October 29, 2026

Victor Mendez, Senior Planner
Community Development Department
City of Costa Mesa
77 Fair Drive
Costa Mesa, California 92626

Re: One Metro West — Request for Planning Commission Review
Public Art Condition of Approval — Building A, I-405 Façade

Dear Mr. Mendez:

On behalf of One Metro West, Rose Equities and Garden Communities respectfully submits this letter requesting that the Planning Commission take up and approve the public art design for the One Metro West project located at 1683 Sunflower Avenue, Costa Mesa, in accordance with Conditions 9 and 66 of Resolution No. 2021-55, as amended by Resolution No. 24-30.

As you are aware, the Arts Commission reviewed the public art concept for Building A's south elevation along the I-405 Freeway at a duly noticed public meeting. Pursuant to Resolution No. 24-30, the Arts Commission's role is to first review and provide feedback on the art concept, with final approval authority vested in the Planning Commission under Condition 9.

Enclosed herewith, as requested, are the site plan, building elevations, and supporting graphics illustrating the proposed art display on Building A's south elevation facing the I-405 Freeway. These materials reflect the design concept presented to the Arts Commission and are submitted as the official project plans for the Planning Commission's record and review.

Please do not hesitate to contact us should you require any additional information prior to the hearing. We appreciate the City's assistance in advancing this matter.

Sincerely,

Brent Stoll
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On Behalf of One Metro West
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cc: Leonard Glickman, Rose Equities
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Anne Marie Kane, Garden Communities