

From: Jan Harmon <janharmon2008@gmail.com>
Sent: Monday, June 9, 2025 10:48 AM
To: PC Public Comments
Subject: RE: Development of 40 Residential Condominium Units Located at 220, 222, 234, and 236 Victoria Street.

I have been a Costa Mesa resident since 1974. I have been driving the streets of Costa Mesa watching them become more and more busy with traffic, especially in the last 10 years. The Costa Mesa Planning Commission is now looking at a proposal for the Development of 40 Residential Condominium Units Located at 220, 222, 234, and 236 Victoria Street. This project is unreasonable and will further impact the traffic at the intersection of Victoria Street and Newport Blvd.

I also object to the project based on the following deviations from The Master Plan:

- The allowable height is two stories, but the condos are three stories, plus the roof top deck.
- Because this is a residential common interest development, it needs a floor area ratio (FAR) calculation. The units are 1.43 FAR, nearly twice the .75 that is allowed.
- The common use open space will only be 9,817 sq ft versus the 15,420 that is required.
- The setbacks will be reduced; the side setback will be 7 ft 6 instead of the required 20 feet, and the rear setback will be 11 ft 3 inches instead of 20 feet.
- Parking spaces will be 103 instead of the 150 required .
- The garages will be smaller and the parking stalls between the buildings will be narrower.
- 10-foot landscaped parkways are required, but this project has **none**.

Please do not allow this proposal to go forward.

Sincerely,

Jan Harmon

Costa Mesa Resident since 1974

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From: Chase Preciado <Chase@lozeaudrury.com>
Sent: Monday, June 9, 2025 10:43 AM
To: PC Public Comments; YEAGER, CHRISTOPHER
Cc: Mitchell Thielemann; Rebecca Davis; Leslie Reider; Emy Lipkind
Subject: Comment Re: Hive Live Project (SCH 2024060115)
Attachments: 2025.06.09 PC Comment - Hive Live Project - Costa Mesa.pdf

Dear Chair Harlan, Vice Chair Zich, Honorable Commissioners, and Mr. Yeager,

Attached please find comments of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the Hive Live Project (SCH 2024060115), scheduled to be heard by the Planning Commission tonight, June 9, 2025, as Agenda Public Hearing Item 2.

If you could please confirm receipt of this email and the attached comments, it would be greatly appreciated.

Have a wonderful day!

Sincerely,

Chase Preciado (He/Him)
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June 9, 2025

Via Email

Jeffrey Harlan, Chair
Jon Zich, Vice Chair
Karen Klepack, Commissioner
Johnny Rojas, Commissioner
Angely Andrade Vallarta, Commissioner
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Re: Comment on Planning Commission Hearing for Final Environmental Impact Report, Hive Live Project (SCH 2024060115)

Dear Chair Harlan, Vice Chair Zich, Honorable Commissioners, and Mr. Yeager:

This comment is submitted on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the Environmental Impact Report ("EIR") prepared for the Hive Live Project, which proposes the development of a three-building, five-story, mixed use apartment and commercial complex located at Susan Street and South Coast Drive on Assessor Parcel Numbers 140-041-61 in the City of Costa Mesa ("Project"). The matter is being considered as Agenda Item 2 at the June 9, 2025 Planning Commission meeting.

SAFER is concerned that the EIR fails as an informational document and fails to impose all feasible mitigation measures to reduce the Project's impacts. SAFER requests that the Planning Commission recommend the City Council not certify the EIR or approve the Project until these shortcomings are addressed in a revised draft environmental impact report prior to considering approvals for the Project.

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SAFER reserves the right to supplement these comments during the administrative process. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

Sincerely,

A handwritten signature in dark ink, appearing to be 'Rebecca Davis', with a long horizontal flourish extending to the right.

Rebecca Davis
Lozeau Drury LLP