



# COMMENT LETTER 01

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*Via Email*

March 21, 2025

Christopher Yeager, Senior Planner  
Planning Division  
Economic and Development Services Department  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626  
christopher.yeager@costamesaca.gov

**Re: Comment on Draft Environmental Impact Report, Hive Live Project  
(SCH 2024060115)**

Dear Mr. Yeager:

This comment is submitted on behalf of **Supporters Alliance for Environmental Responsibility (“SAFER”)** regarding the Draft Environmental Impact Report (“DEIR”) prepared for the Hive Live Project (SCH 2024060115), which proposes the development of a three-building, five-story, mixed use apartment and commercial complex with three wrap around parking garages, one for each apartment building. Building A would contain 315 residential units, Building B would contain 346 residential units, and Building C would contain 389 residential units. The project is located at the cross streets of Susan Street and South Coast Drive on Assessor Parcel Numbers 140-041-61 in the City of Costa Mesa (“Project”).

SAFER is concerned that the DEIR fails as an informational document and fails to impose all feasible mitigation measures to reduce the Project’s impacts. SAFER requests that the Community Development Department address these shortcomings in a revised draft environmental impact report (“RDEIR”) and recirculate the RDEIR prior to considering approvals for the Project.

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).

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(SCH 2024060115)

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Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Drury".

Richard Drury  
Lozeau Drury LLP