PLANNING COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 9, 2026 ITEM NUMBER: CC-2

SUBJECT: REVIEW OF PROPOSED ARTWORK FOR THE FREEWAY-FACING FAÇADE OF BUILDING A AT THE ONE METRO WEST DEVELOPMENT AT 1683 SUNFLOWER AVENUE

FROM: COMMUNITY DEVELOPMENT DEPARTMENT/PLANNING DIVISION

PRESENTATION BY: VICTOR MENDEZ, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: **VICTOR MENDEZ**
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RECOMMENDATION

Staff recommends the Planning Commission:

1. Find that the proposed artwork is within the scope of the previously certified Environmental Impact Report (EIR) for the One Metro West development (State Clearinghouse No. 2019050014), and that no further environmental review is required pursuant to CEQA Guidelines Section 15162; and

2. Adopt a resolution approving the proposed artwork for the freeway-facing façade of Building A at the One Metro West development, pursuant to Condition of Approval No. 9 of Master Plan PA-19-19.

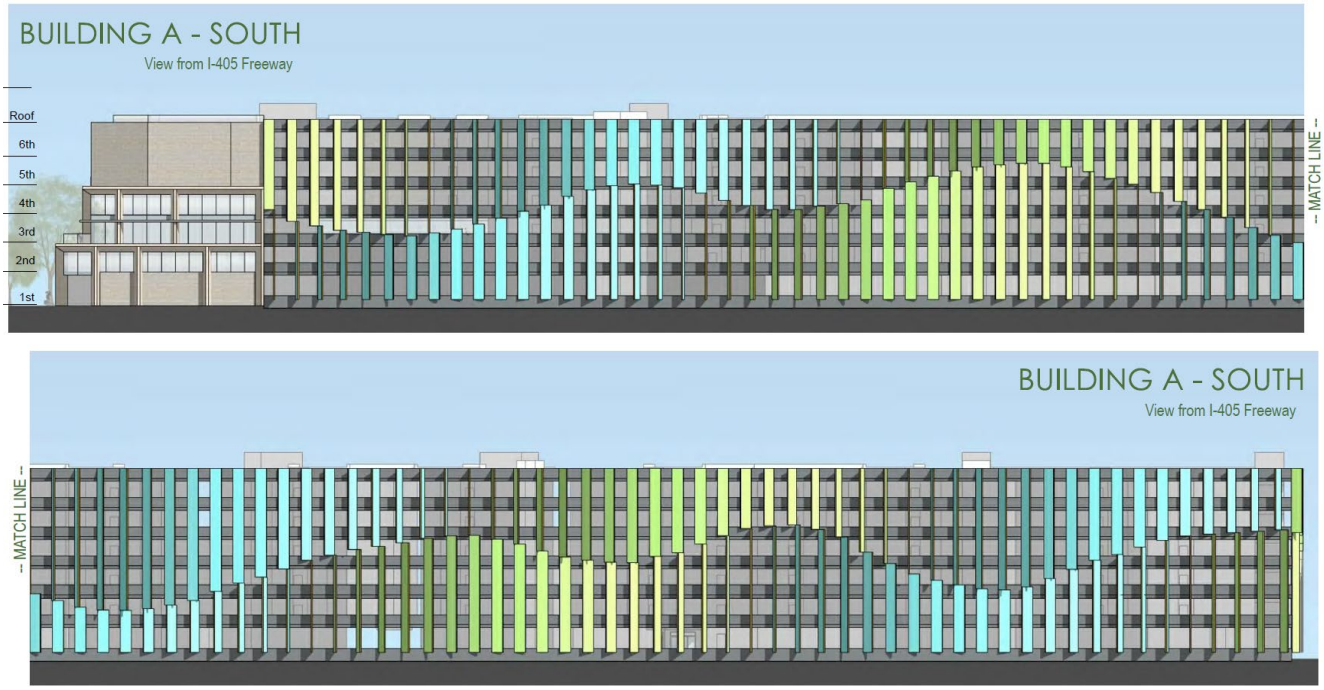
APPLICANT OR AUTHORIZED AGENT

Brent Stoll/Rose Equities, on behalf of One Metro West.

BACKGROUND

The One Metro West project at 1683 Sunflower Avenue was reviewed by the Planning Commission in 2020 and approved by the City Council in 2021 under General Plan Amendment GP-20-01, Rezone R-20-01, Specific Plan SP-20-01, Master Plan PA-19-19, Tentative Tract Map No. 19015 (T-19-01), and Development Agreement DA-20-02. The City Council certified the Final Environmental Impact Report on June 15, 2021, and adopted the related ordinances on July 20, 2021. The approved project included up to 1,057 residential units, office and retail uses, public open space, and a seven-level parking structure along the I-405 freeway. The original approval required Planning Commission review and final approval of a public art display on Building A's freeway-facing parking structure façade. Figure 1 contains the original design concept:

Figure 1 Building A (South Elevation)



In 2024, the City Council amended Condition No. 9 (Resolution No. 2024-30) to allow vertical landscaping where appropriate, while maintaining Planning Commission final approval following Arts Commission review and recommendation. Condition No. 66, originally numbered Condition No. 64, was also amended to require submission of the façade Design Plan before issuance of the first structural building permit, subject to Planning Division review and Arts Commission approval.

On May 29, 2026, a Master Plan Minor Change (PMPA-25-0001) was approved, reducing the project from 1,057 to 957 residential units and revising the Building A and Building C configurations from wrap to podium-style buildings. As a result, the above-ground, seven-level parking structure previously shown along the freeway is no longer proposed in its original form. The applicant proposes that the public-art

commitment be expressed through an integrated architectural treatment along Building A's I-405-facing elevation.

Proposed Artwork

The proposed public art concept integrates four design elements into Building A's I-405-facing façade:

1. **Stepped Massing:** Creates a changing visual composition intended to be experienced by motorists traveling along the freeway.
2. **Curved Light Coves:** Shape and contain light to accentuate the building's architectural form.
3. **Planted Decks:** Incorporate vertical landscaping throughout the façade.
4. **Natural Materials:** Use a neutral palette of stone- and wood-toned surfaces to provide texture and visual continuity.

The design also allows for seasonal lighting variation. Together, these elements are intended to create an integrated architectural treatment that serves as the project's freeway-facing public art feature (See Figure 2).

Figure 2 Building A (South Elevation)





Applicable Conditions of Approval

Condition of Approval No. 9 (Resolution No. 2024-30) states:

> *"The final design of the public art display on Building A's parking structure façade along the I-405 Freeway, which shall incorporate vertical landscaping where appropriate as determined by the review bodies, shall be subject to review and final approval by the Planning Commission. The Arts Commission shall first review the proposed freeway façade design and make recommendations to the Planning Commission. No public art display visible along the I-405 Freeway shall be installed without prior review by and approval from the Planning Commission."*

Condition of Approval No. 66 (Resolution No. 2024-30) states:

> *"Prior to the issuance of the first structural building permit for the proposed project, the owner/developer would be required to submit a Design Plan for the Building 'A' parking elevation (façade) along the I-405 Freeway for review by the Planning Division and approval by the City's Arts Commission. All architectural treatments would exclude the use of moving, flashing, or otherwise visually distracting elements or materials that are highly reflective or generate noise. [PPP-AES-1]"*

Arts Commission Review

On October 1, 2026, the Arts Commission considered the proposed Building A freeway-facing façade. The item was presented as an opportunity for the project team to discuss public art opportunities and receive preliminary comments and feedback from the Commission. The Chair expressed appreciation for the presentation and the developer's commitment to the arts. No opposition was expressed by the Commission, and no public comments were received.

PLANNING COMMISSION REVIEW

The Planning Commission is being asked to review and approve the proposed Building A freeway-facing façade design pursuant to Condition of Approval No. 9. The proposed architectural treatment incorporates vertical landscaping, stepped massing, curved light coves, and static, shielded, and dimmed lighting. These features are intended to satisfy the project's public art commitment while avoiding moving, flashing, highly reflective, or noise-generating elements.

ENVIRONMENTAL DETERMINATION

The One Metro West development was previously evaluated under the California Environmental Quality Act (CEQA), and the City Council certified the Final Environmental Impact Report (EIR) for the project (State Clearinghouse No. 2019050014) on June 15, 2021.

The current request is limited to Planning Commission review and approval of the proposed artwork for the freeway-facing façade of Building A, pursuant to Condition of Approval No. 9 of Master Plan PA-19-19. The proposed artwork implements an existing condition of approval and does not modify the approved land uses, development intensity, building height, or overall project design. The proposed artwork is consistent with the previously approved project and would not result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts. No substantial changes to the project or circumstances, or new information of substantial importance, have been identified that would require additional environmental review pursuant to CEQA Guidelines Section 15162. Therefore, the proposed review and approval of the artwork is within the scope of the previously certified EIR, and no further environmental documentation is required.

CONCLUSION

The proposed façade treatment provides an integrated architectural approach to the project's public art commitment, incorporating vertical landscaping, architectural features, and lighting elements intended to enhance the appearance of Building A along the I-405 Freeway. Based on the proposed design and consistency with the applicable conditions of approval, staff recommends that the Planning Commission approve the proposed artwork pursuant to Condition of Approval No. 9.

ATTACHMENTS

1. Draft Planning Commission Resolution
2. Applicant Letter
3. Plans