



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

AGENDA ITEM 2

July 16, 2026

TO: Commissioners/Alternates

FROM: Julie Fitch, Executive Officer

SUBJECT: City of Costa Mesa Request for Consistency Determination of the Fairview Developmental Center Specific Plan, General Plan Amendment, and Zoning Code Amendment

Background

In March 2022, the City of Costa Mesa submitted its 2021-2029 6th Cycle Housing Element Update to the Airport Land Use Commission (ALUC) for a consistency review. The Housing Element Update identified 99 potential future candidate housing sites in five Focus Areas. The Fairview Developmental Center was within Focus Area 3 Harbor Mixed-Use and Fairview Developmental. The Commission found the Housing Element Update inconsistent with the *Airport Environs Land Use Plan for John Wayne Airport (AELUP for JWA)* based mainly on the maximum height of proposed sites in North Costa Mesa area of Focus Area 2 that would penetrate the 206-foot horizontal surface for JWA. Focus Area 3 and the Fairview Developmental Center site were not identified as one of the sites that would be inconsistent with height, safety or noise standards in the *AELUP for JWA*. No changes to the Housing Element are proposed as part of this project. See Attachment 1 for location of Housing Element Focus Area 2.

Proposed Project

The City is proposing to create a new Fairview Developmental Center Specific Plan (FDCSP) for the approximate 95-acre project site. The Fairview Development Center is located at 2501 Harbor Boulevard, approximately 2.75 miles from JWA. It is surrounded by the Costa Mesa Country Club and some residential uses owned and operated by the California Department of Developmental Services. The site is currently developed with 39 buildings including patient housing, a work activity center, auditorium, park, recreational campsite, and library. There are also existing internal roads, pedestrian paths, utilities, parking, and landscaped open space. See Attachment 2 for project location and Conceptual Site Plan.

The City is proposing a Fairview Developmental Center Specific Plan (FDCSP), General Plan Amendment, Zoning Code Amendment, and Zoning Map Amendment to establish a new land use designations and zoning for redevelopment of the site. The project site is currently designated as Multi-Use Center in the Land Use Element of the General Plan and as Institutional and Recreational-Multi-Use in the Zoning Code. A portion of the FDCSP boundary along Fair Drive has a separate existing General Plan designation of Medium Density Residential and zoning designation of Planned Development Residential-High Density. Under the existing zoning, the site allows up to 582 residential units and building heights of four stories. See Attachment 3 for the existing and proposed General Plan Land Use and Zoning maps.

The new FDCSP is intended to facilitate the development of a mixed use, mixed-income community and includes a special set of development standards for the plan area. The proposed land use plan under the FDCSP consists of three major categories of land uses that would be distributed throughout the project site—residential, commercial, and open space. Buildout of the project site pursuant to the FDCSP would result in 2,300 – 4,000 housing units, 35,000 square feet of non-residential development, and minimum of 14 acres of open space.

The proposed General Plan Amendment would redesignate the FDCSP area as Fairview Developmental Center Specific Plan in the Land Use Element. The proposed Zoning Code Amendment would add a new FDCSP chapter to Title 13 of the Costa Mesa Municipal Code, and the Zoning Map would be amended to apply the FDCSP zoning designation to the project site. The Southern Regional Emergency Operations Center site would be designated Public/Institutional and rezoned to Institutional and Recreational. See Attachment 4 for excerpts from the draft General Plan and Zoning Code.

The City has scheduled the following public hearings for the proposed project:

August 10, 2026	Planning Commission
September 15, 2026	City Council

AELUP for JWA

Regarding Aircraft Noise Impacts

The FDCSP would not introduce residential uses into the Noise Impact Zones for JWA. The project site is located outside the 60 and 65 dBA CNEL noise contours for JWA, therefore, no noise attenuation measures are required. See Attachment 5.

Regarding Height Restrictions

As shown in Attachment 6, the project site is located within the Notification Area for JWA. As stated above, the existing maximum zoning height for the project site is four stories or approximately 60 feet.

Section 4.6.1 and Table 4-4 of the proposed FDCSP establish the height standards for future development within the Specific Plan area. Residential buildings would be allowed up to 100 feet, with up to two residential buildings allowed to exceed that height by 35 feet. Mixed-use buildings would be allowed up to 135 feet, DDS housing would be limited to 50 feet, standalone commercial buildings would be limited to 35 feet, and parking structures would be limited to the height of the buildings they serve. See Attachment 7 for the FDCSP height standards.

The FDCSP also includes additional building height limitations associated with the Southern Regional Emergency Operations Center communication tower, and that the communication tower limits supersede the heights identified in Table 4-4. Figure 4-4 identifies the approximate tower clearance areas, with maximum structure heights ranging from approximately 50 to 107 feet in affected portions of the Specific Plan area. Existing building heights on the project site and surrounding structures within 1,000 feet of the FDCSP area are shown in Attachment 8.

With the project site elevation of approximately 76 feet AMSL, the Notification Surface would be penetrated at approximately 201.4 feet AMSL. With a maximum building height of 135 feet above grade, future development at the maximum height allowed by the FDCSP could exceed the 100:1 Notification Surface, therefore proposed structures that could exceed the 100:1 Notification Surface are required to file Form 7460-1 with the FAA.

Attachment 9 shows the project location in relation to the Part 77 Obstruction Imaginary Surfaces for JWA. The project site is outside of the Obstruction Imaginary Surfaces for JWA, therefore, the proposed development within the FDCSP would not penetrate the Obstruction Imaginary Surfaces for JWA.

Regarding Flight Tracks and Safety Zones

As shown in Attachment 10, the project site is outside of the Safety Zones and Runway Protection Zone for JWA. For your reference Attachment 11 includes JWA flight tracks site for three separate days in June 2026. As shown on the illustration there are very few flights over the project site.

AE LUP for Heliports

No heliports are proposed as part of this project therefore heliports were not evaluated for consistency.

Environmental Compliance

The City has prepared a Draft Environmental Impact Report for the Fairview Developmental Center Specific Plan, which is currently available for public review and comment.

Conclusion

ALUC staff has reviewed this project with respect to compliance with the *AE LUP for JWA*, including review of noise, height restrictions, safety, overflight and imaginary surfaces. The

recommendation below is based on the proposed project site being located outside of the JWA 60 and 65 dBA CNEL noise contours, outside of the Runway Protection Zone and Safety Zones for JWA, and outside of the Obstruction Imaginary Surfaces for JWA.

The proposed FDCSP would increase the maximum allowable building height from four stories, or approximately 60 feet, to a maximum of 135 feet. Future development under the FDCSP that exceeds the 100:1 Notification Surface will be required to file Form 7460-1 with the FAA. However, the project site is not within the Obstruction Imaginary Surfaces for JWA, and the proposed FDCSP would not allow development to penetrate the Obstruction Imaginary Surfaces for JWA.

The proposed FDCSP is available on the City's website at: <https://fdcplan.com/>

Recommendation

That the Commission find the proposed City of Costa Mesa Fairview Developmental Center Specific Plan, General Plan Amendment, Zoning Code Amendment, and Zoning Map Amendment consistent with the *AELUP for JWA*.

Respectfully submitted,

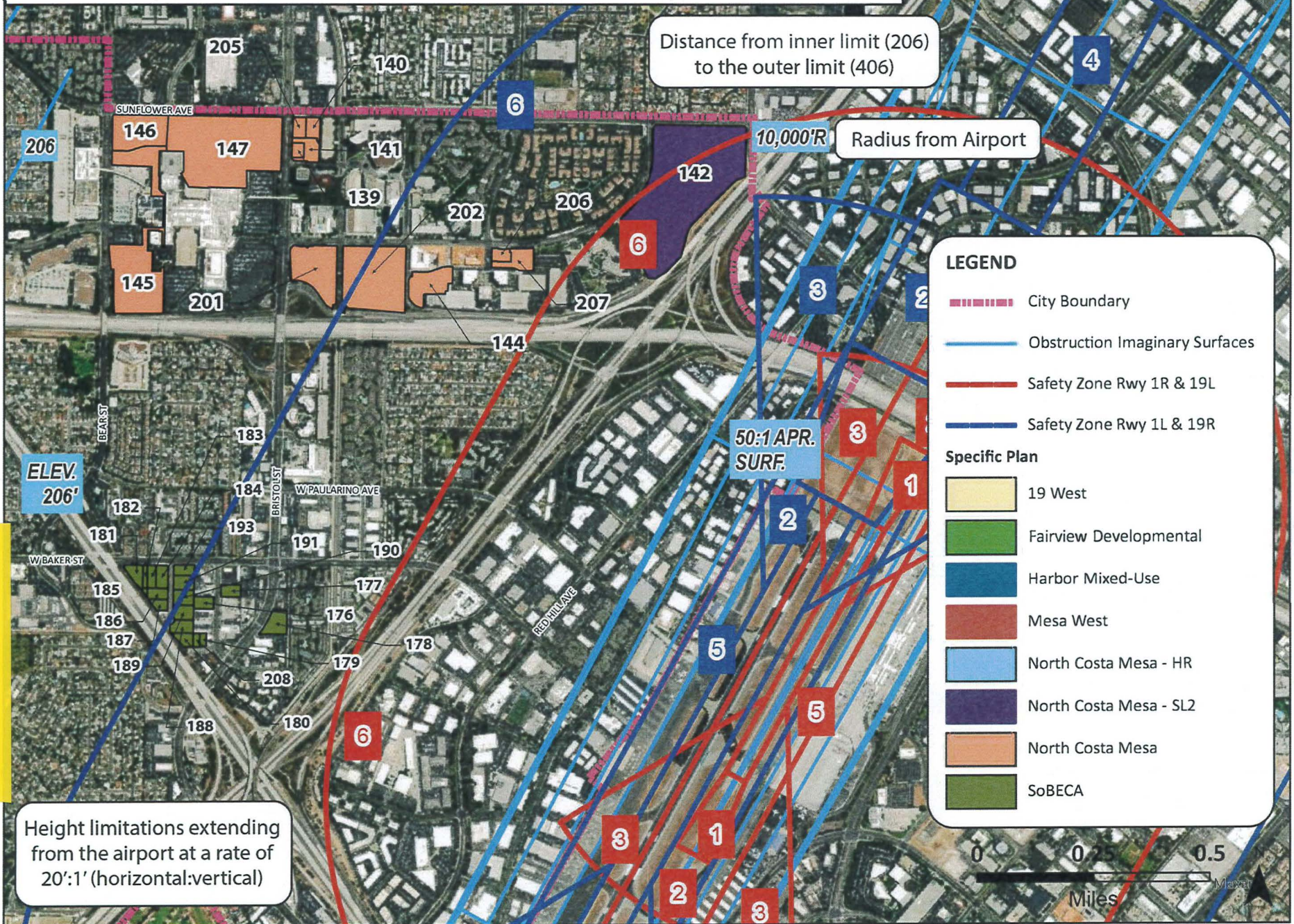


Julie Fitch
Executive Officer

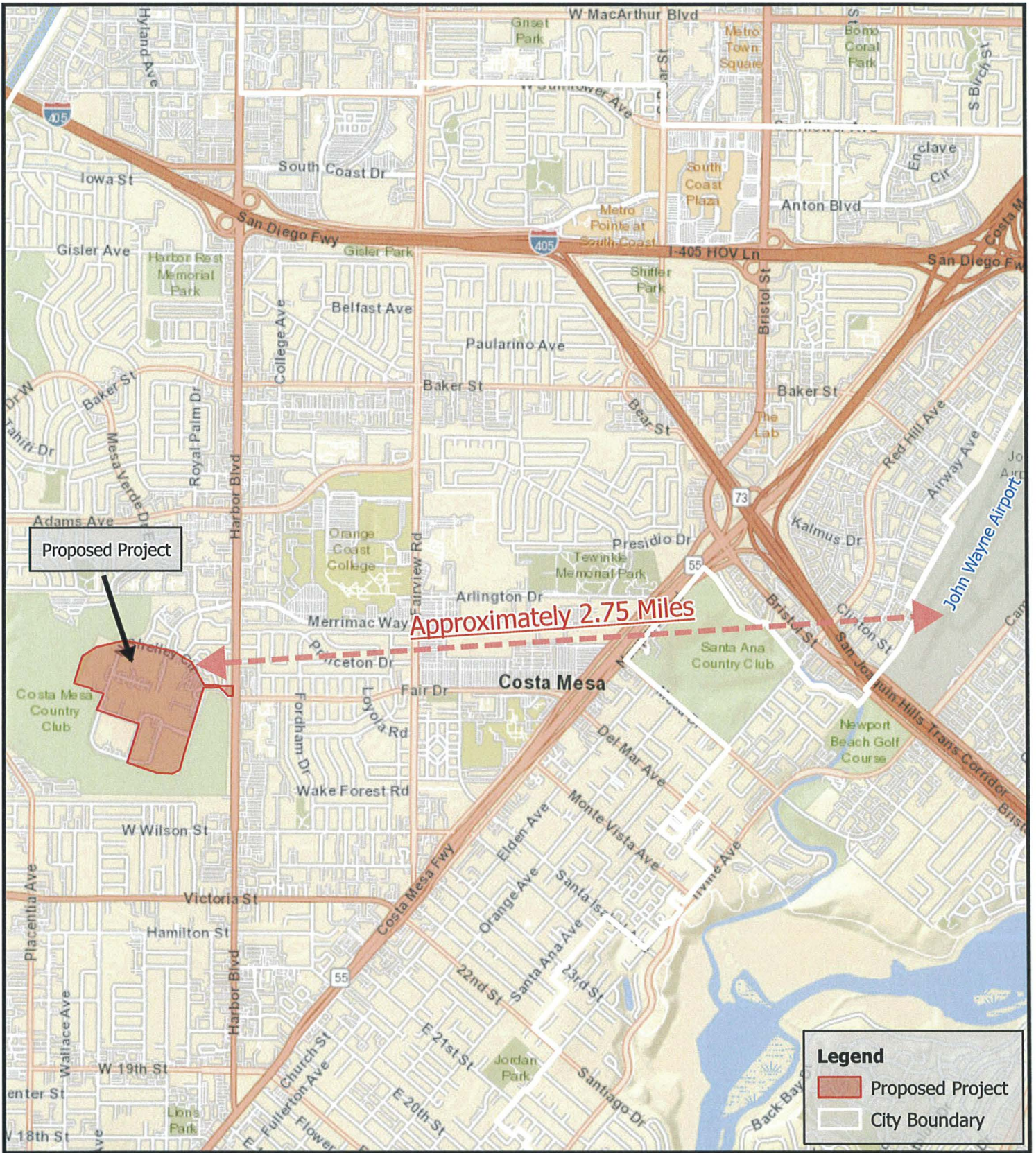
Attachments:

1. Focus Area 2 Map
2. Fairview Developmental Center Project Location and Conceptual Site Plan
3. Existing and Proposed General Plan Land Use and Zoning Designation Maps
4. Redline General Plan and Zoning Code Amendments
5. JWA Noise Contours
6. JWA Notification Area
7. FDCSP Height Standards
8. Building Heights within 1,000-Foot Radius
9. JWA Obstruction Imaginary Surfaces
10. JWA Safety Zones
11. JWA Flight Tracks
12. Excerpts from Costa Mesa Submittal Package

Focus Area 2, Map A: North Costa Mesa, Sakioka Lot 2, and SoBeca - Safety Zones



ATTACHMENT 1



Project Location

Fairview Developmental Center Specific Plan
 City of Costa Mesa

ATTACHMENT 2



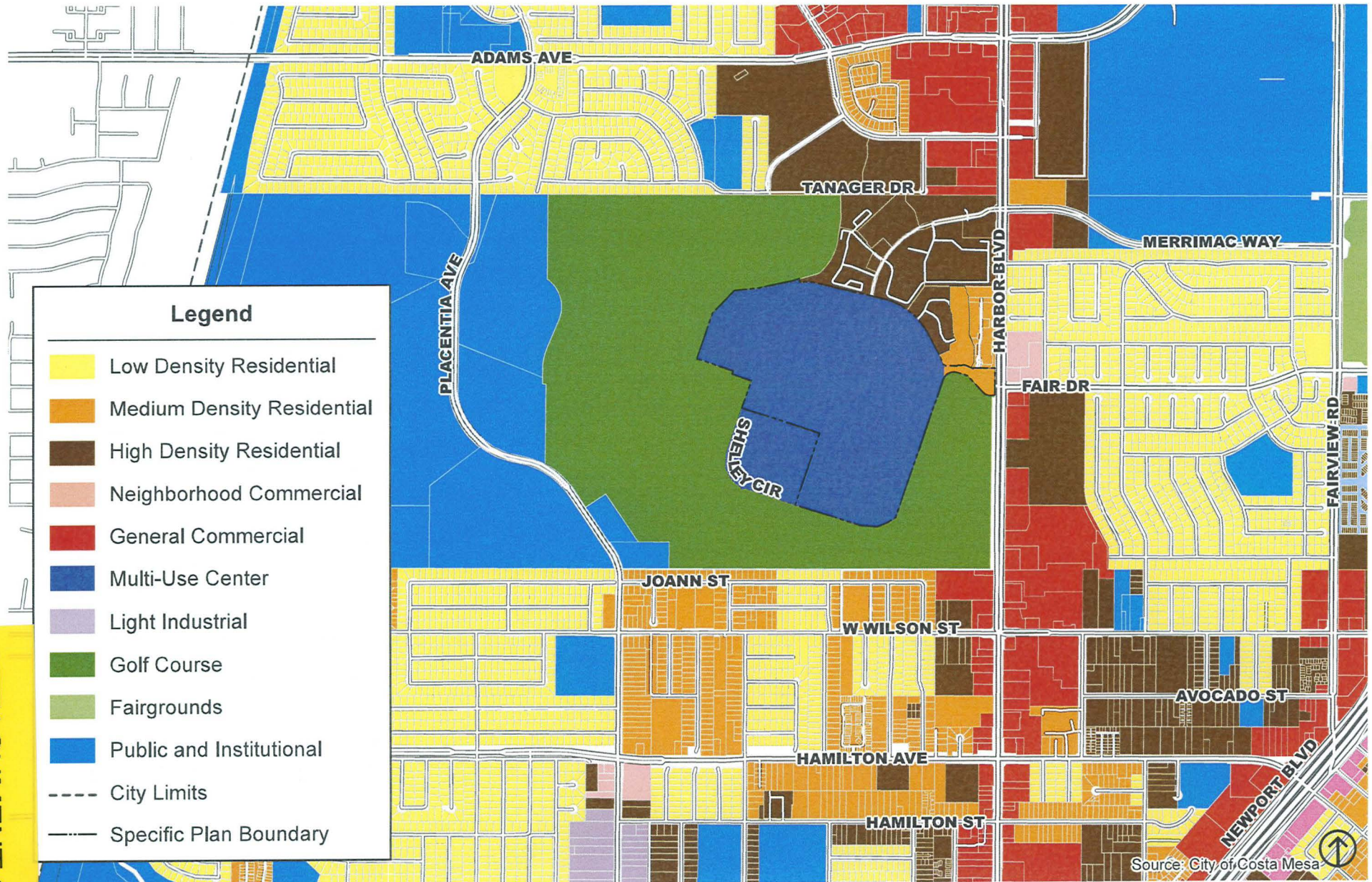
Legend

- Proposed Project
- City Boundary

Figure 4-2: Conceptual Site Plan



Fairview Developmental Center Specific Plan: Current General Plan Land Use

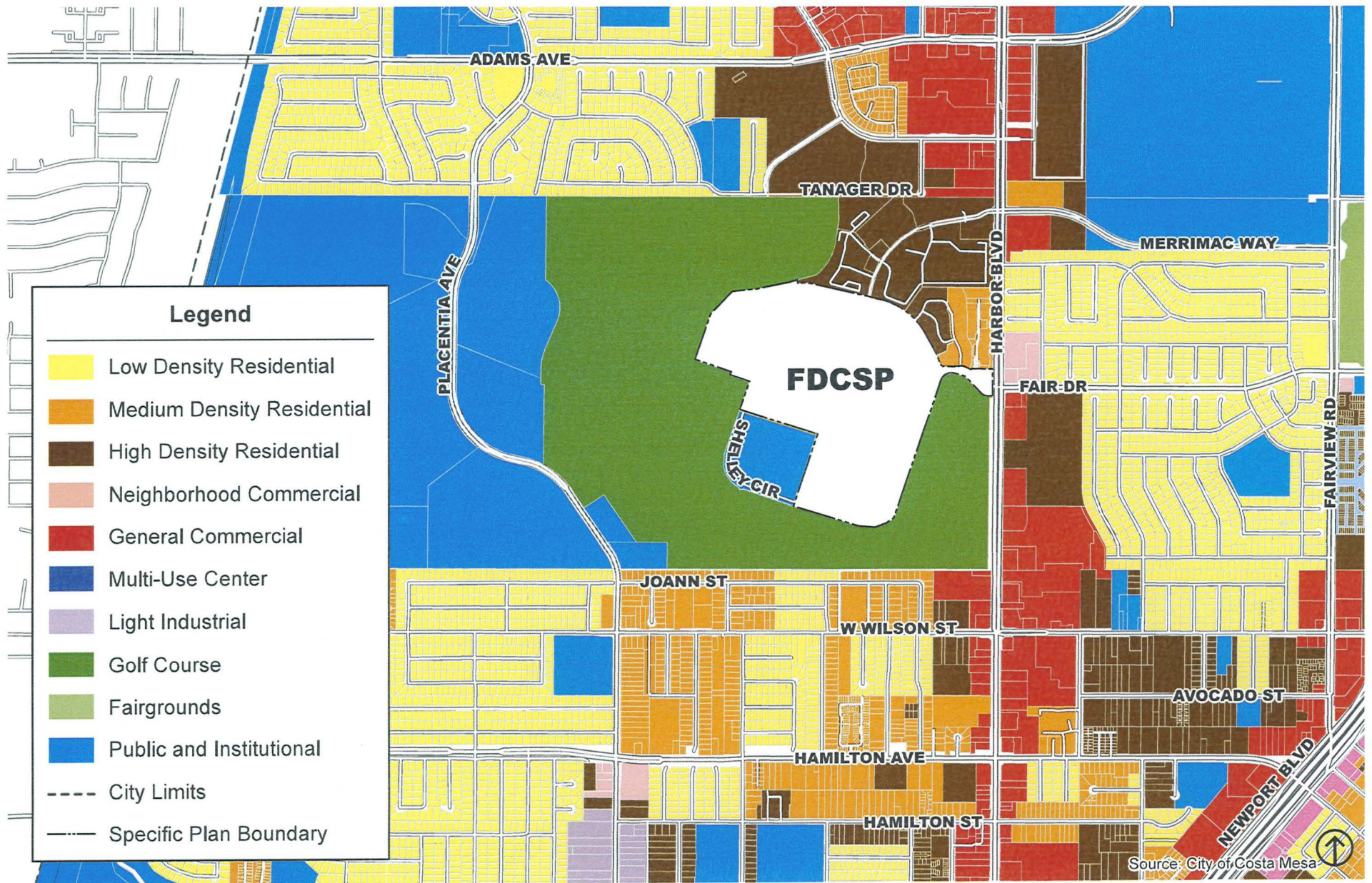


Source: City of Costa Mesa

Date: 05/27/2026

ATTACHMENT 3

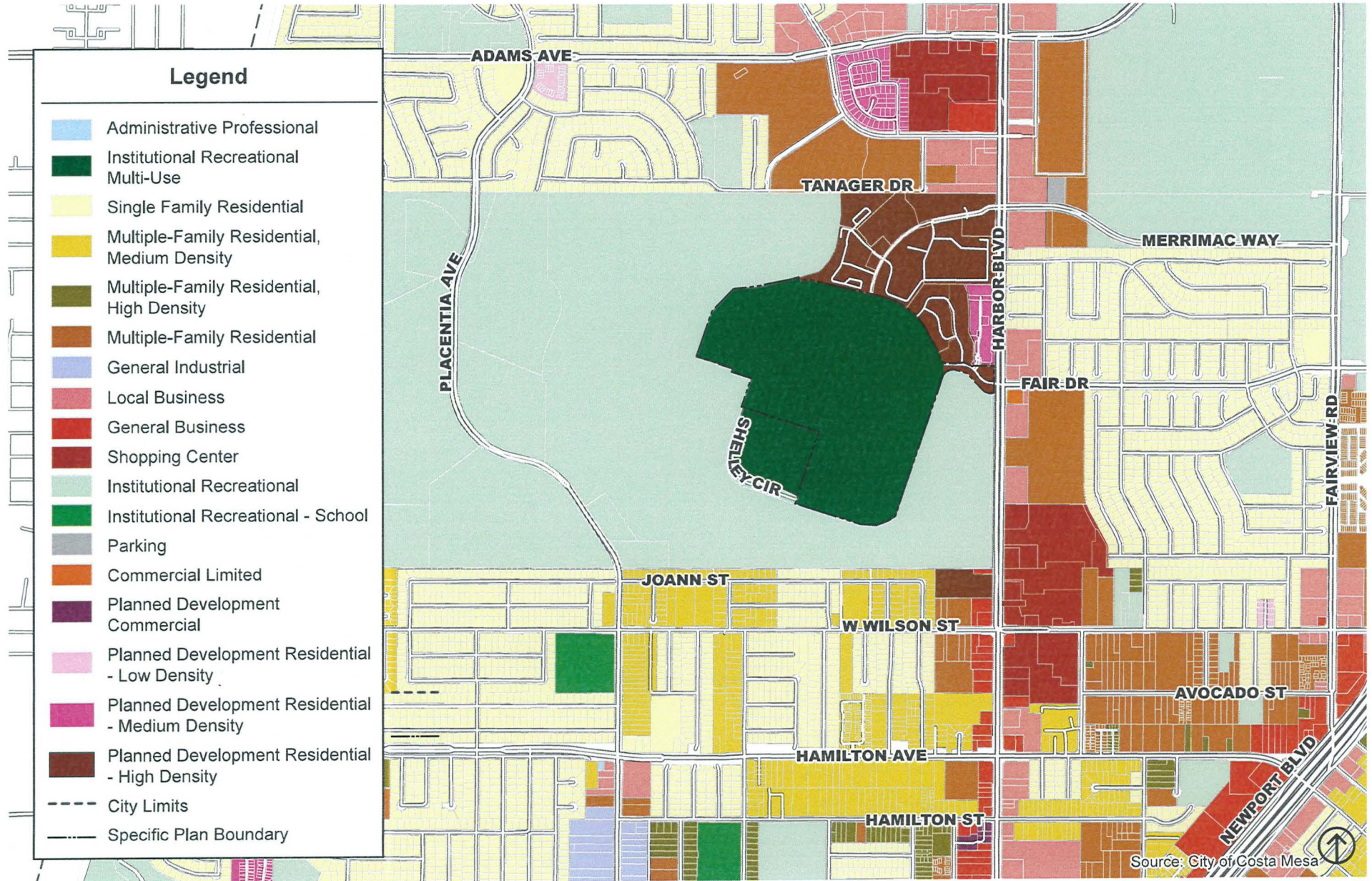
Fairview Developmental Center Specific Plan: Proposed General Plan Land Use



Source: City of Costa Mesa

Date: 05/27/2026

Fairview Developmental Center Specific Plan: Current Zoning



Source: City of Costa Mesa

Date: 05/27/2026

Fairview Developmental Center Specific Plan: Proposed Zoning

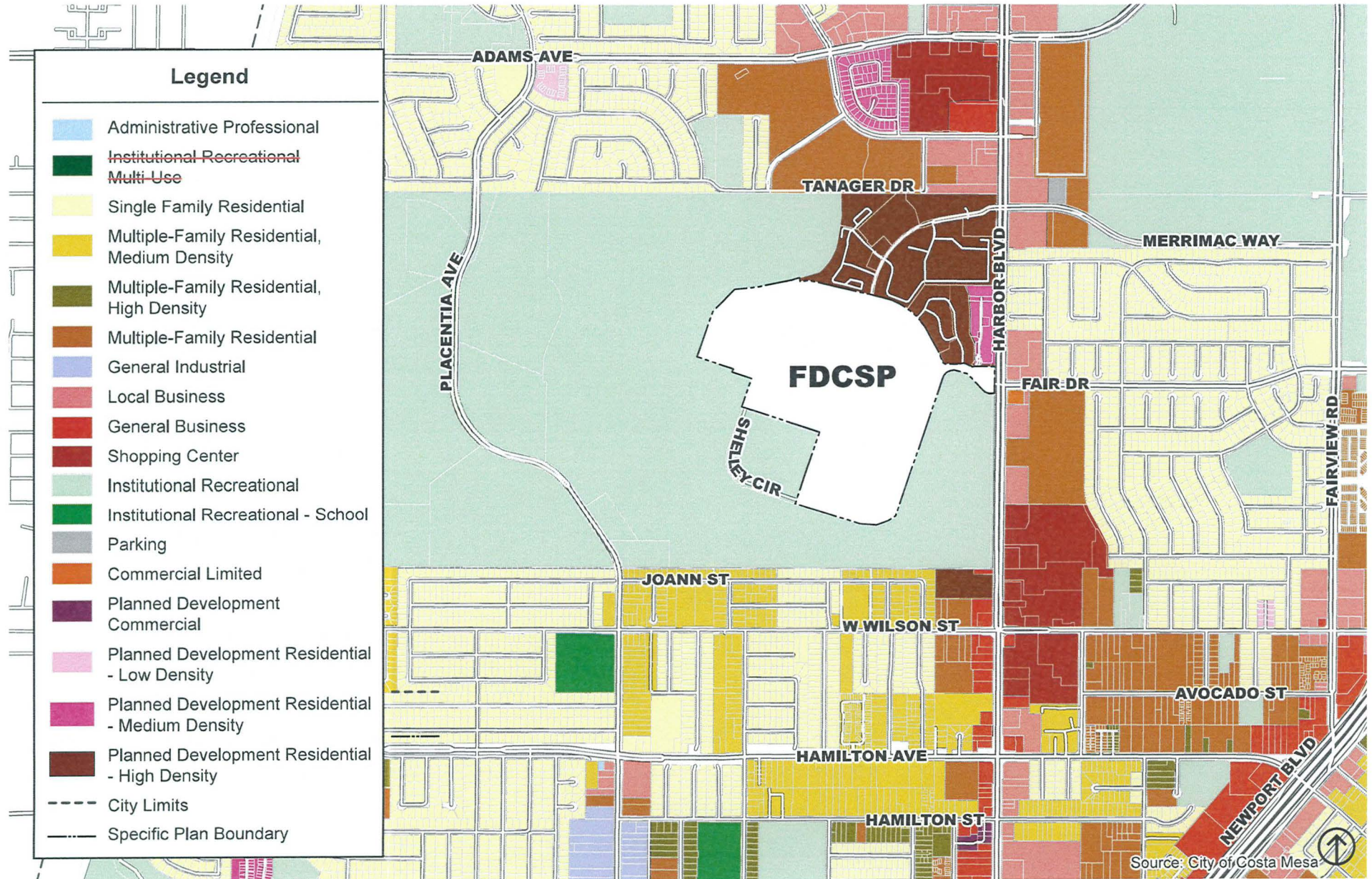


Table LU-1: Public and Institutional Land Acquisitions

Government Land Acquisition	Public and Institutional Uses
Santa Ana Army Air Base	Orange Coast College, Costa Mesa High School, Davis Middle School, Presidio Elementary School, TeWinkle Park, the National Guard Armory, Orange County Fairgrounds, Jack R. Hammett Sports Complex, Civic Center Park, City Hall, and Vanguard University
750-acre land (1950)	Costa Mesa Golf Course and Country Club and Fairview Park, Fairview Developmental Center (see Multi Use Center designation)
City and County expansion	Talbert Regional Park and Canyon Park

Table LU-2: *Established Land Uses (2015)*, summarizes the existing land uses in Costa Mesa that were surveyed in 2015, including number of acres, residential units, building square feet, hotel and motel rooms, and estimated employees.

Orange Coast College Vision 2020 Facilities Master Plan

Costa Mesa is home to Orange Coast College, which is one of three colleges in the Coast Community College District. Orange Coast College is located at 2701 Fairview Road in the central portion of Costa Mesa. The District has been involved in preparing the Orange Coast College Vision 2020 Facilities Master Plan, which involves construction of new academic, administrative, residential, and parking facilities on the campus. In November 2015, the Coast Community College District Board of Trustees approved the Final Orange Coast College Vision 2020 Facilities Master Plan Program EIR.

The proposed Master Plan involves following improvements:

- Renovation of two existing buildings, totaling approximately 54,000 assignable square feet (ASF) and demolition of approximately 200,900 ASF.
- A new planetarium and an 818-bed student housing project would be added to the campus; the proposed project would also involve improvements to the pedestrian circulation network in and around campus, and the enhancement of open-space areas through landscape and pedestrian plaza improvements.
- Reconfiguration of existing parking lots and vehicular entryways, and the addition of a parking structure in the Adams Avenue parking lot on campus.



Land Use Element

Table LU-2: Established Land Uses (2015)

Land Use	Net Acres ¹	% of Acres	Residential Units	Population	Building Square Feet	Lodging Rooms	Employees
Single-Family	2,314	28.8	14,210	39,508	--	--	--
Multi-Family	1,402	17.4	28,413	71,032	--	--	100
Office	332	4.1	--		7,224,000	--	24,000
Commercial	770	9.6	--		11,403,000	--	23,400
Lodging: Motel/Hotel	60	0.8	--		--	Motel: 2,272 Hotel: 1,877	1,400
Industrial	841	10.5	--		13,087,000	--	27,300
Public Facilities/ Institutional	491	6.1	--		--	--	6,200 ⁵
Schools/Colleges	525	6.5	--		--	--	4,300
Golf	553	6.9	--		--	--	100
Parks/Recreation	592	7.4	--		--	--	-- ²
Agriculture	72	0.9	--		--	--	200
Other ⁴	70	0.9	--		555,000	--	300
Vacant Lands	20	0.3	--		--	--	--
Total	8,042	100.0%	42,623	110,540	32,269,000	4,149	87,300³

Sources: City of Costa Mesa, Stantec, and MIG, 2015.

Note:

1. Net acres includes all private property land areas for the entire Planning Area, excluding all public right-of-way.
2. Park employment is counted under Public Facilities
3. Employees is calculated using building square footage and employment generation rates by land use category. Center for Demographic Research, California State University, Fullerton identifies 87,097 jobs for 2015 based on 2014 projections.
4. Other land uses refers to religious institutions, utilities, railroad properties, and other classifications that are not classified under the existing land use categories.
5. ~~Refer to the Multi-Use Center discussion for the Fairview-Developmental-Center site.~~

Land Use Plan

The Land Use Policy Map (Figure LU-3) presents a pictorial representation of the land use and development policies set forth in this element. The colored land use designations indicate the type and nature of development allowed on all properties within the City of Costa Mesa and its sphere of influence. The map shows ~~16-15~~ land use designations, Specific Plans and six overlays that largely reflect long-established land use patterns and development intensities, with the overlays indicating where targeted efforts are planned to encourage reuse and revitalization. The City will use the land use designation descriptions and the trip budget limitations described below—together with the Land Use Element Goals, Objectives, and Policies—to evaluate proposed development and land use projects. General Plan users are advised to refer to all components when evaluating proposed development and improvement projects.

Density/Intensity and Trip Budgets

Density and intensity are quantitative measures used to describe how much development may occur on a property. The City will use both density/intensity and the trip budget metric to determine the carrying capacity of each individual property or group of properties.

Density

The term *density* applies to residential uses and refers to the development and population capacity of residential land. Density is described in terms of dwelling units per acre of land (du/ac).

Floor-area Ratio

For nonresidential land use categories, the term *intensity* is used. Development intensity refers to the amount of development on a parcel of land or lot based on building characteristics such as building height, bulk, floor-area ratio, and/or percent of lot coverage. The development intensity standard used for most non-residential development is floor-area ratio (FAR), which is the ratio of the total gross floor area of all buildings on a lot to the total area of the lot. For example, a 21,780-square-foot building on a 43,560-square-foot lot (one acre) yields an FAR of 0.50. A 0.50 FAR allows a single-story building, which covers half the lot, or a two-story building with reduced lot coverage. Figure LU-2 illustrates an example of density and FAR.

Land Use Element

Institutional and Open Space

Costa Mesa has thousands of acres of land set aside for public, semi-public, and open space type uses, all identified by one of these three land use designations: Public/Institutional, Golf Course, and Fairgrounds, ~~and Multi-Use Center.~~

Public/Institutional

The Public/Institutional designation applies to both publicly and privately owned land that provides recreation, open space, health, and educational opportunities, as well as uses that provide a service to the public. Since this designation includes many different types of land uses, the Land Use Plan is labeled to identify the individual uses.

Areas included in this designation are park sites, health care facilities, educational institutions, religious facilities, fairgrounds, State Regional Emergency Operations Center, and public facilities. Since many of the uses are recreational and open space in nature, levels of building intensity are minimal.

Golf Course

Three golf courses are located within the City's planning area. Two of these, the Costa Mesa Golf Course and Mesa Verde Country Club, lie within City limits. Santa Ana Country Club is in the unincorporated area east of Newport Boulevard. Because of the large area devoted to open space, the building intensity for this designation is 0.01 FAR.

Fairgrounds

The Fairgrounds land use designation is applicable to only one property known as the Orange County Fair & Event Center (OCFEC) in the City of Costa Mesa. The Fairgrounds is a 150-acre site located at 88 Fair Drive. This designation is intended to:

- Ensure continued development of the property as an integrated complex that is composed of recreational, agriculture-related educational institutions, open space, farmland, equestrian, and commercial uses; and
- Promote the continued and sustained use of the property for the annual Orange County Fair in recognition of its value as a regionally significant resource in the City of Costa Mesa.

Home to the annual Orange County Fair since 1949, the site is bounded by Arlington Drive (north boundary), Fair Drive (south), Fairview Road (west), and Newport Boulevard (east). Regional access is primarily provided to the site by State Route 55 at the interchanges of Fair Drive/Del Mar Avenue and 22nd Street/Victoria Street. Access from Interstate 405, which is approximately one-mile north of the Fairgrounds, is provided via interchanges at Bristol Street, Fairview Road, and Harbor Boulevard. See Figure LU-7.

exhibits, museum, art/historical artifacts gallery, and performance art theaters that are supportive of the fairground uses.

Uses that are not supportive of fairground and event center uses are expressly prohibited. Prohibited uses include, but are not limited to, casinos/gambling venues, shopping centers, hotel/motels, residential uses, self-storage facilities, hospitals, and medical uses. In addition, exclusive use or dedicated athletic sports facilities and educational uses that are unrelated to the OCFC are prohibited.

As a State-owned property, the Fairgrounds is not normally subject to the City's Noise Ordinance. However, pursuant to a 1990 Court Order (Case Nos. 42 07 28 and 55 65 08), exterior noise standards comparable to the City's noise regulations have been applied to the property. Noise sensitive uses include neighboring residences, Davis Intermediate School, and Costa Mesa High School. The court-ordered noise restrictions apply to the operation of the Pacific Amphitheater. Development within the Fairgrounds designation is intended for buildings ranging from one- to four-story structures. The maximum allowable FAR for this designation shall be 0.10.

Multi-Use Center

Fairview Developmental Center

~~On January 5, 1959, the Fairview Developmental Center opened as a State hospital originally occupying 750 acres. Fairview Developmental Center had an initial bed capacity of 2,622 and was intended to house some 4,125 residents. The population at the facilities peaked in 1967 and has been declining since. In 2015, the current population was 275 persons, and the downward trend is expected to continue due to the restructuring of the State of California's approach to providing institutionalized care for the developmentally disabled. The State has been focusing on residential care options (as opposed to institutional care) for these disabled individuals.~~

~~A large portion of the original land was transferred in 1979 to the City of Costa Mesa and now encompasses Fairview Park and the golf course. In 1985, the City granted a General Plan amendment and rezone of 54 acres of surplus land immediately to the north of the hospital facilities for high density residential uses. In 1987 and 2005, other parcels were converted to residential uses. These areas are planned developments with one story, single family residences, a two story, small lot residential subdivision, and two story apartment buildings (Harbor Village Apartments).~~

~~In February 2016, the State of California Department of Development Services initiated the process for closure of Fairview Developmental Center. In June 2022, the State Legislature through Senate Bill (SB) 188 approved Government Code Section 14670.31, which provides a framework for the reuse of the FDC property. The legislation codifies a partnership between the Department of General Services (DGS), the Department of Developmental Services (DDS), and the City of Costa Mesa, with defined roles for each entity. To support this effort, the State allocated \$3.5 million in State funding to the City to develop a Specific Plan, conduct necessary studies, and manage a community based planning process. The Legislature's intent for the redevelopment of the FDC site is to prioritize affordable housing to the greatest~~

Land Use Element

~~extent feasible, including a minimum of 200 units of permanent supportive housing, open space, and housing for individuals with developmental disabilities, and a City created Specific Plan for the FDC site that implements the provisions of Government Code Section 14670.31.~~

~~Multi-use refers to the integration of a variety of land uses and intensities. This land use category includes uses which are low to moderate intensity and urban in character. The Multi-Use Center designation is applicable only to the Fairview Developmental Center property at 2501 Harbor Boulevard. The compatible zoning district is Institutional & Recreational Multi-Use District (I&R-MLT). The allowable land uses are as follows:~~

- ~~▪ 0.25 FAR Institutional and Recreational uses~~
- ~~▪ 25 percent minimum requirement for park and open space purposes (approximately 25.6 acres)~~
- ~~▪ Minimum density of 60 dwelling units per acre and 2,300 dwelling units are identified for the site within the limitations described below~~

~~In anticipation of the future closure of the Fairview Development Center, this property is assigned a unique General Plan land use plan designation. The Multi-Use Center designation is comprised of a variety of residential, open space, and institutional uses.~~

~~These multi-uses are to be complementary to the Costa Mesa Golf Course and surrounding residential neighborhoods. The Housing Element identifies a minimum density to achieve a residential site capacity of 2,300 mixed-income residential units for the Fairview Developmental Center site. Additional housing units may be built, as long as they meet the density bonus provisions pursuant to State law (Government Code Section 65915-65918). At least 25 percent of the site shall be dedicated to open space. A maximum 0.25 FAR for institutional/recreational uses would be allowed for undeveloped area not assigned to housing or permanent open space. See Table LU-14: *Multi-Use Center Designation*. Permitted uses include:~~

- ~~▪ Institutional uses, such as public and private recreational facilities, dedicated athletic fields, athletic complex, sports parks, community centers, and public facilities~~
- ~~▪ Hospital, medical, dental, physical therapy, in-patient care, psychiatric facilities, administrative offices and facilities for the developmentally disabled~~
- ~~▪ Residential uses, such single family detached housing, apartments, condominiums, and townhouses~~
- ~~▪ Open space uses, such as active play fields, recreational areas, parkland, and botanical gardens~~

~~Uses that are industrial or commercial in nature are expressly prohibited. Prohibited uses include, but are not limited to, corporate office parks, casinos/gambling venues, shopping centers, concerts/entertainment venues, hotel/motels, exposition/conference uses, shopping center, and swap meets.~~

Land Use Element

~~The maximum 0.25 FAR for institutional development within the Multi-Use Center designation is intended for buildings ranging from one to four story structures. Residential uses shall also be limited to a maximum height of four stories.~~

~~The Multi-Use Center General Plan land use designation (and corresponding Zoning District) will require a Master Plan for any future development project, whether or not the State retains the property or sells to a private entity. A Master Plan is required to be approved by the City Council if the property is owned by a non-State entity or if the State elects to participate in the City's planning process for Master Plan adoption.~~

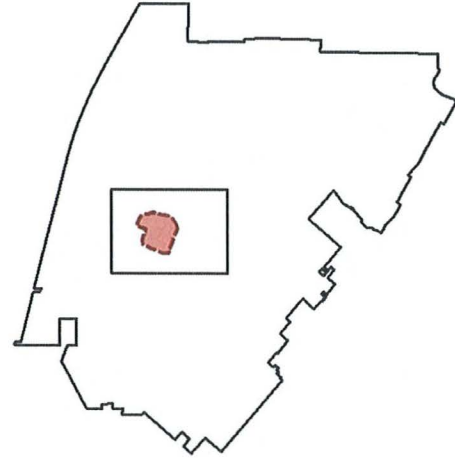
~~The City will require the dedicated parkland component in order to activate a master plan for new development. The 25 percent open space requirement would apply and, therefore, future development would need to include a specific acreage of active park uses for sports fields or the master plan cannot be considered in conformance with this unique General Plan land use designation.~~

Land Use Element

Aerial



Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Neighborhood Commercial
- Multi-Use Center
- Golf Course

General Plan: Land Use Designation



Baseline (2015)

Beds.....300
 Total Area.....102.6 Acres

Land Use Plan

Land Use Designation	Multi-Use Center
Residential Units	2,300
Open Space Acres	Minimum 25.6 acres (25%)
Public/Institutional	0.25 FAR

**Figure LU-8:
 Multi-Use Center**

Table LU-14: Multi-Use Center Designation

Categories	Multi-Use Center Designation
Density (DU/AC)	60 DU/AC
Total Units	2,300
Floor Area Ratio (FAR)	0.25 Public Facilities/Institutional/Recreational
Building Square Feet	N/A
Dedicated Open Space	25%—approximately 25.6 acres of Open Space
Trip Budget	Maximum trip budget for this area is 557 A.M. and 669 P.M. Building intensity shall not exceed maximum allowable development set forth by the trip budget, unless it is necessary to realize the residential site capacity identified for the site in the sites inventory of the Housing Element.

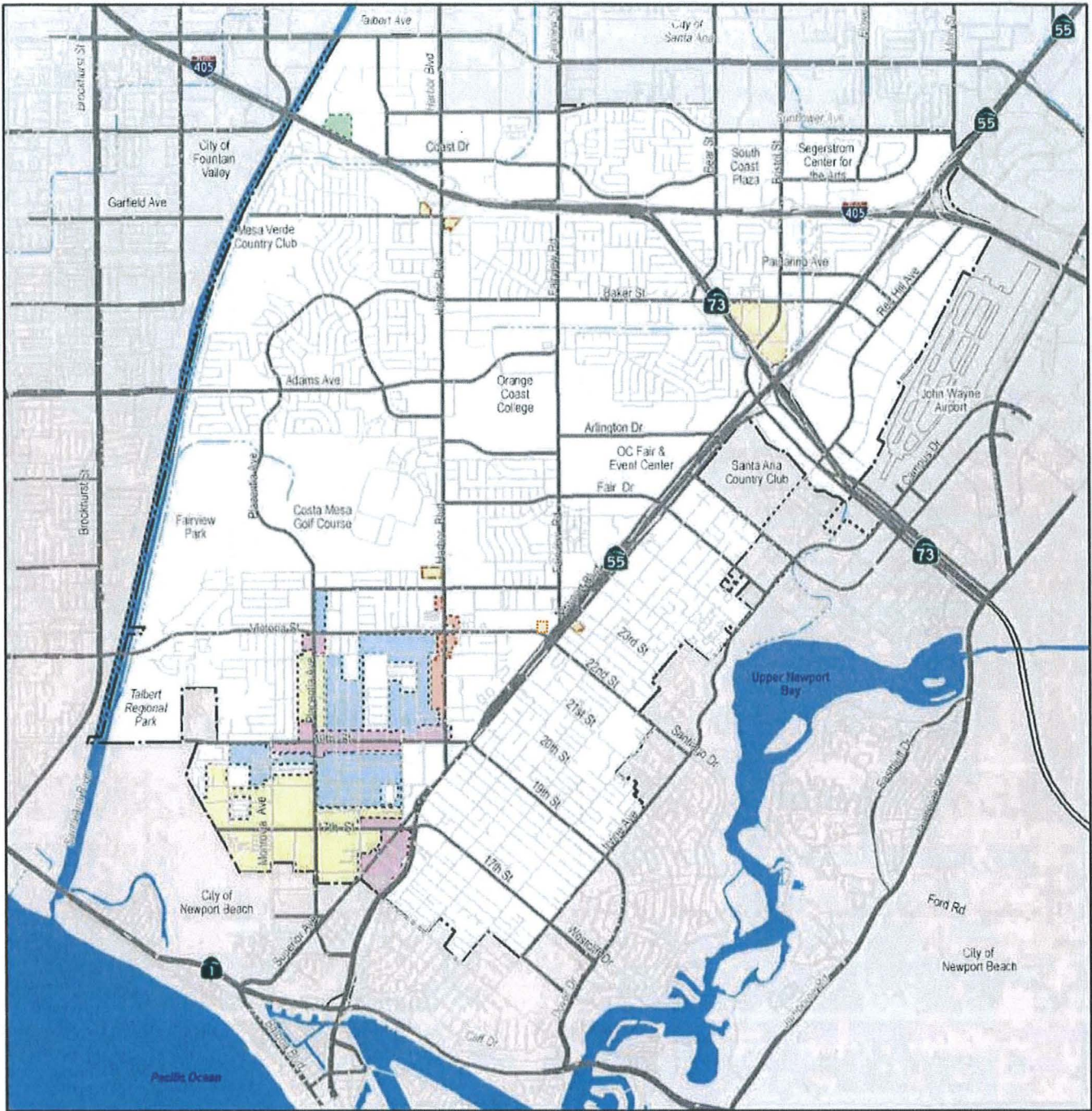
Land Use Overlays and Urban Plans

The City has adopted land use overlays that are intended to encourage reuse and revitalization of underutilized properties. The incentives provided expand land uses, provide development flexibility, stimulate economic growth, and create integrated areas complementary to the surrounding environs. Refer to Figure LU-98 for the location of the Overlay and Urban Plan boundaries. The density, FAR, height, and trip generations may be modified accordingly to accommodate the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.

Mixed-Use Overlay Zone/Urban Plan Areas

Mixed-use development projects are intended to provide additional housing opportunities in the City by combining residential and nonresidential uses in an integrated development. Additionally, this type of development is intended to revitalize areas of the City without exceeding the capacity of the General Plan transportation system. Mixed-use developments shall be implemented through an adopted urban plan and shall be identified on the Zoning Map with the mixed-use overlay district. The mix of uses can occur in either a vertical or horizontal design.

Land Use Element



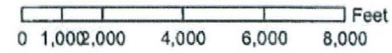
Source: City of Costa Mesa, 2016.

Land Use Overlays

- Residential Incentive Overlay (30 du/ac)
- Harbor Mixed-Use Overlay (20 du/ac; 1.25 FAR)
- SoBECA Mixed-Use Overlay (40 du/ac)*

Urban Plans and Specific Plan

- 19 West Urban Plan
- Mesa West Bluffs Urban Plan
- Mesa West Residential
- One Metro West



General Plan Amendments:
 GP 18-03, Adopted Nov. 13, 2018
 GP 20-01, Adopted Jul. 20, 2021
 PGPA-24-01, Adopted July 15, 2025

Figure LU-8: Overlays and Urban Plans

Housing types shall be identified in the applicable urban plan and may include live/work units and commercial/residential units, where the residential uses are located above or adjacent to the nonresidential component. Nonresidential uses may include office, retail, business services, personal service, public spaces and uses, and other community amenities.

In conjunction with areas that are designated with the mixed-use zoning overlay district, the maximum FAR is 1.0. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. In a mixed-use overlay district area, the FAR includes both residential and non-residential components. Table LU-1514: *Overlay and Urban Plan Residential Density*, lists the appropriate land uses and the necessary base zoning district where mixed-use development is permitted.

Table LU-1514: Overlay and Urban Plan Residential Density

Base Land Use Designations That Allows Mixed Use ³	Residential Dwelling Units Per Acre (D/A) and Floor-Area Ratio (FAR)*			
	Overlays			Urban Plans
	Residential Incentive	Harbor Mixed-Use	SoBECA Mixed-Use ¹	Westside Urban Plans ²
Commercial-Residential	30 du/acre	--	--	--
Neighborhood Commercial	--	--	--	1.00/ ² 1.25 FAR
General Commercial	30 du/acre	20 DU/A	40 D/A ¹	
Light Industry	--	--	40 D/A ¹	
Commercial Center	--	--	--	

Notes: * The density, FAR, height, and trip generations may be modified accordingly to realize the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.

1. The SoBECA Overlay has a maximum capacity of 450 residential units over the entire district, with individual projects having a maximum density of 40 dwelling units per acre. However, sites identified as housing opportunity sites within the sites inventory of the Housing Element shall be allowed to develop the site according to the specified density therein.
2. Under the Westside Urban Plans, a maximum FAR of 1.0 is allowed for mixed-used projects that include a residential component. An increase to 1.25 FAR may be allowed for mixed-use plans exhibiting design excellence. FAR calculations are based on the total site area (subarea) of the commercial component and does include the residential site area.
- 3.2. See Multi-Use Center discussion for density and FAR standards for the Fairview Developmental Center site.

Land Use Element

Residential Incentive Overlay

The Residential Incentive Overlay allows the maximum 30 du/acre unit residential density option at strategic locations along Harbor Boulevard and Newport Boulevard. The Residential Incentive Overlay expands development opportunities on commercial properties not developed to their full potential or supporting outdated buildings and underperforming uses.

Maximum building height is three stories, provided privacy concerns of adjacent established residential neighborhoods are adequately addressed through the setback of upper stories or other design approaches. Housing within the Residential Incentive Overlay is limited to a maximum density of 30 units per acre. See Table LU-~~1615~~: *Residential Incentive Overlay* and Figures LU-~~109~~ and LU-~~1110~~.

Table LU-~~1615~~: Residential Incentive Overlay

Categories		Baseline (2015)	Residential Incentive Overlay
Density (DU/AC)		N/A	30
Units	Harbor Boulevard	84	361
	Newport Boulevard	237	117
	Total Units	321	478

Aerial



General Plan: Overlay



Land Use Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Golf Course
- Public/Institutional

Baseline (2015)

Total Area.....9.45 acres
 Residential Units.....0
 Commercial Square Feet....149,976

Land Use Plan

Density.....30 du/ac
 Residential Units.....361 Max
 Commercial Square Feet....149,976 Max

★ Per settlement agreement executed on June 21, 2018, the project at 2277 Harbor Blvd. (APN. 422-163-31) shall not exceed 200 units including nine (9) very low-income units subject to a fifty-five (55)-year restrictive covenant.

REVISED Nov. 13, 2018:
 General Plan Amendments:
 * GP 18-03, Adopted Nov. 13, 2018

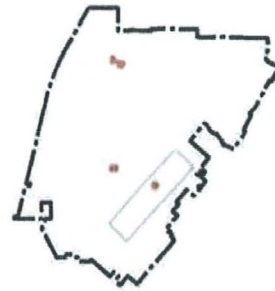
**Figure LU-109:
 Residential
 Incentive Overlay:
 Harbor Boulevard**

Land Use Element

Aerial



General Plan: Overlay



Land Use Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- Commercial-Residential (17.4 du/ac)
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Golf Course
- Fairgrounds
- Public/Institutional

General Plan Amendments:
 * GP 18-03, Adopted Nov. 13, 2018
 * PGPA-24-01, Adopted July 15, 2025

Baseline (2015)

Total Area.....9.45 acres
 Residential Units.....0
 Commercial Square Feet.....43,208

Land Use Plan

Density.....30 du/acre
 Residential Units.....64 Max
 Commercial Square Feet.....43,208 Max

**Figure LU-1110:
 Residential
 Incentive Overlay:
 Newport Boulevard**

South Bristol Entertainment & Cultural Arts (SoBECA) Overlay and Urban Plan

The SoBECA Overlay applies to properties within the *SoBECA Urban Plan* area. Allowed uses include a mix of housing and retail/service commercial businesses, light industrial uses, creative studios, retail campuses, and entertainment and restaurant uses that attract local residents and visitors. Permitted development approaches are mixed-use development that combines residential and commercial uses, as well as stand-alone commercial and residential uses. This designation emphasizes commercial uses and aims to expand the established innovative, eclectic, and unique uses that support homegrown and incubator-type businesses important to the local economy. The integration of innovative public spaces and “hangout” areas for special events are highly encouraged.

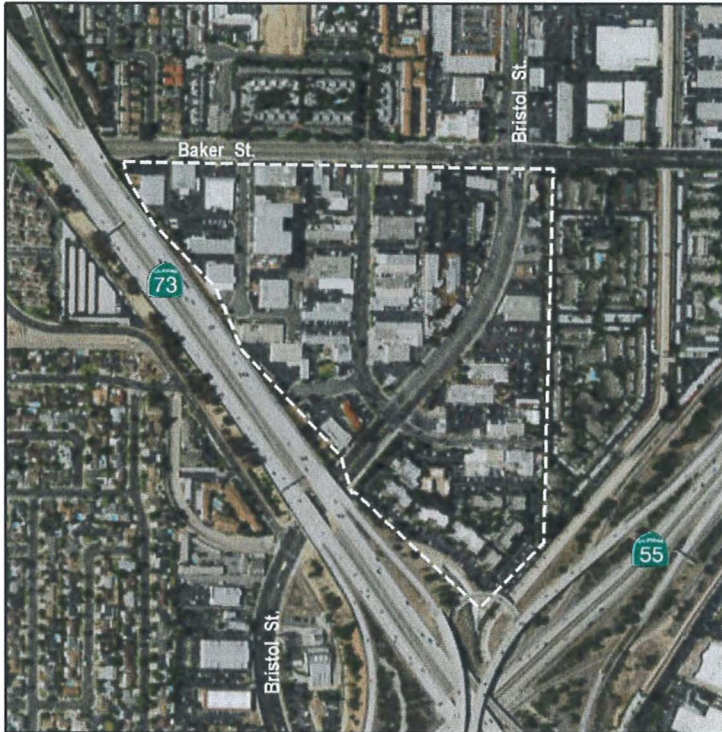
The maximum residential density within the SoBECA overlay is 40 units per acre. A maximum 1.25 FAR applies to mixed-use buildings that integrate residential and commercial uses. Stand-alone commercial or industrial buildings have a maximum 1.0 FAR. The maximum building height for all projects is four stories. The maximum number of residential units allowed within the entire SoBECA Urban Plan area is 450 units. See Table LU-1716: *SoBECA Mixed-Use Overlay*. See also Figure LU-1211: *SoBECA Mixed-Use Overlay*. However, the density, FAR, and height may be modified accordingly to realize the residential site capacity, or density, for the housing opportunity sites identified within the sites inventory of the Housing Element.

Table LU-1716: SoBECA Mixed-Use Overlay

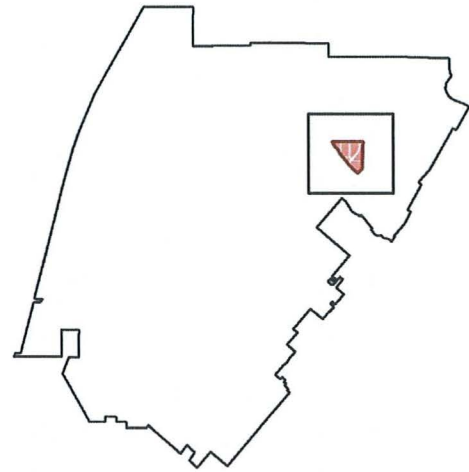
Categories	Baseline (2015)	SoBECA Mixed-Use Overlay
Density (DU/AC)	N/A	40 DU/AC Not to exceed 450 units for Overlay
Units	0	450
Floor-Area Ratio (FAR)	N/A	1.00 to 1.25
Building Square Feet	491,000	420,359

Land Use Element

Aerial



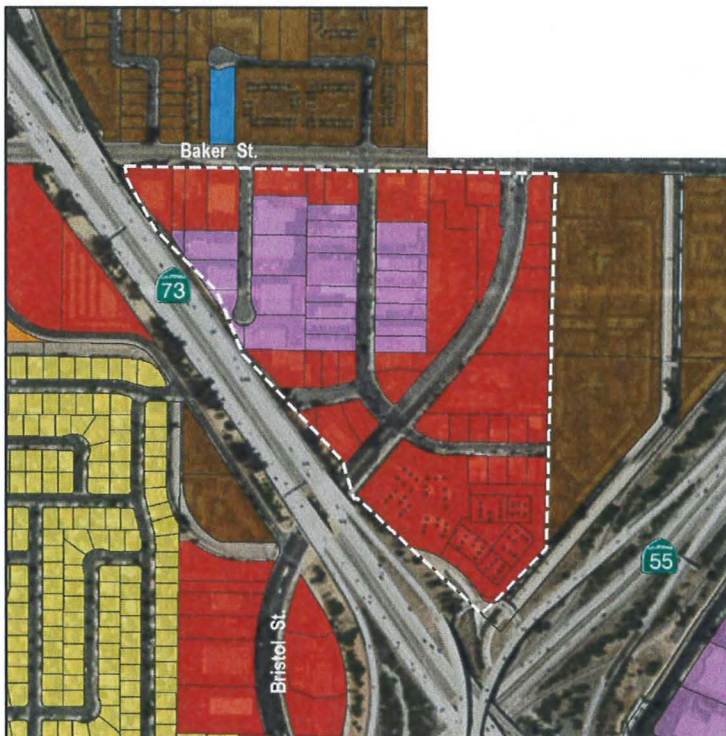
Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial
- Light Industrial
- Public/Institutional

General Plan: Overlay



SoBECA Overlay

Individual residential projects cannot exceed 40 dwelling units per acre, unless the site is a housing opportunity site, then the density may increase to align with the density identified within the sites inventory of the Housing Element.

Baseline (2015)

Units.....0
 Square Feet.....491,000
 Acres.....39.2 Acres

Land Use Plan

Units.....450 Maximum
 Square Feet.....420,359
 FAR.....1.00 to 1.25 FAR
 Density.....40 DU/AC*

* Density may be increased to the densities identified for housing opportunity sites within the sites inventory of the Housing Element.

**Figure LU-1211:
 SoBECA Urban Plan**

Harbor Mixed-Use Overlay

The Harbor Mixed-Use Overlay applies to select areas along Harbor Boulevard, between Wilson Street and 19th Street. The intent is to introduce a diverse mix of uses, with the objective of creating a much more integrated, walkable, and complementary balance of creative residential and retail spaces, neighborhood-serving retail and commercial services, and residential uses along the southern portion of Harbor Boulevard that intersects with 19th Street. The designation allows residential development at up to 20 dwelling units per acre. A maximum 1.25 FAR applies to projects that consist of both residential and commercial mixed uses; maximum building height is four stories. See Table LU-1817: *Harbor Mixed-Use Overlay* and Figure LU-1312. However, the density, FAR, and height may be modified accordingly to realize the residential site capacity, or density, for housing opportunity sites identified within the sites inventory of the Housing Element.

Table LU-1817: Harbor Mixed-Use Overlay

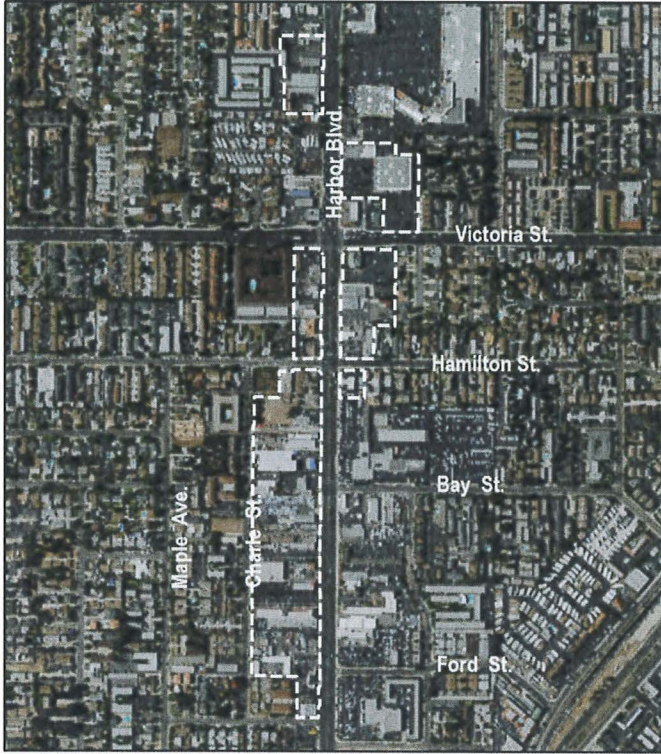
Categories	Baseline (2015)	Harbor Mixed-Use Overlay
Density (DU/AC)	N/A	20 DU/AC
Units	13	491
Floor-Area Ratio (FAR)	N/A	1.00 to 1.25
Building Square Feet	337,300	321,000 of Commercial

Westside Urban Plans

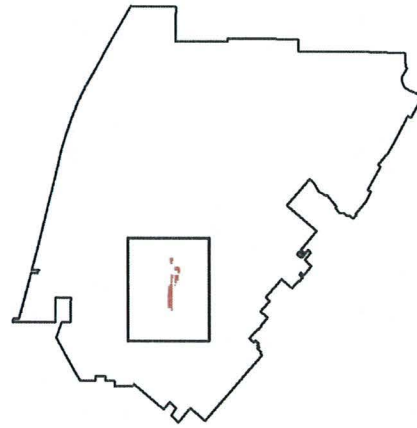
In April 2006, the City adopted three Westside urban plans that created overlay zones in designated areas of the Westside: The *19 West Urban Plan*, the *Mesa West Bluffs Urban Plan*, and the *Mesa West Residential Ownership Urban Plan*. Development proposed within the Westside Urban Plans requires approval of a Master Plan pursuant to the City of Costa Mesa Municipal Code. However, the density, FAR, and height may be modified accordingly to realize the residential site capacity, or density, for housing opportunity sites identified within the sites inventory of the Housing Element.

Land Use Element

Aerial



Key Map



General Plan Designations

- Low Density Residential (8 du/ac)
- Medium Density Residential (12 du/ac)
- High Density Residential (20 du/ac)
- General Commercial

General Plan: Overlay



Harbor Mixed-Use Overlay *

General Plan land use overlay that allows a maximum residential density of 20 dwelling units per acre. Mixed-use projects that do not include residential components can be developed at a 1.00 FAR. Mixed-use projects with both residential and commercial components can be developed at 1.25 FAR.

Baseline (2015)

Residential Units.....	13
Commercial Square Feet.....	337,300
Total Area.....	24.6 acres

Land Use Plan *

Residential Units.....	491
Commercial Square Feet.....	321,000
Density.....	20 DU/AC
FAR.....	1.00 to 1.25 FAR

* The total residential units, density and FAR may be modified to realize the residential site capacity, or density, of the housing opportunity sites identified within the sites inventory of the Housing Element.

**Figure LU-1312:
Harbor Mixed-Use Overlay**

19 West Urban Plan

The *19 West Urban Plan* provides commercial and residential mixed-use opportunities primarily along West 19th Street and Harbor Boulevard, at a cluster of properties between Newport Boulevard and Superior Avenue, and at the south side of Victoria Street and Placentia Avenue. This mixed-use overlay zone (over the Commercial and Industrial base districts) is intended to promote commercial/residential mixed-use development, encourage adaptive reuse, stimulate private investments and improvements, promote new housing types, and meet housing demand. Development is subject to the trip budget established in the Zoning Code.

Mesa West Bluffs Urban Plan

The *Mesa West Bluffs Urban Plan* encompasses approximately 277 acres and was adopted to provide an overlay zone encouraging the development of live/work units or residential development, with the goal of revitalizing and providing new high-quality residences. The *Mesa West Bluffs Urban Plan* applies to industrial properties predominantly south of 18th Street, north of 16th Street, and along Placentia Avenue. The Urban Plan intends to stimulate live/work and residential development without exceeding the development capacity of the General Plan transportation system. With regard to industrial uses, established industrial uses may continue and expand. New residential development must recognize long-established industrial uses and be designed to minimize conflicts. New creative industrial workspace is permitted, provided that activities limit or confine noise, dust, and vibration impacts.

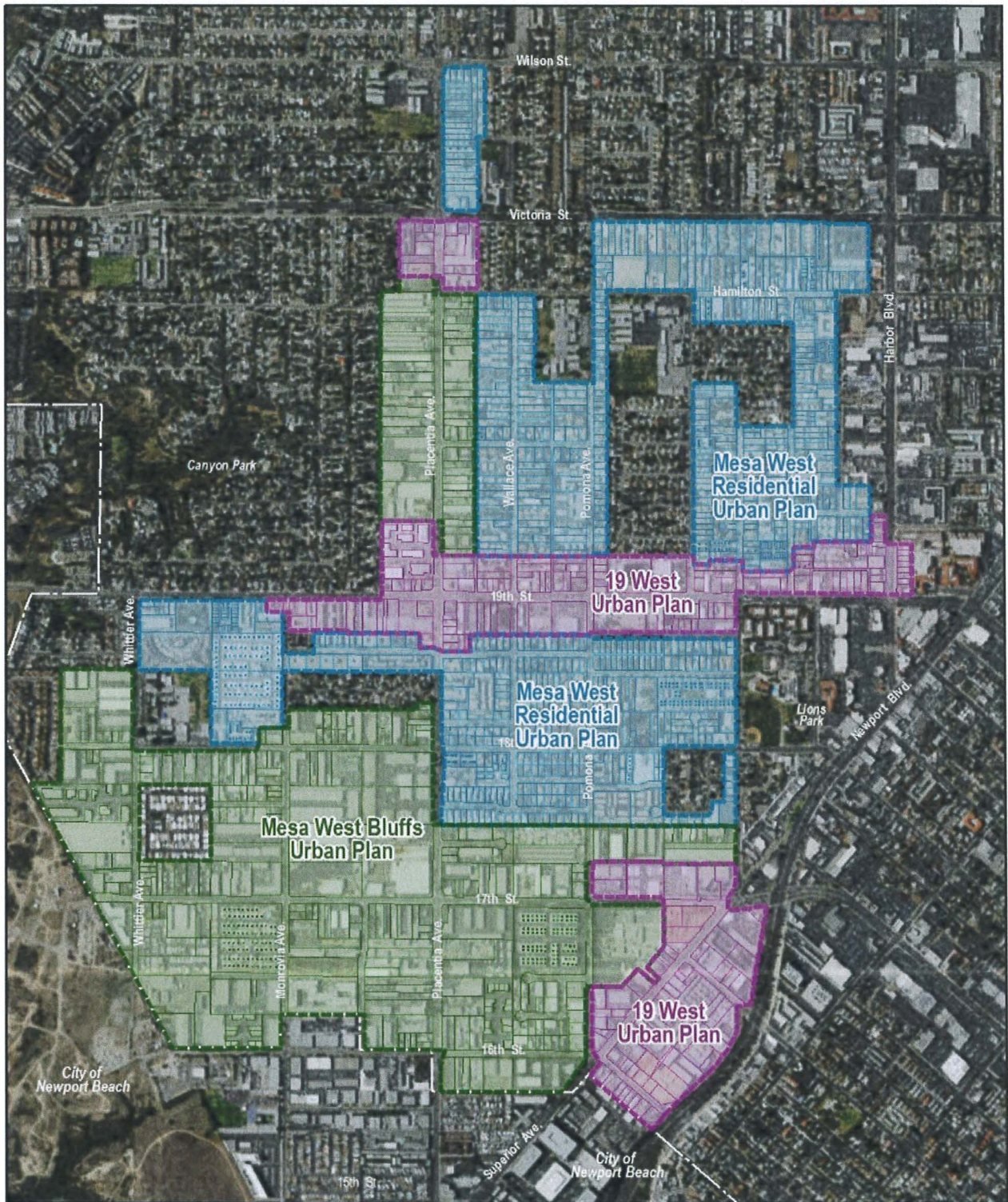
Mesa West Residential Ownership Urban Plan

The *Mesa West Residential Ownership Urban Plan* encompasses approximately 238 acres located between Victoria Street and 17th Street, west of SR-55. The objective of the *Mesa West Residential Ownership Urban Plan* is to promote economic viability in existing medium-density and high-density residential areas, encourage the conversion of existing rental apartments to residential common-interest development (i.e., condominiums, planned unit developments), and encourage new residential common-interest development to improve the balance between rental and ownership opportunities.

The *Mesa West Residential Ownership Urban Plan* provides flexible development regulations to create additional incentives for new development.

See Figure LU-1413: *Westside Urban Plans*, for the location and boundaries for each Westside Urban Plan.

Land Use Element



Westside Urban Plans

- 19 West Urban Plan
- Mesa West Bluffs Urban Plan
- Mesa West Residential

Source: City of Costa Mesa, 2015



Figure LU-1413: Westside Urban Plans

Specific Plans

While the General Plan establishes broad parameters of development on a long-term horizon, a specific plan is designed to identify particular land uses and development standards relating to a specific area, site or development proposal. California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 allows cities and counties to prepare specific plans to develop policies, programs, regulations, and guidelines to implement the jurisdiction's adopted general plan. As prescribed by law, specific plans include text and diagrams that generally describe the following:

- The distribution, location, and extent of all land uses;
- The standards and criteria by which new development will proceed;
- The proposed distribution, location, extend, and intensity of major components of public infrastructure, such as transportation and utility systems; and
- A program of implementation measures, such as financing options, policies, regulations, and public works projects.

The City's adopted specific plans will serve the best interests of the City by establishing detailed controls on the nature of future development and facilitate the processing of subsequent development plans within the area governed by the Specific Plan. In some cases, City adopted specific plans may utilize the land use designations of this Element and specific details relating to the land use designations can be found in the applicable adopted document.

Fairview Developmental Center Specific Plan

On January 5, 1959, the Fairview Developmental Center opened as a State hospital originally occupying 750 acres. Fairview Developmental Center had an initial bed capacity of 2,622 and was intended to house some 4,125 residents. The population at the facilities peaked in 1967 and has been declining since. In 2015, the current population was 275 persons, and the downward trend is expected to continue due to the restructuring of the State of California's approach to providing institutionalized care for the developmentally disabled. The State has been focusing on residential care options (as opposed to institutional care) for these disabled individuals.

A large portion of the original land was transferred in 1979 to the City of Costa Mesa and now encompasses Fairview Park and the golf course. In 1985, the City granted a General Plan amendment and rezone of 54 acres of surplus land immediately to the north of the hospital facilities for high-density residential uses. In 1987 and 2005, other parcels were converted to residential uses. These areas are planned developments with one-story, single-family residences, a two-story, small-lot residential subdivision, and two-story apartment buildings (Harbor Village Apartments).

In February 2016, the State of California Department of Development Services initiated the process for closure of Fairview Developmental Center. In June 2022, the State Legislature through Senate Bill (SB) 188 approved Government Code Section 14670.31, which provides a framework for the reuse of the FDC property. The legislation codifies a partnership between the Department of General Services (DGS), the

Land Use Element

Department of Developmental Services (DDS), and the City of Costa Mesa, with defined roles for each entity. To support this effort, the State allocated \$3.5 million in State funding to the he City's role was to develop a Specific Plan, conduct necessary studies, and manage a community-based planning process. The Legislature's intent for the redevelopment of the FDC site is to prioritize affordable housing to the greatest extent feasible, including a minimum of 200 units of permanent supportive housing, open space, and housing for individuals with developmental disabilities, and a City created Specific Plan for the FDC site that implements the provisions of Government Code Section 14670.31.

The Fairview Developmental Center Specific Plan consists of 95 acres of the prior Fairview Developmental Center state hospital site and was prepared in conformance with State requirements outlined in Government Code Section 65450 et seq. The Fairview Developmental Center Specific Plan was adopted on XXXX through City Council Resolution No. XX-XX and establishes land use designations, site specific zoning regulations, permitted uses, development and design standards, and mobility and infrastructure improvements. Future redevelopment proposed within the Fairview Developmental Center Specific Plan must be consistent with the plan, and it provides a future developer, City staff, the public and decision makers with information on the overall intent for the area, design standards to facilitate implementation, and future changes thereto. Figure LU-3 identifies the specific plan area, whereas Table LU-6 identifies the specific plans residential and non-residential development intensities.

General Plan and Zoning Ordinance Consistency

The relationship between the General Plan land use designations and zoning districts is shown in Table LU-19: *General Plan and Zoning Consistency*. This table indicates how properties will be zoned to be consistent with the General Plan Land Use Plan. The Zoning Ordinance has the following Zoning Districts:

- Single-Family Residential (R1)
- Multiple-Family Residential, Medium Density (R2-MD)
- Multiple-Family Residential, High Density (R2-HD)
- Multiple-Family Residential (R3)
- Administrative and Professional (AP)
- Commercial Limited (CL)
- Local Business (C1)
- General Business (C2)
- Shopping Center (C1-S1)
- Town Center (TC)

Land Use Element

- Off-Street Parking (P)
- Institutional and Recreational (I & R)
- Institutional and Recreational - School (I & R-S1)
- ~~Institutional and Recreational - Multi Use (I & R-MLT)~~
- General Industrial (MG)
- Industrial Park (MP)
- Planned Development Residential (PDR)
- Planned Development Commercial (PDC)
- Planned Development Industrial (PDI)
- Mixed-Use Overlay District (MU)
- Residential Incentive Overlay District (RI)

Table LU-19: General Plan and Zoning Consistency

Land Use Plan Designations	Consistent Zoning Classification
Low Density	R1, PDR-LD, I&R, I&R-S
Medium Density	R1, R2-MD, PDR-MD, I&R, I&R-S, MU
High Density	R2-MD, R2-HD, R3, PDR-HD, PDR-NCM, I&R, I&R-S, MU, RI
Commercial-Residential	AP, CL, C1, PDC, R2-MD, R2-HD, PDR-MD, PDR-HD, RI
Neighborhood Commercial	CL, C1, AP
General Commercial	CL, C1, C2, C1-S, PDC, AP, RI, MU
Commercial Center	C1, C2, C1-S, PDC, AP
Regional Commercial	PDC
Urban Center Commercial	PDC
Cultural Arts Center	TC
Multi-Use Center	I&R-MLT
Industrial Park	MG, PDI, CL
Light Industrial	MP, PDI, CL
Public and Institutional	I&R, I&R-S
Golf Course	I&R
Fairgrounds	I&R
Fairview	R2-MD, R2-HD, R3, I&R

Off-Street Parking (P) zoning classification is consistent with any land use plan designation, with the exception of Low Density.

Residential development shall be allowed, regardless of the underlying zoning or land use designations, for any housing opportunity site identified within the sites inventory of the Housing Element, including any densities identified therein.

Revised February 20, 2019
 Consistent with Table LU-9
 of 2002 General Plan

Housing and Employment Projections

Providing a land use arrangement that encourages a correlation of employment and housing opportunities is a local and regional responsibility. Providing sufficient commercial land to support residential development is primarily a local responsibility, although commercial uses serving regional needs are provided as well. Sufficient land must also be established to meet the recreational needs of the local community, although regional needs are often accommodated by land within individual cities. Table LU-20: *General Plan Land Use 2035*, identifies the projected future growth and implications of the Land Use Plan.

Table LU-20: General Plan Land Use 2035

Land Use Designations	Net Acres	Residential Dwelling Units		Non-Residential Square Feet	
		2015 Existing	2035 Future*	2015 Existing	2035 Future
Residential					
Single-Family ¹	2,088.2	14,210	14,811	--	--
Multi-Family ²	1,720 1,720.71 8.2	28,413	37,291	--	--
Non-Residential					
Commercial-Residential	47.9	--	--	543,000	455,200
Neighborhood Commercial	40.5	--	--	338,000	472,100
General Commercial	616.3	--	2,254	7,065,300	8,556,100
Commercial Center	117.5	--	2,215	733,000	1,075,800
Urban Center Commercial	126.3	--	1,735	4,550,700	5,581,200
Cultural Arts Center	57.3	--	851	2,673,300	4,869,800
Regional Commercial	147.9	--	1,959	2,723,700	3,260,800
Industrial Park	632.6	--	3,626	8,684,500	9,895,000
Light Industrial	378.1	--	1,668	4,402,500	2,838,000
Public and Institutional	1,263 1,263.27 8.4	--	--	1,989,000	3,970,700
Golf Course	553.7	--	--	84,200	84,200
Fairgrounds	150.0	--	--	454,450	1,020,400
Fairview Developmental Center Specific Plan³	95	--	4,000	--	35,000
Multi-Use Center	102.6	--	2,300	--	279,000
Totals	8,044.5	42,623	68,690	33,916,000	42,553,000

Notes: * The residential dwelling units added to the Land Use Designations for 2035 reflect the site capacity identified within the sites inventory of the Housing Element. The total unit counts are not intended to reflect a maximum build-out scenario.

Includes Low-Density Residential General Plan land use designation.

Includes Medium-Density, High-Density, and Commercial-Residential, Overlays General Plan land use designations.

The Fairview Developmental Center Specific Plan has a buildout horizon of 15-20 years from adoption.

General Plan Amendment: PGPA-24-02, Adopted August 5, 2025

Goal LU-8: Promote a range of multiple uses at the Fairview Developmental Center site

Policy LU-8.1 In anticipation of the potential closure or repurposing of the Fairview Development Center site, the City will work with appropriate State agencies or private entity (if the property is sold) to plan for a complementary mix of residential, institutional, public facilities, open spaces, and recreational uses *within a campus setting*.

Goal LU-9: Ensure that Fairgrounds uses are consistent with the General Plan designation

Policy LU-9.1 Discourage changes in the allowable uses specified in the Fairgrounds General Plan land use designation for the Orange County Fair & Event Center property. Ensure that amendments to this General Plan designation are approved by the electorate.

Goal LU-10: Promote the growth of tourism

Objective LU-10A: *Promote structural improvements of visitor-oriented land uses.*

Policy LU-10.1 Engage with property owners, developers, and business owners to encourage the revitalization of the hotel/motels.

Policy LU-10.2 Provide incentives to motel development projects seeking to improve existing motel facilities by increasing the hotel rating. These projects may include:

- (a) Updating building mechanical, electrical, or plumbing to comply with current building standards
- (b) Updating physical improvements to the site
- (c) Adding hotel amenities to the site
- (d) Updating or improving the landscaping on the site
- (e) Updating or improving the façade of the building(s)

Fairview Developmental Center Specific Plan – Zoning Code Amendments

An amendment to Section 13-20 of Title 13, Chapter II “Zoning Districts Established,” of the Zoning Code is hereby amended to remove subsection (t):

“[...]

~~(t) Institutional and Recreational Multi-Use District. This district is intended to allow the integration of a variety of land uses and intensities. This zoning district category includes uses which are low to moderate in density and intensity and urban in character. The multi-use center designation is applicable only to the Fairview Development Center property at 2501 Harbor Boulevard.”~~

An amendment to Section 13-28, Subsection (g), of Title 13, Chapter III “Planning Applications” is hereby amended where ~~striketrough~~ text denotes text being removed, and underlined text denotes text being added:

“[...]

(g) Master plan. Prior to development in the planned development (PD), town center (TC), shopping center (C1-S), mixed-use overlay (MU), and all types of institutional and recreational (I&R, and I&R-S, and I&R-MLT) zoning districts, a master plan is required. Preliminary master plans are required in the TC ~~and I&R-MLT~~ zone, are optional in PD and MU zones, and are not required in C1-S, I&R-S, and I&R zones.

[...]

(3) Minor amendments.

- a. Minor amendments to existing master plans in planned development zones are subject to section 13-56, master plan required.
- b. Minor amendments to existing master plans in the TC, C1-S, MU, I & R, and I & R-S, and I & R-MLT zones may be approved by development review if the planning division finds that the proposed construction does not materially affect required open space, floor area ratio, and parking requirements specified in the approved master plan. Furthermore, if the minor amendment results in an overall building square footage that exceeds the maximum building square footage allowed by the approved master plan, the planning division must find that the minor amendment is consistent with the floor area ratio and trip budget standards established by the general plan, as applicable.

[...]”

An amendment to Section 13-30, Subsection (e) and Table 13-30, of Title 13, Chapter IV “Citywide Land Use Matrix,” of the Zoning Code is hereby amended to remove reference to “I & R-MLT” zoning designation in its entirety. Subsection (e) shall be amended where ~~strike through~~ text denotes text being removed, and underlined text denotes text being added:

“(e) For the purpose of Table 13-30, Land Use Matrix, the various zoning districts are labeled as follows:

Residential zones: R1, R2-MD, R2-HD, and R3

Commercial zones: AP, CL, C1, C2, C1-S, and TC

Industrial zones: MG and MP

Planned Development Residential zones: PDR-LD, PDR-MD, PDR-HD, and PDR-NCM

Planned Development Commercial zone: PDC

Planned Development Industrial zone: PDI

The Parking zone: P

Institutional and Recreational zones: I & R, and I & R-S, and ~~I & R-MLT~~”

An amendment to Chapter V, Article 7 “Institutional and Recreational, Institutional and Recreational School Districts, and Institutional and Recreational Multi-Use” of Title 13 of the Zoning Code is hereby amended to update the title of Article 7 to remove reference to “Institutional and Recreational – Multi-Use Center” zoning designation where ~~strike through~~ text denotes text being removed and underlined text denotes text being added:

Article 7 Institutional and Recreational, and Institutional and Recreational School Districts, ~~and Institutional and Recreational Multi-Use~~

§ 13-64 Purpose.

§ 13-65 Special district requirements.

§ 13-66 Development standards.

§ 13-64 Purpose.

This article is intended to provide development standards for both publicly and privately owned land which provide recreation, open space, health, public service, educational, and housing opportunities.

§ 13-65 Special district requirements.

- (a) Uses incidental to the main function of the development may be permitted upon approval by the planning commission through the adoption or amendment of the master plan.
- (b) In the I&R-S zones, site plans shall meet the requirements of all State agencies having jurisdiction over the design, construction and operation of public and private school facilities.
- (c) ~~In the I&R-MLT zone any future development of the site may include residential due to the unique nature of the site. Any single family residential development to occur on the site must follow the R1 residential development standards.~~
- (d) ~~The I&R-MLT zone contains residential dwelling unit caps for single family and multi-family. For single family residential the cap is 250 units and for multiple family residential the cap is 332 units.~~

§ 13-66 Development standards.

**TABLE 13-66
DEVELOPMENT STANDARDS FOR I&R, AND I&R-S AND ~~I&R-MLT ZONES~~**

DEVELOPMENT STANDARDS	I&R and I&R-S	I&R-MLT
Minimum lot area	Six thousand square feet	Six thousand square feet
Minimum lot width	Sixty feet	Sixty feet
Maximum floor area ratio	Refer to Chapter V, Article 8, floor area ratios	Refer to Chapter V, Article 8, floor area ratios
Maximum building height	Four stories south of the I-405 Freeway except that special purpose housing (e.g., affordable, elderly and student housing) may be granted additional building height.	Building heights for all uses must conform to I&R standards; single family residential must conform to the R1 building height standards.

SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS AND STRUCTURES (Minimum distances given, unless otherwise noted. All setbacks from streets are measured from the ultimate property line shown on the Master Plan of Highways.)

Front	Twenty feet	Twenty feet
Side or rear, abutting a secondary, primary or major street	Twenty feet	Twenty feet

**TABLE 13-66
DEVELOPMENT STANDARDS FOR I&R, AND I&R-S AND I&R-MLT ZONES**

DEVELOPMENT STANDARDS	I&R and I&R-S	I&R-MLT
Side or rear, abutting all other streets	Ten feet	Ten feet
Interior lot line	Five feet. Additional setback may be required by the planning commission if deemed necessary to protect adjacent land uses.	Five feet. Additional setback may be required by the planning commission if deemed necessary to protect adjacent land uses.

PARKING (See Chapter VI)

LANDSCAPING (See Chapter VII)

SIGNS (See Chapter VIII)

ADDITIONAL DEVELOPMENT STANDARDS

Master plan	Required	Required
Uses conducted underroof	All uses permitted shall be conducted underroof. Exception: Uses which are incidental to and an integral part of the use conducted underroof may be conducted onsite in the open, pursuant to the approval of a minor conditional use permit.	All uses permitted shall be conducted underroof. Exception: Uses which are incidental to and an integral part of the use conducted underroof may be conducted onsite in the open, pursuant to the approval of a minor conditional use permit or if the portion of the site is developed as a park.
Single family residential— Minimum lot size	Residential development not permitted	Six thousand square feet
Single family residential— Maximum density	Residential development not permitted	Six dwelling units per acre
Minimum and maximum percent of site used for single family residential	Residential development not permitted	Fifty percent
Minimum and maximum percent of site	Not applicable	Twenty-five percent developed for parks.
Multi-family residential— Maximum density	Residential development not permitted	Forty dwelling units per acre
Minimum percent share of multi-family units for affordable housing. Shall	Residential development not permitted	Twenty percent

**TABLE 13-66
DEVELOPMENT STANDARDS FOR I&R, AND I&R-S AND I&R-MLT ZONES**

DEVELOPMENT STANDARDS	I&R and I&R-S	I&R-MLT
------------------------------	------------------------------	--------------------

comply with chapter 9, Article 4, density bonuses and other incentives.		
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An amendment to Title 13 of the City of Costa Mesa Planning, Zoning, and Development Code, also known as the Zoning Code, to add a new chapter titled "Chapter XVIII Specific Plans" commencing with Section 13-350, is hereby added to the Zoning Code in its entirety:

Chapter XVIII SPECIFIC PLANS

Section 13-350 Purpose

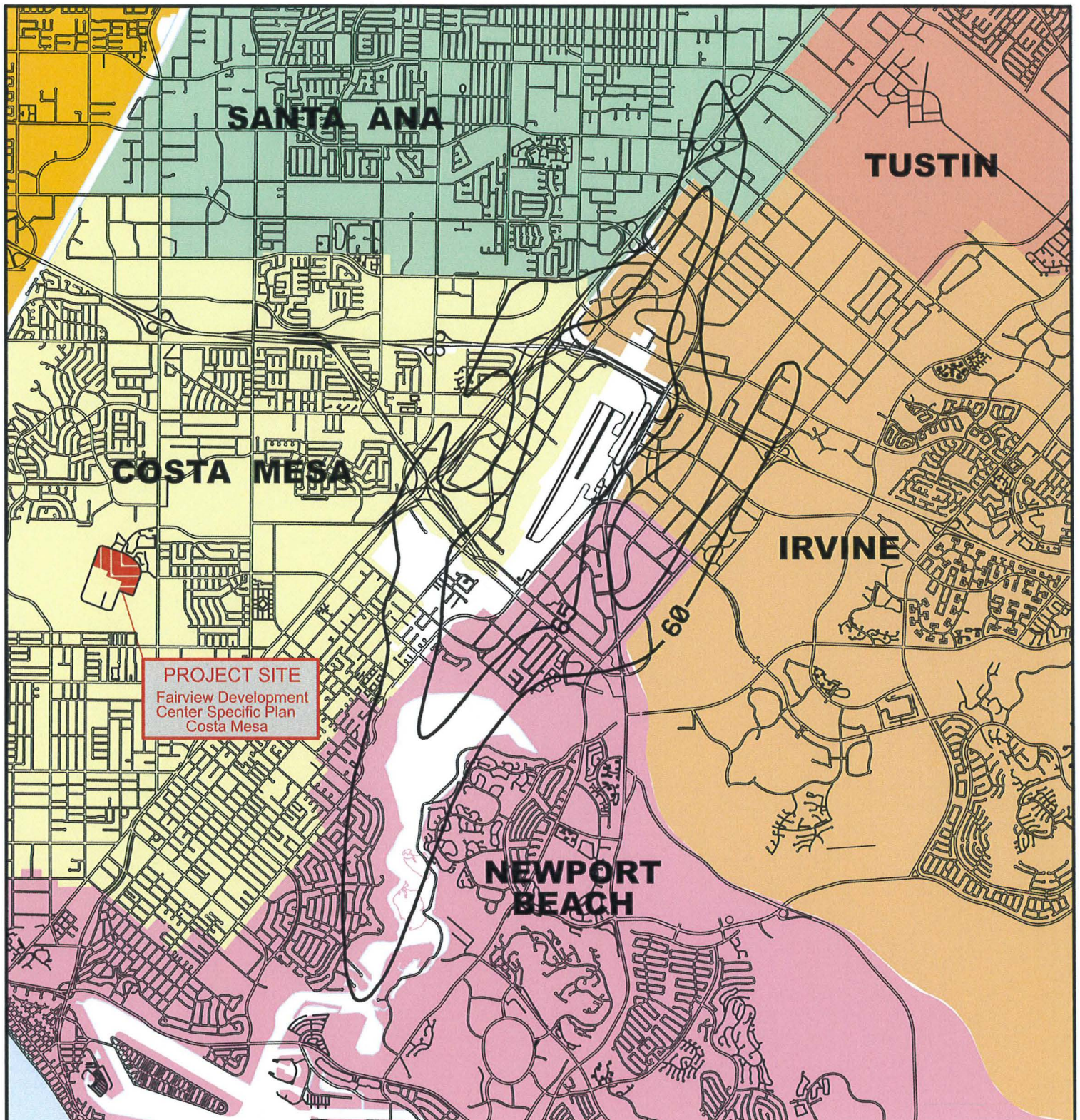
In order to address the unique characteristics of particular areas within Costa Mesa, and to achieve the purposes of this Code and of the General Plan of the City of Costa Mesa, the following specific plans have been adopted:

- (a) East 17th Street Specific Plan
- (b) Newport Boulevard Specific Plan
- (c) North Costa Mesa Specific Plan
- (d) One Metro West Specific Plan
- (e) Fairview Developmental Center Specific Plan

Section 13-351 General Provisions

Notwithstanding the provisions or standards set forth in Title 13 of this Code, individual specific plans may establish additional or separate provisions and standards for the plan area; and may adopt zones and amend the Zoning Map of the City of Costa Mesa.

Refer to the texts and maps of individual specific plans referenced above for regulations within each plan's jurisdictional boundaries.



Note: County Unincorporated areas are shown in white.

John Wayne Airport Impact Zones

LEGEND

- 65— CNEL CONTOUR
- RUNWAY PROTECTION ZONE
- CITY BOUNDARIES
- AIRPORT BOUNDARIES



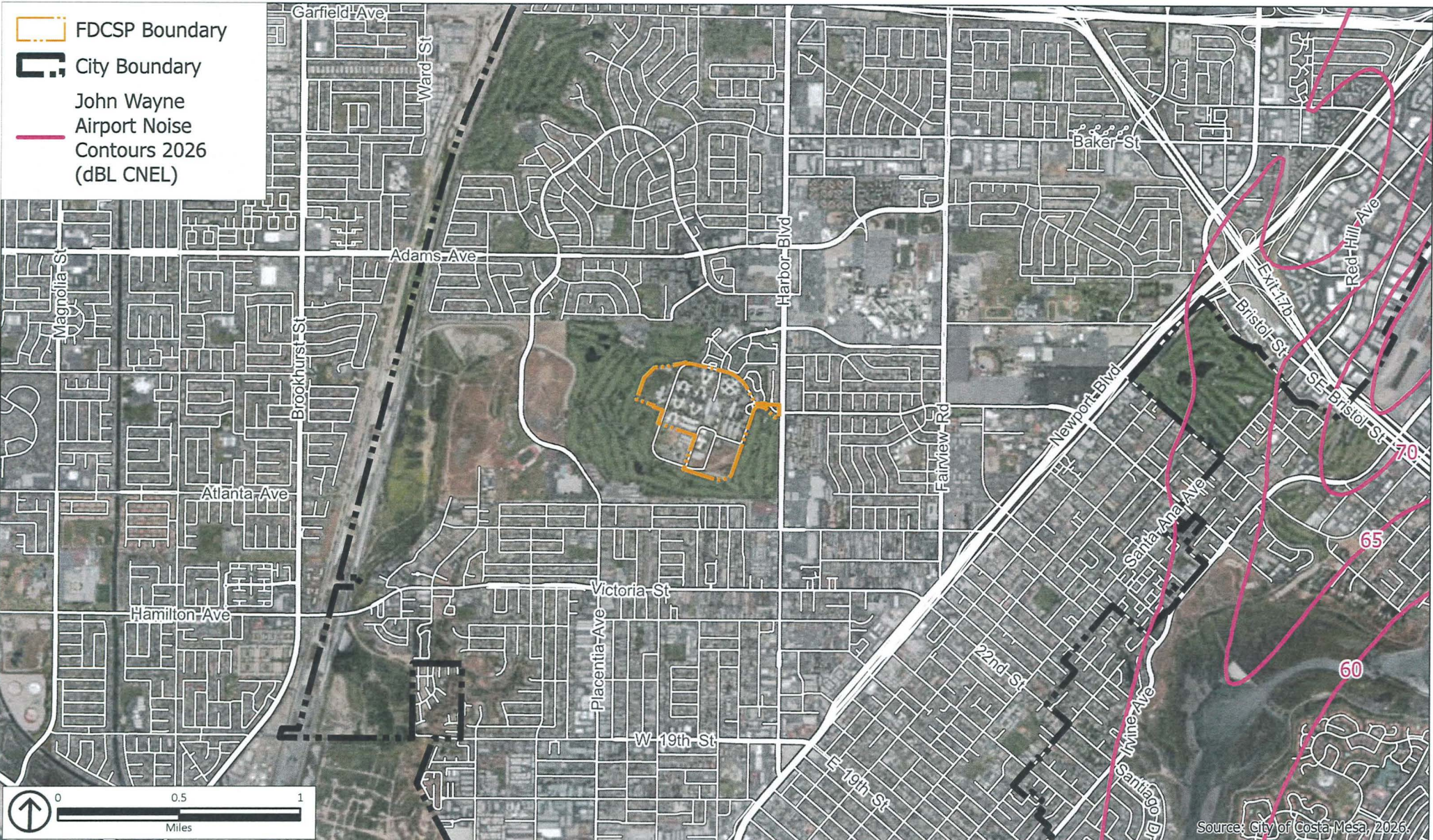
Composite contour from
John Wayne Airport Project
Case-1990 and 2005
(see section 2.2.1)

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 5

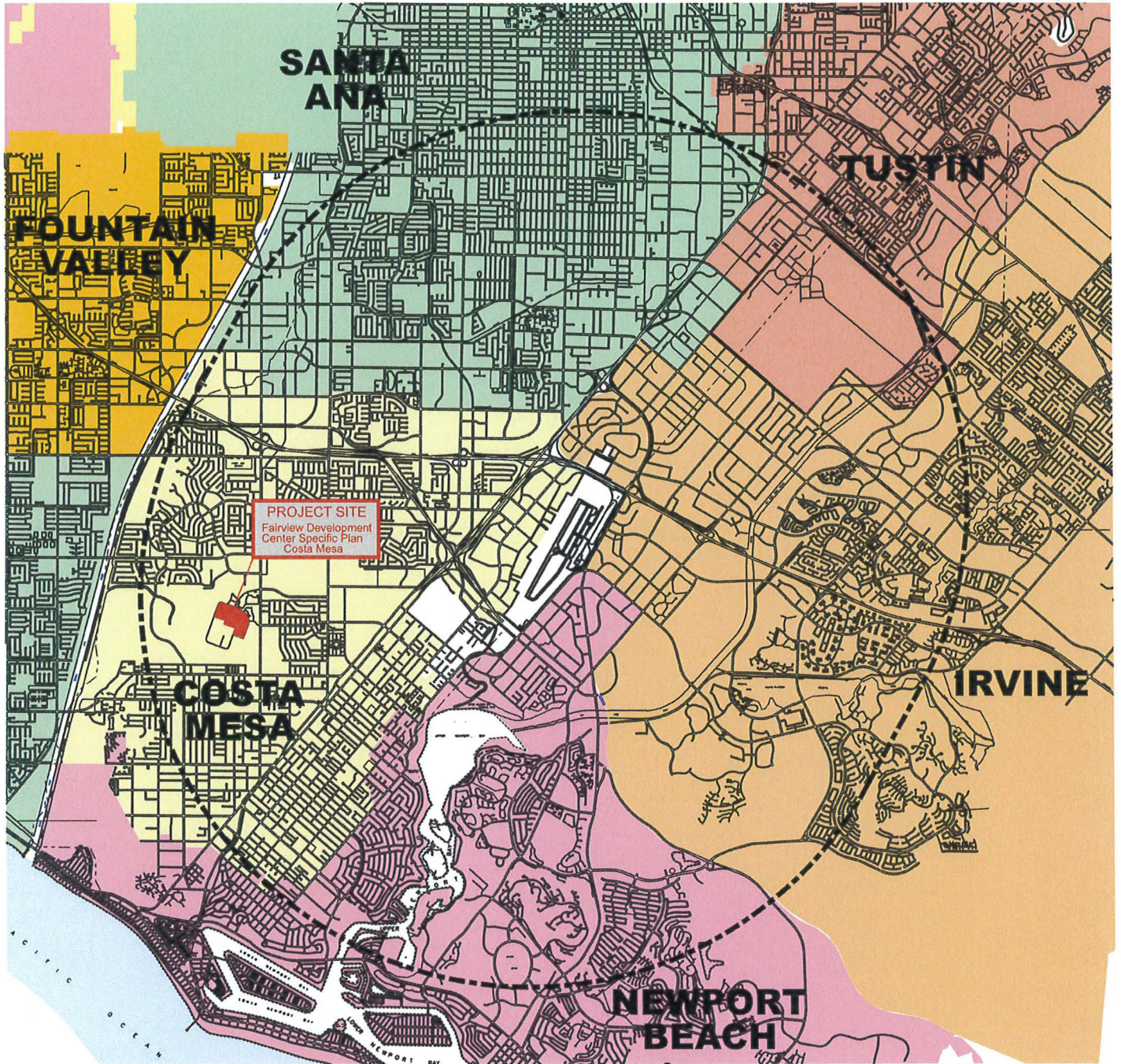
Date _____



Source: City of Costa Mesa, 2026.

AELUP Notification Area for JWA

ATTACHMENT 3



Note: County Unincorporated areas are shown in white.

FAR PART 77

Notification Area for John Wayne Airport: 20,000' Radius at 100:1 Slope

LEGEND

- 20,000' Radius
- CITY BOUNDARIES
- AIRPORT BOUNDARIES



0 1000 2000 3000 4000 5000 7500
Scale In Feet

CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 6

Date _____



The building height, massing, and scale contribute to its character.

4.6.1 Building Form, Scale, and Massing

Building form and scale shall be regulated through height, density (dwelling units per acre), floor area ratio (FAR), and massing. Table 4-4 establishes the allowable density, FAR, and height standards for development in the FDCSP area.

Stepbacks and variations in massing shall be used to frame public spaces, transition to adjacent uses, and provide architectural variety. Multiple buildings with varying heights and massing are encouraged to support a human-scaled neighborhood environment. Figure 4-3, *Building Massing*, demonstrates how the standards of this section can be met.

REOC Building Height Limitations

Building height shall be subject to limitations imposed by the communication tower on the REOC, as detailed in Appendix E. Development within the microwave path of the communication tower shall reduce building height or incorporate stepbacks to comply with the allowable height. This section supersedes the heights identified in Table 4-4. The communication tower requires approximately a width of 30 to 50 ft of clearance at certain height levels for direct line-of-sight communication with other towers, as described in Appendix E. Figure 4-4 provides a simplified guide for this criteria to demonstrate areas impacted by the height restrictions. Future development must demonstrate that buildings comply with the requirements through the application processes of Chapter 8.

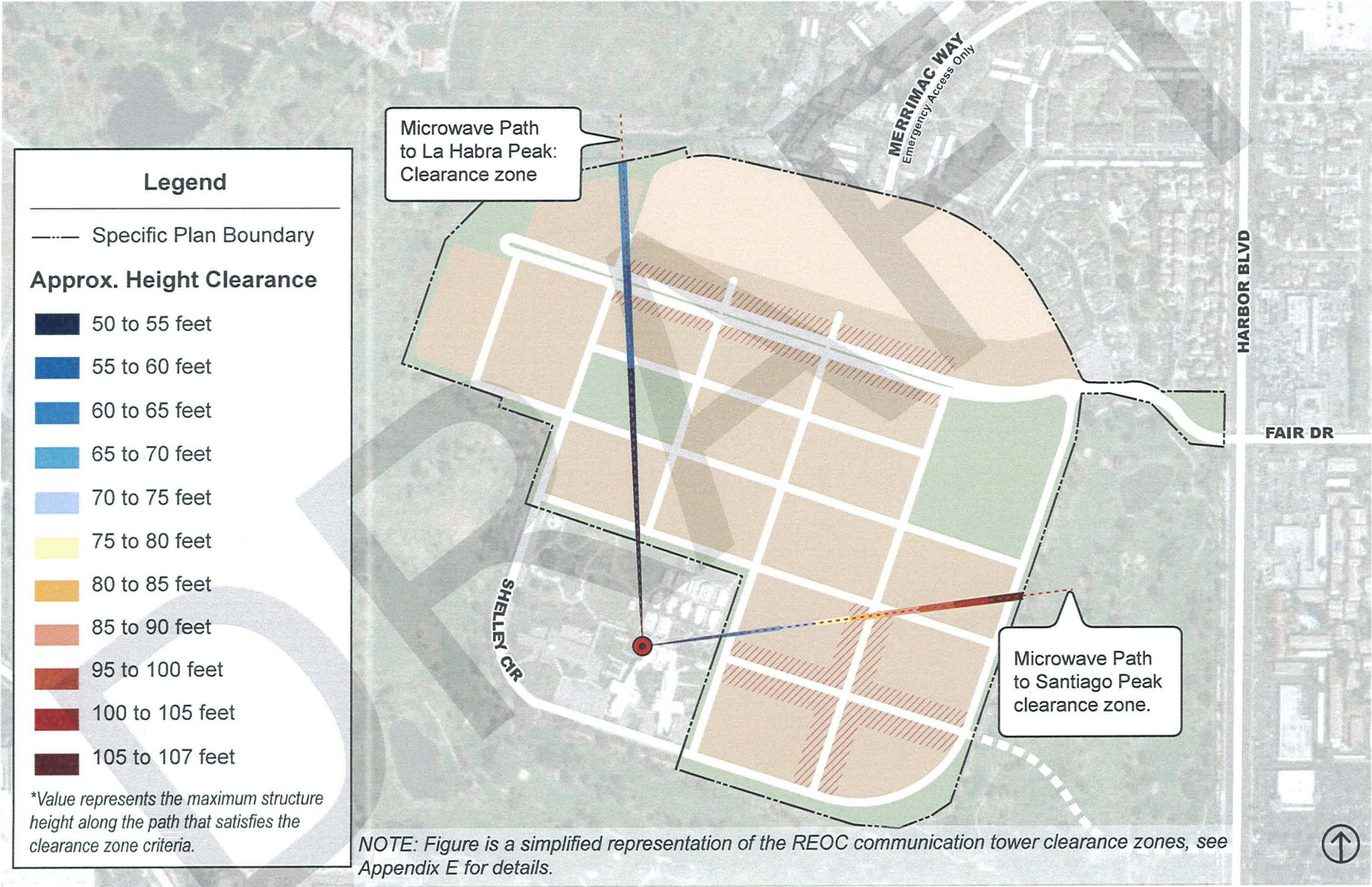
Table 4-4: Building Form, Scale, and Massing

Standard	Minimum	Maximum	Notes
DEVELOPMENT INTENSITY			
Floor Area Ratio (FAR)	-	0.40	0.25 max for Mixed-Use areas.
DDS Housing Density	32 du/ac	-	Units are included in the total maximum identified in Table 4-1.
Density	-	-	See Table 4-1 for maximum number of units.
BUILDING HEIGHT			
Residential	-	100 feet*	*Maximum height may be exceeded by 35 feet for two buildings.
DDS Housing	-	50 feet	
Mixed-Use	-	135 feet	
Commercial (standalone)	-	35 feet	
Parking Structure	-	**	**Equal to the height of the building(s) it serves ¹
GROUND FLOOR HEIGHT			
Residential	10 feet	-	
Mixed-Use	12 feet	-	
Commercial	25 feet	-	
BUILDING SEPARATION			
Primary Buildings	10 feet	-	Between 2 or more primary structures.

NOTE:

1. Building heights shall comply with height limitations associated with the Regional Emergency Operations Center communication tower, see Figure 4-3 and Appendix E.
2. If part of a wrap-style building height of parking structure may not exceed height of the residential portion of the building.

Figure 4-4: REOC Tower Location and Antenna Clearance



-  FDCSP Boundary
-  City Boundary
-  Project Site Perimeter
1,000 foot Buffer
-  Existing Buildings
(Height shown in Feet)

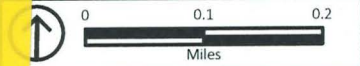


The approximate ground elevation height of the project site is 72.57 feet. The site and surrounding areas are relatively flat.

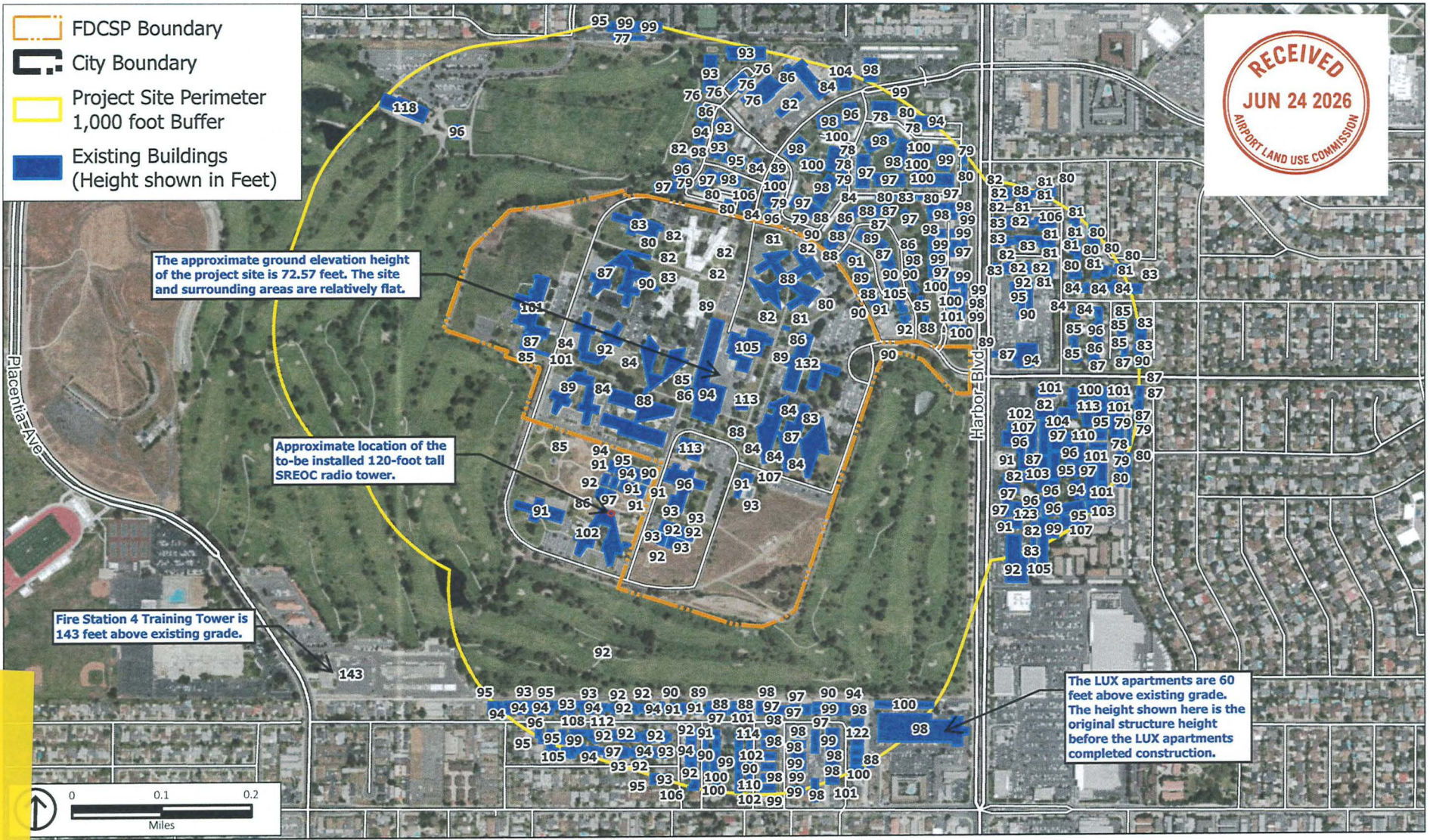
Approximate location of the to-be installed 120-foot tall SREOC radio tower.

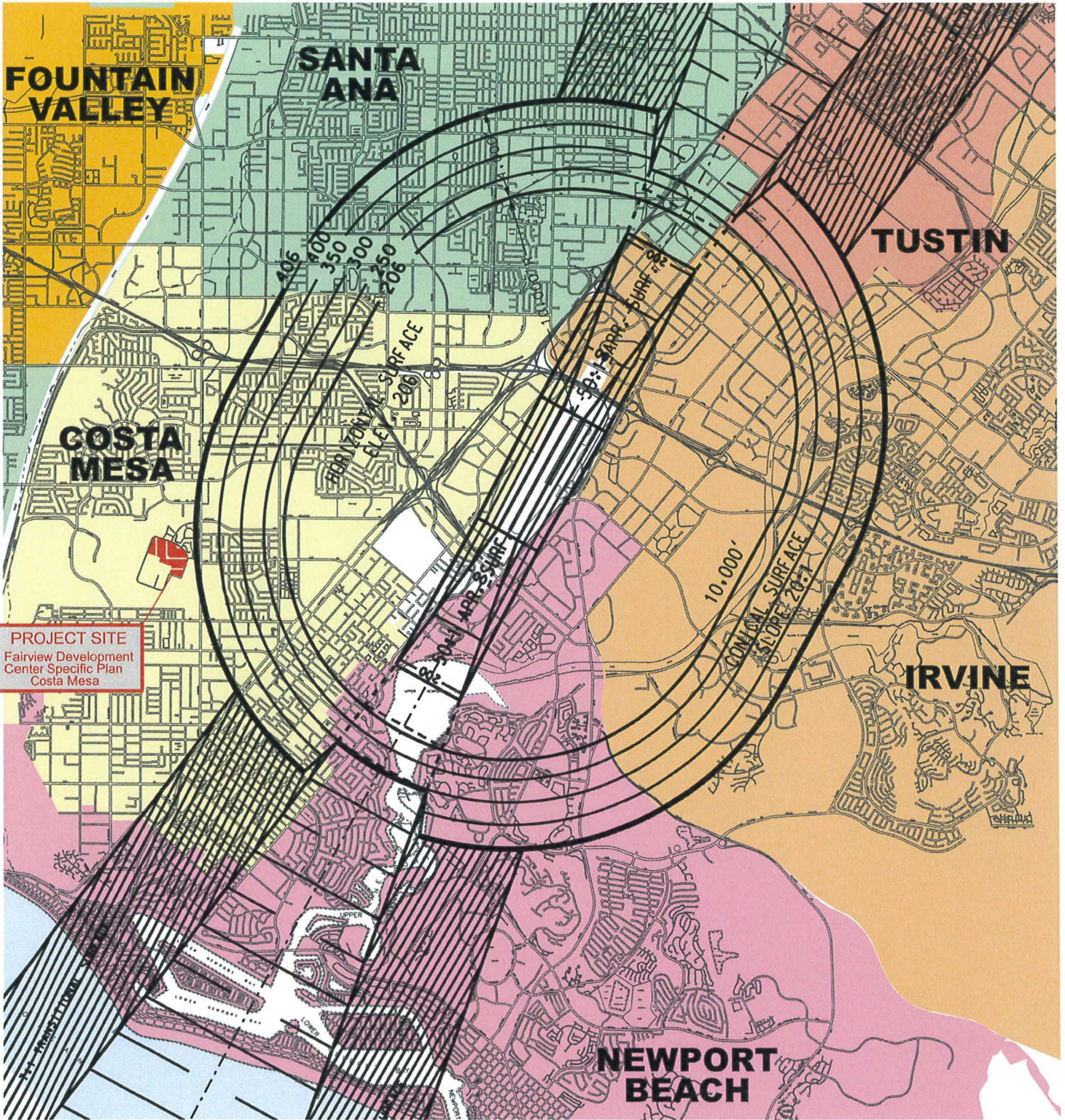
Fire Station 4 Training Tower is 143 feet above existing grade.

The LUX apartments are 60 feet above existing grade. The height shown here is the original structure height before the LUX apartments completed construction.



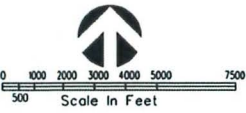
ATTACHMENT 8





Note: County Unincorporated areas are shown in white.

FAR PART 77 John Wayne Airport Obstruction Imaginary Surfaces



- LEGEND**
- CITY BOUNDARIES
 - AIRPORT BOUNDARIES

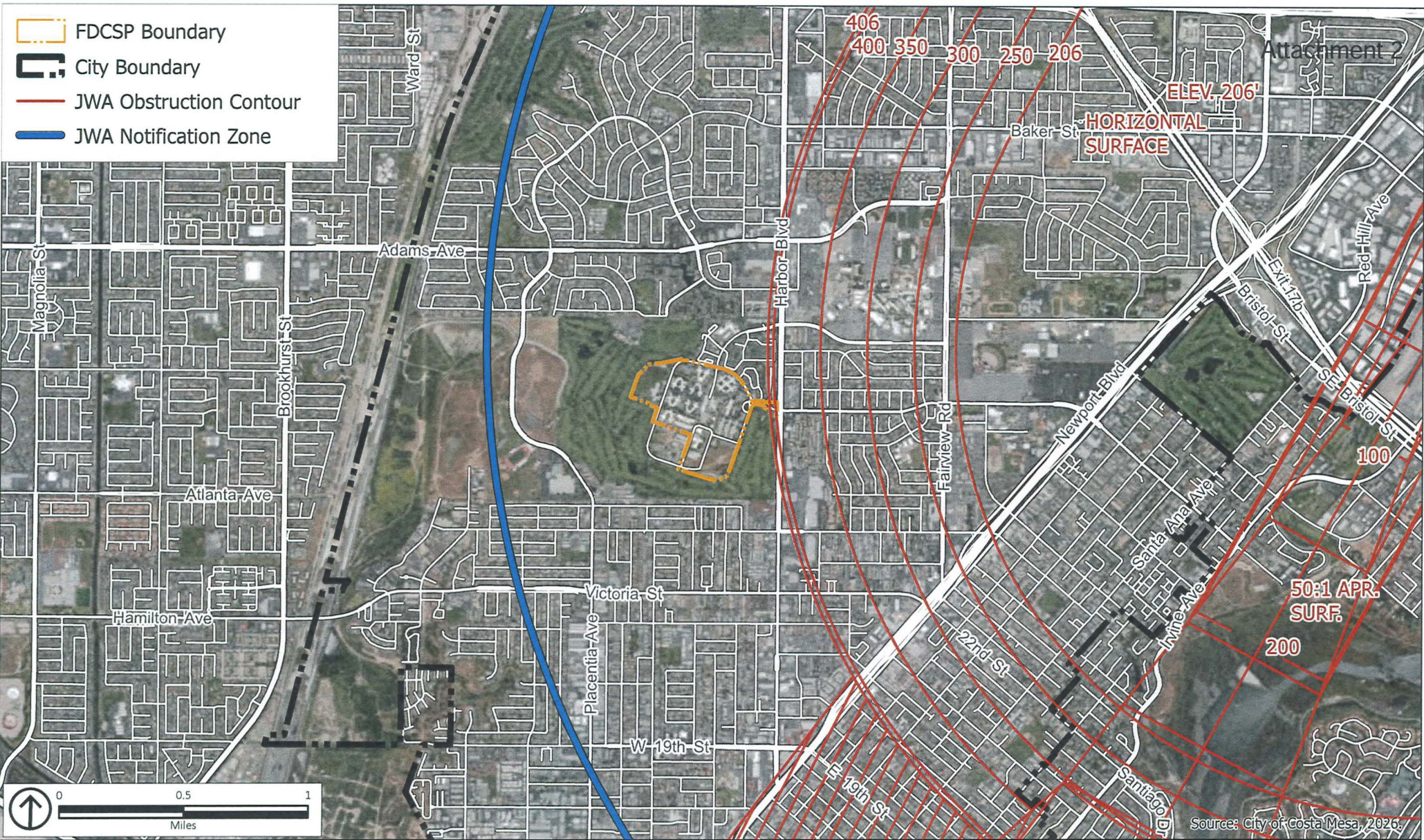
CERTIFICATION

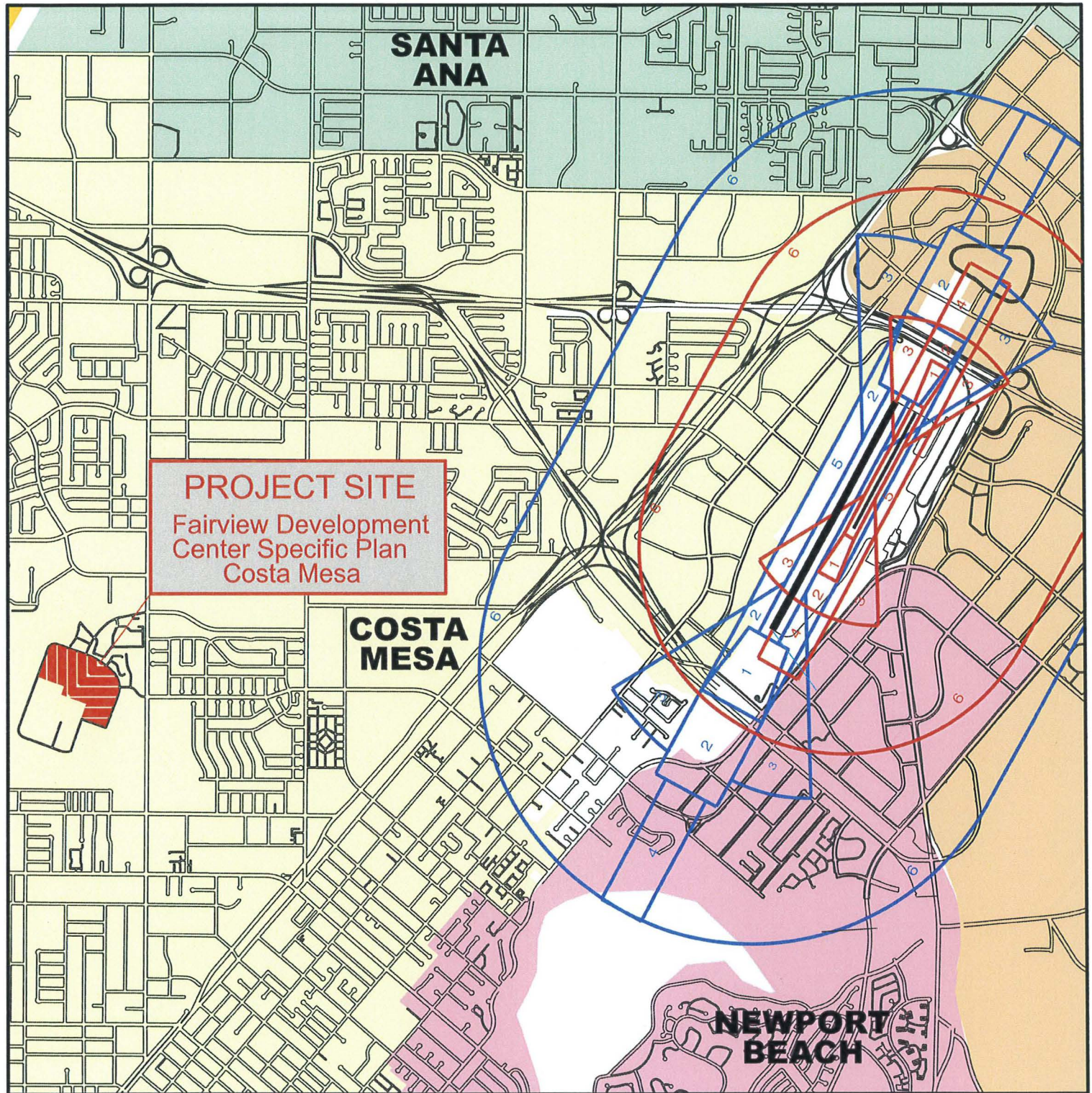
Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 9

Karl Higdon, Executive Officer

Date _____





John Wayne Airport Safety Zone Reference Map

LEGEND

- 1. RUNWAY PROTECTION ZONE
- 2. INNER APPROACH / DEPARTURE ZONE
- 3. INNER TURNING ZONE
- 4. OUTER APPROACH / DEPARTURE ZONE
- 5. SIDELINE ZONE
- 6. TRAFFIC PATTERN ZONE



SAFETY COMPATIBILITY ZONES FOR RUNWAY 2L & 20R (A MEDIUM GENERAL AVIATION RUNWAY AS DESCRIBED IN THE CALIFORNIA AIRPORT LAND USE PLANNING HANDBOOK, JANUARY 2002 EDITION)



SAFETY COMPATIBILITY ZONES FOR RUNWAY 2R & 20L (A SHORT GENERAL AVIATION RUNWAY AS DESCRIBED IN THE CALIFORNIA AIRPORT LAND USE PLANNING HANDBOOK, JANUARY 2002 EDITION)



0 500 1000 1500 2000
Scale in Feet

CERTIFICATION

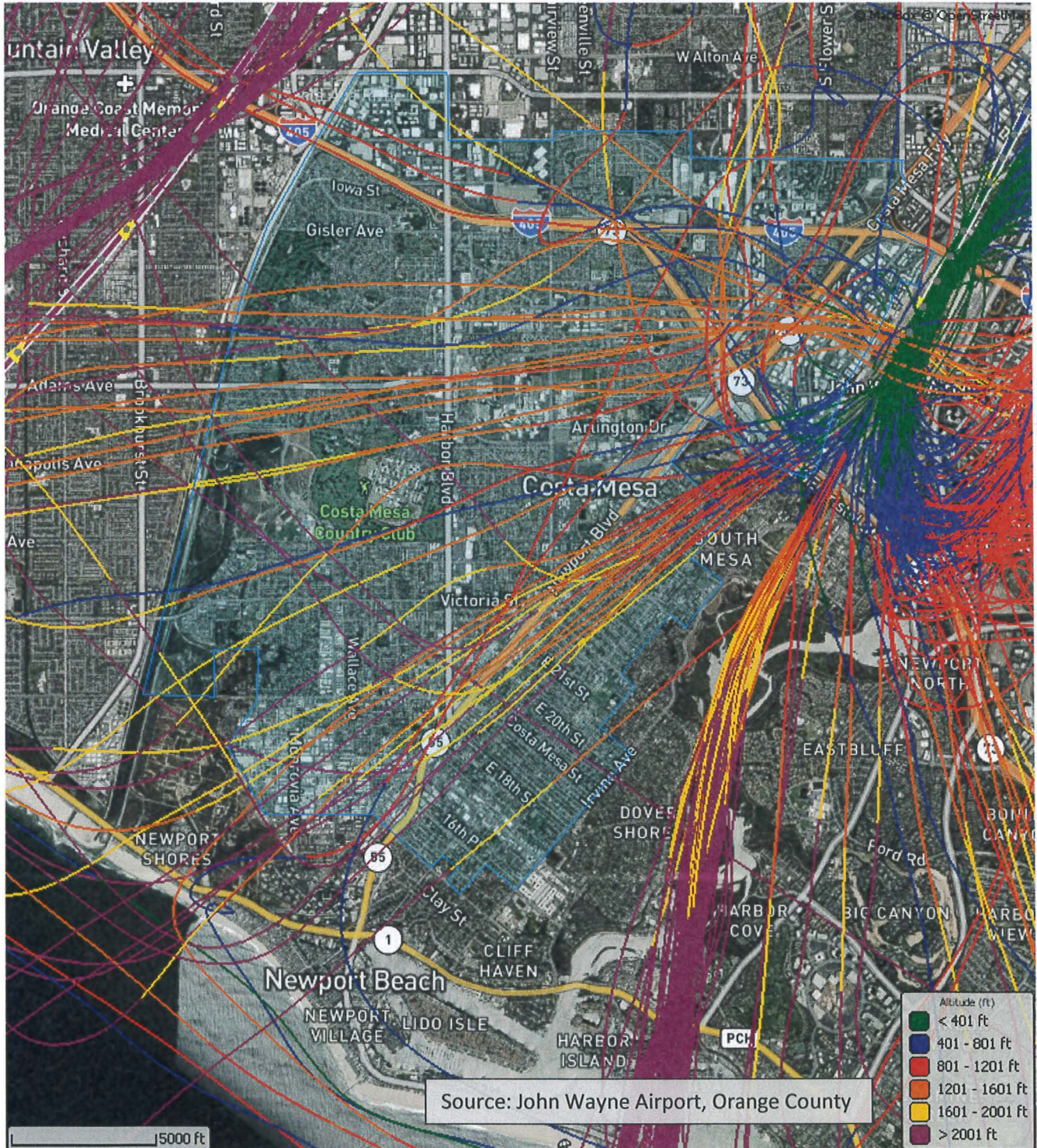
Adopted by the Airport Land Use Commission for Orange County

ATTACHMENT 10

Date _____



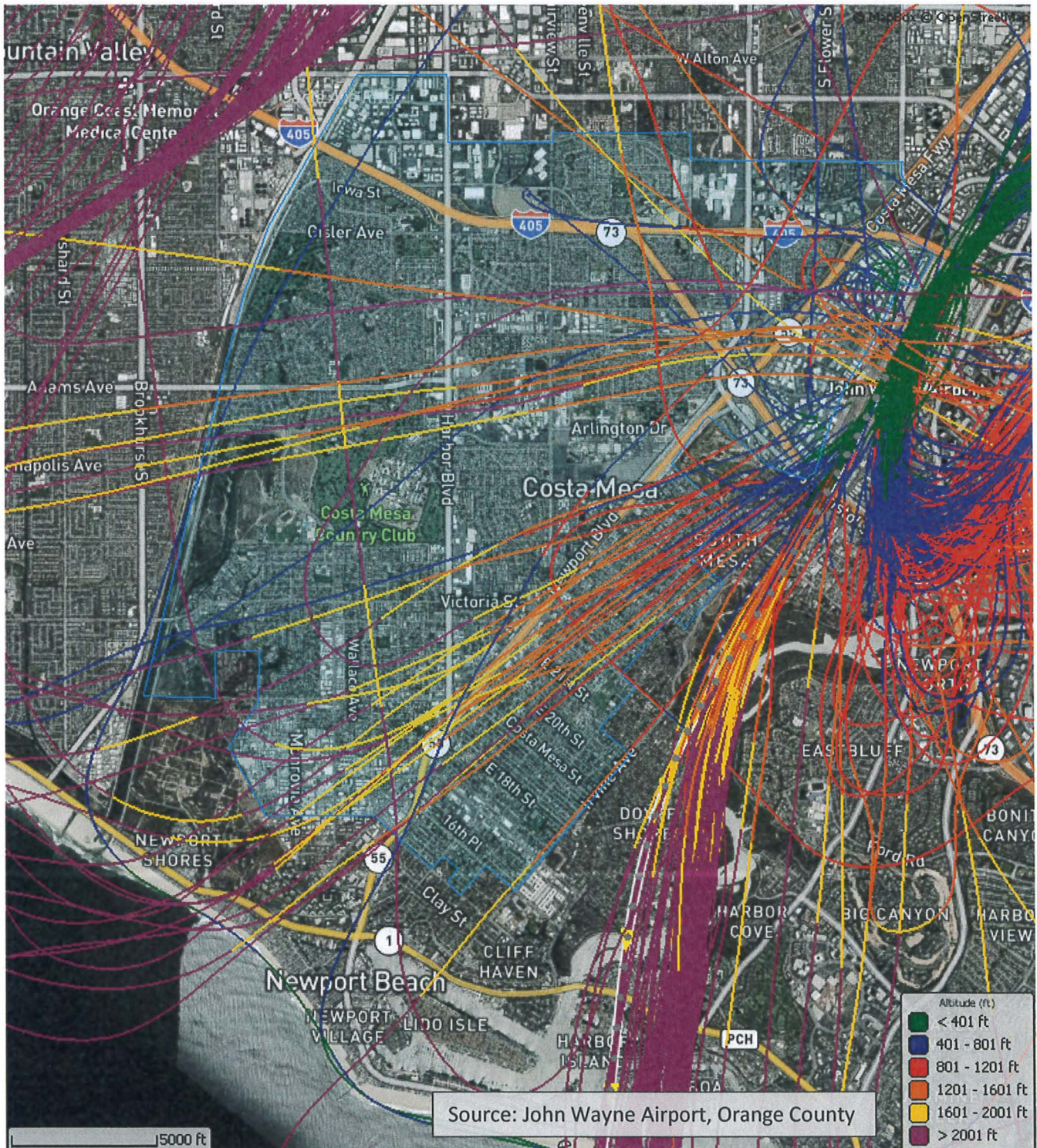
John Wayne Airport Altitude Analysis
Tuesday, June 9, 2026
551 Operations



ATTACHMENT 11

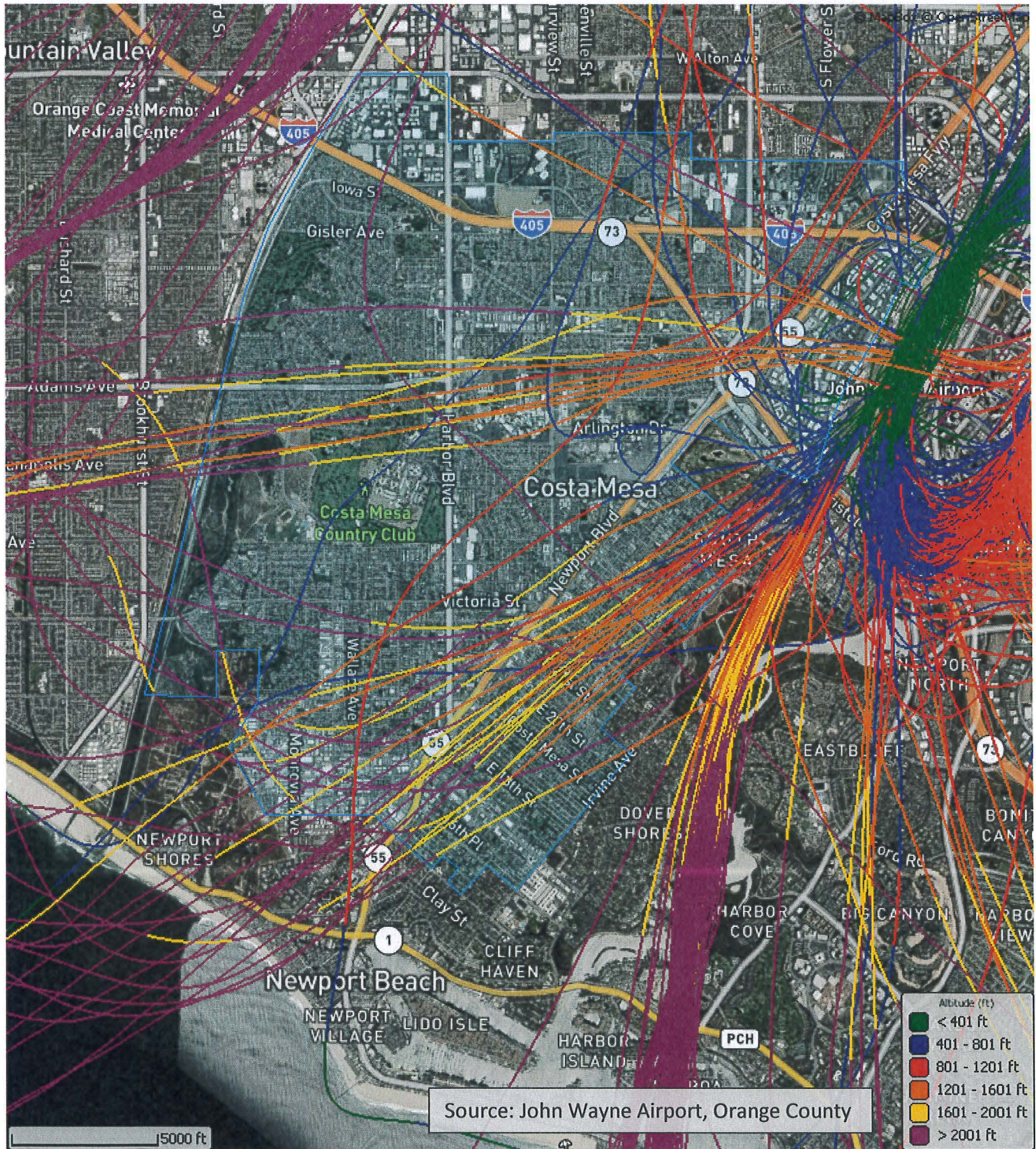


John Wayne Airport Altitude Analysis
Thursday, June 11, 2026
662 Operations





John Wayne Airport Altitude Analysis
Saturday, June 13, 2026
516 Operations





June 10, 2026

Ms. Julie Fitch
Executive Officer
Airport Land Use Commission for Orange County
3160 Airway Avenue
Costa Mesa, CA 92626



Sent via email to: Julie Fitch, JFitch@ocair.com and ALUCinfo@ocair.com

RE: Review of the Fairview Developmental Center Specific Plan (FDCSP) for Airport Environs Land Use Plan (AELUP) Consistency, City of Costa Mesa

Dear Ms. Fitch,

Please consider this application to determine consistency with the AELUP for John Wayne Airport (JWA) for the proposed Fairview Developmental Center Specific Plan project located in the City of Costa Mesa. Attachment 1 includes the completed ALUC Submittal Form for the new Specific Plan, General Plan Amendment and Zoning Code Amendment.

1 Project Background and Location (See Area Map and Site Plan)

As shown in Attachment 2, the FDCSP covers approximately 93 acres at the 109-acre main campus of the Fairview Developmental Center (FDC) facility at 2501 Harbor Boulevard and 2 acres of primarily right-of-way on Fair Drive. These two portions of the project site are continuous, and the project site in total is 95 acres (Portions of Assessor's Parcel Number 420-012-16) in the City of Costa Mesa, Orange County. The project site is west of Harbor Boulevard and surrounded to the east, west, and south by the Costa Mesa Country Club. North of the project site are residential uses jointly owned and operated by the California Department of Developmental Services (DDS). The California Department of General Services (DGS) is in the process of developing the Southern Regional Emergency Operations Center (SREOC) southwest of the project site on a 15-acre portion of the 109-acre FDC facility.

The project site is currently developed with the Fairview Developmental Center State Hospital that consists of 39 buildings that include patient housing, work activity center, auditorium, park, recreational campsite, and library that were constructed between 1953 and 1974. Additional existing site improvements include internal road and pedestrian

77 FAIR DRIVE, POST OFFICE BOX 1200, COSTA MESA CA. 92628-1200

Building Safety Division (714) 754-5273

Community Improvement Division (714) 754-5638

Housing & Community Development (714) 754-4870

Planning Division (714) 754-5245

www.costamesaca.gov

network paths, utilities and landscaped grounds. The project site is located approximately 72.57 feet ground elevation according to USGS National Map at the following latitude and longitude:

Latitude: 33.664913
 Longitude: -117.919436
 GPS Coordinates: 33° 39' 53.6868" N
 117° 55' 9.9696" W

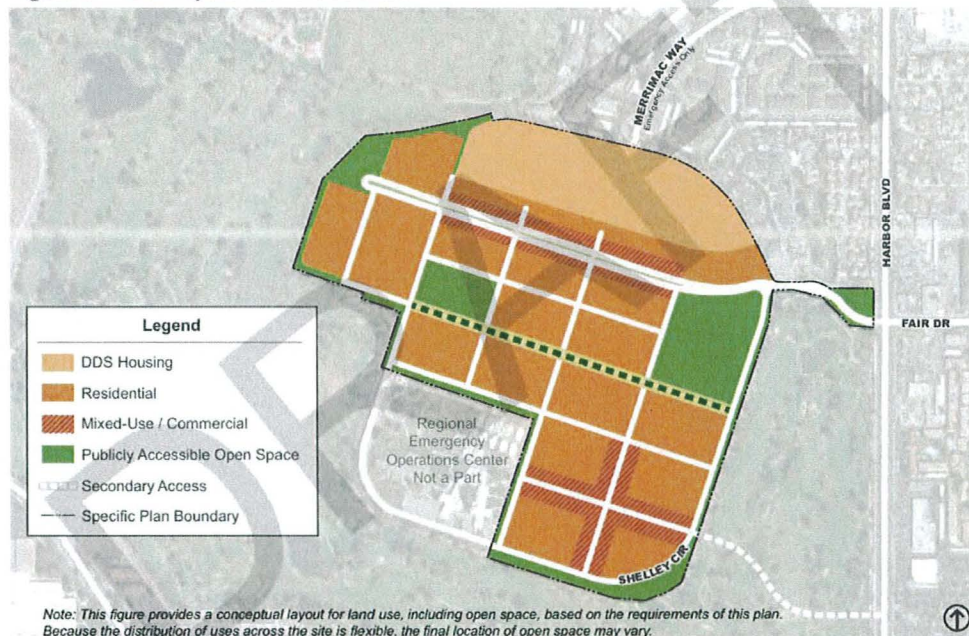
The FDC site is located approximately 2.5 miles west of JWA.

2 Project Description

The FDCSP project is a new specific plan intended to facilitate the development of a mixed-use, mixed-income community on the 95-acre project site and includes a special set of development standards for the plan area. The proposed land use plan under the FDCSP consists of three major categories of land uses that would be distributed throughout the project site—residential, commercial, and open space. Buildout of the project site pursuant to the FDCSP would result in an estimated maximum of 9,926 residents and 74 employees at the project site based on a minimum of 2,300 housing units and up to a maximum of 4,000 housing units, 35,000 square feet of non-residential development, and minimum of 14-acres of open space allowed in the FDCSP. The residential housing units must include 200 permanent supportive housing units and meet the affordable housing units allocated to the site under the Housing Element sites inventory.

The public draft FDCSP includes a conceptual land use plan to accommodate the residential, non-residential and open space areas described above. The final pad layout may differ and depends on a future master developers' optimal site plan layout. However, the FDCSP does require certain

Figure 4-1: Conceptual Land Use Plan



roads and features to remain as shown as a part of the backbone infrastructure of the site. The public draft FDCSP is available to view online here:

https://fdcpplan.com/wp-content/uploads/FDCSP_PublicReviewDraft_wAppendices_20260316.pdf.

The table below depicts the applicable heights of the project in relation to the proposed allowable height under the FDCSP, the existing zoning code maximum height, and the heights of buildings located within 1,000 feet of the FDC site:

Proposed Allowed Height	Existing Zoning Code Height	Heights of Buildings w/in 1,000 Ft.
135 Feet*	Four Stories	Two- to four-stories

* Certain height restrictions apply within the FDCSP to keep a clear radio transmission signal path for the 120-foot tall SREOC antennae.

The proposed project includes amendments to the land use designations for the FDCSP and the SREOC. As established in the existing General Plan Land Use Element, (<https://www.costamesaca.gov/home/showpublisheddocument/59580/638767695525970000>) the site’s land use designation is Multi-Use Center (MUC) under the Costa Mesa General Plan, which allows low- to moderate-intensity urban uses with residential densities ranging from 6 to 40 units per acre and a maximum 0.25 floor-area ratio (FAR) for nonresidential uses. The 2-acre Fair Drive portion of the project site is designated Medium Density Residential, allowing up to 12 units per acre. The project proposes to amend the Land Use Element (Attachment 3) to change the site’s General Plan land use designation to refer to the FDCSP, which includes site specific land uses (residential, non-residential and open space) described above. The project site’s current Multi-use Center land use designation also includes the SREOC site. The Multi-Use Center designation will be removed from the Land Use Element, and the SREOC land use designation will be amended to Public/Institutional, consistent with SREOC uses and operations. The Element must be amended for consistency with the proposed project pursuant to Government Code Section 65454. Attachment 3, depict the existing and proposed land use designations for the FDC site.

In addition, the proposed project amends the Zoning Map and the Zoning Code for the site. The site is currently zoned Institutional & Recreational-Multi-Use (I&R-MLT) (<https://ecode360.com/42617413>), which permits institutional and recreational uses with a 0.25 FAR, requires a minimum of 25 percent open space, and allows up to 582 dwelling units. The Fair Drive portion of the project site is zoned Planned Development Residential-High Density (PDR-HD) (<https://ecode360.com/42617303#42617341>), which allows residential development at 20 or more units per acre. To further implement the FDCSP, Title 13 of the Zoning Code of the CMMC would be amended to establish a new Specific Plan chapter. The I&R-MLT designation will be removed from the Zoning Code and any references to this designation throughout the Zoning Code will be removed for consistency

with establishing the new chapter. The citywide Zoning Map will be amended according to these updates for consistency purposes, and the SREOC site will be rezoned to Institutional and Recreational (I&R) which is a consistent zoning classification for the Public/Institutional Land Use Designation and does not create conflicts for the SREOC operations. Attachment 4, depicts the existing and proposed zoning designations for the FDC site.

The Land Use Element and Zoning Code amendments are included in Attachment 5, which denotes text being added as underlined text and text being removed as ~~strikethrough~~ text.

3 Applicable Sections of the CEQA documentation

The Draft EIR for the project is linked below. In addition, excerpts from the DEIR relating to noise are included within Attachment 6.

<https://www.costamesaca.gov/government/departments-and-divisions/economic-and-development-services/planning/environmental-notice-and-reports>

4 Public Hearing Schedule

The project is anticipated to be presented to the Planning Commission as a study session on July 23, 2026, and August 10, 2026, for a recommendation to City Council. The City of Costa Mesa anticipates that the City Council hearing will be scheduled for September 15, 2026.

5 CNEL Contour and Noise Mitigation

The project is not located within the 60 dB CNEL or 65 dB CNEL noise contour of JWA. If a project were located within the noise contours, the City of Costa Mesa Noise Element includes the following policies that would be applicable to such a project, which ensures compatibility:

Policy N-1.1: Enforce the maximum acceptable exterior noise levels for residential areas at 65 CNEL.

Policy N-1.6: Discourage sensitive land uses from locating within the 65 CNEL noise contour of John Wayne Airport. Should it be deemed by the City as appropriate and/or necessary for a sensitive land use to locate in the 65 CNEL noise contour, ensure that appropriate interior noise levels are met and that minimal outdoor activities are allowed.

Policy N-1.7: Support alternative methods for the reduction of noise impacts at John Wayne Airport while continuing to maintain safety and existing limitations on aircraft daily departures.

6 Runway Protection Zone (RPZ)

The project is not within the RPZ of JWA.

7 Imaginary Surfaces Height Restriction Zone

The FDC site is relatively flat and is approximately 13,639 feet or about 2.5 miles, to the closest runway at JWA. The FDC site has a ground elevation of approximately 72.57 feet according to USGS national map and the proposed 135-foot height included in the Specific Plan and would not penetrate the notification obstruction surface at 406 feet. As proposed, the total elevation is approximately 208 feet, approximately 198 feet less than the penetration height.

If you have any comments or questions, please contact the project planner, Melinda Dacey, Principal Planner, at (714) 754-5611 or Melinda.Dacey@costamesaca.gov.

Sincerely,



Melinda Dacey, Principal Planner

ATTACHMENTS:

- 1 Completed Submittal Forms (General Plan, Specific Plan, Zoning Code)
- 2 Site Location: Notification Area, Noise Contours, Airport Safety Zone, and Obstruction Imaginary Surface
- 3 Existing and Proposed Map of General Plan Land Use Designations
- 4 Existing and Proposed Map of Zoning Designations
- 5 Draft Land Use Element Amendment and Zoning Code Amendments
- 6 DEIR excerpt including Noise Policies and Mitigation Measures



AIRPORT LAND USE COMMISSION
FOR ORANGE COUNTY
SUBMITTAL FORM

GENERAL PLAN · **SPECIFIC PLAN** · **ZONING CODE**

1. Name of City or County: Costa Mesa
2. Contact Information - Name/Title Melinda Dacey, Principal Planner
Agency: City of Costa Mesa
Address: 77 Fair Drive, Costa Mesa, CA 92626
Phone/email: 714-754-5611, melinda.dacey@costamesaca.gov
3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport JFTB - Los Alamitos
4. Item being submitted for review (**submit each on a separate form**): Name of General Plan Element, Specific Plan or Planned Community: Land Use Element
5. Scheduled date of Planning Commission Public Hearing: 8/10/2026
6. Tentative date of City Council/Board of Supervisors Public Hearing: 9/15/2026
7. Requested date of ALUC Review July 16, 2026.
Complete submittals must be received by the first day of the month to be considered for the next meeting date.
8. Does the item submitted propose a change of land use or heights within the airport Notification/Planning Area*? No (skip items # 9-12). Yes (continue below).
9. Does the item propose a change of land use within the 60 CNEL or 65 CNEL noise contours of the airport(s)*? Please attach an exhibit showing location(s) of the proposed new uses in relation to noise contours.
10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan? No Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
11. Does the item submitted propose a change of land use within the Runway Protection Zone (RPZ), Clear Zone (CZ), or Airport Safety Zones of the airport*? No Yes - Please attach exhibit showing location(s) of proposed uses.
12. Does the item submitted propose a change of height within the Obstruction Imaginary Surfaces*? No Yes
13. Please indicate current four stories (assume 15-foot height for each story totals 60 feet), and proposed 135 feet above grade maximum heights allowed.

SUBMITTAL CHECKLIST: General Plan · Specific Plan · Zoning Code

<input checked="" type="checkbox"/>	Cover letter on City/County letterhead.
<input checked="" type="checkbox"/>	Completed Submittal Form.
<input checked="" type="checkbox"/>	Link to existing https://www.costamesaca.gov/home/showpublisheddocument/59580/638767695525970000 and proposed See Attachment 5 General Plan Element, Specific Plan or Zoning Code for this submittal.
<input checked="" type="checkbox"/>	Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces.
<input checked="" type="checkbox"/>	Attachment showing current and proposed noise policies/mitigation measures.
<input checked="" type="checkbox"/>	Explanation of how the General Plan, Specific Plan, or Zoning Code address the AELUP standards for noise impact, safety compatibility, and height restriction zones. <small>Click or tap here to enter text.</small>
<input checked="" type="checkbox"/>	Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.
<input checked="" type="checkbox"/>	Provide information regarding CEQA compliance.

*For airport planning/notification areas, noise contours, safety zones and obstruction imaginary surfaces see Appendix D of the applicable Airport Environs Land Use Plan (AELUP) at: <https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

Noise sensitive uses include but are not limited to community facilities such as: churches, libraries, schools, preschools, day-care centers, hospitals, and nursing/convalescent homes.

*Mail or Email Submittal Form, Checklist and attachments to: Airport Land Use Commission for Orange County,
Attn: Executive Officer, 3160 Airway Avenue, Costa Mesa, CA 92626 / Phone: (949) 252-5170
ALUCinfo@ocair.com*



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

SUBMITTAL FORM

GENERAL PLAN · SPECIFIC PLAN · ZONING CODE

1. Name of City or County: Costa Mesa
2. Contact Information - Name/Title Melinda Dacey, Principal Planner
Agency: City of Costa Mesa
Address: 77 Fair Drive, Costa Mesa, CA 92626
Phone/email: 714-754-5611, melinda.dacey@costamesaca.gov
3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport JFTB - Los Alamitos
4. Item being submitted for review (**submit each on a separate form**): Name of General Plan Element, Specific Plan or Planned Community: Fairview Developmental Center Specific Plan
5. Scheduled date of Planning Commission Public Hearing: 8/10/2026
6. Tentative date of City Council/Board of Supervisors Public Hearing: 9/15/2026
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10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan? No Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
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13. Please indicate current four-stories (assume 15-foot height for each story totals 60 feet), and proposed 135 feet above grade maximum heights allowed.

SUBMITTAL CHECKLIST: General Plan · Specific Plan · Zoning Code

<input checked="" type="checkbox"/>	Cover letter on City/County letterhead.
<input checked="" type="checkbox"/>	Completed Submittal Form.
<input checked="" type="checkbox"/>	Link to existing N/A, this is a new specific plan for Costa Mesa and proposed FDCSP PublicReviewDraft wAppendices 20260316.pdf General Plan Element, Specific Plan or Zoning Code for this submittal.
<input checked="" type="checkbox"/>	Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
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<input checked="" type="checkbox"/>	Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.
<input checked="" type="checkbox"/>	Provide information regarding CEQA compliance.

*For airport planning/notification areas, noise contours, safety zones and obstruction imaginary surfaces see Appendix D of the applicable Airport Environs Land Use Plan (AELUP) at: <https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

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Attn: Executive Officer, 3160 Airway Avenue, Costa Mesa, CA 92626 / Phone: (949) 252-5170
ALUCinfo@ocair.com*



AIRPORT LAND USE COMMISSION
FOR ORANGE COUNTY
SUBMITTAL FORM

GENERAL PLAN · SPECIFIC PLAN · ZONING CODE

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Address: 77 Fair Drive, Costa Mesa, CA 92626
Phone/email: 714-754-5611, melinda.dacey@costamesaca.gov
3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport JFTB - Los Alamitos
4. Item being submitted for review (**submit each on a separate form**): Name of General Plan Element, Specific Plan or Planned Community: Title 13 Zoning Code Amendments
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<input checked="" type="checkbox"/>	Cover letter on City/County letterhead.
<input checked="" type="checkbox"/>	Completed Submittal Form.
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<input checked="" type="checkbox"/>	Attachment showing current and proposed noise policies/mitigation measures.
<input checked="" type="checkbox"/>	Explanation of how the General Plan, Specific Plan, or Zoning Code address the AELUP standards for noise impact, safety compatibility, and height restriction zones. <small>Click or tap here to enter text.</small>
<input checked="" type="checkbox"/>	Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.
<input checked="" type="checkbox"/>	Provide information regarding CEQA compliance.

*For airport planning/notification areas, noise contours, safety zones and obstruction imaginary surfaces see Appendix D of the applicable Airport Environs Land Use Plan (AELUP) at: <https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

Noise sensitive uses include but are not limited to community facilities such as: churches, libraries, schools, preschools, day-care centers, hospitals, and nursing/convalescent homes.

*Mail or Email Submittal Form, Checklist and attachments to: Airport Land Use Commission for Orange County,
Attn: Executive Officer, 3160 Airway Avenue, Costa Mesa, CA 92626 / Phone: (949) 252-5170
ALUCinfo@ocair.com*