



Tribune Real Estate

September 28, 2015

VIA EMAIL

The Honorable Stephen Mensinger
City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

Re: Tribune Property/Former LA Times Printing Press

Mayor Mensinger:

We appreciated the thoughtful consideration and policy input that the Planning Commission and City Council provided at the study session earlier this month concerning the General Plan update. We particularly appreciated the feedback regarding our desire to allow the updated General Plan to provide for potential redevelopment of the 25-acre former LA Times property and the adjacent “ballpark” property fronting Harbor Boulevard with non-industrial uses.

We, along with our proposed development partner Kearny Real Estate Company, have utilized the time since the September 8 Study Session to further develop our vision for the combined properties. As requested by City staff, our review has incorporated the results of traffic runs to confirm that our proposed commercial mixed-use land use designations for the property can be accommodated without additional impacts beyond what the City already anticipates as part of the General Plan update.

In consideration of all the current information, we agree that the 0.64 FAR suggested at the Study Session is appropriate for the combined Tribune and ballpark properties. This FAR will be sufficient for us to be successful in developing a project significant enough to attract the types of companies that would bring high paying jobs, and the associated economic benefits, to the City.

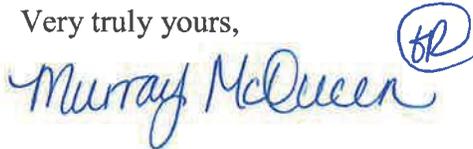
We urge the Council as part of this General Plan update process to incorporate an Urban Center Commercial or General Commercial designation that provides for a 0.64 FAR for these combined properties into the General Plan.



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Having been involved in the General Plan Update process since January, 2014, we look forward to continuing to work cooperatively with you, the City Council and City staff to bring an innovative and appealing project to fruition at this key site.

Very truly yours,



Murray McQueen

President

Tribune Real Estate Holdings, LLC