



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 25-421

**Meeting Date:** 9/2/2025

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**TITLE:**

**FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2024060115), GENERAL PLAN AMENDMENT, REZONE, SPECIFIC PLAN AMENDMENT, MASTER PLAN, VESTING TENTATIVE PARCEL MAP, DENSITY BONUS, AND DEVELOPMENT AGREEMENT FOR HIVE LIVE, A THREE-PHASED, 1,050-UNIT, RESIDENTIAL DEVELOPMENT WITH 3,692-SQUARE-FOOT RETAIL COMPONENT AT 3333 SUSAN STREET**

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES  
DEPARTMENT/PLANNING DIVISION**

**PRESENTED BY: CHRIS YEAGER, SENIOR PLANNER**

**CONTACT INFORMATION: CHRIS YEAGER, SENIOR PLANNER, (714) 754-4883**

**RECOMMENDATION:**

Staff recommends the City Council continue the open public hearing to the October 7, 2025, City Council meeting.

**BACKGROUND:**

The project was noticed for a public hearing on July 15, 2025. Following the notice, the applicant requested to continue the item to the August 5, 2025, City Council meeting. The applicant subsequently requested that the project be continued to the September 2, 2025, City Council meeting. The applicant has requested that the project be continued to the October 7, 2025, City Council meeting. (Attachment 1)

**ANALYSIS:**

The applicants request that the project be continued to a date certain to the October 7, 2025, City Council meeting. Staff will return to present the Planning Commission recommendation at that time. If the project is continued to a future uncertain date, the City would need to republish and send out new noticing.

**ALTERNATIVES:**

There are no recommended alternatives at this time.

**FISCAL REVIEW:**

The fiscal review will be included as part of the October 7, 2025 agenda packet.

**LEGAL REVIEW:**

The legal review will be included as part of the October 7, 2025 agenda packet.

**CITY COUNCIL GOALS AND PRIORITIES:**

The analysis of City Council goals and priorities will be included as part of the October 7, 2025 agenda packet.

**CONCLUSION:**

The proposed project will be presented at the next City Council meeting on October 7, 2025.