



Fairview Developmental Center Specific Plan

Comment Card

Date 02/29/24

Thank you for putting together a great workshop!
Everyone was so helpful, friendly and educational. Keep up the
hard work everyone, we don't deserve you guys!!

Name Kashaan Burns Email [REDACTED]

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

Comment Card

Date 2-29-24

Concept #3 To build on open land here is OK.

We need more housing. As for me, they are trying to build on the 19th St. Senior Center.

This will take away parking space plus put a 4 story 60 units building. This will hurt our Senior Center. A lot of seniors use this building and why hurt us. Do the people of Costa Mesa know what is happening to us.???

Name

Email

We need our Center. Marcie

Please add me to the mailing list.



Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

Fecha 2-29-24

Mas campos para los niños
y juvenes, Parques recreativos
para sacarlos de las calles y las
drogas

Nombre Estela Morales Email





Fairview Developmental Center Specific Plan

Comment Card

Date 2-29-24.-

Seria Genia un lugar
Donde podamos vivir todos
unidos como una sola comunidad
para vivir con Dignidad Humana
y sin temor

Name Lisara Trejo Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

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Date Feb 29, 2024

~~Add Baseball Fields~~ Add baseball fields for Ages 13-18. Create fields that can support 80' bases/54' mound AND 90' bases/60' mound. Lake Forest Sports complex and Esencia Sports Park (Rancho Mission Viejo) are good examples to use. It also would be great to include batting cages with new fields.

Name BREAN CLARKE

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

Comment Card

Date Feb 29

- Will the Fair be considered in the traffic analysis
- The Fair is huge - should be considered in traffic analysis

Name Patty Baugh Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

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Date 2/29/2024

IT WOULD BE GOOD TO HAVE SOME
OUTDOOR SHADED AREAS WITH
DEDICATED SENIOR PARKING
FOR EASY WALKING DISTANCE
AND BENCHES LIKE EUROPEAN PARKS.

Name CINZIA ALEXANDER Email [REDACTED]

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

Comment Card

Date 2/29/2024

WOULD LOVE TO SEE A COMMON PLAZA
FOR PEOPLE TO SIT AND SOCIALIZE —
FOUNTAIN EUROPEAN STYLE WOULD BE NICE 😊

Name IVAN ALEXANDER

Email [REDACTED]

Please add me to the mailing list.



Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

Fecha 09/29/24

cosas de bajos recursos
cancha de basket, soccer, Albergue

Nombre _____

Email _____

Por favor, añádeme a la lista de correo.



Fairview Developmental Center Specific Plan

Comment Card

Date 2/29/24

Don't Make this worse

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

Comment Card

Date

2/29/24

What happens to the current residence. What about partner with Harbor Village or housing for disabled like Irvine

Name

Denis Moot

Email

[REDACTED]

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

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Date 2/29/24

Access comes through 1 street off Harbor
need more Road - so we don't have
traffic & better flow

Name Denise Moon

Email _____

Please add me to the mailing list.



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Date 2/29/24

consider park along golf course or Harbor
to ~~not~~ insulate residents; all parks should
connect to ~~provide~~ bike/walking trails.
Allow access to park from outside
of community. Parks should interconnect
as well via trails (ie like a spiderweb or
nebula). Be aware of noise impacts of parks →

Name _____

Email _____

Please add me to the mailing list.



Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

Fecha _____

le, basketball courts too close to
homes create irritating noise

JAY Hemphrey

Nombre _____

Email _____

Por favor, añádeme a la lista de correo.



Fairview Developmental Center Specific Plan

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Date 2/29/24

consider park along golf course or Harbor
to ~~not~~ insulate residents; all parks should
connect to ~~provide~~ bike/walking trails.
Allow access to park from outside
of community. Parks should interconnect
as well via trails (ie like a spiderweb or
nebula). Be aware of noise impacts of parks →

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

Comment Card

Date 3-1-2024

Additional housing for the disabled is needed
I see no provision in any plan displayed
here tonight. Can we get 50 units!

Name

Mr. J Moon

Email

[REDACTED]

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

Comment Card

Date

2/29/24

★ Citizens want broad-based
Committee ★

to listen to others' needs i.e.
seniors, disabled, low income,
recreation, walk, bike, retail.

Nothing to lose: everything to gain
Wendy Keece with END Product

Name

Email

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

Comment Card

Date 9/29/24

Due diligence first: EIR —
1. what are current restrictions to develop? (re: environmental laws)
2. We don't want EOC!!! their ^(State's) property but wrong to force on CM — less \$ for homes (property taxes)

Name

Wendy Zece

Email

Please add me to the mailing list.



Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

Fecha _____

Don't degrade views from Fairview
Park + maintain existing views
of San Gabriel + Santa Ana
Mountains. Keep views from
Fairview Park fair

Nombre S. Genis

Email _____

Por favor, añádeme a la lista de correo.



Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

Fecha _____

The Land Use Element provides for 500 du.
& at least 25 acres of open space.
Since the 500 d.u. would likely
generate a need for 6-7 acres, based
on city standards, that leaves ~18ac.
to meet existing community needs.
Let's not blow this opportunity!

Nombre S. Genis

Email _____

Por favor, añádeme a la lista de correo.

OVER →



Fairview Developmental Center Specific Plan

Comment Card

Date 29 Feb. 2024

~~✗~~ This process is backward -
 We need an analysis of
 what citywide needs are not being
 met that will require land,
 whether recreation, emergency
 services, housing or other.

Name S. Gen's

Email

This must be quantified
based on actual analysis &

Please add me to the mailing list.

empirical evidence.



Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

Fecha _____

The Land Use Element provides for 500 du.
& at least 25 acres of open space.
Since the 500 d.u. would likely
generate a need for 6-7 acres, based
on city standards, that leaves ~18ac.
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Let's not blow this opportunity!

Nombre S. Genis

Email _____

Por favor, añádeme a la lista de correo.



Plan Específico del Centro de Desarrollo Fairview

Tarjeta de Comentarios

Fecha _____

Based on the number of units projected it appears that ~ 30 ac. of open space will be needed, based on city standards. At a minimum FDC development ~~must~~ must provide open space for on-site housing based on city standards (4.42 ac/1000 pop) + provide at least 10-15 additional acres to meet existing city needs.

Nombre

S. Genis

Email

Por favor, añádemme a la lista de correo.

OVER →



Fairview Developmental Center Specific Plan

Comment Card

Date

29 Feb

This must be economically sustainable
+ must not result in long term
costs to taxpayers in other areas
of the City in order to provide
infrastructure + services to FDC.
~~The~~ FDC must be economically
sustainable over the long term.

Name

S. Genis

Email

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

Comment Card

Date Feb 29, 2024

I liked the format. Good info to make decisions.
All the staff was knowledgeable!

Name

Brian Clarke

Email

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

Comment Card

Date 2/29/24

Small development to avoid traffic congestion, etc.
Not a "country club" - limit the "extras." More
green space to support the environment.

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

Comment Card

Date 2-29-24

Bring the mental hospital back in service, there is a
Need now!

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

Comment Card

Date 2/29/24

Thank you for facilitating community input in a creative way!
I would like the city to include permanent supportive
housing as part of the planned housing units by income
level. Homelessness is increasing in O.C. and we desperately
need more PSH to house those who are medically vulnerable.
This is an opportunity for Costa Mesa to be an example
to other cities. Include PSH please!

Name Becks Heyhoe Email [REDACTED]

-Housing + Public Services Grants Committee member Please add me to the mailing list.



Fairview Developmental Center Specific Plan

Comment Card

Date

2/29/24

this development should not be for profit,
I am opposed to more homes, traffic,
crime, congestion, social impacts and
taxation.

Our community needs fixing - our
senior center for example is in bad
condition and leaks.

Name

Marla

Email

Please add me to the mailing list.



Fairview Developmental Center Specific Plan

Comment Card

Date

2/29/24

Should not be for profit. Too many homes already. Opposed to more homes, crime, congestion, social impacts and taxation.

Manage the money that we already pay in first before collecting more to miss manage

Name

Wagne

Email

Please add me to the mailing list.

[REDACTED]

From: Robert Braun [REDACTED]
Sent: Tuesday, January 30, 2024 2:02 PM
To: Fairview Developmental Center Housing Plan
Subject: Presentation two follow up
Attachments: FDC-CentralGreen.pdf

Follow up to the presentation number two regarding site concepts. See attached.

Fair Drive should be primary access to site. It provides direct access to the freeway via Fair. Merrimack is less desirable in that it circulated through existing residential and arrives at a restricted intersection with Harbor Blvd. Restricted volume. Is the EAC responsible for access? Fair Avenue extension? how does the timing work between the two projects and separate EIRS? If EOC is first do they improve Fair per the FDC Specific Plan?

The highest volume of on-site traffic will be in servicing the high density wrap product and should be isolated to the degree possible from pedestrian areas. The lower volume streets should support pedestrian walks which link to gather a series of pocket parks for tot lots, exercise stations and general community interaction. The large central green space can support active sports fields as well as passive social space for seniors and toddlers etc. (Old town Torrance had major central green spaces. Irving Gill)

Lower density product should have golf course frontage, lower floors of the wrap product can front onto the green, somewhat urban character. Once above the adjacent structures the views to the west are towards Catalina and Palos Verdes, to the east, Saddleback mountain, the airport and city views.

Provide a unique environment with well integrated open space and recreation component.

Food for thought.

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NANTHAVONGDOUANGSY, PHAYVANH

From: [REDACTED]
Sent: Thursday, February 22, 2024 12:58 PM
To: Fairview Developmental Center Housing Plan
Subject: FAIRVIEW DEVELOPMENTAL SPECIFIC PLAN
Attachments: FDC LAND SWAP OPTION.jpg; FDR.png

I haven't been able to attend the workshops in person but I did attend the City Council workshop where this was discussed prior to the public workshops. Has there been any consideration of a land swap with the golf course? I may be wrong but I think the golf course is owned by the City, which would make the process easier. If not owned by the City, it could still be explored and possibly accomplished but would require negotiations. The Fairview Developmental Center parcel is surrounded by golf course property, limiting access to the site forcing traffic either onto Harbor Blvd. or as has been discussed on to the small street to the north.

A land swap would allow the City to plan frontage property on Harbor Blvd. for additional commercial development. Any proposed housing development could be adjacent to existing residential. It could allow access from Harbor Blvd. and Placentia Ave. It would vastly improve the playability of the golf course vs. the existing course today. The cost of remediation, golf course redevelopment, etc. could certainly be absorbed within the development costs of the project.

Attached are two fairly simplistic google earth screen shots of the area. One is "as is", the other shows a possible land swap area. Again, I don't know if this possibility has been considered but, if not, it should be. Thanks.

Dave Doyle
[REDACTED]
[REDACTED]

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Wetland & Riparian Habitat

Costa Mesa Golf Course

Fairview Park

Orange County Model Engineers

Jim Scott Stadium

Estancia High School

Placentia Fire Station 4

Faith Worship Community Church

APPROXIMATELY 122 ACRES

Placentia Ave

Placentia Ave

Joann St

Tanager Dr

Tanager Dr

Tacos Ma

Harbor Village Apartmen

Engels Dr

Engels Dr

Harvey Dr

N Shelley Cir

N Shelley Cir

Santa Catalina Dr

Marlin Ln

Cornestone Ln

Harbor Blvd

Harbor Blvd

Rosa Way

Gregory Way

Developmental Services Department

Fairview Developmental Ctr

N Shelley Cir

Doris Way

Pearl Way

Florence Cir

N Shelley Cir

S Shelley Cir

Eugenia Way



Wetland & Riparian Habitat

Costa Mesa Golf Course

Fairview Park

Orange County Model Engineers

Jim Scott Stadium

Estancia High School

Placentia Fire Station 4

Faith Worship Community Church

N Shelley Cir

Doris Way

S Shelley Cir

Rosa Way

Pearl Way

Eugenia Way

Florence Cir

N Shelley Cir

Gregory Way

N Shelley Cir

Developmental Services Department

Harbor Village Apartment

Harbor Blvd

Cornerstone Ln

Harbor Blvd

Harbor Blvd

Joann St

Tanager Dr

Tanager Dr

Harbor Blvd

Tacos Mac

Engels Dr

Lotus Ln

Harmony Dr

Santa Catalina Dr

Marlin Ln

Cornerstone Ln

Harbor Blvd

NANTHAVONGDOUANGSY, PHAYVANH

From: Cynthia McDonald [REDACTED]
Sent: Thursday, February 29, 2024 1:05 PM
To: [REDACTED]
Cc: Fairview Developmental Center Housing Plan; [REDACTED]
[REDACTED]
Subject: Fairview Developmental Center Specific Plan - Vision and Guiding Principles

Hi Ms. Nanthavongdouangsy:

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

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

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

Cynthia McDonald

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

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

GUIDING PRINCIPLES:

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

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

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

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

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

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

Molly Mendoza

From: NANTHAVONGDOUANGSY, PHAYVANH [REDACTED]
Sent: Wednesday, March 6, 2024 5:56 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: FDC Housing Plan Open House

From: [REDACTED]
Sent: Wednesday, March 6, 2024 5:51 PM
To: Fairview Developmental Center Housing Plan <FDCHousingPlan@costamesaca.gov>
Cc: [REDACTED]
Subject: FDC Housing Plan Open House

Hello,

Thank you for giving me the opportunity to share my ideas via email for the FDC Housing Plan Open House.

I propose that the new neighborhood include a 55+ section for seniors. Similar to the 55+ apartment community, Azulon Apartments at Mesa Verde. Azulon was built specifically for seniors and provides accommodations for the special housing needs of seniors. The senior-friendly features include the following.

1. Secured vehicle and pedestrian entrances/exits to keep out criminal activity so seniors can feel safe at home.
2. Elevator access to apartments.
3. Secured parking area in close proximity to apartments for easy access and safety.
4. Walking distance to a nearby retail outlet as many seniors do not drive.
5. Community gym with senior-friendly exercise equipment and yoga room.
6. Valet Trash service.
7. Washer/Dryer combo in units.
8. Large shower/soaking tub combo with stability wall handles in units.

Please feel free to share my ideas at the Zoom Virtual Workshop tonight. If you should have any questions, please do not hesitate to reach out to me. Thank you.

Teri LS
[REDACTED]

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Cc: [REDACTED]

Subject: Re: FDC Open House

Please send your ideas to fdchousingplan@costamesaca.gov and your message will be recorded and preserved with the feedback received during the open house sessions. Thank you for taking the time to share your ideas.

Regards,

Sheri Vander Dussen
City of Costa Mesa
Sent from my iPhone

On Mar 1, 2024, at 6:27 PM, [REDACTED]

Hello,

I am interested in sharing some ideas for the FDC, however I will likely be unable to attend the virtual Open House zoom meeting on Wednesday, March 6th. Would you be so kind to direct me to where I may email my ideas for consideration. Thank you.

Teri LS
Costa Mesa, CA

[REDACTED]

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