

labholdingllc

July 1st, 2016

Ms. Claire Flynn, Assistant Director Development Services
City of Costa Mesa
Planning Department
77 Fair Drive
Costa Mesa, Ca

Re: the Plant - Urban Plan Screening Submittal

Dear Claire,

This letter serves to describe our proposed mixed-used development to be called "the Plant" to be developed on 3 lots totaling approximately 2.3 acres on the northwest corner of Baker Street and Century Place.

The development will consist of 4 renovated commercial buildings totaling 21,450 sf which will include retail, restaurant and food stall uses, a new 2 story building with 6 units of apartments over 9,250 sf of commercial and a new 4 story building consisting of 45 apartments over 2 levels of structured parking wrapped with 6,000 sf of retail on the street frontage.

The mixed-use development is designed and planned to be in conformance with the SoBECA Urban Plan and will include quality architecture and innovative use of landscaping design to connect the indoor to the outdoor spaces. The goal is to create a vibrant and unique community consisting of restaurants, food stalls, retail, office and apartments that will be inviting and create spaces for residents and the public to spend time living, meeting, shopping and dining there.

We look forward to working together to process the necessary approvals and bring to the City another quality mixed-use development that is complimentary to the Lab's previous developments ("The Lab" and "The Camp") and an asset to the SoBECA district.

Best regards,


Jim Trammell, P.E., Project Manager
the Lab