

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

FYI.

[Stacy Teran](#)

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From: Russell Toler <russell.toler@gmail.com>
Sent: Tuesday, May 27, 2025 10:11 AM
To: CITY CLERK <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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