



June 13, 2023

Mr. Chris Yeager
Ms. Irina Gurovich
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: The Hive
General Plan Screening Application

Dear Chris and Irina,

As a follow up to your letter of May 3rd and our in-person meeting on May 18th, this letter will serve as a response to your general follow-up questions as numbered.

1. With respect to the proposed parking, we envision a parking ratio of not less than 1.50 spaces per unit per project phase. As we discussed, the parking ratio for 580 Anton is 1.75 spaces per unit, which has proven to be overparked. Linscott, Law & Greenspan conducted a survey of the 580 Anton property during the hours of 6pm through 3 am on an hourly basis on May 10th and May 20th and determined that the peak demand was 1.28 spaces per occupied unit. (See attached e-mail dated May 30th, 2023). We will retain Linscott, Law & Greenspan to conduct a comprehensive parking study during the entitlement process which would also consider the specific unit mix that we propose.
2. We envision approximately 2,500 square feet of retail space on the ground floor corner of the first project phase at South Coast Drive and Susan Street. This would likely consist of a boutique coffee use with lite food offerings, similar to “The Lost Bean” currently located at The Hive office campus. Given the limited size of the proposed space and that the use would largely support the Hive Residential communities and the local neighborhood, we don’t envision the need for dedicated parking for the space, especially given the off-peak operating nature of the use.
3. The project will seek a General Plan Amendment and a North Costa Mesa Specific Plan Amendment to modify the applicable development standards and establish site-specific density and intensity standards and make other necessary changes to the NCMSP, a Master Plan, Tentative Parcel Map, and a Development Agreement.



4. We envision that the open space between the project phases will create porous connectivity to the rail park for use by the local community. Also, we would propose to provide further pedestrian connectivity points on the rail trail and further enhance the rail park. We believe that the introduction of residential units adjacent to the rail trail will enhance the utilization and safety of the park.
5. Common Open Space total is 220,000 square feet or 37% of the site (net of the rail trail park) or 210 square feet per unit. In addition, most units would have private balconies or patios averaging 50 square feet per unit.
6. We are participating in stakeholder and city workshop meetings with a desire to see the city adopt a practical and productive affordable program. We envision complying with those policy requirements as those are in place.

Please let me know if you have any questions or require additional information.

Best Regards,

Timothy J. O'Brien

Timothy O'Brien

Senior Managing Director

From: [Keil Maberry](#)
To: [Tim O'Brien](#); [Christina Jones](#)
Cc: [Shane Green](#); [Richard E. Barretto](#); [Benjamin Mount](#); [David Pinto](#)
Subject: RE: GP Screening Package Outline
Date: Tuesday, May 30, 2023 1:07:10 PM

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Hi Tim and Christina. Below are the results of the parking surveys at 580 Anton. Looks like it came out to 1.28/DU for the peak demand.

Time	Parking Demand	
	May 10th, 2023	May 20th, 2023
6:00 PM	209	238
7:00 PM	214	240
8:00 PM	238	235
9:00 PM	263	259
10:00 PM	270	264
11:00 PM	284	272
12:00 AM	295	288
1:00 AM	297	288
2:00 AM	298	288
3:00 AM	296	290
Peak Demand	298	290
Occupied Units	233	233
Parking Ratio	1.28	1.24

Keil Maberry, P.E.

Principal

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