

LOCAL NEWS

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## Former Chargers practice facility in Costa Mesa could become 1,050-unit apartment development



Rendering of Hive Live apartments development in Costa Mesa. (Courtesy of AO)



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The former Los Angeles Chargers practice facility in [Costa Mesa](#) and surrounding office space could soon be turned into a mixed-use development with 1,050 new apartment homes near the city's northern edge.

The project, called the [Hive Live](#), would demolish the current 182,520-square-foot Hive Creative Office Campus and the former Los Angeles Chargers practice field to build a new residential community with up to 1,050 units as well as retail and open space over three phases.

The Hive Creative Office Campus was built in 2004. The Los Angeles Chargers had practiced at the field there from [2017](#) until it moved to its new facility in El Segundo [last year](#).

The project's environmental impact report is set to be reviewed by the Planning Commission in the spring.

Construction is planned to occur over eight years in three phases, beginning in January 2026, [according to a draft environmental impact report for the project](#). The three buildings will be five stories tall and split the housing units between them roughly evenly. Forty-five units will be reserved as affordable housing units.

The plan includes over five acres of open space, 1,751 parking spaces and 3,692 square feet of tenant-focused retail.

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The project is on a 14-acre site at 3333 Susan St., north of the 405 Freeway. Hive Live's developers, Legacy Partners, said it will pay approximately \$8.7 million in development fees toward parks and city infrastructure.

The new apartments would join [One Metro West](#) in North Costa Mesa and bring thousands of new homes and residents to the city. Developers for One Metro West last summer said they hoped to start construction in late 2025.

Costa Mesa now has around 44,000 housing units, according to the project's environmental impact report, and the Hive Live is estimated to bring another 2,646 residents to Costa Mesa.

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 The Trust Project ▼

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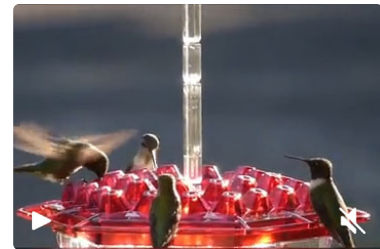
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