

RESOLUTION NO. PC-2026-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COSTA MESA: ADOPT AN ORDINANCE AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE (ZONING CODE) TO ADD THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN (FDCSP), REVISE SECTIONS 13-20, 13-28, 13-30, CHAPTER V, ARTICLE 7, ADD CHAPTER XVIII "SPECIFIC PLANS", AND UPDATE THE ZONING MAP; ADOPT A RESOLUTION AMENDING THE LAND USE ELEMENT OF THE GENERAL PLAN FOR CONSISTENCY WITH THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN; AND CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT AND ADOPT THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE FDCSP

CASE NO. PCTY-25-0003

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

WHEREAS, in June 2022, the California State Legislature adopted SB 188, enacting Government Code Section 14670.31, which outlines the general terms under which the State of California, through the State Department of General Services (DGS) and the State Department of Developmental Services (DDS), will collaborate with the City of Costa Mesa (City) to determine the future of the FDC site; and

WHEREAS, on October 4, 2022, the City Council of the City of Costa Mesa (City Council), authorized the City Manager to enter into a Standard Agreement with the DGS and receive State funds in an amount not to exceed \$3.5 million to develop the Fairview Developmental Center Specific Plan (FDCSP); and

WHEREAS, in December of 2022, the City of Costa Mesa and DGS entered into Standard Agreement Number HD229063; and

WHEREAS, on June 13, 2023, the City released the solicitation of a Request for Proposals (RFP) for the FDCSP that was released via PlanetBids, the City's web-based procurement system, where four proposals were received and evaluated by City staff based on the selection criteria identified in the RFP, and of the four proposals, PlaceWorks was selected as the qualified consultant to complete the FDCSP scope of work; and

WHEREAS, on August 1, 2023, the City Council approved the agreement between the City and PlaceWorks pursuant to the RFP; and

WHEREAS, on November 2, 3, and 6, 2023, a publicly noticed community workshop (Workshop No. 1) took place at various locations within the City to gather community input and feedback relating to the existing conditions within the FDCSP and gain insight on the community's vision for the area; and

WHEREAS, on December 12, 2023, the City Council held a study session and received a project status update on the FDCSP; and

WHEREAS, on March 25, 2024, the Planning Commission held a study session and received a project status update on the FDCSP; and

WHEREAS, throughout 2024, Workshop No. 2 (January 23, 25, and 29), Workshop No. 3 (February 29, March 4, and 6), and Workshop No. 4 (July 24, 25 and 31) were publicly noticed and each workshop was held at various locations within the City to gain community input on the draft Vision and Guiding Principles (including further refinements throughout), mobility, open space, housing, infrastructure and learn the community's preferences on these items to incorporate greater detail within the FDCSP; and

WHEREAS, Workshop No. 4 included three land use concepts, key features and applicable analysis for each concept and a land use concept survey was made available from July 24 through August 30, 2024; and

WHEREAS, on May 27, 2025, June 23, 2025, and August 25, 2025, the Planning Commission held publicly noticed study sessions that included project background information, financial feasibility findings, summary of community engagement, and three land use scenarios to obtain their input and provide recommendation to the City Council for a land use plan scenario to be studied for environmental review purposes and inclusion in the FDCSP which does not pre-commit the City to any action for adoption; and

WHEREAS, on October 9, 2025, the FDCSP was presented to the Parks and Community Services Commission to obtain feedback about park amenities for consideration and inclusion in the FDCSP; and

WHEREAS, on October 21, 2025, the City Council held a publicly noticed study session to review the Planning Commission's recommended land use plan for the FDCSP and the City Council directed staff to move forward with the Planning Commission's

recommendation to study 4,000 residential units, 35,000 square feet of non-residential area, and increased the minimum open space requirement from 12 acres to 14 acres which does not pre-commit the City to any action for adoption; and

WHEREAS, on October 29, 2025, pursuant to the California Environmental Quality Act (CEQA) a notice of preparation (NOP) was issued and submitted to the State Clearinghouse where the FDCSP was assigned project number SCH No. 2025101405; and

WHEREAS, the NOP started the CEQA environmental review process by notifying agencies, organizations, tribes, and interested parties about the City's plans to prepare an Environmental Impact Report (EIR), and that the written public comment period began October 29, 2025, through December 5, 2025; and

WHEREAS, on November 17, 2025, a public scoping meeting was held at City Hall to solicit comments and suggestions regarding the scope and content of the EIR and environmental issues and alternatives to be considered in the EIR; and

WHEREAS, on March 16, 2026, the Public Review Draft Specific Plan was made available for a 30-day public comment period that concluded on April 15, 2026; and

WHEREAS, on March 24, 26, and 30, 2026, Workshop No. 5 was held at various locations within the community to introduce the community to the draft specific plan, inform them of its components, and obtain their feedback on the draft document; and

WHEREAS, on May 14, 2026, a notice of availability Draft Environmental Impact Report (DEIR) was published in a newspaper of general circulation which included a 48-day public review period that occurred from May 14, 2026, through July 1, 2026, and the DEIR were made available for public review pursuant to the requirements of the CEQA Guidelines; and

WHEREAS, on May 14, 2026, the DEIR was uploaded to the City's environmental notices webpage, provided to the County Clerk-recorder's Office for posting, and submitted and uploaded to the State Clearinghouse (State Clearinghouse No. 2025101405); and

WHEREAS, on July 14, 2026, the Public Hearing Draft Specific Plan was made available on the project webpage which incorporates public comments received during the March 2026 public comment period for the FDCSP; and

WHEREAS, on July 15, 2026, City staff held a focus group meeting with Costa Mesa Country Club golf course clubs to discuss the secondary access road contemplated in the FDCSP and outline the future process; and

WHEREAS, on July 16, 2026, the Airport Land Use Commission held a duly noticed public hearing and determined that the FDCSP was consistent with the Airport Environs Land Use Plan for John Wayne Airport; and

WHEREAS, on July 23, 2026, the City held a Community Q&A event to provide the community the opportunity to ask questions of staff in order to prepare the community for upcoming public hearings with the Planning Commission and City Council; and

WHEREAS, all workshops and the Community Q&A were advertised through various means, including social media posts on Facebook, Instagram, Next Door, postcard mailers to 46,271 residential homes, email notifications to interested parties, flyer distribution and A-frame signs placed outside of City facilities, announcements made at Planning Commission and City Council meetings, and newspaper advertisements; and

WHEREAS, on July 27, 2026, the Planning Commission held a study session on the FDCSP where they received a presentation for the introduction of the July 2026 Public Hearing Draft Specific Plan, associated Zoning Code, Zoning Map, Land Use Element and Land Use Map amendments and the Draft EIR, and after public comment the Planning Commission received and filed the report and provided feedback on the FDCSP; and

WHEREAS, the implementation of the FDCSP requires amendments to Section 13-20, 13-28, 13-30, and Chapter V, Article 7, of the Zoning Code and add Chapter XVIII "Specific Plans" to Title 13 of the Zoning Code, and update the Zoning Map, The Land Use Element of the General Plan and Land Use Map for consistency with the FDCSP to rezone the FDC site and change the Land Use Designations; and

WHEREAS, on August 10, 2026, the Planning Commission conducted a duly noticed public hearing to discuss and consider the Fairview Developmental Center Specific Plan and proposed amendments to Zoning Code, Zoning Map, Land Use Element and Land Use Map, with all persons having the opportunity to speak for and against the proposal; and

WHEREAS, the CEQA Final EIR for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, BE IT RESOLVED that the Costa Mesa Planning Commission, in its independent judgment and after fully considering all alternatives, and all testimony and evidence presented at the public hearing hereby recommends that the City Council incorporate clarifications from the August 10, 2026, memorandum to the Planning Commission and take the following actions:

SECTION 1: Certify the Final EIR prepared for the project pursuant to CEQA Guidelines Section 15090, adopt findings of fact pursuant to CEQA Guidelines Section 15091, adopt statement of overriding considerations pursuant to CEQA Guidelines Section 15093, and adopt the Mitigation Monitoring and Reporting Program included within Exhibit A.

SECTION 2: Adopt by ordinance the Fairview Developmental Center Specific Plan included within Exhibit B.

SECTION 3: Adopt by ordinance amendments to revise Sections 13-20, 13-28, 13-30, Chapter V, Article 7, Add Chapter XVIII "Specific Plans", as identified within Exhibit C and update the Zoning Map to change the zoning designation of the FDC site located at 2501 Harbor Boulevard from "Institutional and Recreational Multi-use (I&R-MLT)" to refer to the 95-acre FDCSP area as "FDCSP" and change the remaining 15 acres of the 110-acre site to "Institutional and Recreational" zoning designation as identified within Exhibit D.

SECTION 4: Adopt by resolution an update to the Land Use Element of the General Plan whereby ~~strikethrough~~ text denotes text being removed and underlined text denotes text being added as shown in Exhibit E and update to the Costa Mesa Land Use Map to change the land use designation of the FDC site located at 2501 Harbor Boulevard from "Multi-use Center" to refer to the 95-acre FDCSP area as "FDCSP" and change the remaining 15 acres of the 110-acre site to "Public/Institutional" as shown in Exhibit F.

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

PASSED AND ADOPTED this 10th day of August, 2026.



Jeffrey Harlan, Chair
Costa Mesa Planning Commission

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

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-22 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on August 10, 2026, by the following votes:

AYES: Harlan, Andrade, Klepack, Martinez

NOES: Zich, Dickson

ABSENT: Rojas

ABSTAIN: None



Carrie Tai, Secretary
Costa Mesa Planning Commission

Exhibit A
Fairview Developmental Center Specific Plan
Environmental Impact Report Files - State Clearinghouse No. 2025101405

Click on the “Links” below to access the document.

Final Environmental Impact Report (FEIR) - [Link](#)

FEIR Appendix A – Comment Letters Received - [Link](#)

FEIR Appendix B – Engineering Analysis Report - [Link](#)

FEIR Appendix C – Revision to Appendix J.2 of the DEIR – [Link](#)

Findings of Fact and Statement of Overriding Considerations - [Link](#)

Draft EIR - Part 1 - [Link](#)

Draft EIR - Part 2 - [Link](#)

Draft EIR - Part 3 - [Link](#)

Draft EIR - Part 4 - [Link](#)

Mitigation Monitoring and Reporting Program (MMRP) - [Link](#)

Appendix A.1: Notice of Preparation (NOP) and Scoping Meeting Comments - [Link](#)

Appendix B.1: Air Quality and GHG Modeling – [Link](#)

Appendix C.1: Biological Technical Report - [Link](#)

Appendix C.2: Tree Survey and Arborist Report – 2026 - [Link](#)

Appendix C.3: Tree Survey and Arborist Report – 2024 - [Link](#)

Appendix D.1: Archaeological and Built Environment Resources Inventory Report - [Link](#)

Appendix E.1: Paleontological Resources Evaluation - [Link](#)

Appendix F.1: Phase I Environmental Site Assessment - [Link](#)

Appendix F.2: Phase II Investigation Report - Part 1 - [Link](#)

Appendix F.2: Phase II Investigation Report - Part 2 - [Link](#)

Appendix G.1: Water Supply Assessment - [Link](#)

Appendix H.1: Noise and Vibration Assessment - [Link](#)

Appendix I.1: Response to service letter and questionnaire - [Link](#)

Appendix J.1: VMT Assessment - [Link](#)

Appendix J.2: Transportation Study - [Link](#)

Appendix K.1: Existing Conditions Infrastructure Report - [Link](#)

Appendix K.2: Dry Utilities Summary Memo - [Link](#)

Appendix L.1: Alternatives Trip Generation - [Link](#)

Exhibit B