

ROSE EQUITIES

Owner-Builders since 1949

May 20, 2024

Mr. Bill Rodrigues
Planning Manager
City Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Subject: One Metro **West**

Dear Mr. Rodrigues,

Thank you again for your, and the city's responsiveness, to the One Metro **West** entitlement process over the past few months.

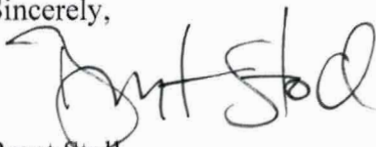
As we move to the next stage, we would like the city to consider the potential constraints and opportunities, associated with the art facility to the parking structure along the I-405 freeway.

The opportunity for this art facility is to imagine, unfiltered, a design which will be viewed by over ½ million daily automobiles. This facility will have natural constraints, starting with a parking structure, with all the functionality required. With this letter, we request the city council remove the added constraint - the requirement for vertical landscaping.

As we imagine this facility, it may very well include vertical landscaping. It could be a good idea. But by removing the constraint, all possibilities are open for this unique opportunity, which will represent the One Metro West community and the City of Costa Mesa for years to come.

Thank you for your and the city's consideration.

Sincerely,



Brent Stoll

on behalf of Rose Equities

Cc: Leonard Glickman, Rose Equities
John Ramirez, esq., Rutan & Tucker