



Fairview Developmental Center Specific Plan Comment Card

Date

11/2/23

- Concerned about additional crime of CMPD 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



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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, UNOBSCURED 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



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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 or set backs (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



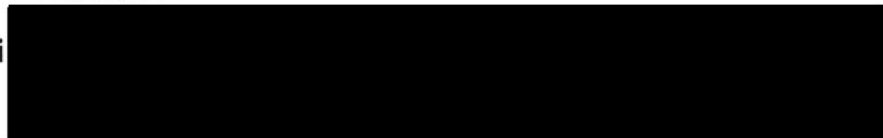
Fairview Developmental Center Specific Plan Comment Card

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:

- ^{100 ft. 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

Mie H. sleep starts ? stop

40% affordable housing losses you have

Society!
my wife

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



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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

