RESOLUTION NO. PC-2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING ARTWORK FOR THE FREEWAY-FACING FAÇADE OF BUILDING A AT THE ONE METRO WEST DEVELOPMENT AT 1683 SUNFLOWER AVENUE

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, on May 11, 2020, the Planning Commission reviewed the One Metro West project, located at 1683 Sunflower Avenue (the "Project"), and recommended that the City Council approve 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 for a mixed-use development consisting of up to 1,057 residential units, office and retail uses, public open space, and a seven-level parking structure along the I-405 Freeway;

WHEREAS, on June 15, 2021, the City Council reviewed and approved the Project and certified the Final Environmental Impact Report (EIR) (State Clearinghouse No. 2019050014), and subsequently adopted the related ordinances on July 20, 2021;

WHEREAS, the original Project approval included Condition of Approval No. 9, which required the final design of the public art display on Building A's seven-story parking structure façade along the I-405 Freeway to be reviewed and approved by the Planning Commission, following review and recommendation by the Arts Commission;

WHEREAS, on June 4, 2024, the City Council adopted Resolution No. 2024-30, amending Condition of Approval No. 9 to allow vertical landscaping where appropriate, as determined by the reviewing bodies, while maintaining the Planning Commission's responsibility for final approval following Arts Commission review;

WHEREAS, Resolution No. 2024-30 also amended Condition of Approval No. 66, originally numbered Condition of Approval No. 64, to require submission of a Design Plan for Building A's freeway-facing façade prior to issuance of the first structural building permit, subject to Planning Division review and Arts Commission approval;

WHEREAS, 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

configurations of Buildings A and C from wrap-style to podium-style buildings, such that the previously proposed seven-level parking structure along the freeway is no longer proposed in its original form;

WHEREAS, the applicant has proposed an integrated architectural treatment along Building A's I-405-facing elevation to fulfill the Project's public art commitment, incorporating stepped massing, curved light coves, planted decks, and natural materials, with seasonal lighting variation;

WHEREAS, on October 1, 2026, the Arts Commission reviewed the proposed Building A freeway-facing façade design;

WHEREAS, the Planning Commission has reviewed the proposed artwork and associated architectural treatment pursuant to Condition of Approval No. 9 of Master Plan PA-19-19, as amended by Resolution No. 2024-30;

WHEREAS, the proposed architectural treatment incorporates vertical landscaping, stepped massing, curved light coves, natural materials, and static, shielded, and dimmed lighting, while avoiding moving, flashing, highly reflective, or noise-generating elements, consistent with the applicable requirements of Condition of Approval No. 66;

WHEREAS, 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;

WHEREAS, the proposed artwork is within the scope of the previously certified Final EIR for the Project, and no substantial changes to the Project or circumstances under which the Project is being undertaken, or new information of substantial importance, have been identified that would require additional environmental review pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines;

WHEREAS, the CEQA determination for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record, and subject to the conditions of approval contained within Exhibit A Planning Commission hereby **APPROVES** the proposed artwork for Building A’s freeway facing façade with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for the proposed artwork and upon the applicant's compliance with each and all of the conditions in Exhibit A, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 9th day of November, 2026.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-XX was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on November 9, 2026, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

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Carrie Tai, Secretary
Costa Mesa Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL

Plng.

1. The freeway-facing façade of Building A shall substantially conform to the design approved by the Planning Commission and included as Attachment 3 to the agenda report.

2. The architectural treatment shall not include moving, flashing, or otherwise visually distracting elements, or materials that are highly reflective or generate noise, consistent with Condition of Approval No. 66 (Resolution No. 2024-30).

3. Any substantial modifications to the approved freeway-facing façade design shall be subject to review and approval by the Planning Commission, as applicable, pursuant to Condition of Approval No. 9 (Resolution No. 2024-30).

4. All other applicable conditions of approval associated with Master Plan PA-19-19, as previously amended, shall remain in full force and effect.

5. If any section, division, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

6. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as “proceeding”) brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant’s project, or any approval granted by City related to the applicant’s project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney’s fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant’s obligation to indemnify the City for all the City’s costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City’s interests, and applicant shall indemnify City for all such costs incurred by City.