

**PARTIDA, ANNA**

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**From:** TERAN, STACY  
**Sent:** Tuesday, May 27, 2025 10:13 AM  
**To:** PARTIDA, ANNA  
**Subject:** FW: Planning Commission comments – NB 1

FYI.

[Stacy Teran](#)

Deputy City Clerk  
 City of Costa Mesa | City Clerks Office  
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 Email: [Stacy.Teran@costamesaca.gov](mailto:Stacy.Teran@costamesaca.gov)  
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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. THANK YOU!

**From:** Russell Toler <[russell.toler@gmail.com](mailto:russell.toler@gmail.com)>  
**Sent:** Tuesday, May 27, 2025 10:11 AM  
**To:** CITY CLERK <[CITYCLERK@costamesaca.gov](mailto:CITYCLERK@costamesaca.gov)>  
**Subject:** Planning Commission comments – NB 1

Chair Harlan and Commissioners,

I want to express my support for the Hive Live proposal. This is a strong project, and we should all be impressed—especially by the team’s attention to design, open space, and public-facing amenities.

But the long-term success of this project—both from the city’s perspective and in terms of urban form—depends on how well it integrates with its surroundings. As with any project that fronts the street, I urge the city to remain vigilant about how the building “lands.” What is the ground floor experience like from the sidewalk? Does it read as a front or a back? Is it awkwardly close to the street and “mitigated” with bushes, or is it truly designed to engage the public realm?

Just as important, the city has a responsibility to ensure that the public realm *is worth engaging*. The streets surrounding this site—Susan Street, Baker, Pullman—were not designed with neighborhood life in mind. They prioritize car speed and throughput. If we want this area to evolve into a truly livable, walkable, human-scaled community, the city must lead in transforming the environment around it:

- Comfortable, shaded sidewalks
- Safe, intuitive bike connections
- Traffic calming and safe crossings
- Easy, pleasant access to South Coast Plaza, the Arts District, SoBECA, and the river trail

Without attention to these elements, there’s a risk this becomes an island of good design surrounded by hostile infrastructure. If we keep approving high-quality projects in North Costa Mesa without a clear vision for how they stitch together, we’ll end up with a car-dependent patchwork of density—not a coherent, vibrant urban neighborhood.

Thanks for reading!  
Russell Toler

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## YEAGER, CHRISTOPHER

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**From:** PARTIDA, ANNA  
**Sent:** Monday, June 2, 2025 2:58 PM  
**To:** YEAGER, CHRISTOPHER  
**Subject:** FW: Comment on PGPA-23-0002

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**From:** M A <000palmyra000@gmail.com>  
**Sent:** Monday, June 2, 2025 2:46 PM  
**To:** PC Public Comments <PCPublicComments@costamesaca.gov>  
**Subject:** Comment on PGPA-23-0002

Dear Members of the Planning Commission,

I am writing as a long-time resident near 3333 Susan St, living directly across from the proposed site of the 1050-unit apartment complex currently under consideration. I wish to formally oppose this development due to its serious and unaddressed implications for traffic congestion and neighborhood safety.

Our streets are already overwhelmed during peak commuting hours. As someone who witnesses this congestion daily, I can attest that traffic regularly backs up on Susan St, between South Coast Dr and MacArthur Blvd, causing delays, hazards for pedestrians and cyclists, and frequent gridlock. Adding the volume of vehicles associated with 1000+ new residential units would only exacerbate these problems to an unsustainable level.

I am deeply concerned about how the developer intends to address the significant increase in traffic, especially during peak times. Has a comprehensive traffic impact study been completed and made available to the public? The environmental impact report didn't address this subject. What specific measures are being proposed to upgrade road infrastructure, mitigate congestion, and ensure public safety? Without clear, concrete solutions to these questions, this project risks creating lasting harm to our neighborhood's quality of life. I urge the city to require a full and transparent traffic analysis, community consultation, and a revision of the scale of this project before moving forward.

Thank you for your attention to this matter. I ask that my concerns be entered into the public record, and I would appreciate notification of any public meetings or hearings regarding this development.

Sincerely,

Susanna Park

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