIT CENTER / ACCESS TO PUBLIC TRANSIT / TROLLEY SYSTEM

BIKE / WALKING / SHARED PATHS SETAPARTE FROM STREETS BUT LINKED TO REST OF CITY; PROMOTE CAR FREE ENVIRONMENT

OPEN SPACE NEEDS TO BE PRIORITIZED & INTEGRATED WITH SURROUNDING OPEN SPACE

CONSIDER HISTORIC USE OF FDC BY PRESERVING AND UTILIZING BUILDINGS & SPACE - AUDITORIUM & SCHOOL REPURPOSE

COMMUNITY GARDEN

CENTRAL GATHERING PLACE

MIXED USE COMMUNITY INCLUDING RESEARCH, EDUCATION, OFFICE RETAIL, SMALL BUSINESS ALONG W/ HOUSING
FOR ECONOMIC OPPORTUNITIES FOR RESIDENTS

SUSTAINABILITY & RESILIENCY - CONSIDER WATER USE

PROPOSED VISION & GUIDING PRINCIPLES SHOULD BE PROVIDED FOR REVIEW PRIOR TO FUTURE MEETINGS

MAKE CERTAIN THERE IS LONG-TERM FISCAL SUSTAINABILITY -

INCLUDE ~~PUBLIC~~ COMMUNITY BENEFITS

EMBRACE THE DIVERSITY OF OUR COMMUNITY

THE AFFORDABLE HOUSING FOR ALL - VETS - SENIORS - WORK FORCE, DISABLED

REFLECT THE IMPORTANCE OF THE "THE CITY OF THE ARTS" BY PROVIDING AN ART CENTER

AFFORDABLE DAYCARE - IT IS THE SECOND MOST COSTLY EXPENSE FOR PARENTS

LEYENDA

	VIVIENDA
	ESPACIOS ABIERTOS/RECREACIÓN
	USO CÍVICO/SERVICIOS COMUNITARIOS
	USO COMERCIAL/MINORISTA/MIXTO
	SOSTENIBILIDAD
	MOVILIDAD/ESTACIONAMIENTO/TRÁNSITO
	OTROS

jueves, 2 de noviembre: Comentarios en persona



WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?



REQUIRE
LOW-CARBON
Construction Materials +
Practices

PARKWAYS / LANDSCAPING

STREET PLANS TO FWYS

ACCESS FOR BIKES / Peds

KEEP
HERITAGE TREES

DENSITY !!

LEYENDA

-  VIVIENDA
-  ESPACIOS ABIERTOS/RECREACIÓN
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-  SOSTENIBILIDAD
-  MOVILIDAD/ESTACIONAMIENTO/TRÁNSITO
-  OTROS

jueves, 2 de noviembre: Comentarios en persona



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- OTROS

jueves, 2 de noviembre: Comentarios en persona

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS
Draw or write your ideas here

KEEP FDC's
LEGACY TREES!

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS
Draw or write your ideas here

- save the auditorium

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS
Draw or write your ideas here

DENSITY!!
Consider more stories

BIKE PATH!
Continue the Harbor Blvd. bike path

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS
Draw or write your ideas here

community garden
Spaces - cafe's
- theater

- NO INVESTOR purchases/owner
RESIDENTS ONLY - (Regulate)

jueves, 2 de noviembre: Comentarios en persona





FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN COMMUNITY WORKSHOP



NOTES, IDEAS and ADDITIONAL THOUGHTS

Draw or write your ideas here

- SAVE AS MANY  TREES AS POSSIBLE. USE TINY HOMES FOR SMALL AREAS AND OPEN SPACES
- USE A NON-PROFIT DEVELOPER (LIKE JAMBOREE HOUSING).
- SAVE EXISTING TRAILERS
- MORE LOW / V. LOW / MODERATE UNITS LESS OR NO MARKET RATE
- SENIOR HOUSING 

LEYENDA

	VIVIENDA
	ESPACIOS ABIERTOS/RECREACIÓN
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	MOVILIDAD/ESTACIONAMIENTO/TRÁNSITO
	OTROS

jueves, 2 de noviembre: Comentarios en persona



FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN COMMUNITY WORKSHOP



NOTES, IDEAS and ADDITIONAL THOUGHTS

Draw or write your ideas here

Need to figure access / transportation in/out for thousands of people ●●●

Need to consider crime and need for increased police/fire services. Who will pay for this??

We need to build a school / daycares. ●

We need more parks/amenities. (pools, fields, outdoor concert space) ●

We need more gathering / family events locations ●

OPEN SPACE ●

2300 units is too many.

SENIOR HOUSING
Single family homes ●

LEYENDA

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- MOVILIDAD/ESTACIONAMIENTO /TRÁNSITO
- OTROS

jueves, 2 de noviembre: Comentarios en persona

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS

Draw or write your ideas here

- TINY HOMES
- CAR + RV PARKING PROGRAM
- RE-USE EXISTING CIRCULATION/BUILDING PAD.
- KEEP + RENOVATE EXISTING AUDITORIUM, POOL, DONATION CENTER, CLASSROOMS, LAVA LOUNGE.
- WORK WITH HABITAT FOR HUMANITY, COMMUNITY TO BUILD TINY HOMES.
- RENT CHARGED FOR TINY HOMES UNTIL MATERIALS + LABOR ARE PAID OFF - THEN THEY OWN

- RENOVATE EXISTING RESIDENTIAL UNITS IF POSSIBLE ESP FOR SENIORS + PPL W DEV. DIS.
- CONVERT EXISTING ADMIN. BUILDINGS TO RESIDENTIAL
- STUDENT HOUSING

PEOPLE COULD WORK ON THESE PROJECTS TO RAISE \$ FOR MATERIALS FOR TINY

- THESE FACILITIES COULD CHARGE FEES FOR USE (LIKE POOL, AUDITORIUM)
- DONATION CENTER COULD PROVIDE JOBS FOR HOMELESS
- CLASSROOMS FOR AFTER-SCHOOL PROGRAMS

LEYENDA

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- OTROS

viernes, 3 de noviembre: Comentarios en persona

¿CUÁLES SON LOS INGREDIENTES PARA UN GRAN VECINDARIO?

Viviendas para estudiantes universitarios

Una oficina donde personas pueden aplicar en persona para viviendas

Centro para Seniors

Daycare: - para mamas/papas solteras

Clinica de salud para personas de bajos ingresos

Escuela primaria

Centro de rehabilitación

Que las viviendas sean disponibles para personas de:
- muy bajos ingresos
- no importa estado de residencia/ciudadanía

Espacios Públicos
Centros comunitarios abiertos para todos
Canchas de fútbol
parques
albergios comunitarios

Public transport

Recursos Comunitarios
ayudar con empleo
estado de residencia
personas de 3ra edad
centro de recreo para jóvenes

Oportunidades para vender en la calle
comidas

Libreria
libros en español
computadoras

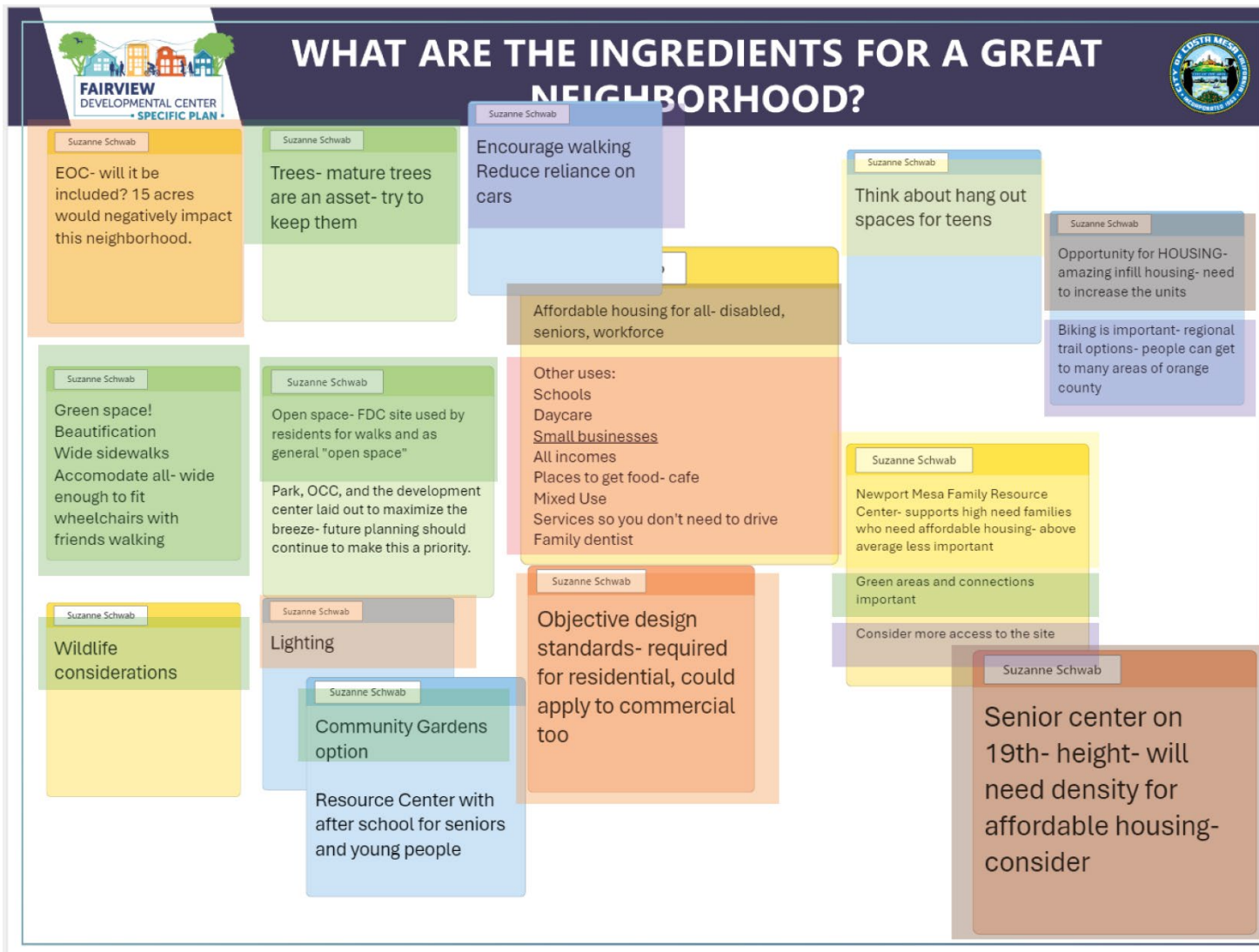
Jardines comunitarios
para sembrar verduras y frutas

Food Pantry

LEYENDA

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- MOVILIDAD/ ESTACIONAMIENTO/TRÁNSITO
- OTROS


lunes, 6 de noviembre: Comentarios virtuales




LEYENDA

- VIVIENDA
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- USO COMERCIAL/MINORISTA/MIXTO
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- MOVILIDAD/ESTACIONAMIENTO/TRÁNSITO
- OTROS

lunes, 6 de noviembre: Comentarios virtuales



WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?



Thomas Ventura

walkable paths, bike paths, alternate means of transportation, public transportation options

Thomas Ventura

ample lighting for safety

Thomas Ventura

green / open spaces

Thomas Ventura

Amenties throughout the site the draw the entire community

Thomas Ventura

Child Care Center

Thomas Ventura

tree canopies for shading

Thomas Ventura

walkable streets

Thomas Ventura

ei. pool, community room,

Thomas Ventura


trolley system connecting retail/community hubs - city integration

Thomas Ventura

neighborhood retail, local businesses, walkable commercial

Thomas Ventura

*adequate services / assistance for homelessness
*safe parking zones
*education/training opportunities/rehabilitation/counciling

 1

Thomas Ventura

all types/levels of affordable housing

Thomas Ventura

possible transitional/supportive housing

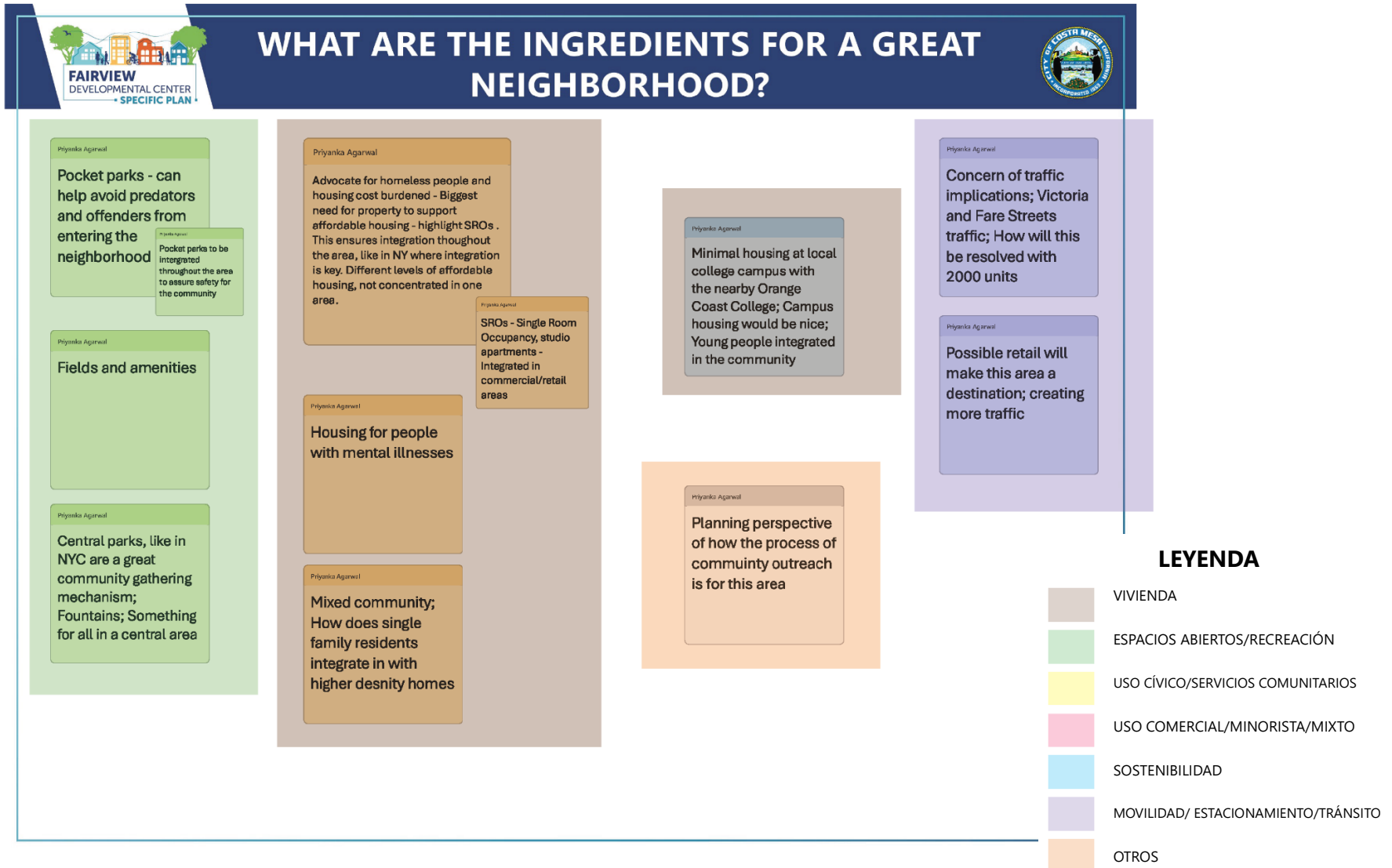
Thomas Ventura

mental health support services

LEYENDA

- VIVIENDA
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- OTROS

lunes, 6 de noviembre: Comentarios virtuales



lunes, 6 de noviembre: Comentarios virtuales

WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?

Paul Herrmann

Safe space
Near great schools
great landscaping
family space, kid friendly (playgrounds, parks
where kids can run without disturbing neighbors
5 stores is OK but any higher seems too dense
Costa Mesa residents want to stay in this town home town feeling
prefer direct access to unit for family

Paul Herrmann

Affordable for housing for our children and young families
friendly community
keep our labor force local
prefer to be aggressive for affordable component for negotiations with State - will require some degree of State subsidies - get a better deal to get better project from the developer as the land is the most expensive component
High quality, comfortable, safe, affordable housing
thoughtful projects can be positive on the community and property values

Paul Herrmann

supports more affordable inclusive housing
friendly to disabled person

Paul Herrmann

Considers comparison to previous project in terms of traffic
Considers additional access points

Paul Herrmann

Prefers 2 stories max, scared of low income housing bringing down property values
People earned to live here and want it to stay the same

LEYENDA

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- USO COMERCIAL/MINORISTA/MIXTO
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- OTROS

Resumen de los comentarios recibidos

Comentarios del jueves, 2 de noviembre

Los comentarios de los residentes en el taller presencial abarcaron una amplia gama de ideas y deseos para el área del Plan Específico. A continuación, los comentarios se resumen por orden de prevalencia:

- **Tráfico/Movilidad/Estacionamiento (17 comentarios)**
 - Preocupación por el impacto negativo del tráfico en las calles circundantes
 - Tres peticiones específicas de más puntos de entrada/salida para el sitio
 - Crear conexiones peatonales a las calles locales
 - El plan debería incluir medidas para evitar el estacionamiento ilegal de vehículos en el sitio
 - Crear mejores conexiones para ciclistas con las calles locales y los destinos cercanos
- Se hizo un comentario específico sobre una ruta ciclista a través del campo de golf. Preocupación por las dificultades de estacionamiento en la zona **Espacios abiertos/Recreación (14 comentarios)**
 - Necesidad de parques/espacios abiertos/zonas verdes en el sitio
 - Incluye dos comentarios sobre la creación de un anfiteatro al aire libre.
 - Un comentario sobre garantizar que los espacios compartidos estén disponibles para todos
 - Mantener el mayor número posible de árboles existentes
 - Incluir campos deportivos
 - Tres peticiones específicas para los campos de las ligas infantiles
- **Sostenibilidad (9 comentarios)**
 - Tres se refirieron a la construcción y gestión de viviendas
 - Tres mencionaron el transporte y la reducción de los desplazamientos en vehículo en el sitio
 - Reutilización de edificios existentes
 - Una nota específica para convertir uno en centro comunitario
- **Tipos de uso mixto/ usos del terreno (7 comentarios)**
 - Plan de servicios in situ y/o uso mixto
 - Esto incluye comercios minoristas, tiendas de comestibles y entretenimiento.
 - Densidad en general:
 - Cuatro comentarios a favor de aumentar la densidad y/o la altura de los edificios
 - Tres comentarios en contra de la alta densidad y/o a los edificios altos
- **Escuelas (6 comentarios)**
 - Acceso escolar desde el sitio:
 - Las escuelas son un recurso local potencial para los espacios verdes

- Necesidad de comprender el impacto del aumento de la vivienda local en las escuelas cercanas
- **Preocupación por la delincuencia (6 comentarios)**
 - Las viviendas deben dar prioridad a las personas mayores y a las familias jóvenes
- **Consideraciones de vivienda (7 comentarios)**
 - Preocupación por el aumento de la delincuencia debido a las viviendas para personas con bajos ingresos
 - Se debería dar preferencia a los habitantes de la zona para la construcción de viviendas
 - Necesidad de una mayor presencia policial debido a las viviendas para personas de bajos ingresos
 - Incluir/considerar/permitir casas pequeñas
- **Otros (4 comentarios cada uno)**
 - Proporcionar servicios de guardería in situ
 - Creación de un comité consultivo de ciudadanos para tomar decisiones sobre el sitio
 - Preocupación por la limpieza del lugar debido a la existencia de viviendas para personas de bajos ingresos
- **Otros (3 comentarios cada uno)**
 - Preocupación por el impacto del sitio en los valores de las propiedades vecinas
 - Curiosidad sobre quién será responsable de los costos del proyecto

Comentarios del viernes, 3 de noviembre

Los comentarios de los residentes en el taller presencial abarcaron una amplia gama de ideas y deseos para el área del Plan Específico. A continuación, los comentarios se resumen por orden de prevalencia:

- **Recursos comunitarios/usos cívicos (5 comentarios)**
 - Centro de recursos comunitarios con centro de empleo, servicios de inmigración y para personas mayores, etc. Escuela primaria
- **Tipos de vivienda (4 comentarios)**
 - Proporcionar viviendas asequibles y alquileres a las rentas más bajas posibles
 - Viviendas para estudiantes universitarios
- **Servicios de salud/tránsito (2 comentarios)**
 - Clínica de salud para familias con bajos ingresos
 - Transporte público accesible
 - Centro de rehabilitación
- **Espacios abiertos/Recreación (2 comentarios)**
 - Campos de soccer y otros espacios públicos
 - Piscina comunitaria
- **Otras ideas (1 comentario cada uno)**

- Librería con libros en español y computadoras
- Jardín comunitario
- Despensa de alimentos
- Buena iluminación y estacionamiento
- Supermercados cerca de las viviendas

Comentarios del lunes, 6 de noviembre

Los comentarios de los residentes en el taller virtual incluyeron una amplia gama de ideas y deseos para el área del Plan Específico y se recolectaron a través de la función de Chat en Zoom. En orden de prevalencia, aquí están los comentarios resumidos:

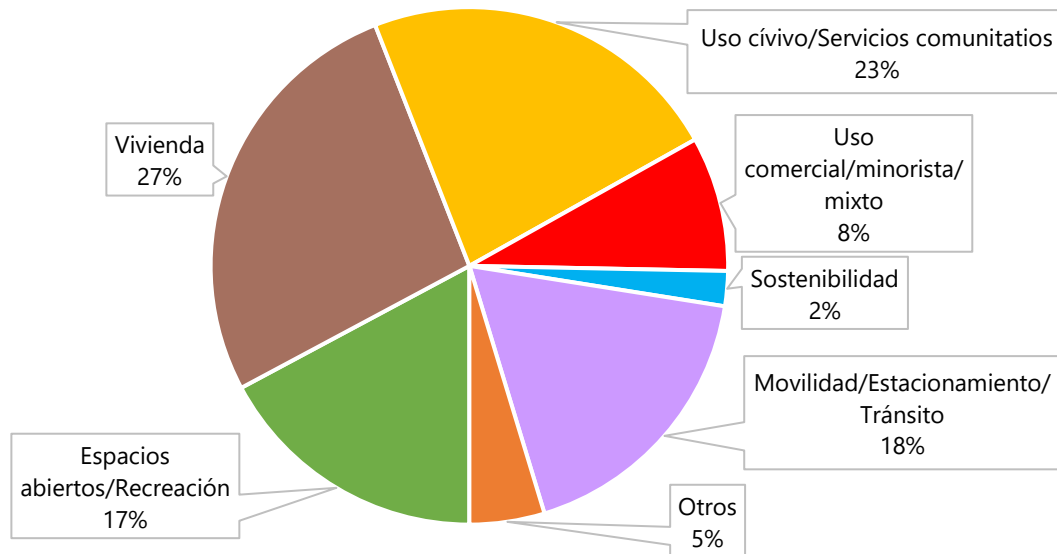
- **Tipos de viviendas (23 comentarios)**
 - Garantizar un alto porcentaje de viviendas asequibles para personas con ingresos bajos o muy bajos.
 - Proporcionar viviendas de apoyo en el sitio
 - Aumentar la densidad para incrementar la disponibilidad de viviendas asequibles
- **Tránsito (8 comentarios)**
 - Tener buenas conexiones de tránsito con opciones de transporte público y activo
 - Dos comentarios sobre la creación de un tranvía o autobús de enlace que conecte con otros destinos de Costa Mesa
 - Dos comentarios de poco o ningún aparcamiento por unidad de vivienda para incentivar el uso del transporte público/activo.
 - Garantizar una entrada/salida fácil
- **Espacios abiertos (6 comentarios)**
 - Garantizar que los espacios verdes públicos se incluyan en el plan
 - Dos comentarios señalando espacio para jardines comunitarios
- **Usos mixtos/Otros usos (7 comentarios)**
 - Previsión de espacios de uso mixto localizados en las plantas bajas
 - Un comentario en el que se especifique que se tendrán en cuenta las pequeñas empresas locales.
 - Crear un centro para adolescentes/multiusos en el sitio
 - Utilizar el sitio para algo más que viviendas asequibles
 - Crear un centro de recursos in situ
- **Otros (2 comentarios)**
 - Dos preocupaciones sobre quién posee/paga/controla el terreno
- **Otros (1 comentario)**

Ofrecer servicios especializados para crear comunidad entre los residentes

Resumen de los comentarios y prioridades

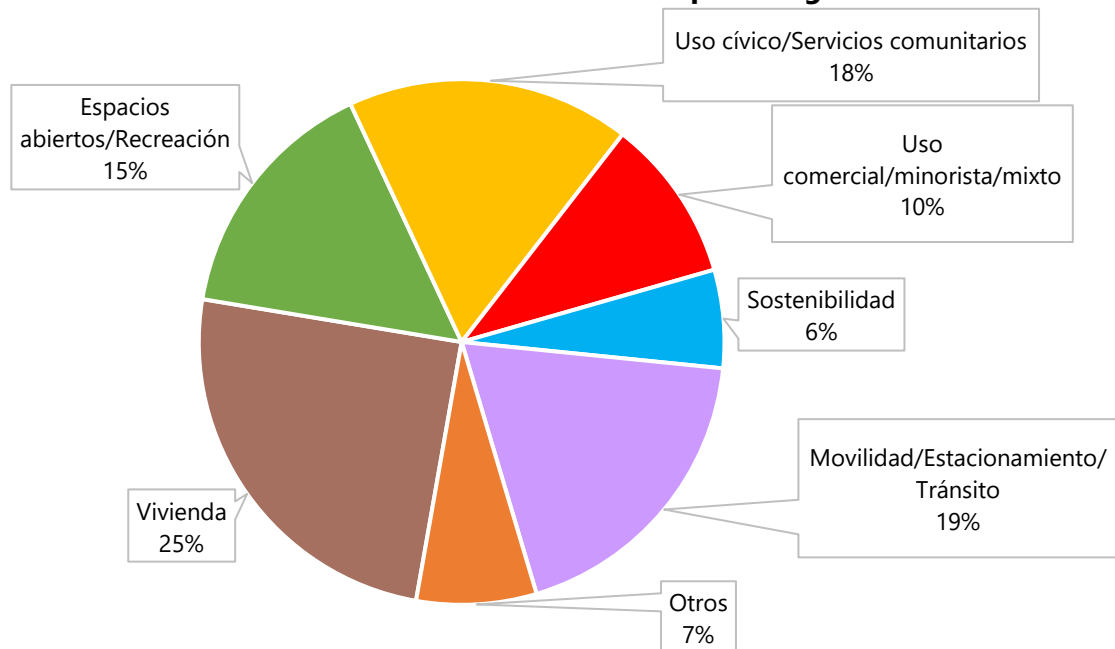
El **Gráfico 1** muestra el número total de puntos utilizados para priorizar las ideas de ejercicios en grupo durante cada uno de los talleres

Gráfico 1: Prioridades de los participantes por categoría



El **Gráfico 2** muestra el número total de comentarios por categoría.

Gráfico 2: Recuento total de comentarios por categoría





Fairview Developmental Center Specific Plan Comment Card

Date 11/2/23

- Concerned about additional crime if CMAPD ability to handle +2300 additional housing of its residents.

- Also have you evaluated how it will effect current property value to single family residents. You referred Playa Vista of Sonoma, so that should be available

Name Tasha Hochwald Email 

Please add me to the mailing list.

Aff. Homes

Access to:

- Parks / Rec
- Services
 - Retail
 - Grocery etc.
 - entertainment
- Schools
 - primary
 - secondary
 - OCC



Fairview Developmental Center Specific Plan Comment Card

Date _____

HOUSING SHOULD INCLUDE ENVIRONMENT FRIENDLY
UTILITIES SUCH AS SOLAR + RAINWATER COLLECTION.
ALSO STRUCTURAL SUSTAINABILITY SUCH AS
LONG TERM TREATED WOOD OR VINYL + STONEWARE PAVEMENT
+ NON TRIP, UNOBSURED WALKWAYS ALSO NATURAL
LOCAL MAINTENANCE FREE GREENERY

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11-2-23

THIS FORMAT MAKES IT HARD TO HEAR
ALL THE IDEAS. IT WOULD BE
BETTER TO HAVE AN ADVISORY COMMITTEE
THAT WOULD MEET W/ RESIDENTS
AND INTERESTED GROUPS — DISABLED,
SPORTS GROUPS, ENVIRONMENTALISTS,
ARTS COMMUNITY, AFFORDABLE
HOUSING, ETC.

Name

Email

Please add me to the mailing list.

ALSO, ALL THESE OUTREACH MEETINGS
SHOULD BE RECORDED SO THOSE WHO
CAN'T ATTEND CAN HEAR THE
VOICES OF THEIR FELLOW CITIZENS.
IT SEEMS LIKE THE CITY DOESN'T
WANT RESIDENTS TO HAVE THE
RIGHT OF SELF-DETERMINATION AND YOU
ARE PUTTING ON A SHOW OF OUTREACH.
PLEASE CHANGE YOUR METHODS OR
THIS ENTIRE PROJECT WILL BE A FAIL.



Fairview Developmental Center Specific Plan Comment Card

Date 11/2/2023

Concerns not in order of importance

- enough parking for residences not just minimum per code
- impact on ingress; outgress traffic - Fair Dr./Harbor/Adams
- lack of open space -
- mixed use (restaurants, walking paths, bike trails) for use by all citizens of C.M. - not gated off to FDC residents
- higher percentage of lower-mid income
- make developers contribute to renewing businesses on Harbor, many are vacant ~~in~~

Name Melissa Lippard

Email



(over)

Please add me to the mailing list.

- who determines who is qualified to receive affordable units

- Concerned about Density

- What are the amenities

- impact on surrounding residences - home values - traffic

- Can young Costa Mesa families get 1st consideration for low/min housing

- Add complex for little league or other sport complex - pickleball

① - set up a permanent Advisory Committee made up of residents, developers, City - to work on this plan - too big for only a few community workshops

- what is the plan to re-purpose some existing buildings? other existing facilities/infrastructure



Fairview Developmental Center Specific Plan Comment Card

Date 11/2/23

1. Sports complex - we have limited fields for our children

2. parks throughout the community (more greenbelts)

3. access roads * additional access roads

merrimac and fair drive will not work and handle traffic

merrimac (has speedbumps)

→ Senior living community will help with traffic flow

4. Senior housing

5. single family homes for sale (low income / seniors)

Name Natalee King

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11/3/23

Involve low income partners like Habitat
for Humanity

Name Erik Peterson

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date _____

- Maximize low income housing for very & low income
- LEED buildings
- Multi story flats 7 stories (top floor can be for market ^{value}) w/ common space.
- Surrounding schools are under-enrolled, so no need for those
- existing school playgrounds will be opening up, so no need
- cut through golf course to create more bike/car access

Name Angely

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11/21

have developers contact State

re:

negative effects of
EOC

on future buyers

~~##~~

~~##~~

Name Wheeler

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date _____

sports fields
a priority

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11-2-23

Repurpose school / classrooms

Name

W. Seel

Email

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11/2/23

Senior housing a priority
multi-generational

Name

Wheeler

Email

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date Nov. 2, 2023

Please provide a cost/revenue study as this project will affect the City of Costa Mesa. This must include all costs to be sustained by Costa Mesa taxpayers both at the project's initial stages and ten years out in light of Prop 13.

Name Sandra Genis

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11/2/2023

Is Newport-Mesa School Dist involved
in this planning process?
2300 Res Units \approx 10,000 people

Name Bob Abbott

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11-2-2023

Bring back the roller & ice skating rinks
why not start meetings with Pledge of Allegiance?
why can't we pick local Costa Mesa Developer?

Does the Emergency Operations Center mean
a lot of sirens & helicopters and
more noise & Traffic?

Can we say NO to state?

Does very low housing turn into more expensive
once sold? Or a slum?

Name

John Gleason

Email

[REDACTED]

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11/2/2023

Density comparissons should make clear that we must work backward from # of housing units and those units' needs. Clearly 2300 is going to be the max unless height restrictions are relaxed + construction costs pencil out in ways we have not recently seen in SoCal. Priority must be: utilities, circulation, PARK SPACE (not: useless 'green space'), education/fire/police and that's probably all. Go aggressive on setbacks (edge to edge if need be) and prioritize functional public space. Transit is an absolute, non-negotiable MUST and ADA needs to be on board.

Name

Jenn Tancien

Email

Please add me to the mailing list.



① P.S.: Traffic, Schools, Sewer system, parking
Who is paying for all this?

Fairview Developmental Center Specific Plan Comment Card

Date 11/2/2023

I have some comments for your consideration:

① Low to middle income housing will that include homeless
& how to be paid for. Who would be keeping it clean?

② This will mean more crime - what is the plan? It is hard
to find officers now?

③ It looks very dense. How will it affect the SFR's in
the area and our quality of life? Currently, our houses are of high value.

Name

Marilyn Packer

Email



① P.S.: I do not like the 5 stories - too high

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date _____

I've lived in Playa Vista recently. It is a great model to follow with many parks, small shops, boutiques, and restaurants within walking distance. There are parks and daycares. Please incorporate these to the residential plans.

Name _____

Email _____



Fairview Developmental Center Specific Plan Comment Card

Date _____

Given a unique opportunity to create a new neighborhood from the ground up, priority should be given to creating dense, mixed-use development with an emphasis on pedestrian/biking infrastructure and facilities in order to reduce VMT and align with the city's climate, housing and transportation goals.

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 2023-11-02

I would like to see this turn into a walkable, mixed-use neighborhood,
and the specific plan should ensure:

- all zoning permits use mixture & enforces it to developers & communities
- streets are safe ~~for~~ for walking & biking ~~with~~, <15 mph design
- no public space used for parking/storage of private vehicles, no parking minimums
- no single-use zoning

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11/2/23

Focus should be on 0-50% AMI (Extremely + Very Low + Low) - 80%+ is too high^{as they} * have
the ability to move/afford other housing in CM. Our entire service industry is
being pushed out by rent increases + "innovations" ^{no-fault} * evictions. Suggest going high to increase
density. Many ^{lower income folks} don't have cars so traffic impact would be less than if 80%+ AMI focused.
Focus on existing CM residents, ^{make} ~~keep~~ 1st come option for them. Truly attainable
housing is essential, for current residents who struggle year after year.
Lower income individuals, older adults (another tower pls like 19th St.), + families - no
more fair market value new "affordable" housing. ~~Make sure~~

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11-2-2023

Concern that 2300 units is not
enough towards total number
of Housing Elements needed

Name GW Mosler

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11/2/23

We need a Citizen's Advisory
Committee to be formed by
the City Council.

I'd like to see some buildings
renovated

Name

Nandy Luce

Email





Fairview Developmental Center Specific Plan Comment Card

Date Nov 2, 2023

The Harbor Soaring Society should have a designated area in FDC rather than the sensitive Fairview Park. As well as Little League fields.

Name

Priscilla Rocco

Email





Fairview Developmental Center Specific Plan Comment Card

Date 11/2/23

I want to see low-income housing built by an affordable housing developer. I think its important to have housing where our kids can come back and move in after college and where our neighbors can stay when they retire. It's important ~~that~~ for those who grew up here can afford to stay and live here.

Name



Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11-2-23

If you have a citizens advisory committee
it must include a diverse representation, including
age + income levels. It would be great to
have some new faces + reps = I'm happy
to recommend some people (not me - I'm an "old
face")

Name

Christine Wolf

Email

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11-2-23

I appreciate the table process + ability for everyone to use their ideas + voice (not just the loudest + most powerful voices in the room).
Thank you.

Name

Christine Wolf

Email

Please add me to the mailing list.

Already on



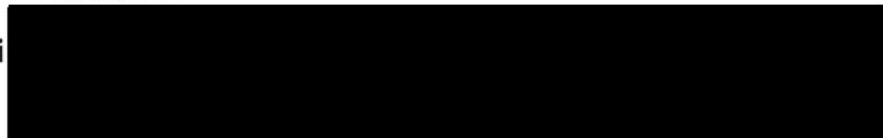
Fairview Developmental Center Specific Plan Comment Card

Date 11/2/23

I am excited about the prospect of this development and the mixed housing that would bring more affordability to the area. The thing I want to see most would be mixed use and curated commercial space & open space/parks. I am most concerned about the traffic impacts on Fair Dr, I live 50 yds from the intersection of Fair & Harbor.

Name Kohl Crecelius

Email





Fairview Developmental Center Specific Plan Comment Card

Date _____

MORE

LAW ENFORCEMENT HAS TO PROVIDED

IF A NON-VIOLENT CRIME OCCURS NOW

AN INCIDENT REPORT MAY NOT BE TAKEN

UNTIL 48+ HOURS LATER

STREET SWEEPING PARKING REGULATIONS
ARE NOT ENFORCED

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date _____

DENSE HOUSING MEANS MORE CARS PARKED
ILLEGALLY

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date _____

HARBOR BL HAS AN "UNOFFICAL" SONG
"HARBOR LIGHTS" AND MORE TRAFFIC
WILL CERTAINLY CONTRIBUTE TO THIS PROBLEM

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11/2/23

DENSITY: HIGH AS FEASIBLY POSSIBLE

~~TRANSIT~~ CONNECTIVITY: NOT JUST INTERIOR CIRCULATION AND
INGRESS/EGRESS, BUT ALL THE WAY TO THE FREEWAYS

ENVIRONMENT: POSSIBLY REQUIRE LOW-CARBON MATERIALS
AND CONSTRUCTION PRACTICES

Name JAY MCGLINCHAY



Fairview Developmental Center Specific Plan Comment Card

Date _____

from Rob Miller - Costa Mesa Resident

① Density: High (+ as many stories) as is feasibly possible.

② TREES: Keep as many as possible. ^{old-growth trees}

③ BIKE PATHS: Continue the Harbor Blvd. Bike Path through FDC

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11/2/23

items that should be proposed for site:

- 100ft. little league baseball fields • need to figure out another entrance/exit in
- will an elementary school be needed? • EOC needs to be finalized before we go anywhere
- like the idea of single families, mixed use, courtyard style
- open space w/ amphitheatre • sufficient infrastructure needs to be considered
- playgrounds for all ages of children • affordable housing
- keep as many trees as possible • no supportive housing

Name Nichele Graham

Please add me to the mailing list.

Sheri has already added me. Thanks Sheri!

Some had incorporated the existing
audofair into a community
center.

have the idea of doing home,



Fairview Developmental Center Specific Plan Comment Card

Date 2 Nov. 2023

Provide on-site ^{public} open space
at 4.24 acres / 1000 population
per ~~man~~ City's standard.

Name Sandra Geris Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11/2/23

- * include permanent supportive housing
- * housing of all types and all income levels (single family / townhome / multi-family and very-low / low / moderate) for large families
- * community amenities available to all residents, regardless of location of amenities and income level of residents
- * child care facilities available and affordable to residents of all income levels

Name Richard Walker

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 11/2/23

- * At a minimum, maintain the 40% affordable to very-low and low-income housing, especially very-low income, even if the total number of units increase
- * Affordable housing should be distributed among all housing types, ideally at the same 40% minimum of each type, including single-family, townhomes, multifamily, etc.
- * Mixed-use/live-work spaces for small business owners

Name Richard Walker

Email





FAIRVIEW

DEVELOPMENTAL CENTER

- SPECIFIC PLAN -

Fairview Developmental Center Specific Plan Comment Card

Date 11/2/23

①

I live in College Park + use Fair + Harbor intersection many times every day. This simply cannot be impacted w/ the full force of this new development. Please add major roadway accesses to ADAMS, WILSON, + PLACENTIA to equalize + offset the access + traffic impact.

② I suggest you determine a MAXIMUM unit asap + this will help neighboring residents have less fear/concern about →

Name CINDY

MASARO

Email 

Please add me to the mailing list

the impact. left "open" with no maximum
Creates uncertainty + fear of how this will
affect our neighborhoods, streets, traffic, life
in Costa Mesa.

③ Please focus your "Affordable Housing" vision
on Seniors, Newly Marrieds, young Families.

(Homelessness is being addressed other ways
already in our city + is not an appropriate
mixed use for a residential neighborhood).

will this be rent-controlled to ensure it
remains affordable? or does affordable just
mean high-density. Please address this too -

affordable should always be affordable, not just
denser w/ rents competitively priced w/ existing high density

housing prices.



Fairview Developmental Center Specific Plan Comment Card

Date Nov 9, 2023

Announce Planning meetings:

1. Light Pole Banners
2. Inset in water bill, Waste Management Newsletter
3. Flyers at church
4. Flyers at youth activities
5. Expand area of circulation to Residence
6. Vinyl Banner at entrances to FAC

Name Sally Humphrey

Email



mailing list.

2300 Housing

1980's

23 units per acre

Fedco
mentality

31 " " "

1944 low income from other countries

Back door for escape

see housing senior

Milk ~~sleep~~ stays ? stays

40% affordable housing looses
you have

Society!
NY note

strong arrangement in cost management

insects in water bill

Interest groups

Cherches

Flags on light poles



FAIRVIEW
DEVELOPMENTAL CENTER
- SPECIFIC PLAN

Fairview Developmental Center Specific Plan Comment Card

Date 11/2/23

• include in Water Bill

• Social media week ahead + DAYS

MORE ADVANCED Publicity - tr ALL of C.M

More meeting focus on specific neighborhood with flyers

to promote

AFFORDABLE Housing needs to be incorporated within higher level.

same buildings - look the same - not separated //

Example! The real value of Mosa Verde has always been the mix of economic levels

but it is needed more and less visible

RETAIN & REUSE as many buildings/facilities as possible

Trees, Auditorium, Pool for public use.

Access = must have another Road in & out !! safety / Traffic

Walking Paths - connect to Placentia Ave

- Biking
- ROAD

Name Mary Sander

Email [REDACTED]

Please add me to the mailing list.

- * Community gathering places
 - outside open space
 - inside Café
 - community theater



Fairview Developmental Center Specific Plan Comment Card

Date 11/2/2023

Just because Costa Mesa is concentrating most of the affordable housing in this site, the amenities should be as good as in the finer neighborhoods, or this will be designated as a crime-ridden enclave for the poor. The pot shops are already there.

Name f. Rocco

Email





Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

Fecha 11/3/23

1. Por favor, muéstrennos el nivel mas bajo de ingresos porque hay familias que no ganan \$51,000.
2. Debe haber oportunidades para estudiantes universitarios si quieren vivir + estudiar fuera de las casas de sus familias
3. Es posible poner una clinica de salud para personas de bajos ingresos
4. Cancha de futbol y otros espacios públicos/albergas comunitarias que esten abiertos para todos (otro lado)

Nombre Joel Medina

Email _____

Por favor, añádeme a la lista de correo.

5. Recursos comunitarios como un lugar para ayudar con empleo, documentación/residencia, ~~de~~ personas de la tercera edad, etc.
6. Dar la oportunidad para vender comidas en la calle
7. Libreria con libros en español y acceso a computadoras
8. Jardines comunitarios donde pueden sembrar sus verduras y frutas (Huerta comunitaria)
9. Food Pantry
10. Acceso a transporte pública
11. ¿Es posible agregar una escuela primaria?
y/o para adultos
12. Rehabilitation center



Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

Fecha Fri Nov 3

Una escuela para que

estudien los jóvenes

que sea una

universidad para

personas de bajo

recursos

Hacer casas para

las personas de bajos

recursos indocumentados

Nombre

Silvia López

Email

[REDACTED]

Por favor, añádenme a la lista de correo.



Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

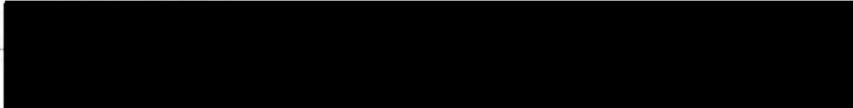
Fecha 11-3-23

Tener vivienda asequible
Mas centros comunitarios
Luces y estacionamientos

Nombre

Estela morales
Pedro Lira

Email



Por favor, añádeme a la lista de correo.



Plan Específico del Centro de Desarrollo Fairview

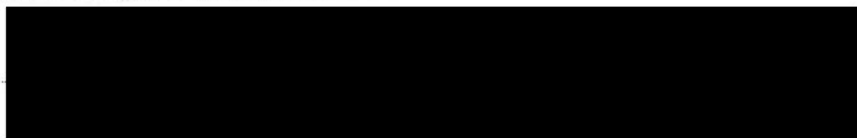
Tarjeta de Comentarios

Fecha 11/31/23

- Community Center
- Community Garden
- Food Pantry
- Daycare

Nombre Claudia

Email





Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

Fecha 11/3/23

- how don't you have the **Extremely low, very low, and low percentages?** Isn't that needed to approve a housing element?
- what's the environmental toxin level in this neighborhood? was that included in the EIR?
- can that be included in a workshop when you have the info?

Nombre Kayla Asato

Email 



Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

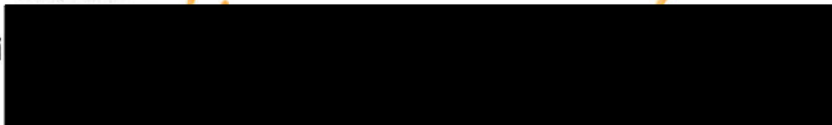
Fecha 11/3/23

Super mercados alrededor de las viviendas

Nombre

Maria Torres

Email





Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

Fecha Nov. 3rd

- community gardens
- office space for non-profits
- Housing Affordable @ the lowest levels
- Food banks
- libraries,

Nombre Roberto

Email _____

Por favor, añádeme a la lista de correo.



Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

Fecha 11-3-23

Centro comunitario
Escuela pública - Clínicas de Bajos ingresos -
transportes, Bases, uber, Bicicletas -
Jardines comunitarios
Centro de Rehabilitación para JMS
Day care / para mamás / papás solteros
una oficina donde las personas apliquen

Nombre Carmen Ramirez?

Email





Fairview Developmental Center Specific Plan Comment Card

Date 11/3/23

- If someone gets on the waitlist, how long does it take to get into a house?
- What if you're in the very-low threshold? and can't make the rent? where do you get support? how long?
- how many are in extremely-low?
- when can you get support? how long do you have to wait?

Name

Mayla Asato

Email

[REDACTED]

Please add me to the mailing list.