

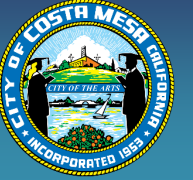


# Planning Commission Hearing Preferred Land Use Plan



June 23, 2025

# Overview



- City and State Roles
- Unique Planning Process
- Additional Information Requested
- Draft Vision and Guiding Principles
- What is a Specific Plan?
- Elements of a Preferred Plan
- Questions and Discussion
- Next Steps



# City and State Roles for FDC

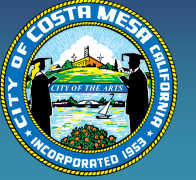
## City

- Lead the land use process
- Prepare Specific Plan (zoning authority)
- Identify community amenities/benefits
- Conduct a financial feasibility analysis
- Conduct Environmental Impact Report (EIR)

## State

- Provide funding for the preparation of a Specific Plan
- Lead the site disposition process
- Select a Master Developer
- Build & retain DDS housing and EOC property

# Financial Feasibility



- Requirement of the Agreement
- Typically prepared by landowner
- City has benefit of understanding reasonably expected development scenarios
- Test cases
  - Land Use Concepts 1, 2, and 3
    - Development Range
    - Infrastructure
    - Open Space; Public Safety; Fees

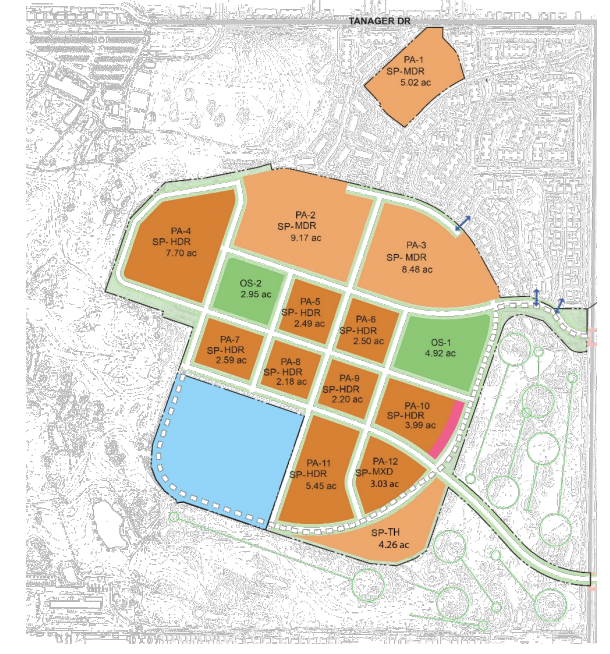
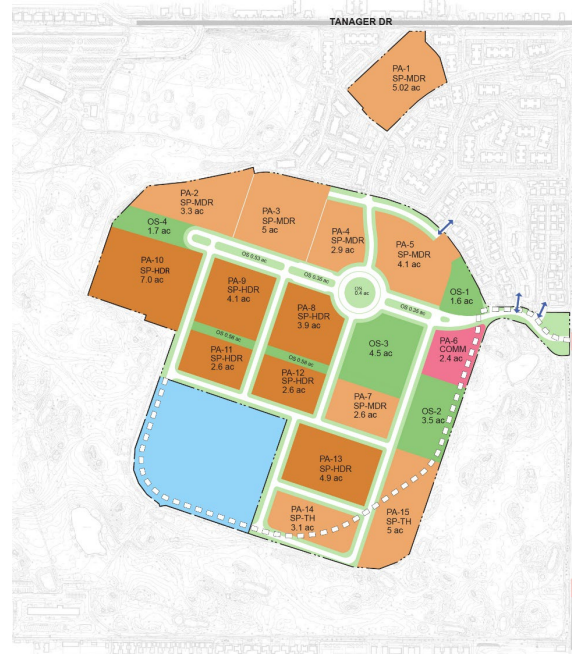




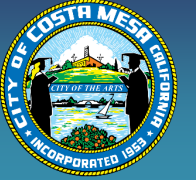
# Studied Land Use Concepts

	Concept #1	Concept #2	Concept #3
Residential	2,300 Units	3,450 Units	4,000 Units
Open Space	14.1 Acres	18 Acres	7.9 Acres
Retail/Non-Residential	25,000 SF	25,000 SF	35,000 SF
EOC	15 Acres	15 Acres	15 Acres
Total Specific Plan Acres	114.7	115.9	115.9
Estimated Population	5,744	7,816	10,232

*Note: concepts were developed before finalization of state decisions for the Shelley Circle alignment from Fair to the EOC and the location of the 3 complex needs homes.*



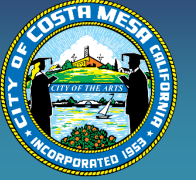
# State Density Bonus Law



- Meeting affordability requirements for the FDC site (40% low and very low), make any future project eligible for State Density Bonus Law (SDBL)
- Density Bonus typically ranges from 5%-80% based on number of base units.
- Project also eligible for Concessions/Waivers
- City should plan for reasonably foreseeable development and anticipate potential use of SDBL



# Likely Development Range & Planning Responsibility



- Reasonable to assume master developer will pursue a financially feasible development scenario
- 3,450-4,000 units based on Financial Feasibility Analysis
- City responsibility to create a specific plan for FDC site that ensure future development provides all required infrastructure, public services, open space, public safety services and appropriate development impact fees to support level of development.



# Recap May 27<sup>th</sup> Study Session

- Residential Development Range

- Range of input (2,300/financially feasible/4,000 for EIR)
- Meet Housing Element Affordability targets

- Development Pattern

- Provide additional information on permitted use types and components of Specific Plan
- Explore additional community amenity type uses (e.g. library, community room)

- Circulation Network

- Additional information on uses along grand promenade
- Further refinement needed to enhance connectivity, reinforce sense of place and promote walkability

- Open Space and Community Amenities

- Distribution of open space across plan
- Distribution of commercial and mixed uses across plan

- Other Input Received

- Continue to explore land swap concept
- Explore additional community outreach



# Additional Information Requested

What could the promenade entry look and feel like?

What type of housing would be here?

What building types could be used?



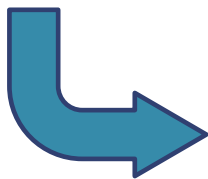


# Community Outreach



# Community Input

**454** **TOTAL ATTENDEES**



**342** **IN-PERSON ATTENDEES**

**79** **VIRTUAL ATTENDEES**



**1,625+**

**RESPONSES TO QUESTIONS**

**295+**

**COMMENT CARDS RECEIVED**



**344+**

**WRITTEN FEEDBACK COLLECTED**



**719**

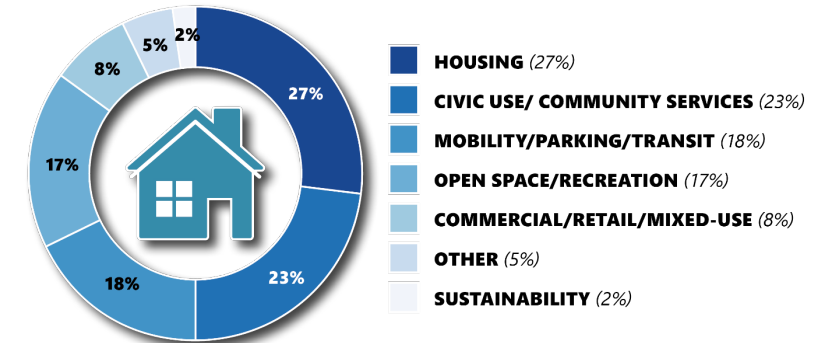
**SURVEY RESPONDENTS**

# Community Input

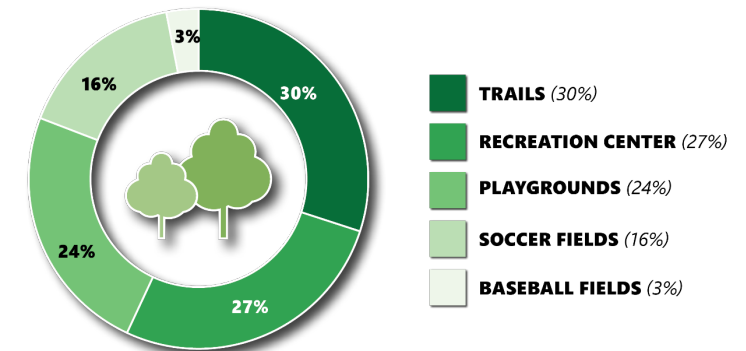
## Key Themes and Ideas:

- **Housing:** Need for senior housing, affordable housing and low-income housing, and for-sale housing.
- **Open Space:** Desire for parks in the plan area, with amenities such as shade, seating, sports fields and walking trails as a priority.
- **Traffic and Mobility:** Prioritize walking paths, bike lanes, and concerns about traffic and congestion on Harbor.
- **Vision:** Housing for all, community resources/center, accessible public active spaces, and gathering places to connect.
- **Design:** Preferred a grand entry or promenade and supported an additional access road.

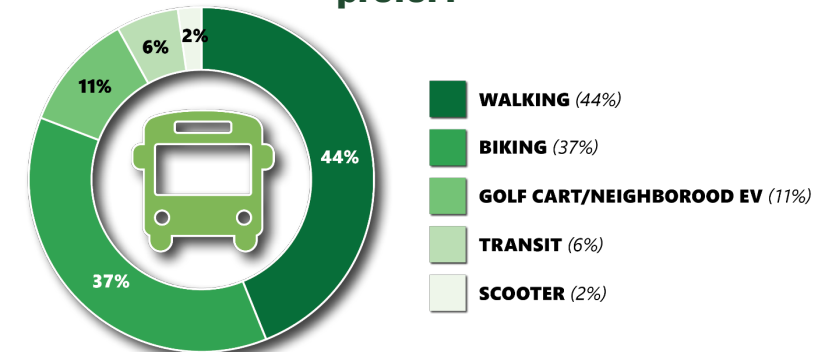
## What are the ingredients of a great neighborhood?



## What types of facilities do you prefer for active open space areas?



## What alternative modes of transportation do you prefer?





# Housing Types

**Townhomes**



10-24 Units/Acre | 2-3 Stories

**Multifamily Mixed Use**



30 -100+ Units/Acre | 3-7 Stories

**Multi-Story Flats**



10-30 Units/Acre | 3-4 Stories

**Courtyard**



12-26 Units/Acre | 2-3 Stories

**Podium Mixed Use**



50 -100+ Units/Acre | 5-7 Stories

**Wrap (Housing Around Parking Structure)**



30-100+ Units/Acre | 4-7 Stories



# Affordable Housing Today



## Mountain View

Location: Lake Forest

Type: Multi-family, 4 Stories

Total Units: 71 Units

Affordability: Mix of Very Low and Low Income



## Orchard View Gardens

Location: Buena Park

Type: Senior, 3 Stories

Total Units: 66 Units

Affordability: Mix of Very Low and Low Income



## Legacy Square

Location: Santa Ana

Type: Mixed-Use, 5 Stories

Total Units: 93 Units

Affordability: Mix of Very Low and Low Income

*Project examples courtesy of National CORE*



# Concept #1 – Fairview Promenade

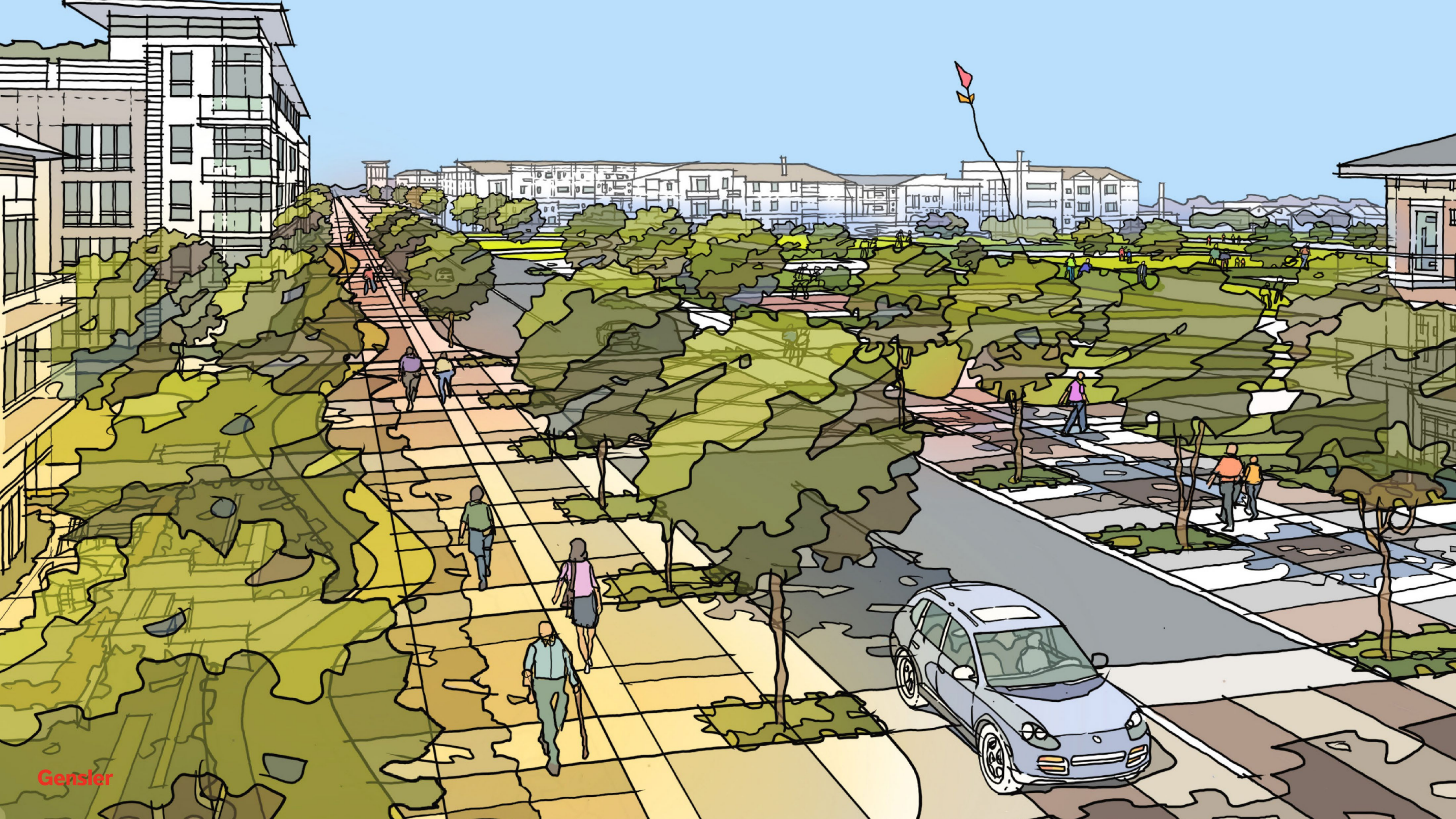


*Concept illustration depicts how future development could be laid out within the land use concept presented on a previous slide.*











# Concept #2 – Fairview Fields



*Concept illustration depicts how future development could be laid out within the land use concept presented on a previous slide.*











# Concept #3 – Fairview Commons



*Concept illustration depicts how future development could be laid out within the land use concept presented on a previous slide.*









# Vision and Guiding Principles

## Vision

- Forward-looking and aspirational statement
- A guide for the planning and development of the site
- A reference point to ensure the land use plan reflects the collective vision and values of the community

## Guiding Principles

- Informs the creation of the specific plan: regulations, uses, standards, etc.
- Informs the Objectives analyzed in the EIR
- Supports the vision statement



# Revised Vision Statement

A distinctive place in Costa Mesa, the former Fairview Developmental Center will be transformed into a collection of new neighborhoods that will cater to the diverse housing needs in the community. Surrounded primarily by the golf course, it will be designed to reflect what's important to the Costa Mesa community—an affordable, desirable place to live for families, young people, and seniors.

Residents of all backgrounds will have access to quality homes, fostering an environment where residents feel at home and included. Homes will be built in a variety of types and styles and available to a wide range of incomes and special needs. Buildings will be sustainably constructed using high-quality and innovative materials. The infrastructure systems and open spaces will capitalize on opportunities to design with nature and promote environmental protection.

It will be inviting: outdoor amenities will be within reach and plentiful, creating spaces for relaxation, socializing with friends, exercise, and play for all Costa Mesa residents. Streets will be designed to prioritize safety, encourage walking and biking, and reduce reliance on automobiles. The Shelly Trail and other internal paseos will create an additional network of walking and bicycling paths within the site and to surrounding trail systems.

The redevelopment of the Fairview Developmental Center will be a welcome addition to the city, rooted in the values of the community and lifestyle enjoyed by Costa Mesa residents.



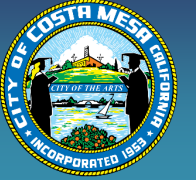
# Revised Guiding Principles

1. Ensure that Costa Mesa's housing goals are met for the FDC site.
2. Create vibrant and accessible open spaces.
3. Incorporate retail and community amenities to support residents.
4. Encourage multimodal options for transportation.
5. Integrate the natural and built environment.





# Specific Plan Area



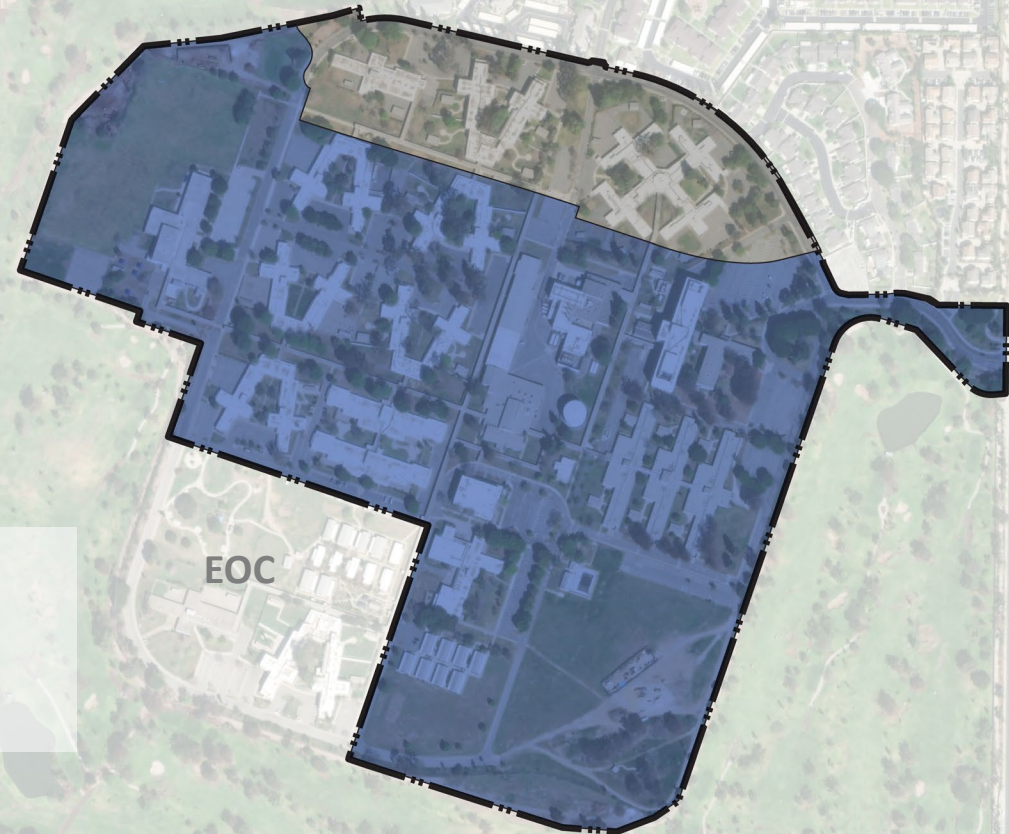
**Total= 95 acres**

DDS Housing = 15 acres

Master Developer = 80 acres

## Legend

- DDS Housing
- FDCSP Remaining Land
- Specific Plan Boundary





# What is a Specific Plan?

A land use tool that establishes the following for a specific area of the city:

- A land use plan.
- Development standards and design direction.
- A conceptual circulation plan.
- A conceptual infrastructure plan.
- Phasing and financing for implementation.

**The Fairview Developmental Center Specific Plan will be the basis for all future development applications on the site. The developer(s) selected by the State will be required to comply with the adopted Specific Plan.**

# What will be covered in the FDC Specific Plan?

Chapters of the Plan are anticipated to include:

- **Introduction**
- **Existing Conditions and History of the FDC Site**
- **Vision and Guiding Principles**
- **The Plan**
  - **Land Use Plan:** land use designations, standards and design direction
  - **Mobility and Circulation Plan:** roadway layout, street sections, bicycle and pedestrian access requirements, local transit options (i.e. access to bus)
  - **Open Space Plan:** minimum required open space, types of open space permitted and possible locations
  - **Infrastructure Plan:** water, storm drain, sewer and drain utilities
  - **Public Services:** requirements for public services such as police and fire to support new development
- **Administration and Implementation:** development processing, financing, phasing plan, and maintenance

# What is the Master Developer's Role ?

- Implementation of the Specific Plan
- Submit plans for site design review, must be consistent with the Specific Plan and EIR
- Submit Tentative Tract Maps
- Secure financing
- Confirm and update the phasing plan
- Pay development impact fees
- Work with the City for dedication of parks and open space
- Provide detailed signage, lighting, and art plans
- May request a Development Agreement with the City



# Specific Plan Use Descriptions

## **Residential**

Allows for a wide range of housing types, including two-and-three story walk-up townhomes, courtyard or motor-court products, stacked flats, wraps, podiums, and mid-rise buildings. This category is also intended to satisfy the City's 2022-2029 RHNA obligation for the FDC property in terms of providing a minimum number of units for Very Low, Low, Moderate, and Above Moderate-Incomes. A range of senior living options including independent and assisted living are also permitted. Public and private recreational uses, daycare, and neighborhood-serving amenities will also be allowed.

## **Department of Developmental Services (DDS) Housing**

This category is for 15-acres of the property to be retained by DDS for the development of housing for the developmentally disabled (Very Low Income), and housing for moderate and above moderate households.

## **Commercial**

Allows 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**

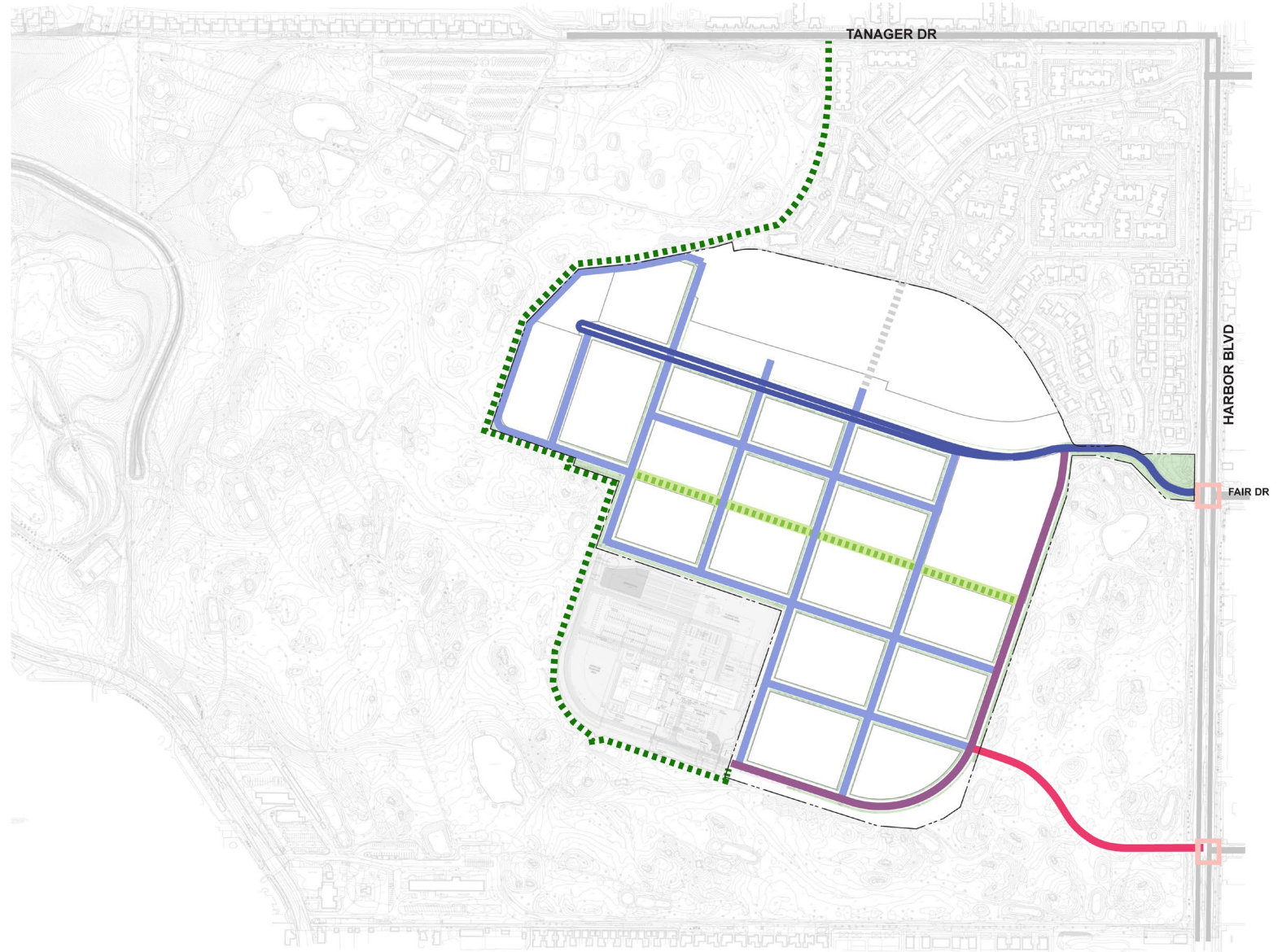
Intended for various parks and open space uses that are open to the general public, including neighborhood parks, recreation centers and cultural facilities, smaller pocket parks, and trails for pedestrians and bicyclists. Flexibility is provided in the final location and configuration of publicly accessible open space but the minimum acreage must be met.



# Example Circulation Framework

## Legend

- Promenade
- Shelley Circle
- Secondary Access
- Local Road
- Paseo/ Multi-Use Path
- Shelley Circle Trail

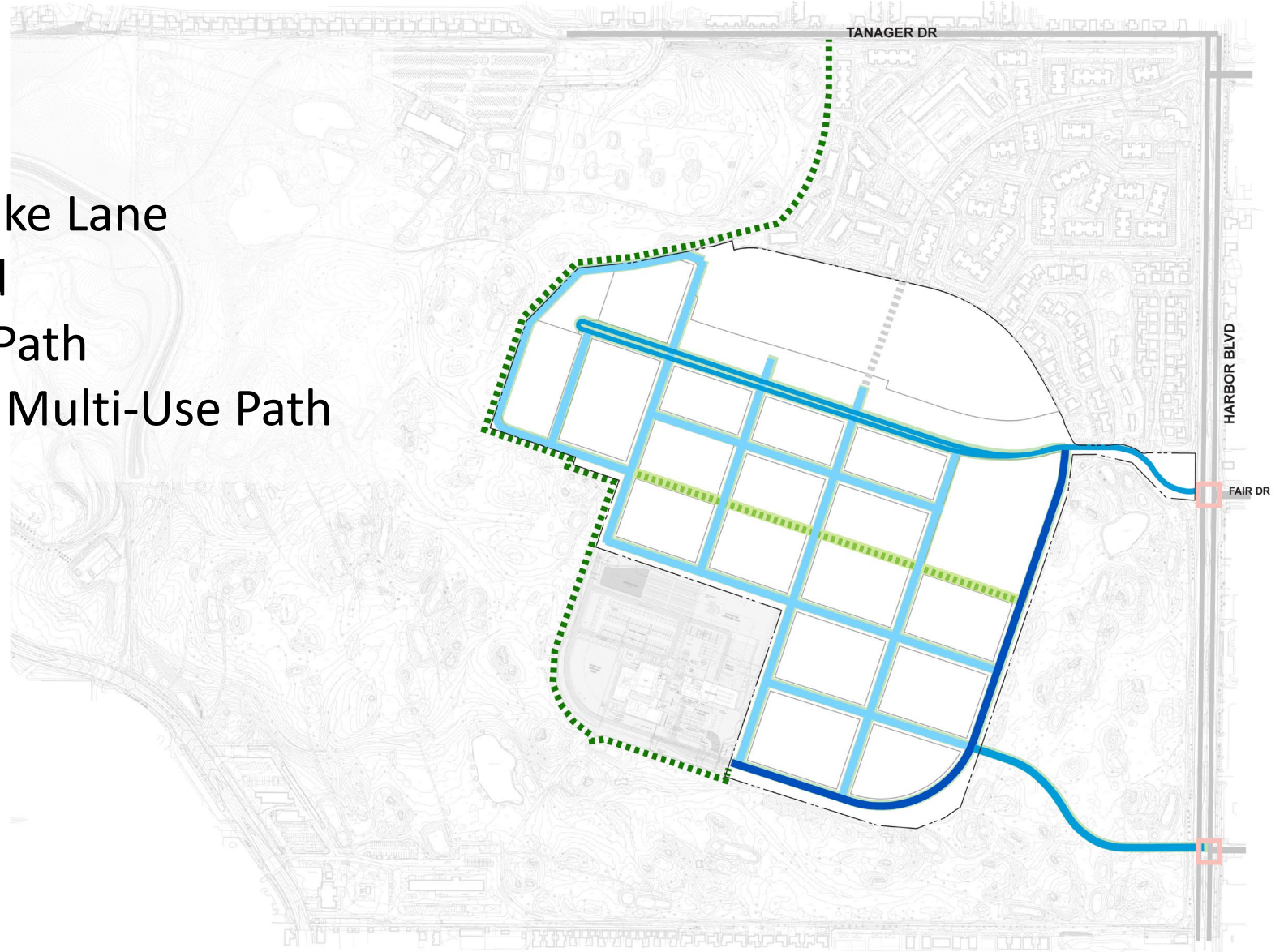




# Example Bicycle Framework

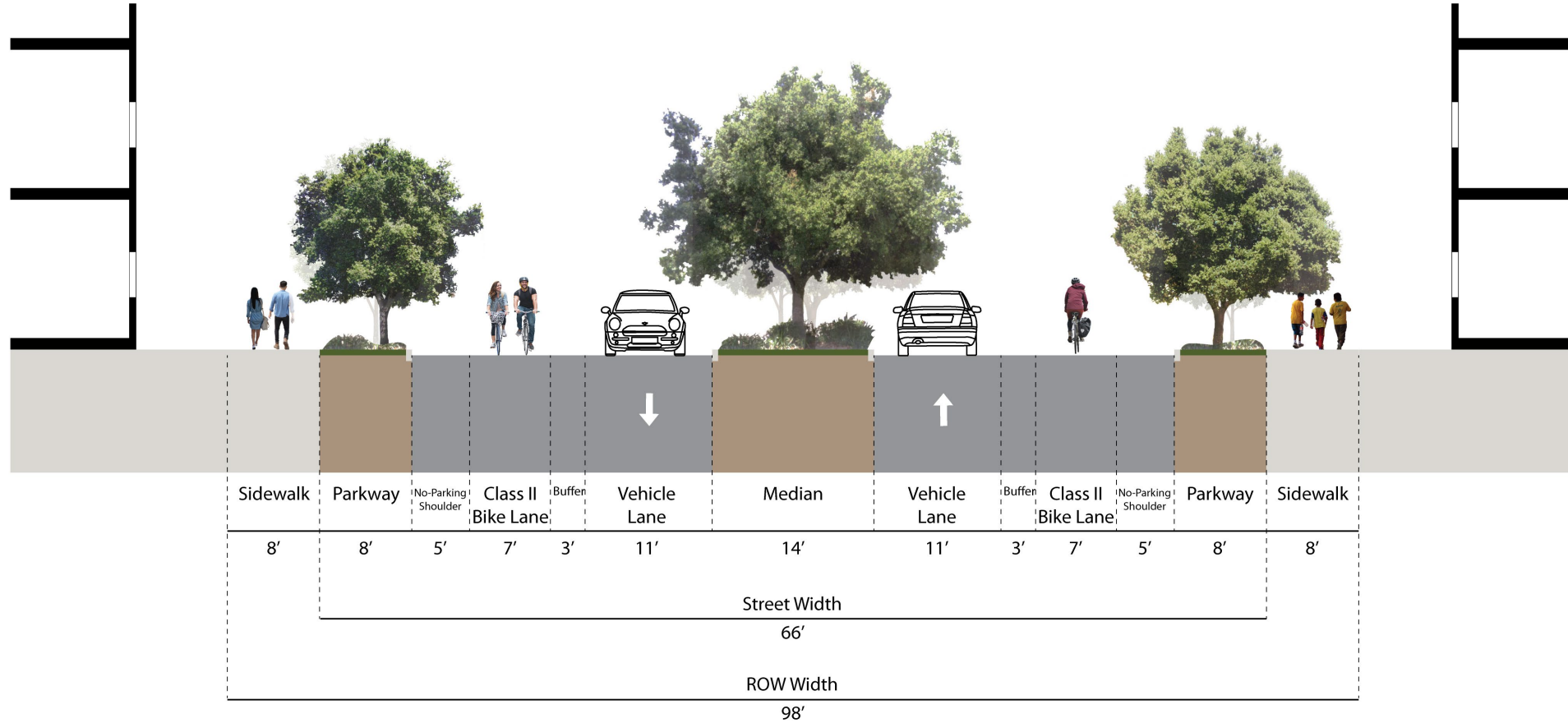
## Legend

- Class I
- Class II Buffered Bike Lane
- Class III Local Road
- Paseo/ Multi-Use Path
- Shelley Circle Trail Multi-Use Path





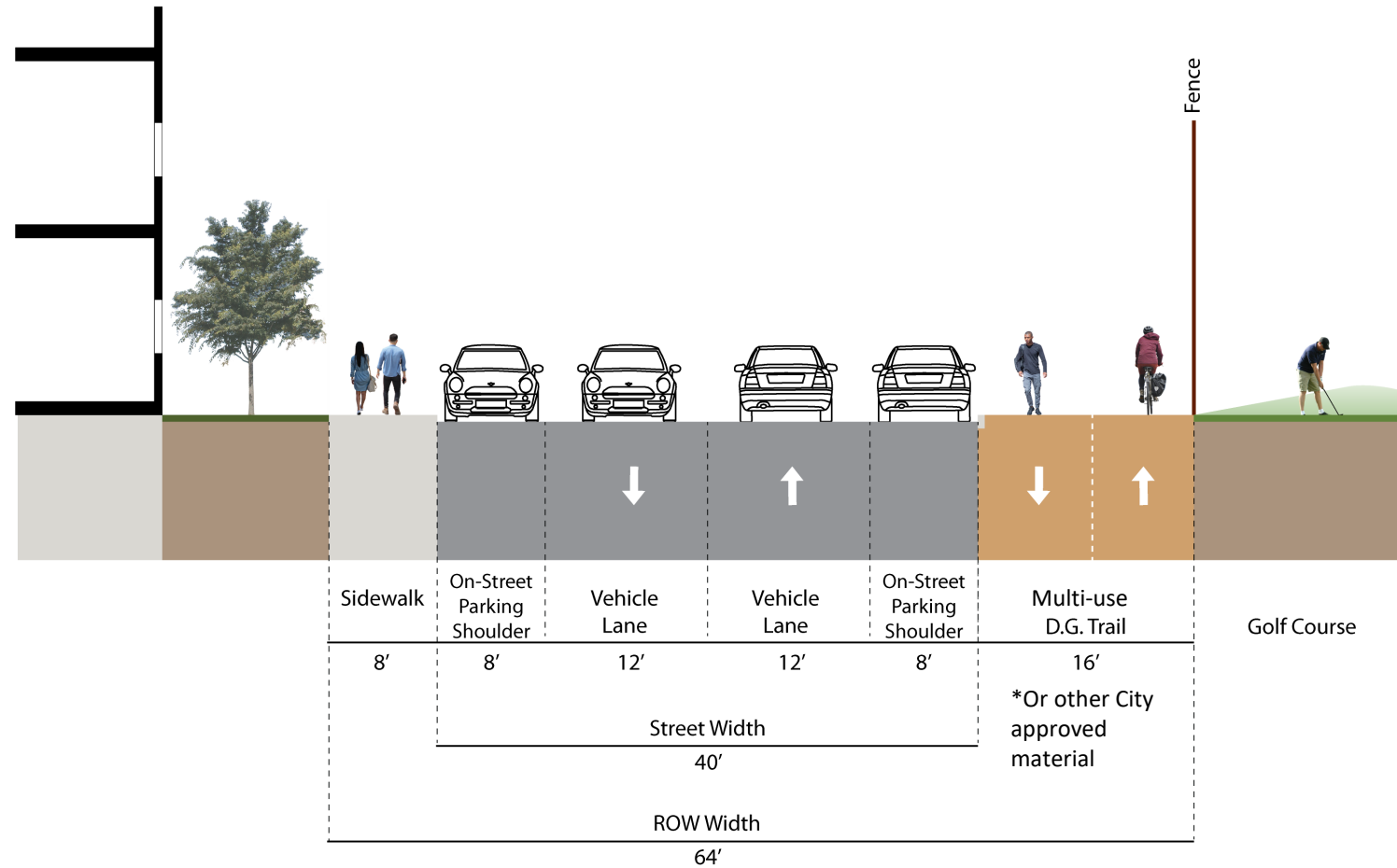
# Example Street Sections: Promenade



Promenade (25 mph), Total Width: 98'



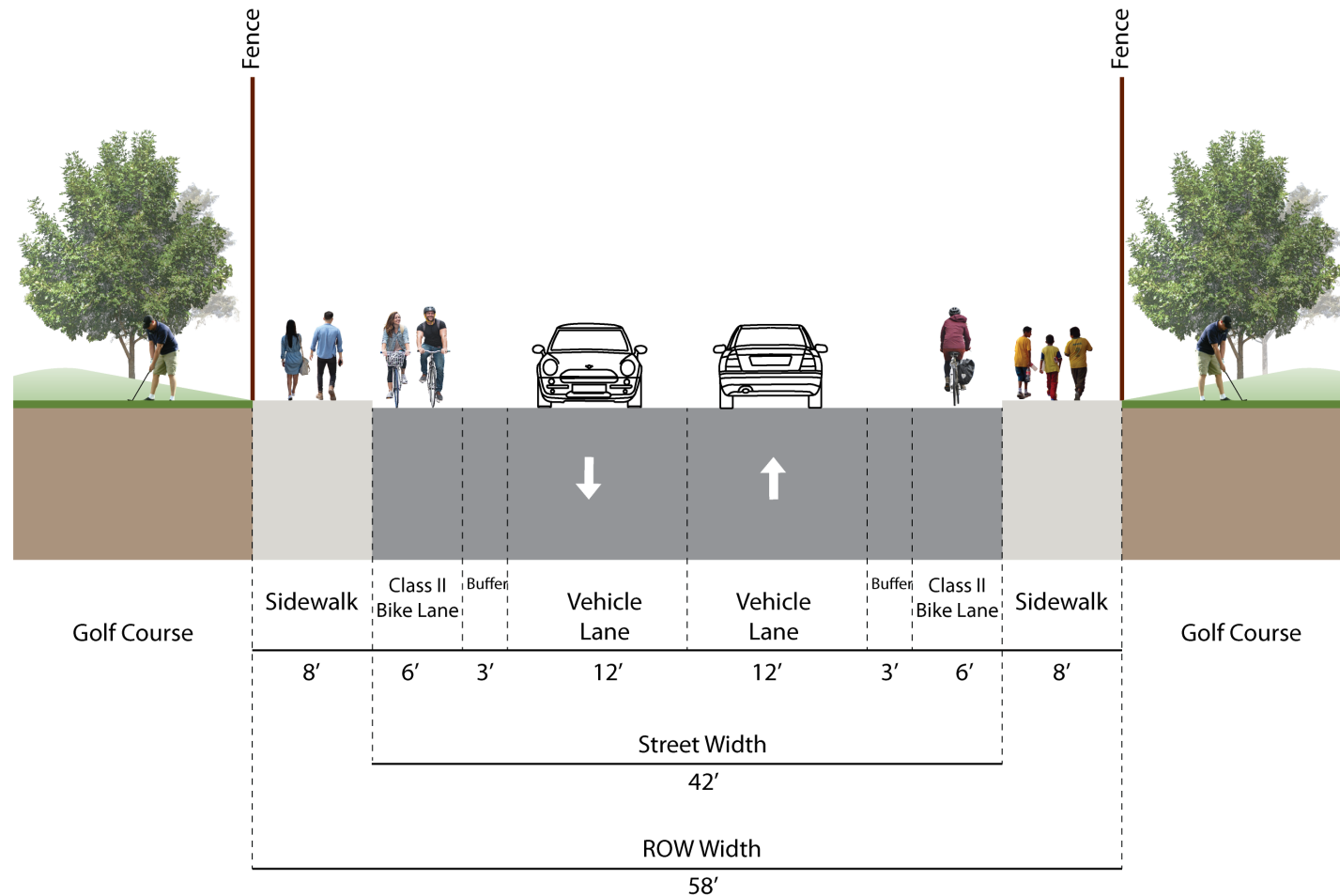
# Example Street Sections: Shelley Circle



Shelley Circle (25 mph), Total Width: 64'



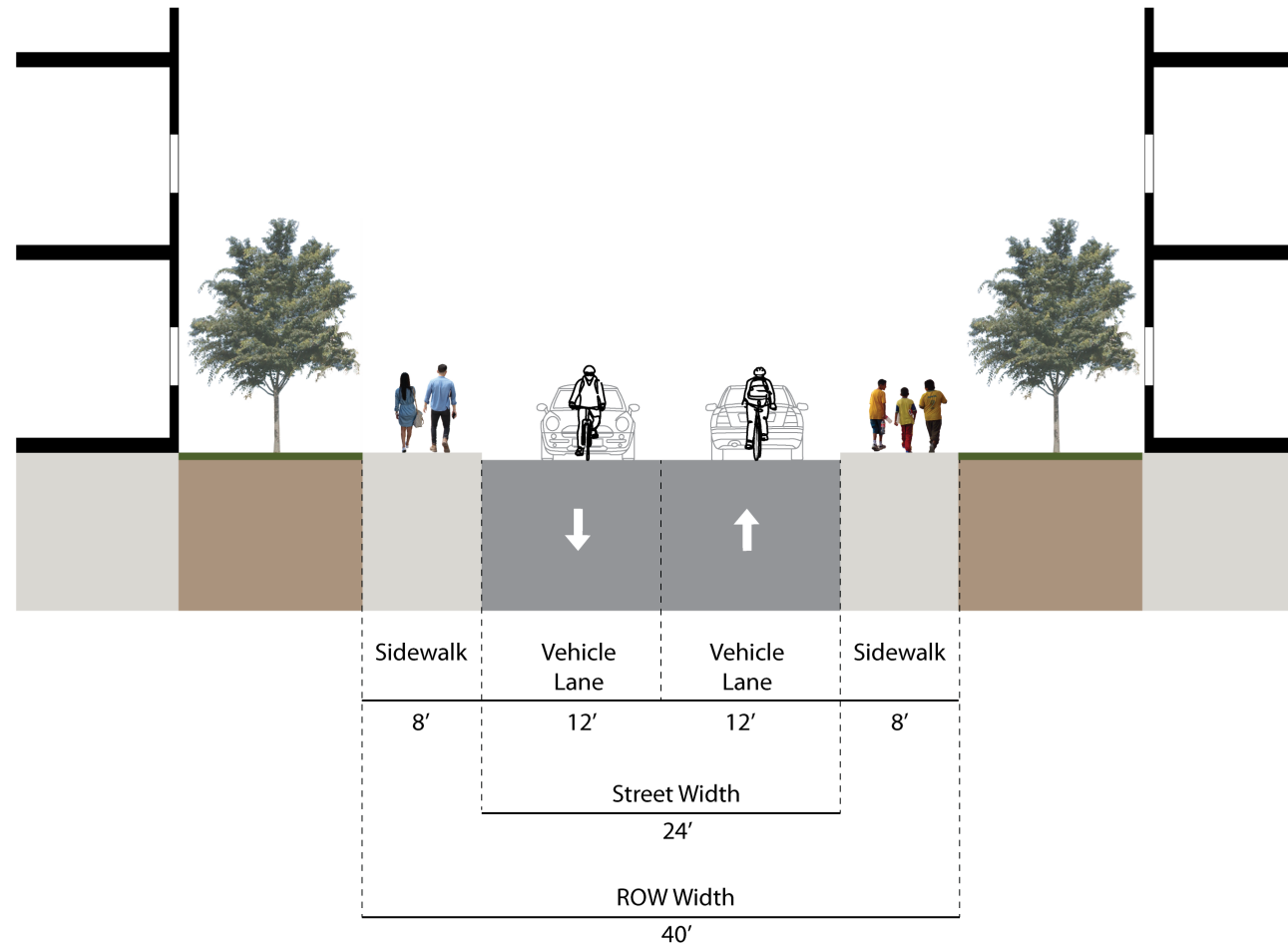
# Example Street Sections: Secondary Access



Secondary Access through the Golf Course (25 mph), Total Width: 58'

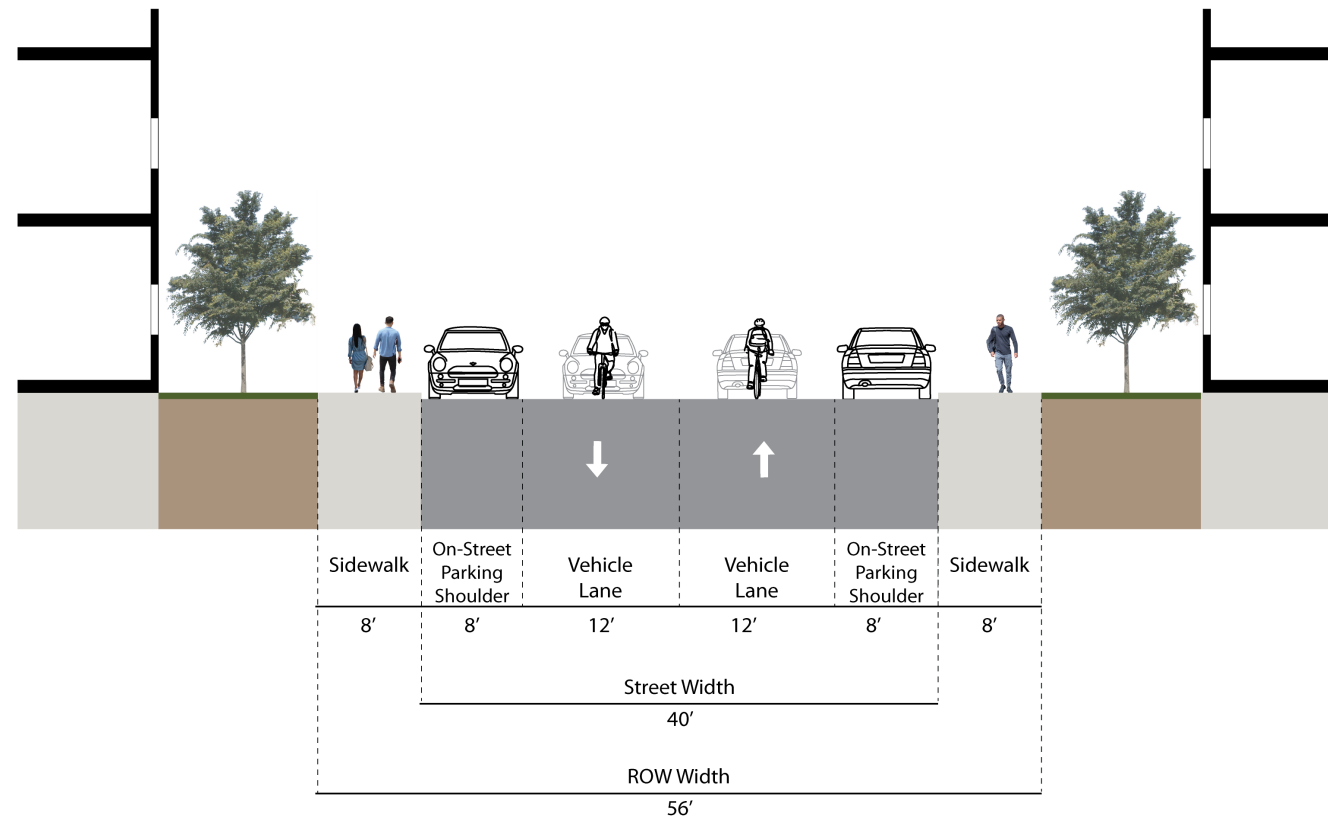


# Example Street Sections: Local Road | No Parking



Local Road With Class III and No On-Street Parking (25 mph), Total Width: 40'

# Example Street Sections: Local Road | With Parking



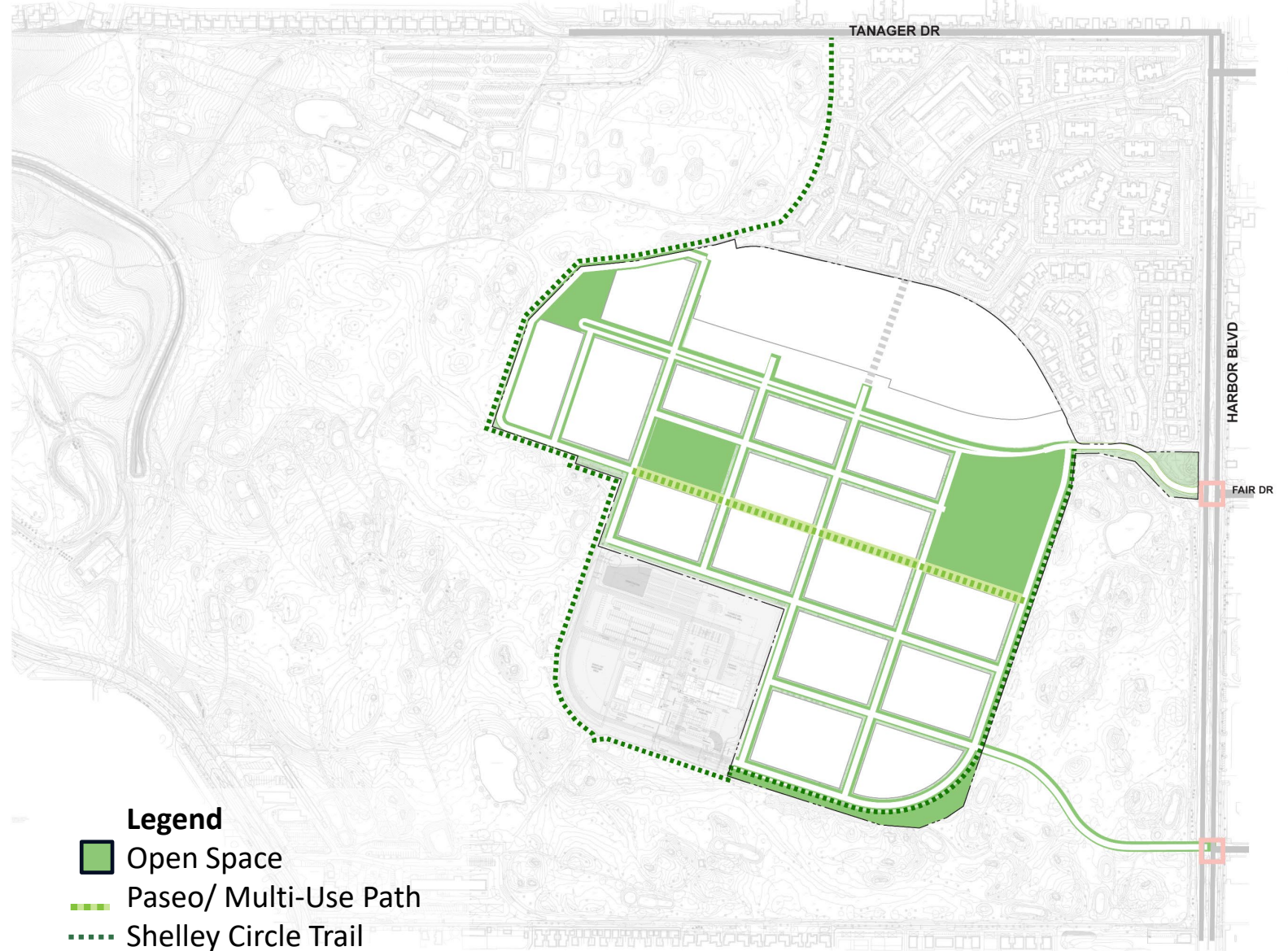
Local Road With Class III and On-Street Parking (25 mph), Total Width: 56'



# Example Open Space Framework

- Minimum 12 Acres
- Connected by tails, the paseo and sidewalks
- Areas should be programmed for active and passive use

Active	Passive
Baseball Field	Benches
Tennis/Pickle Ball Courts	Native Landscape
Playgrounds	Picnic Areas
Trails	Gardens



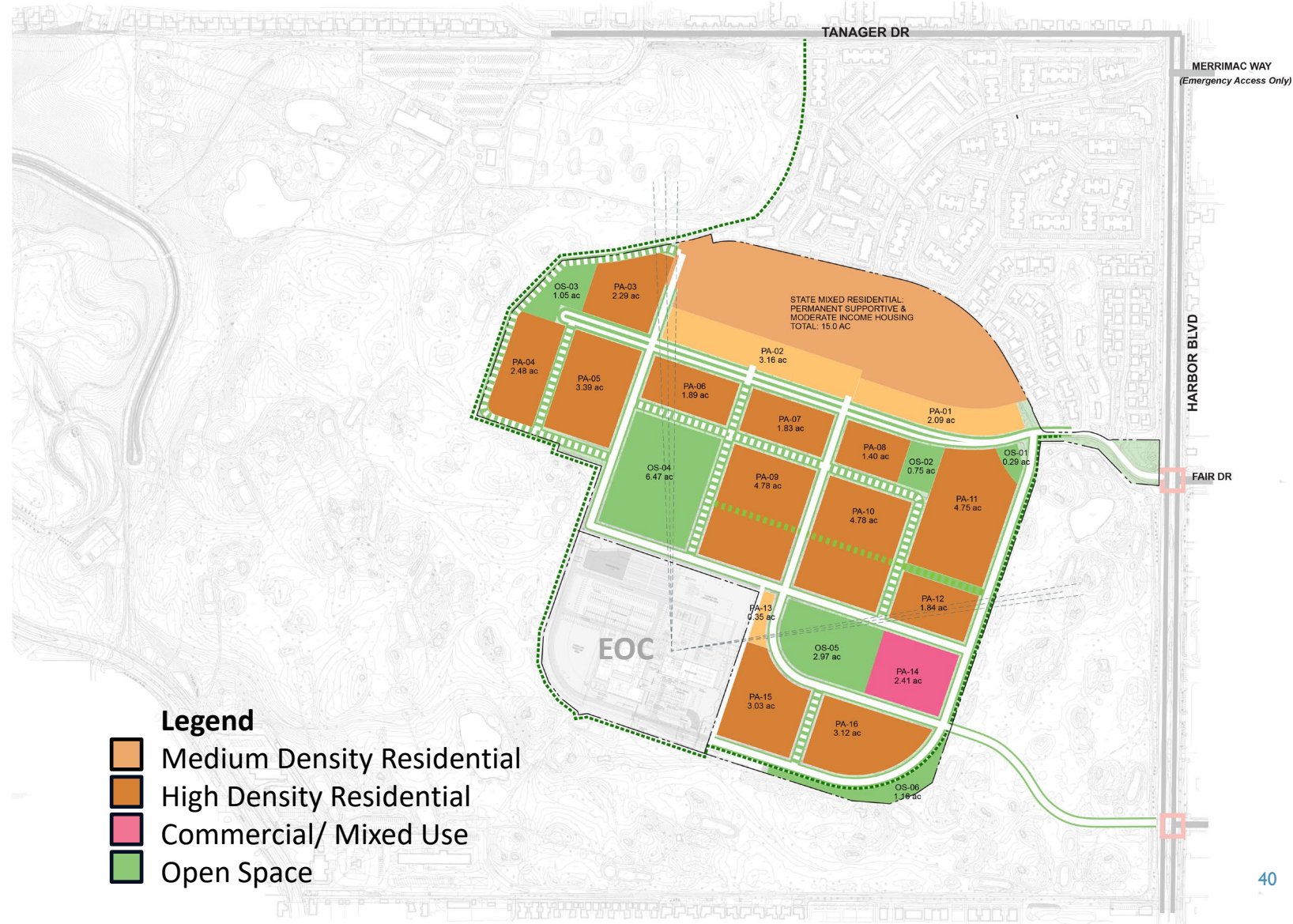




# Considered Land Use Plan Alternative 1

- Dispersed Open Space, falls within the communication tower height limitation areas.
- Lower density along the promenade.
- Curved secondary road was least preferred due to turn radius.
- Commercial at secondary access to minimize neighborhood traffic and convenience, park adjacent to create areas for outdoor dining and other indoor/outdoor retail opportunities.

*\*EOC is not a part of the Specific Plan area*



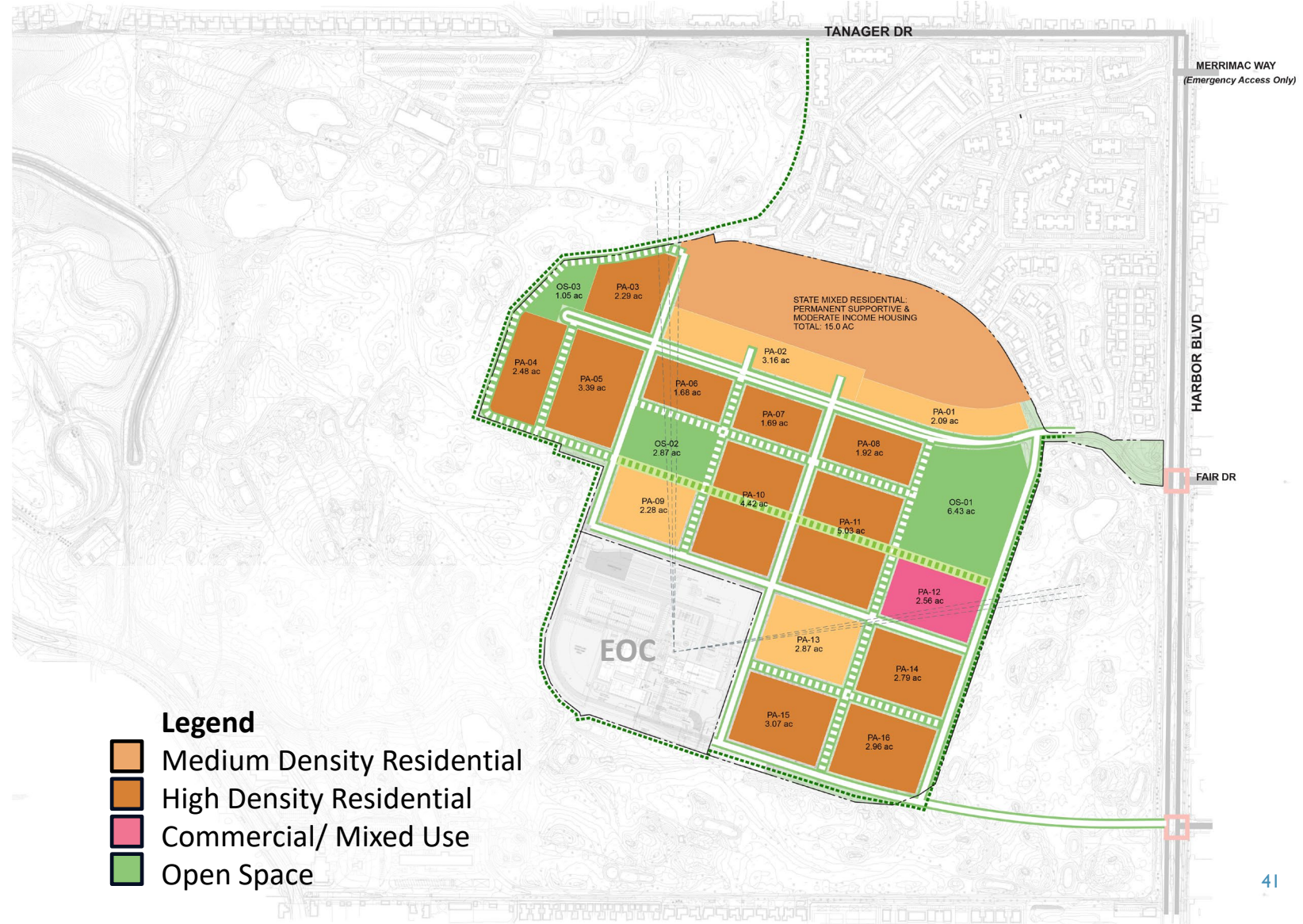




# Considered Land Use Plan Alternative 2

- Open Space near Fair Drive entry to minimize traffic in the community.
- Lower density along the promenade.
- Lower density near EOC due to communication tower height limitation.
- Secondary access reconfiguration as shown is not possible due to EOC requirements.

*\*EOC is not a part of the Specific Plan area*



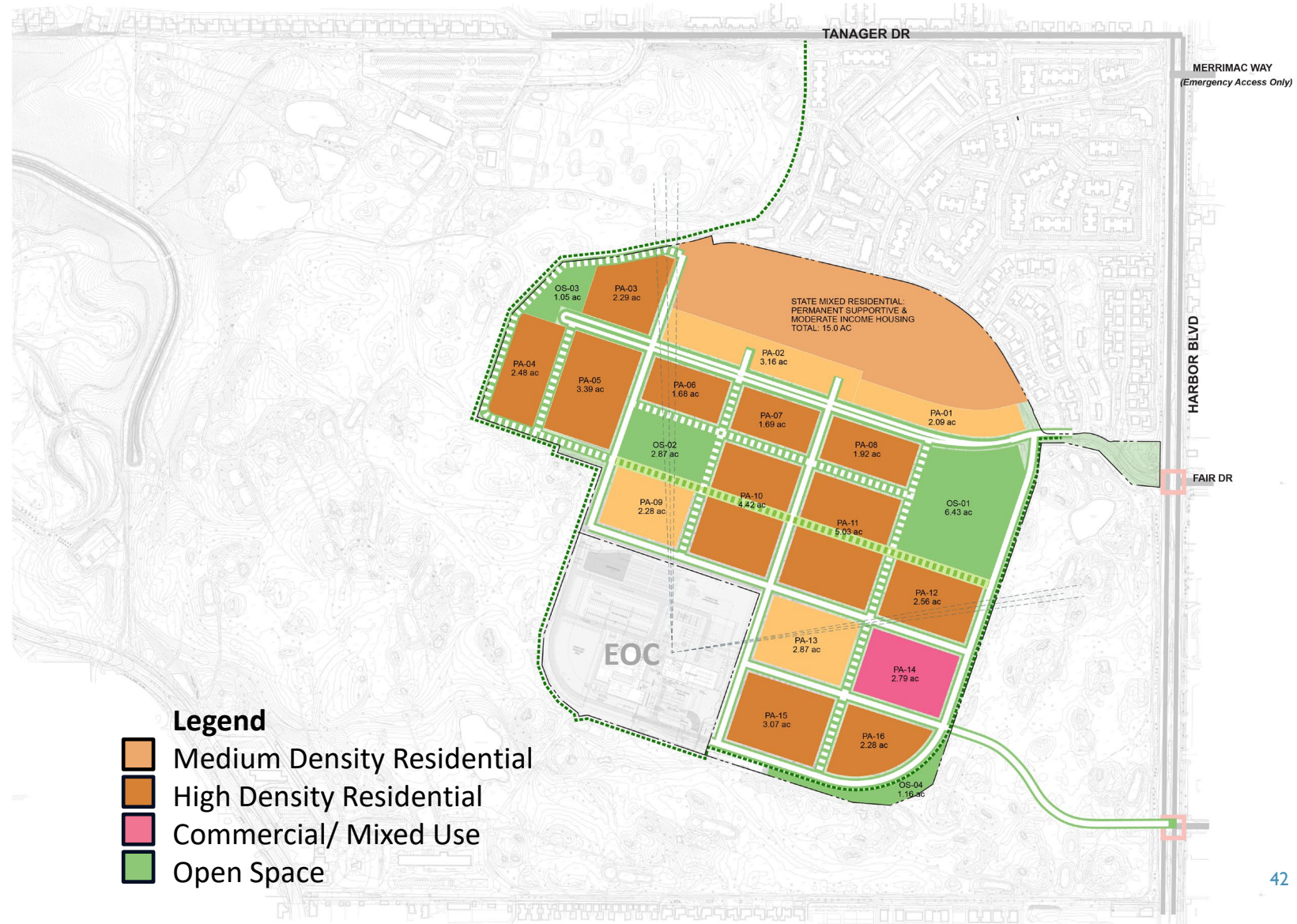




# Considered Land Use Plan Alternative 3

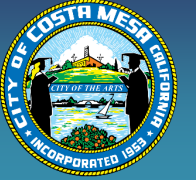
- Open Space near Fair Drive entry to minimize traffic in the community.
- Lower density along the promenade.
- Lower density near EOC due to communication tower height limitation.
- Commercial at secondary access to minimize neighborhood traffic and convenience.

*\*EOC is not a part of the Specific Plan area*





# Working Draft Preferred Land Use Concept Map



## 95 Acre Property Boundary

2,300 Dwelling Units Minimum

3,600 - 3,800 Dwelling Units Maximum

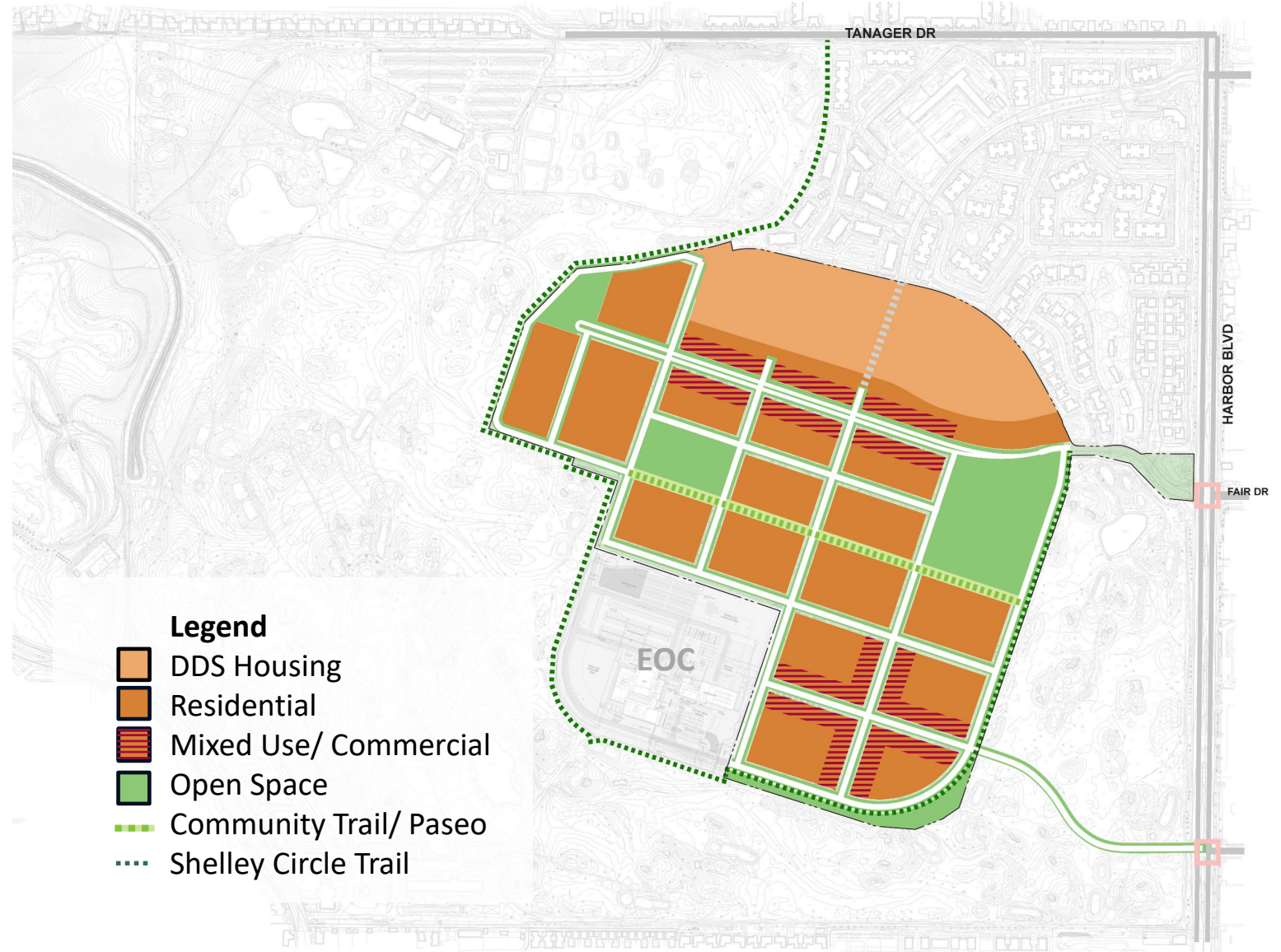
- 575 Very Low
- 345 Low
- 690 Moderate
- Remainder Above Moderate

35,000 SF Commercial

12 acres dedicated publicly accessible open space

2 access points

*\*EOC is not a part of the Specific Plan area*



### Legend

- DDS Housing
- Residential
- Mixed Use/ Commercial
- Open Space
- Community Trail/ Paseo
- Shelley Circle Trail

# Next Steps and Upcoming Milestones

- Planning Commission Recommendation: July
- City Council Preferred Plan: August/September
- Drafting of Specific Plan is underway, confirming the Land Use Plan is a critical step
  - NOTE: Confirming the Land Use Plan is for study and planning, and does not commit the City to a specific course of action.
- NOP Release (or CEQA start): August/September 2025



# Discussion Items

Land Use	Development Minimum	Development Maximum
Residential <sup>1</sup>		
Very Low Income	575 units <sup>2</sup>	-
Low Income	345 units	-
Moderate Income	690 units	-
Above Moderate Income	690 units	-
Total Units <sup>3</sup>	2,300 units	3,600- 3,800 units
Commercial <sup>4</sup>	10,000 sf	35,000 sf
Public Open Space <sup>5</sup>	12 acres	No maximum

## NOTES:

1. Very Low, Low, Moderate, and Above Moderate income categories are defined in 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. Total units include the residential development within the 15-acres of land retained by DDS.
4. Could be provided in a mixed-use building or as standalone commercial. Does not include community center, daycare center, or similar use.
5. Public Open Space includes 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 multifamily housing and is primarily accessible by the residents of the housing development.