



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MAY 9, 2016

ITEM NUMBER: PH-1

SUBJECT: PLANNING APPLICATION PA-15-36 FOR AMENDMENTS TO TOWN CENTER DRIVE MASTER PLAN AND SEGERSTROM HALL MASTER PLAN. THE AMENDMENTS INCLUDES ADDITIONAL STRUCTURAL AND LANDSCAPE MODIFICATIONS WITHIN THE ARTS PLAZA AND ENTRANCE TO THE JUDY MORR THEATRE.

DATE: MAY 2, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: DANIEL INLOES ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: DANIEL INLOES, AICP (714) 754-5088
daniel.inloes@costamesaca.gov

DESCRIPTION

Amendments to Town Center Drive Master Plan and Segerstrom Hall. The amendments include additional structural and landscape modifications within the Arts Plaza and Segerstrom Hall around the entrance to the Judy Morr Theater.

APPLICANT OR AUTHORIZED AGENT

The applicant is Michael Maltzan of Michael Maltzan Architecture, authorized agent for the property owner, Segerstrom Center for the Arts.

RECOMMENDATION

This project meets all zoning, General Plan, and North Costa Mesa Specific Plan regulations and standards. However, this site is also governed by the Costa Mesa Theater & Arts District Plan. Staff recommends that Planning Commission make a policy decision based on conformance with the Theater & Arts District Plan by taking **one** of the following actions:

- Adopt Planning Commission resolution for **approval** of the following:
 - a. Find that the proposed project is in conformance to the Costa Mesa Theater Arts District Plan's (TAD Plan) for vision, purpose, and design of the central public plaza.
 - b. Approve Master Plan Amendment to PA-15-36 to the Town Center and Segerstrom Concert Hall Master Plans;

OR

- Adopt Planning Commission resolution of **denial** to:
 - a. Find that the proposed project is in nonconformance to the Costa Mesa Theater Arts District Plan's (TAD Plan) for vision, purpose, and design of the central public plaza.
 - b. Deny Master Plan Amendment PA-15-36 to the Town Center and Segerstrom Concert Hall Master Plans.

BACKGROUND

Existing Project Site/Environs

Segerstrom Hall was originally approved for construction under a Master Plan approved in 1981. The Master Plan approved a Music Center (Segerstrom Hall), an office tower to the west, and a parking structure to the north. Segerstrom Hall houses two theaters; a main theater with 3,000 seats on four seating levels and a smaller theater containing a single seating level of approximately 1,000 seats. Patron entrances are on the ground floor and the mezzanine floor which connects directly to the parking structure via a pedestrian bridge. The outdoor mezzanine area currently has stairs, on the west side of the building, which allow patrons to access between the mezzanine level and the ground level.

The Arts Plaza is an open public flex space between Segerstrom Hall, Avenue of the Arts, the proposed site of the Orange County Museum of Art, Henry and Renee Segerstrom Concert Hall, and Town Center Drive. This Plaza was created out of the Town Center Drive Master Plan which facilitated the vacation of the segment of Town Center Drive between Park Center Drive to Avenue of the Arts. The vision of this space is to provide "unified "Arts Campus" through significant public space while maintaining adequate access to existing and future developments on both sides of the plaza. The existing plaza was a product of a significant amount of analysis and input from major stakeholders, consultants, and City staff. A number of design alternatives were considered during the original charrette process. The proposed layout and design that was adopted in 2004 created the balance of design, circulation, aesthetic, and operational/functional considerations that were important.

The work and input generated to create the Town Center Master Plan and South Coast Plaza Town Center Master Plan was implemented in the generation and adoption of the Costa Mesa Theater & Arts District Plan.

Project Description

The Arts Plaza is located between Segerstrom Hall, Renee and Henry Segerstrom Concert Hall, and along Avenue of the Arts. The project proposes construction of 2,866 SF of additional structures and 9,020 SF of landscaped areas. The additional structures include: (a) a curved pedestrian ramp with additional second story gathering spaces (2,370 SF), (b) built-in bistro kiosk (496 SF). A raised stage is also purposed. The additional landscaping involves the expansion of an existing landscaped area and three additional tree groves throughout the plaza. The landscaping onsite will consist of four groves: Entry Grove (11 trees, fixed and table seating), Amphitheater Grove (9 trees, fixed seating), Community Grove (20 trees, fixed and table seating); and a Picnic Grove (13 existing trees, no modifications proposed to this grove).

At the north side of the Segerstrom Hall is the Judy Morr Theatre. Included is additional landscaping (300 SF); pedestrian space on the ground floor; and a curved pedestrian ramp which allows connectivity between the mezzanine level of the main theater and the entrance for the Judy Morr Theatre. The amendment also includes an additional space for outdoor seating in front of the Judy Morr Theatre entrance.

Proposed Amendments to Segerstrom Hall

The structural modifications to Segerstrom Hall include extending the square footage of the mezzanine level outdoor common space and adding two spiral ramps on the north and south corners along the westerly side of the Theater. The northern most spiral ramp is part of the physical improvements to the Judy Morr Theater, Center for Dance and Innovation. This spiral wraps around the corner of the building and more artfully connects the mezzanine level, which includes entrances to the main theater and pedestrian bridge, to the parking lot and to the entrance to Judy Morr Theater. The southern-most spiral ramp provides direct pedestrian access between the mezzanine level and the Arts Plaza. This spiral ramp includes a 492 square foot bistro restaurant beneath it. Lastly, an outdoor stage is proposed along the southern side of Segerstrom Hall. The southern-most spiral, bistro, and outdoor stage is part of the modifications of the Arts Plaza and would be constructed within the existing Arts Plaza space.

Proposed Amendment to the Arts Plaza

The Arts Plaza is currently an open plaza. The amendments to this space include the addition to the spiral ramp and bistro structure, the outdoor stage, recessed lighting, and the modification of 9,020 square feet of hardscape to landscaped space. The landscaping within the Art Plaza will consist of four groves:

Groves	Square Feet	Number of Trees	Seating
Entry Grove	3,535	11	2 "S" benches and table seating
Amphitheater Grove	2,890	9	Graded to have 4 rows of outside amphitheater concrete seating
Community Grove	8,505	20	3 "S" and table seating
Picnic Grove	Existing	13	None

ANALYSIS

General Plan Conformance

Both original master plans were approved and found to be in conformance with the General Plan and the Zoning Code. The amendments to the master plans do not alter the types of uses that currently exist within the master plan area and are permitted by code. The resulting FAR approved for the site will remain virtually unchanged.

North Costa Mesa Specific Plan Conformance

Both the original master plans were approved and found to be in conformance with the North Costa Mesa Specific Plan. A traffic study was provided demonstrating that the proposed amendments to the master plan would still be under the maximum trip budget for the South Coast Plaza Town Center area. Additionally, parking requirements will still be satisfied despite the loss of 13 parking spaces the proposed modifications shall remove next to the Judy Morr Theater.

The North Coast Mesa Specific Plan incorporated the Theater and Arts District Plan in 2004 under SP-03-01. This amendment to the master plan falls within the Theater and Arts District Plan; and therefore, it must be determined that the proposed amendments align with the vision, design, and purpose of the Arts Plaza for the project to be in conformance with the North Costa Mesa Specific Plan.

Costa Mesa Theater & Arts District Plan Conformance

The Theater & Arts District is the most well defined district within the City of Costa Mesa. It consists of all properties north of the 405 Freeway, south of Sunflower Avenue, east of Bristol Street and west of Avenue of the Arts. This district was made official when City Council adopted the Theater Arts District Plan in 2004. The document was jointly developed by South Coast Plaza, CommonWealth Partners, LLC and the Orange County Performing Arts Center in fulfillment of an obligation called out in separate development agreements executed between these entities and the City of Costa Mesa in 2001. This document was adopted to foster and enhance:

- A unique look and feel for the project area
- Highlight the individuality of each cultural and art attraction
- Preserve an atmosphere that encourages future stakeholders to enhance the district's uniqueness
- Maintain an environment that encourages new businesses of equally high quality to locate there
- Ensure that an all-encompassing atmosphere is sustained and preserved so that the entire area is enjoyed by the greatest possible number of individuals

Since this document was adopted by the City all projects within this area must be found in conformance with this document. However, since this document is a visioning document and does not provide specific goals, objectives, and policies, the vision statements need to be interpreted as to their meaning and priority.

Collaborative Requirement

The Theater & Arts District Plan expresses the need for future projects to collaborate among area property owners in monitoring and fostering design within the district. Since this proposed amendment consists primarily of modifications to common open space, all property owners, within the district, received a questionnaire providing them an opportunity to provide their opinion on the proposed modifications to the common area. This questionnaire focused comments on specific visions statements within the plan that relate to the proposed project. Out of the five property owners within the Theater and Arts District only three provided commentary on the project. The responses to the questionnaires are included as attachment

seven. The questionnaire asked each property owner within the Theater Arts District to address how they feel this amendment addresses these five vision statements from the Theater & Arts District Plan (TAD Plan):

Enhancing Pedestrian Experience:

1. Does this proposed project enhance the pedestrian experience while walking to destinations and highlight additional points of attraction? (page 10 of TAD Plan)

Ensuring Central and Flexible Public Plaza:

2. Does this project support a central public plaza that can be used for a variety of culture and art related events? (page 20 of TAD Plan)

Collaboration among Property Owners:

3. Is this project born out of collaboration sought to improve communication and cooperation among area property owners while fostering design within the district? (page 6 of TAD Plan)

Ensuring Location-Specific Design While Enhancing Existing Buildings:

4. Does this project create context in which excellence in location-specific design is incorporated without engendering aesthetic conflict with existing buildings? (page 6 of TAD Plan)

Preserving Major View Corridors and Showcasing Existing Architecture:

5. Does this project preserve or enhance major view corridors that showcase the existing buildings as architectural art pieces? (page 11 of TAD Plan)

JUSTIFICATION FOR APPROVAL OR DENIAL

Policy Decision by Planning Commission

Since this project depends on conformance with the Costa Mesa Theater & Arts District Plan; the plan is primarily a visioning document which requires interpretation; and the original document was meant to improve communication among property owners who have the greatest vested interest in the success of the district, the justifications of approval and denial are assessed interpretations drawn from the applicant and the stakeholders who participated in the questionnaire. Following are suggestions for interpretation of the Plan. The Planning Commission shall make the final interpretation and findings for their decision.

APPROVAL

Enhancing Pedestrian Experience:

- No shade or comfortable places to sit exist. The proposed project makes the plaza itself a destination and unites the various venues by creating a park-like setting.

Ensuring Central Flexible Public Plaza:

- Connects participating institutions, businesses, and community groups. Creates an attractive and welcoming public gathering place. Offers a public stage. Meets the needs of the SCFTA to present free events and programming for diverse patrons from throughout Orange County.

Collaboration among Property Owners:

- SCFTA met with neighboring businesses, community leaders, resident institutions and companies. Modifications were made in response to the feedback received. This is presented in the Collected Design Adjustments (Attachment 8).

Ensuring Location-Specific Design While Enhancing Existing Buildings:

- The proposal reflects a design process that used physical and digital modeling to balance relationships between buildings. The new design gives visitors a reason to stop and enjoy the views of the surrounding landmark buildings. The plaza proposal is respectful in scale, material, and general appearance to the existing structures. Spiral ramps draw from spiral stair and chandelier in the Concert Hall.

Preserving Major View Corridors and Showcasing Existing Architecture:

- Proposed additions add a visual richness that ties together the existing buildings. The café and stage add pedestrian amenities. The berms breakdown the scale abutting structures and anchor the view corridor down Town Center Drive. Trees were chosen that can be maintained to preserve views through and under canopies.

DENIAL

Enhancing Pedestrian Experience:

- Design of project does not preserve or enhance pedestrian connections since the modifications would constrict pedestrian traffic flow and limit ability to extend the use and influence of the Arts Plaza.

Ensuring Central Flexible Public Plaza:

- The proposed plan introduces permanent and immovable elements into the space that will compromise the flexibility and thus restrict the venues and events that could be part of a successful programming plan.

Collaboration among Property Owners:

- Communication began after the proposed plan was developed. Few changes were made, concerns were not addressed, and not all stakeholders were contacted. Proposed plan seems to be the effort of one stakeholder to reclaim the Arts Plaza for its exclusive purposes.

Ensuring Location-Specific Design While Enhancing Existing Buildings:

- Proposed structures create conflict with existing iconic buildings. Planted berms fragments the campus by severing visual and pedestrian connections. If trees are meant to provide shade and comfort they are located in the wrong place.

Preserving Major View Corridors and Showcasing Existing Architecture:

- The proposed plan blocks several key view corridors with proposed structures and groves. Provided a line of sight analysis included in the letter from Segerstrom family.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1), Existing Facilities.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed Notice. A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map)
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

ALTERNATIVES

The Planning Commission has the following alternatives:

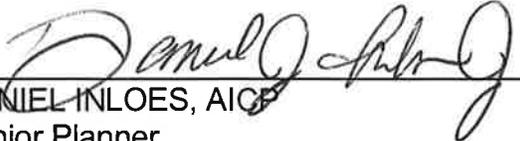
1. Approve the project. Based on conformance with the Theater & Arts District Plan, with or without modifications.
2. Deny the project. Based on nonconformance with the Theater & Arts District Plan.

CONCLUSION

The Master Plan Amendments require an interpretation of the Costa Mesa Theater & Arts District Plan in regards to:

1. Does this proposed project enhance the pedestrian experience while walking to destinations and highlight additional points of attraction?
2. Does this project support a central public plaza that can be used for a variety of culture and art related events?
3. Is this project born out of collaboration sought to improve communication and cooperation among area property owners while fostering design within the district?
4. Does this project create context in which excellence in location-specific design is incorporated without engendering aesthetic conflict with existing buildings?
5. Does this project preserve or enhance major view corridors that showcase the existing buildings as architectural art pieces?

If the determination is that the proposed amendment meets the Theater Arts District vision and goals than the project may be approved. If the determination is that the proposed amendment does not meet the Theater Arts District vision and goals than the project may be denied.


DANIEL INLOES, AICP
Senior Planner


CLAIRE FLYNN, AICP
Assistant Director
Development Services

- Attachments:
1. Vicinity, Zoning, and 500 Radius Maps
 2. Site Photos
 3. Applicant's Project Description
 4. Draft Planning Commission Resolutions and Exhibits
 5. Project Plans/Renderings
 6. Stakeholder Letter with Questionnaire
 7. Responses to Questionnaire from Stakeholders
 8. Collected Design Adjustments
 9. Public Comments
 10. Theater & Arts District Plan (under separate cover)

Distribution:

- Director of Economic & Development Services/Deputy CEO
- Senior Deputy City Attorney
- Public Services Director
- City Engineer
- Transportation Services Manager
- Fire Protection Analyst
- File (2)

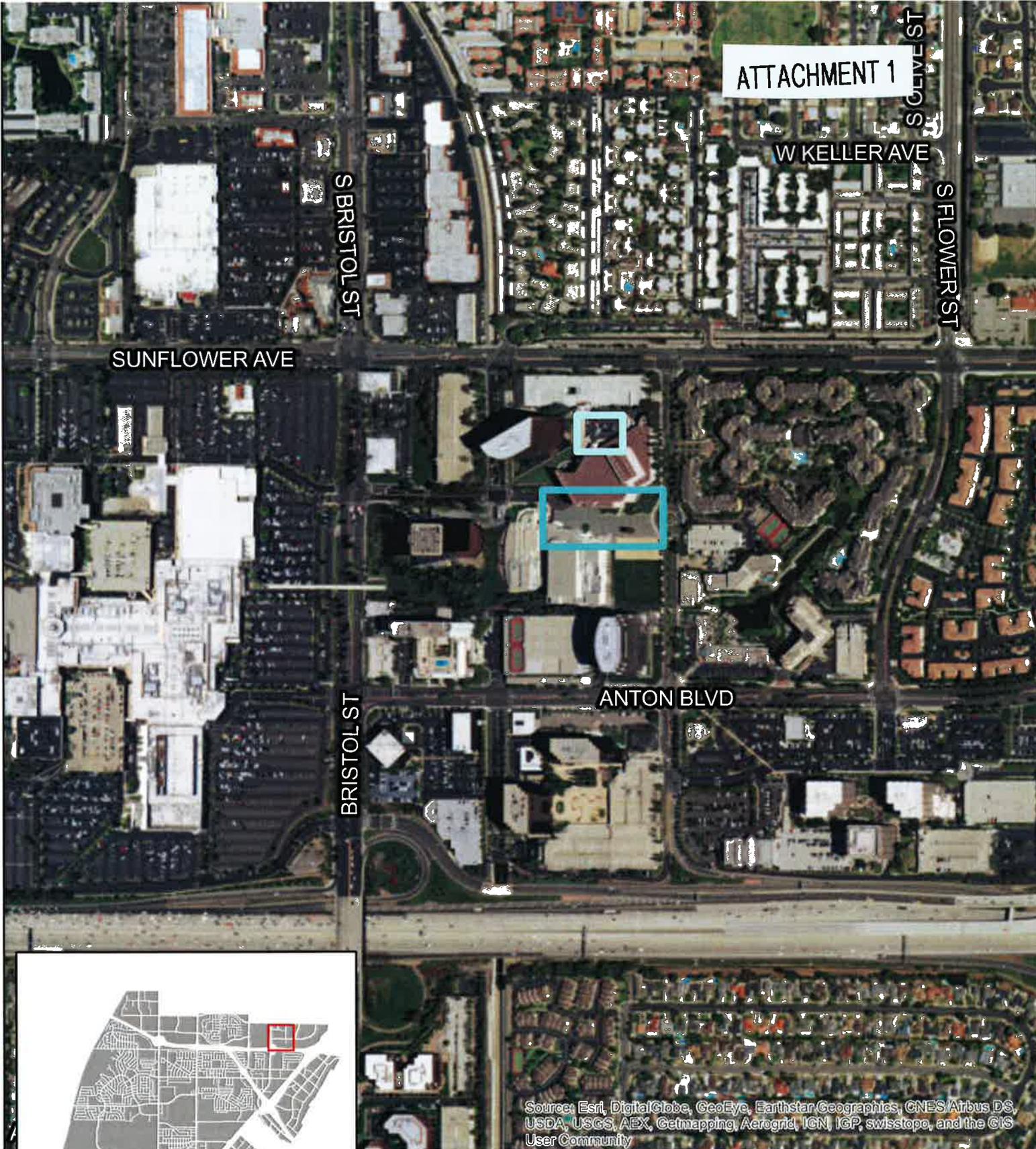
Owner

Segerstrom Center for the Arts
600 Town Center Drive
Costa Mesa CA 92626

Agent

Michael Maltzan Architecture
2801 Hyperion Drive
Los Angeles 9004

ATTACHMENT 1



SUNFLOWER AVE

S BRISTOL ST

W KELLER AVE

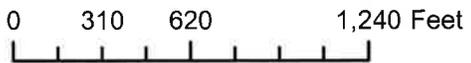
S FLOWER ST

ANTON BLVD

BRISTOL ST

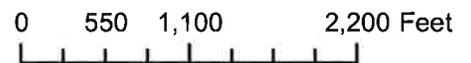
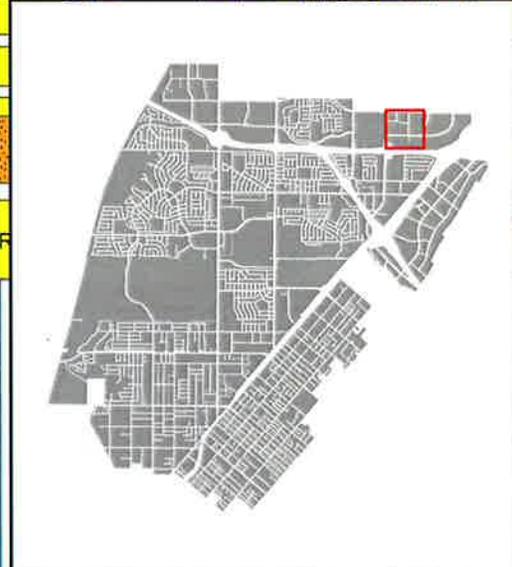
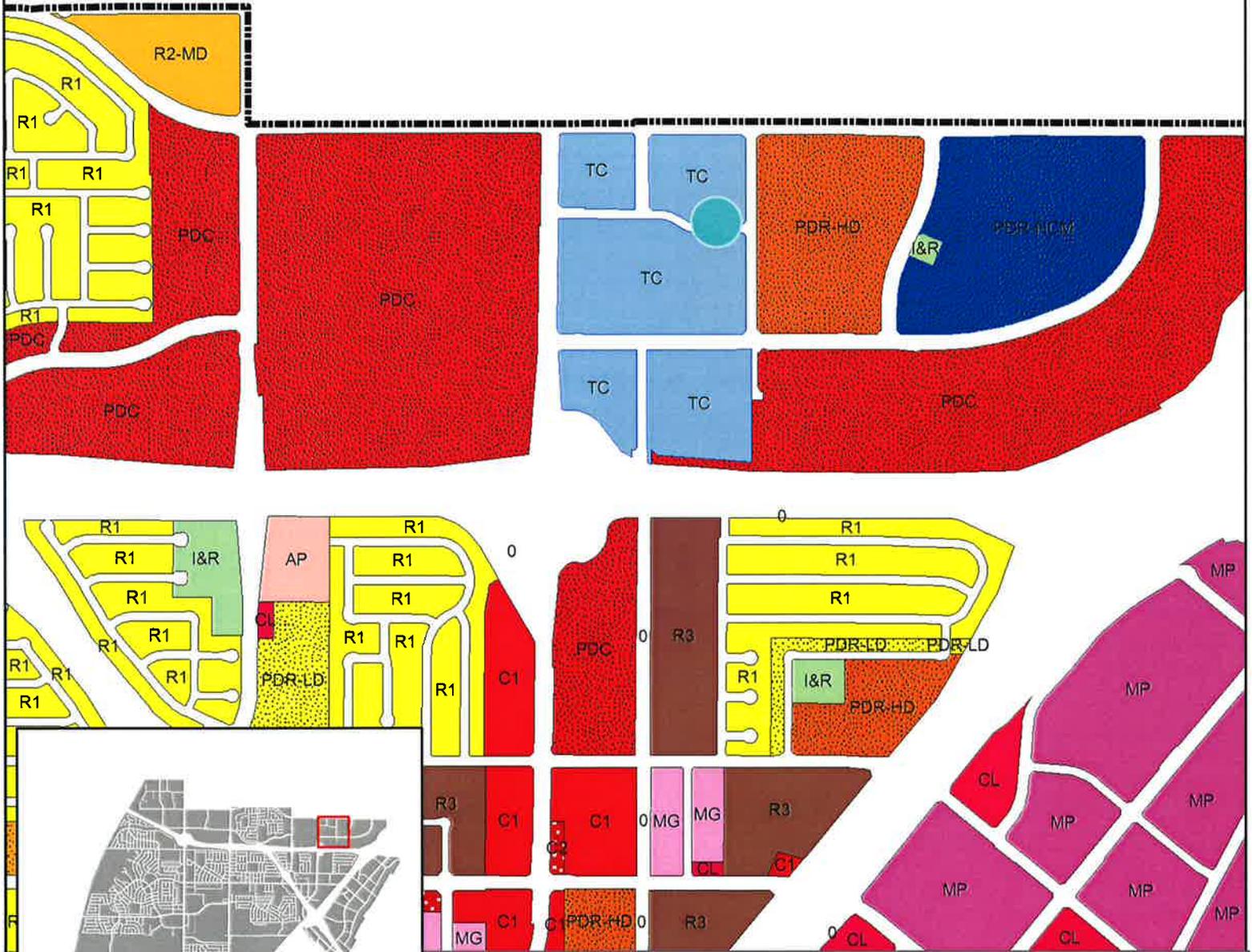


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Vicinity of Site
600 Town Center
1.0

Santa Ana



Zoning for Site
600 Town Center

ATTACHMENT 2



Movie Night at SCFTA

Judy Morr Theater Entrance



Arts Plaza looking east



Judy Morr Theater Entrance



Arts Plaza looking west



MICHAEL MALTZAN ARCHITECTURE

ATTACHMENT 3

April 11, 2016

Seegerstrom Center for the Arts

MMA Project No. 1307

To the Planning Commission of Costa Mesa:

We were asked by our client, Seegerstrom Center for the Arts, to develop a design for the Julianne and George Argyros Plaza and the Center for Dance and Innovation that would support the Center's bold plan to reinvent itself through the integration of its world-class programming and educational outreach with an ambitious, new level of public service and free performance and community engagement programs. It was imperative the design support the Center's capacity to provide these free programs as part of its commitment to being an artistic, educational and civic resource to the County's many diverse communities. Our design for the Argyros Plaza specifically supports those critical goals while also creating a public gathering space with the flexibility to support its use by a variety of other entities.

The design for the Julianne and George Argyros Plaza creates this welcoming and vibrant new public gathering place with programs and amenities fully accessible and attractive to all of Orange County's communities, reflecting the Center's expanded commitment to inclusiveness. This transformation of the outdoor plaza into a welcoming public gathering place and performance venue is consistent with a movement at arts centers across the country including the Kennedy Center and Music Center of Los Angeles. A representative list of these ongoing free programs and performances to be offered by the Center on this "21st Century Town Square" include:

- A series of jazz performances featuring the finest Southern California jazz artists
- A series of special family performances attractive to all of the county's residents
- Special outdoor performances and programs of our resident companies and institutions including, by the Pacific Symphony, Philharmonic Society of Orange County, Pacific Chorale, the Orange County Museum of Art and South Coast Repertory
- Performances by diverse Orange County ensembles, from schools to cultural organizations, on the plaza's new outdoor stage
- Weekend festivals featuring Mariachi bands and concerts by up and coming local artists and bands from Costa Mesa and neighboring cities.
- Special holiday festivities for the whole family including a holiday art bazaar, art workshops, and nightly performances by community ensembles
- Innovation weekends bringing together the public with leading professionals of the Southern California design, art, gaming, active sports and tech industries
- An expanded series of free Monday night movies "under the stars"
- A free and accessible site for community benefits such as Susan J. Komen Walk for a Cure

- And special showcase and social opportunities for children from the community attending the Center's ABT Gillespie Ballet School, and its new "Flamingo Chicks dance school" dedicated to serving children with physical disabilities and serious diseases.

The Center for Dance and Innovation, will embody the Center's expanded commitment to dance, innovation and community engagement. It will feature a variety of free and low-cost community engagement and other initiatives connecting the Center in creative new ways to all of the County's diverse communities and constituencies. These programs and initiatives will include:

- The nationally recognized *American Ballet Theatre William J. Gillespie Ballet School* with a significant need based scholarship program to ensure access by all interested children in the community to this world class program
- The *Flamingo Chicks Dance School* featuring a wide range of classes focused on meeting the diverse needs of the community's disabled children and those with serious illnesses.
- Artist in residence programs that will allow the community to experience and participate in the creative process as part of the Center's commitment to being an incubator of innovation for Costa Mesa and the entire County.
- Innovative use of technology and social media to engage new communities and provide new opportunities for arts participation
- Convening's of artists, community members, entrepreneurs, students and creative thought leaders offering opportunities to gather, catalyze and collaborate through classes, events, residencies, workshops and innovative audience engagement activities.

The designs of the Argyros Plaza and Center for Dance and Innovation were developed specifically to support the Center's ability to provide these new programs as part of its commitment to serving and responding to the needs of a dynamic, rapidly changing and diverse Orange County. These programmatic plans were, and continue to be, designed in collaboration with a variety of community members and institutions in response to these evolving needs of Orange County.

Importantly, the designs for the Argyros Plaza and the Center for Dance and Innovation, were developed over a more than two year period addressing both the critical need to support these community focused programmatic initiatives, and also the valuable input the Center received from community members, artists and educators, leadership donors, Center Directors, Segerstrom family members, the Orange County Museum of Art and South Coast Repertory. The result of this input was a wide range of significant design changes, all reflected in the designs we have submitted to the City of Costa Mesa, and summarized in the attached set of renderings entitled "Collected Design Adjustments". These design revisions include:

- Multiple reductions in the size and footprint of the Entry Grove, resulting in a total reduction of 1,243 square feet, to substantially improve sightlines to the front of the Renee and Henry Segerstrom Concert Hall, including the visibility of its important donor recognition signage. (see renderings, pages 4, 6, 8, 9, 10, 11, 12, 13, 14, 15)
- Multiple reductions of the tree count in the Entry Grove, from 21 to 11 trees, for a total reduction of 10 trees, again entirely to substantially improve sightlines to the front of the Renee and Henry Segerstrom Concert Hall, including the visibility of its important donor recognition signage (see renderings, pages 4, 6, 8, 9, 10, 11, 12, 13, 14, 15)
- Addition of glass railings to the Bistro to lessen its perceived massing on the Argyros Plaza (see renderings, pages 22, 23).
- A three foot reduction in the length of the Amphitheater Berm to improve circulation and site lines from the front of the Argyros Plaza to the future site of the Art Museum (see renderings, page 17, 18, 19, 20)

- Similarly, a reduction of the height of the Amphitheater Berm from 5' to 4' to improve site lines towards the art museum site (see renderings, pages 17, 18, 19, 20).
- Multiple reductions in the number of trees on the Amphitheater Berm, with 3 trees in total removed, to improve sightlines from the Art Museum site towards the front of the Plaza and from that same location back towards the Art Museum site (see renderings, page 18, 19, 20)
- The color of the Café was changed, and its location moved closer to Segerstrom Hall, again in response to comments received from members of the Segerstrom family (see rendering, page 23).

This wide range of significant adjustments to the design, made in response to the input from parties noted above, and implemented at significant expense to the Center, was done out of a deep respect for its legacy donors, community members, collaborators and other colleagues. We addressed issues raised via this input while still preserving the ability of the design to support the Center's plans to significantly increase its provision of valued and impactful programs and performances to many thousands of community members annually.

Please note that this letter will serve as addendum to our previously submitted letter which accompanied the Planning application and described the design vision of the design of the Arts Plaza. In addition we are submitting a consolidated site plan as well as a illustrative document labeled, "Collected Design Adjustment." Please let us know if you need any further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Maltzan', with a long horizontal flourish extending to the right.

Michael T. Maltzan, FAIA
Founding Principal

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-36 AT 600 TOWN CENTER DRIVE IN THE TOWN CENTER ZONE

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Michael Maltzan, Michael Maltzan Architecture, as the authorized agent on behalf of the property owner, Segerstrom Center for the Arts, requesting approval of the following:

Master Plan Amendment PA-15-36 For amendments to Town Center Drive Master Plan and Segerstrom Hall Master Plan. The amendments include additional structural and landscape modifications within the Arts Plaza and around the entrance to the Judy Morr Theater.

WHEREAS, a duly noticed public hearing held by the Planning Commission on May 9th, 2016 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1), Existing Facilities.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-15-36

BE IT FURTHER RESOLVED that the Costa Mesa 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 Planning Application PA-15-36 and Tentative Parcel Map PM-15-09 and upon applicant's compliance with each and all of the conditions in Exhibit B, 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 documents 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 May, 2016.

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(5)(a) because:

Finding: The master plan amendments meets the broader goals of the General Plan, North Costa Mesa specific plan, Costa Mesa Theater & Arts District Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

Facts in Support of Findings: Both original master plans were approved and found to be in conformance with the General Plan and the Zoning Code. The amendments to the master plans do not alter the types of uses that currently exist within the master plan area and are permitted by code. The resulting FAR approved for the site will remain virtually unchanged. Both the original master plans were approved and found to be in conformance with the North Costa Mesa Specific Plan. A traffic study was provided demonstrating that the proposed amendments to the master plan would still be under the maximum trip budget for the South Coast Plaza Town Center area. Additionally, parking requirements will still be satisfied despite the loss of 13 parking spaces the proposed modifications shall remove next to the Judy Morr Theater.

This amendment to the master plan aligns with the vision, design, and purpose of the Theater & Arts District Plan by supporting the vision and purposes itemized below:

Enhancing Pedestrian Experience:

- No shade or comfortable places to sit exist. The proposed project makes the plaza itself a destination and unites the various venues by creating a park-like setting.

Ensuring Central Flexible Public Plaza:

- Connects participating institutions, businesses, and community groups. Creates an attractive and welcoming public gathering place. Offers a public stage. Meets the needs of the SCFTA to present free events and programming for diverse patrons from throughout Orange County.

Collaboration among Property Owners:

- SCFTA met with neighboring businesses, community leaders, resident institutions and companies. Modifications were made in response to the feedback received. This is presented in the Collected Design Adjustments (Attachment 8).

Ensuring Location-Specific Design While Enhancing Existing Buildings:

- The proposal reflects a design process that used physical and digital modeling to balance relationships between buildings. The new design gives visitors a reason to stop and enjoy the views of the surrounding landmark buildings. The plaza proposal is respectful in scale, material, and general appearance to the existing structures. Spiral ramps draw from spiral stair and chandelier in the Concert Hall.

Preserving Major View Corridors and Showcasing Existing Architecture:

- Proposed additions add a visual richness that ties together the existing buildings. The café and stage add pedestrian amenities. The berms breakdown the scale abutting structures and anchor the view corridor down Town Center Drive. Trees were chosen that can be maintained to preserve views through and under canopies.

- B. **Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1) For Existing Facilities. The additions to existing structures will not result in an increase of more than 10,000 square feet. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area is not environmentally sensitive.

Facts in Support of Finding: The project is in an urbanized area. The additions to existing structures will not result in an increase of more than 10,000 square feet. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area is not environmentally sensitive.

- C. The project is not exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

1. The conditions of approval, or Exhibit B, for PA-15-36 shall be blueprinted on the face of the site plan as part of the plan check submittal package. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to final inspections by the Building Department. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
3. Transformers, backflow preventers, and any new other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
4. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. 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.
- Trans. 5. Fulfill San Joaquin Hills Transportation Corridor Fee Ordinance requirement at the time of issuance of building permit by submitting the required fee to the Planning Division. For the proposed use, the corridor fee rate is: \$5.11 per square foot. Estimate for this project is \$2,504.00 and is subject to revision and possible increase effective July 1st each year.
- Fire 6. Parking spaces shall be removed where identified on the plan to allow for improved access for Fire Department apparatus.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy

and utility releases will not be granted until all such licenses have been obtained.

2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
3. All new on-site utility services shall be installed underground.
4. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
6. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
7. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
8. Installation of any new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
- Bldg. 9. Comply with the requirements of the adopted 2013 California Residential Code, 2013 California Building Code, 2013 California Electrical code, 2013 California Mechanical code , 2013 California Plumbing code , 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Residential Code, California Building code California Electrical code, California Mechanical code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
10. Submit a precise grading plan and an erosion control plan. A precise grading plan shall not be required if any of the following are met:
 - 1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
 - 2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
 - 3- A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.

- | | |
|------|---|
| Fire | <p>11. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.</p> <p>12. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.</p> |
| Eng. | <p>13. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.</p> <p style="padding-left: 20px;">a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.</p> <p style="padding-left: 20px;">b) Location of BMPs shall not be within the public right-of-way.</p> |

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- | | |
|--------|---|
| Sani | 1. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any district requirements. |
| AQMD | 2. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD. |
| School | 3. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits. |
| State | 4. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |
| Water | <p>5. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District</p> <p>6. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.</p> |

RESOLUTION NO. PC-15-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-15-36 AT 600 TOWN CENTER DRIVE IN THE TOWN
CENTER ZONE**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:

WHEREAS, an application was filed by Michael Maltzan, Michael Maltzan
Architecture, as the authorized agent on behalf of the property owner, Segerstrom Center
for the Arts, requesting approval of the following:

1) *Master Plan Amendment PA-15-36* For amendments to Town Center Drive Master Plan
and Segerstrom Hall Master Plan. The amendments include additional structural and
landscape modifications within the Arts Plaza and around the entrance to the Judy Morr
Theater.

WHEREAS, a duly noticed public hearing held by the Planning Commission on May
9th, 2016 with all persons having the opportunity to speak for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings
contained in Exhibit A, the Planning Commission hereby **DENIES** Planning Application
PA-15-36.

DENIED this 9th day of May, 2016.

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 9th, 2016 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:

Finding: The master plan amendments does not meet the broader goals of the General Plan, North Costa Mesa specific plan, Costa Mesa Theater & Arts District Plan, and the Zoning Code.

Facts in Support of Findings: Both original master plans were approved and found to be in conformance with the General Plan and the Zoning Code. However, the amendments to the master plans do alter the vision and purpose that currently exist within the master plan area. This amendment to the master plan does not align with the vision, design, and purpose of the Theater & Arts District Plan for the following reasons:

Enhancing Pedestrian Experience:

- Design of project does not preserve or enhance pedestrian connections since the modifications would constrict pedestrian traffic flow and limit ability to extend the use and influence of the Arts Plaza.

Ensuring Central Flexible Public Plaza:

- The proposed plan introduces permanent and immovable elements into the space that will compromise the flexibility and thus restrict the venues and events that could be part of a successful programming plan.

Collaboration among Property Owners:

- Communication began after the proposed plan was developed. Few changes were made, concerns were not addressed, and not all stakeholders were contacted. Proposed plan seems to be the effort of one stakeholder to reclaim the Arts Plaza for its exclusive purposes.

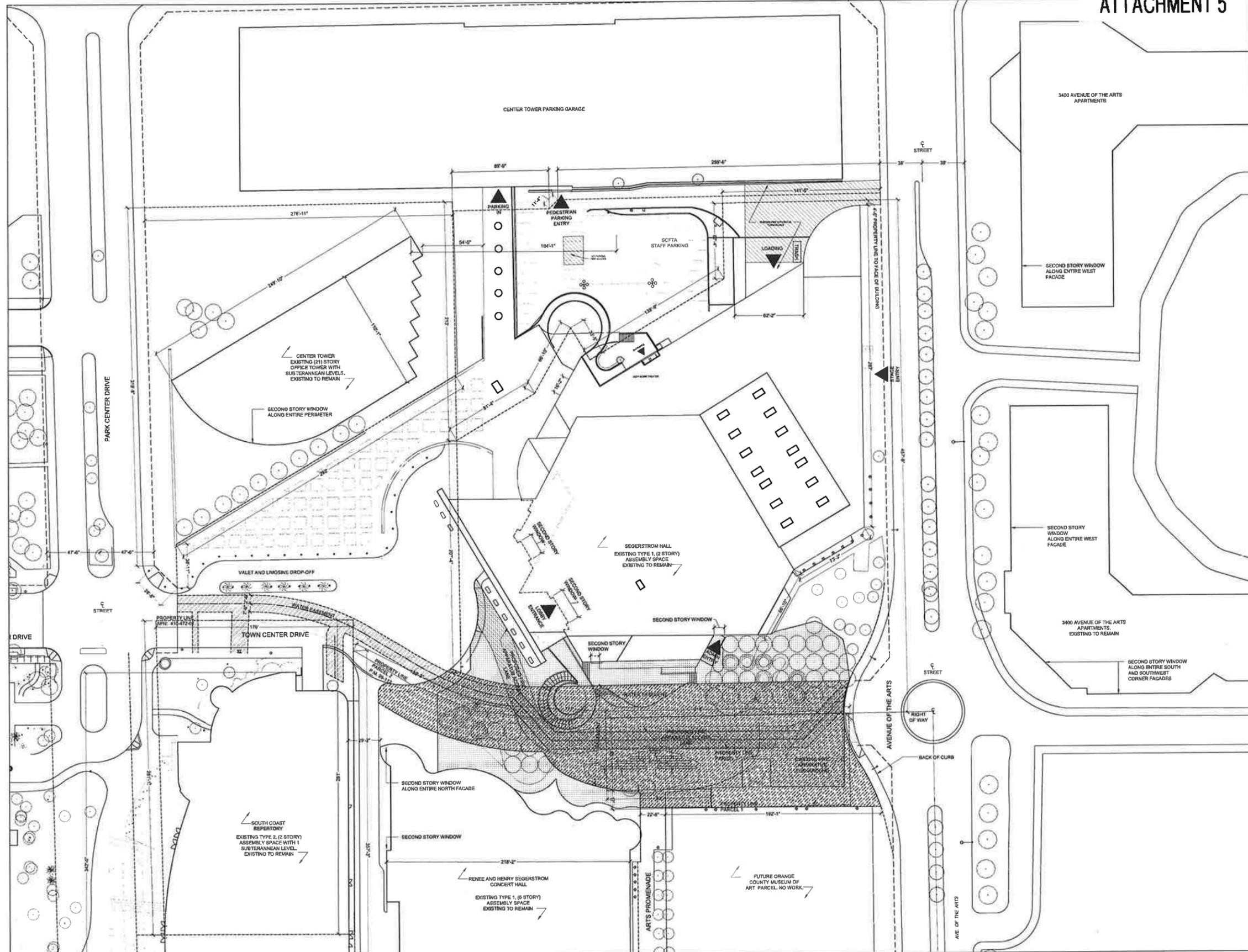
Ensuring Location-Specific Design While Enhancing Existing Buildings:

- Proposed structures create conflict with existing iconic buildings. Planted berms fragments the campus by severing visual and pedestrian connections. If trees are meant to provide shade and comfort they are located in the wrong place.

Preserving Major View Corridors and Showcasing Existing Architecture:

- The proposed plan blocks several key view corridors with proposed structures and groves. Provided a line of sight analysis included in the letter from Segerstrom

- C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
- D. The subdivision of the property is not consistent with the City's General Plan and Zoning Code.
- E. The Costa Mesa Planning Commission has denied Planning Application PA-15-36. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.
- F. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.



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CLIENT:
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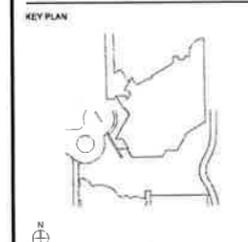
CONSULTANTS:
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MEP/FP Engineer:
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CM Engineer:
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 T: (818) 737-2636



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 FOR REFERENCE ONLY
 (Professional Engineer Seal: C33729)

DESCRIPTION: City of Costa Mesa Planning Division Application
 DATE: 4/25/2016

PROJECT:
SEGERSTROM CENTER FOR THE ARTS - ARTS PLAZA

SEGERSTROM CENTER FOR THE ARTS /
 600 TOWN CENTER DRIVE
 COSTA MESA, 92626

TITLE:
SITE PLAN

PROJECT 1307-1 SHEET

A1-00

SCALE: 1/32" = 1'-0"

5.0

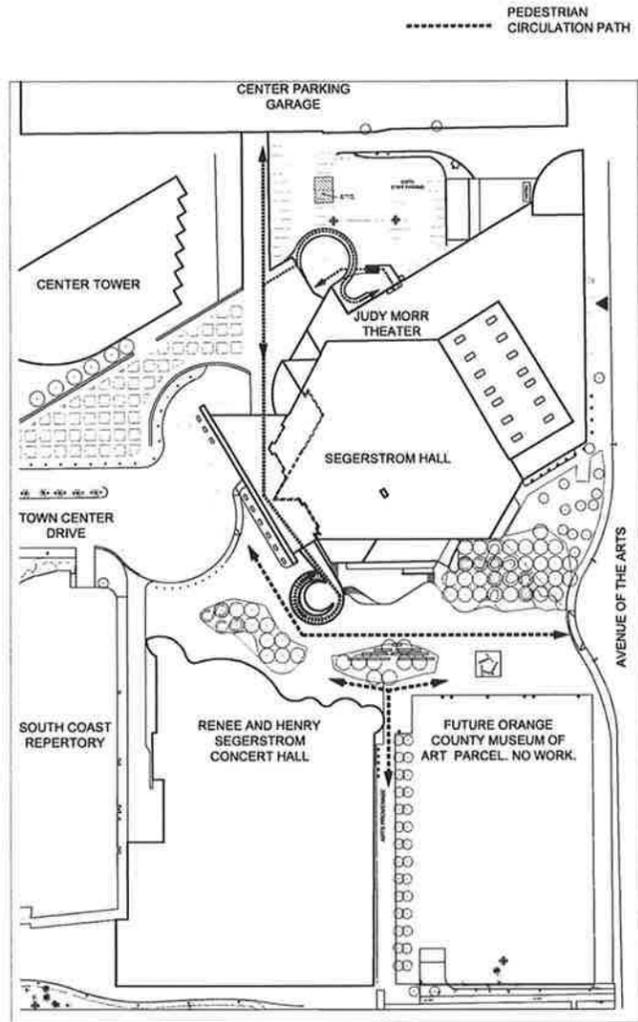
1 SITE PLAN
 Scale: 1/32" = 1'-0"

KEY

PROJECT SCOPE	PROPOSED FIRE APPARATUS ACCESS
PEDESTRIAN PLAZA EASEMENT	WATER LINE EASEMENT
EXISTING FIRE APPARATUS TURNAROUND & PASSAGE	EXISTING BUILDING

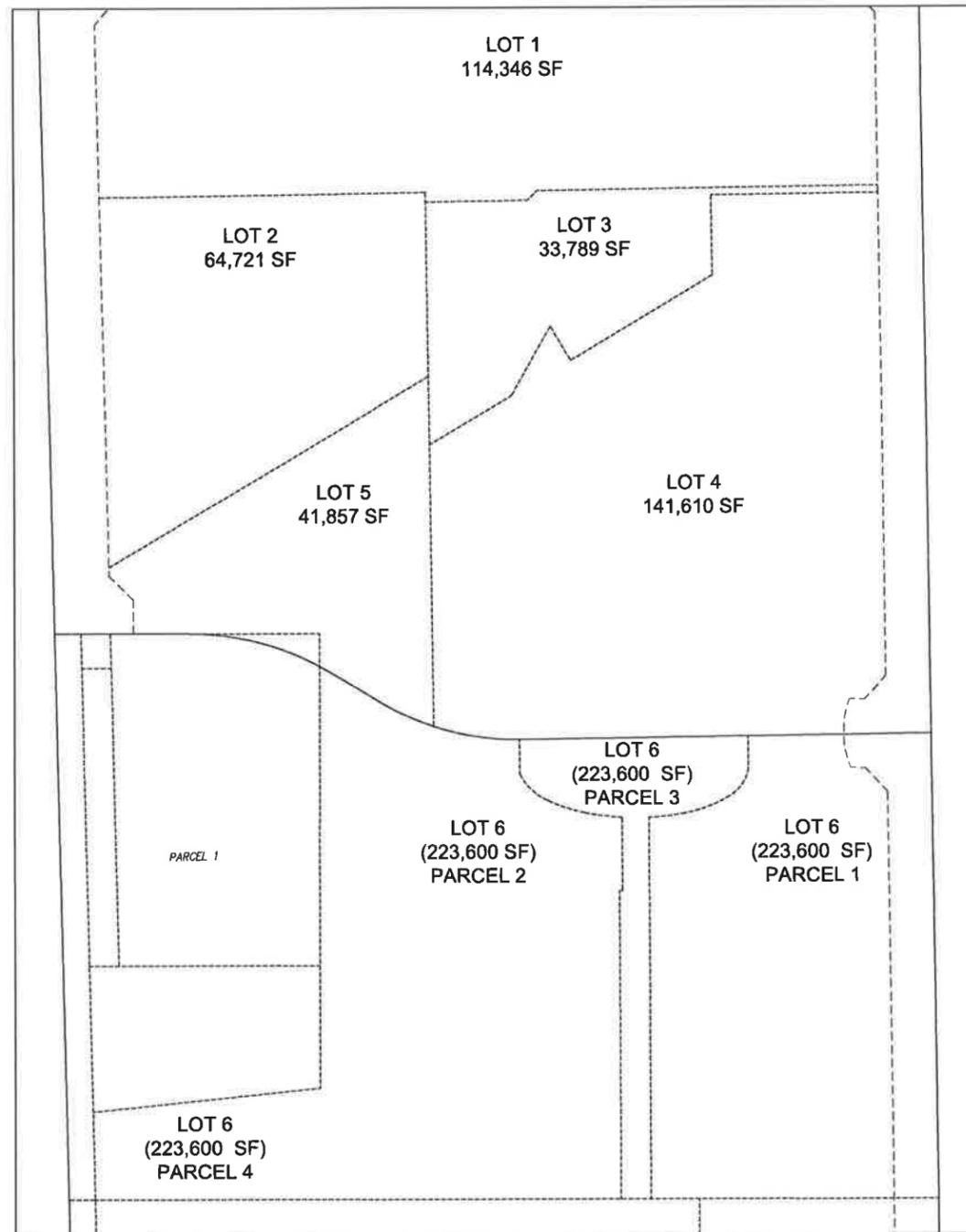
PEDESTRIAN CIRCULATION PLAN

SCALE: 1/64" = 1'-0"



LOT KEY PLAN

SCALE: 1/64" = 1'-0"



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MERFP Engineer:
Santoro
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T (818) 377 8220 F (818) 377 8230

Civil Engineer:
KFFP
6080 CENTER DRIVE, SUITE 300
Los Angeles, CA 90045
T (310) 666 2800 F

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6580 Washington Boulevard
Culver City, CA 90232
T: (310) 537-0929

Landscaper:
Valley Crest Design Group
24151 Ventura Boulevard
Culver City, CA 91302
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KEY PLAN



N

STAMP



DESCRIPTION: Costa Mesa Planning/Children Application DATE: 4/25/2018

PROJECT
SEGERSTROM CENTER FOR THE ARTS - ARTS PLAZA

SEGERSTROM CENTER FOR THE ARTS /
800 TOWN CENTER DRIVE
COSTA MESA, 92626

TITLE
SITE PLAN

PROJECT 1307-1 SHEET

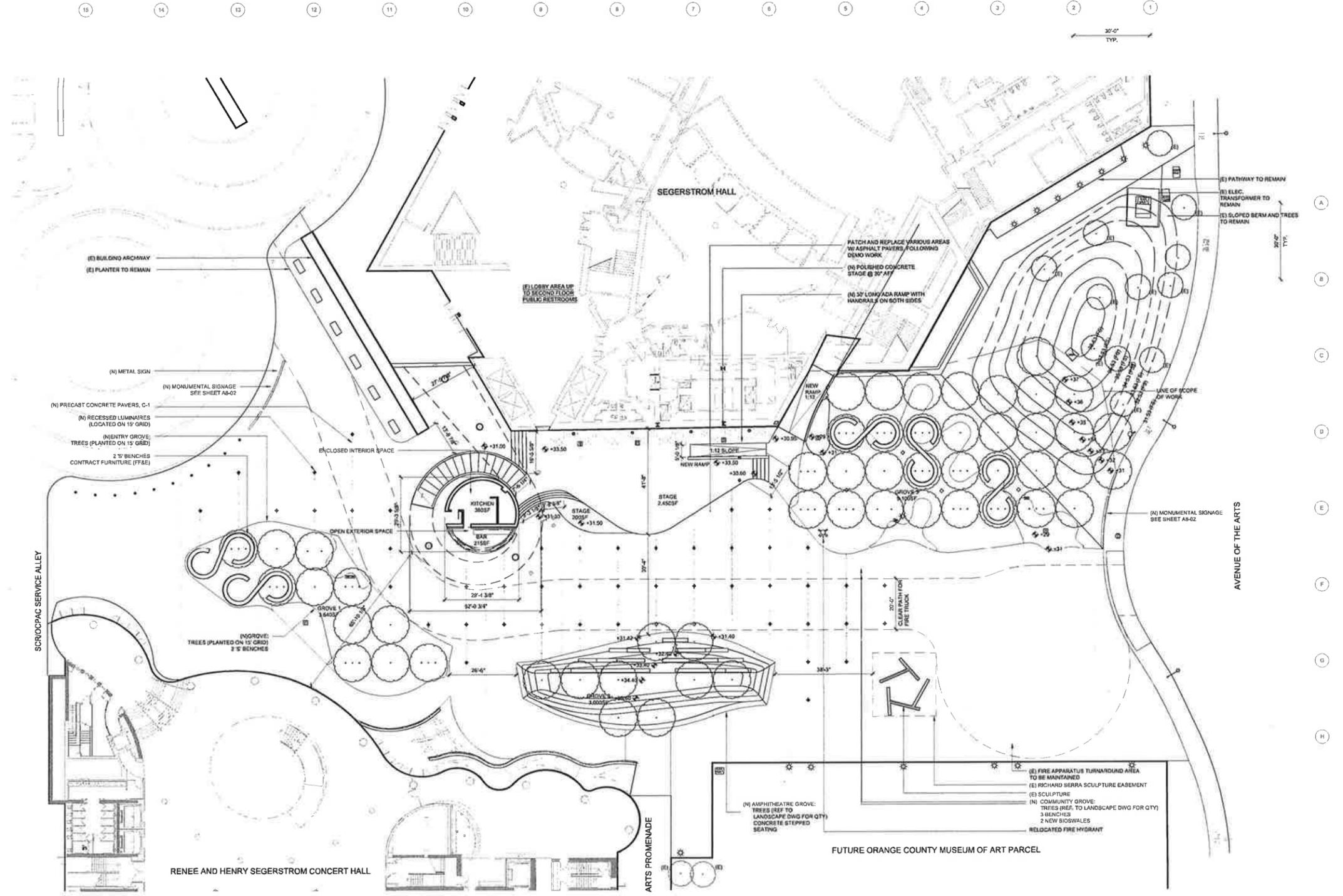
A1-00

SCALE: 1/64" = 1'-0"

SITE INFORMATION

LOT A - ARTS PLAZA SOUTH PROJECT SITE	LOT B - CENTER FOR DANCE AND INNOVATION NORTH PROJECT SITE	LOT C - CENTER FOR DANCE AND INNOVATION NORTH PROJECT SITE
<p>1. LOT AREA: 223,600 SF (LOT 6) 141,600 SF (LOT 4)</p> <p>2. NUMBER OF DWELLING UNITS: N/A</p> <p>3. NUMBER OF PARKING SPACES: N/A</p> <p>4. AREA AND PERCENTAGE OF LOT DEVOTED TO OPEN SPACE: 30,200 SF / 21% (LOT 4), 31,180 SF / 14% (LOT 6)</p> <p>5. AREA OF EACH BUILDING: SEGERSTROM HALL - 86,883 SF</p> <p>6. AREA AND PERCENTAGE OF LOT DEVOTED TO DRIVEWAY AND OPEN PARKING: N/A</p>	<p>7. BISTRO ROOFTOP AREA AS ADDITIONAL PLAZA SPACE - 2,430 SF TOTAL MEZZANINE LEVEL & STAIR</p> <p>8. AMOUNT OF GREENSPACE ADDED: 9,020 SF</p> <p>9. NUMBER OF TREES ADDED: 53 TOTAL ENTRY GROVE - 11 AMPHITHEATER GROVE - 9 COMMUNITY GROVE - 20 PICNIC GROVE - 13</p> <p>10. TOTAL SQUARE FOOTAGE CHANGED IN THE PLAZA: STRUCTURES - 4,972 SF LANDSCAPE - 16,330 SF (INCLUDING PAVERS & TRENCHING FOR RECESSED FIXTURES) ENTRY GROVE - 3,335 SF AMPHITHEATER GROVE - 2,890 SF COMMUNITY GROVE - 8,505 SF</p>	<p>1. LOT AREA: 33,789 (LOT 3) 141,600 (LOT 4)</p> <p>2. NUMBER OF DWELLING UNITS: N/A</p> <p>3. NUMBER OF PARKING SPACES REMOVED: 13</p> <p>4. AREA AND PERCENTAGE OF LOT DEVOTED TO OPEN SPACE: 630 SF / 2% (LOT 3) 1,120 SF / 1% (LOT 4)</p> <p>5. AREA OF EACH BUILDING: SEGERSTROM HALL - 86,883 SF</p> <p>6. AREA AND PERCENTAGE OF LOT DEVOTED TO DRIVEWAY AND OPEN PARKING: 22,427 SF / 66% OF LOT 3 7,400 SF / 5% OF LOT 4</p> <p>7. TOTAL SQUARE FOOTAGE CHANGED IN THE AREA: STRUCTURE AND AREA ADDED TO MEZZANINE LEVEL (RAMP & PATIO) - 2,370 SF GROUND LEVEL HARDSCAPE: 3,000 SF</p> <p>8. AMOUNT OF GREENSPACE ADDED: 300 SF</p> <p>9. NUMBER OF TREES ADDED : 1</p>

5.1



NOTE: FOR ALL (N) TREES IN PLANTED GROVES, REFER TO LANDSCAPE DRAWINGS. REFER ALSO TO LANDSCAPE FOR GROUNDCOVER MATERIAL IN GROVE AREAS.

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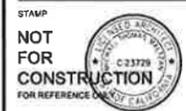
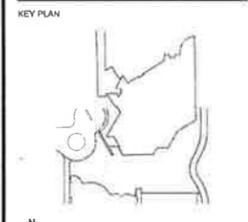
CONSULTANTS:
Structural Engineer:
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T: (310) 537-0928

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Valley Crest Design Group
24151 Ventura Boulevard
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T: (818) 737-2666



DESCRIPTION	DATE
100% SCHEMATIC DESIGN	03/28/2014
50% DESIGN DEVELOPMENT	03/28/2015
100% DESIGN DEVELOPMENT	05/22/2015
COSTA MESA PLANNING DEPARTMENT APPLICATION	04/25/2015

PROJECT
SEGERSTROM CENTER FOR THE ARTS - ARTS PLAZA

SEGERSTROM CENTER FOR THE ARTS /
800 TOWN CENTER DRIVE
COSTA MESA, CA 92626

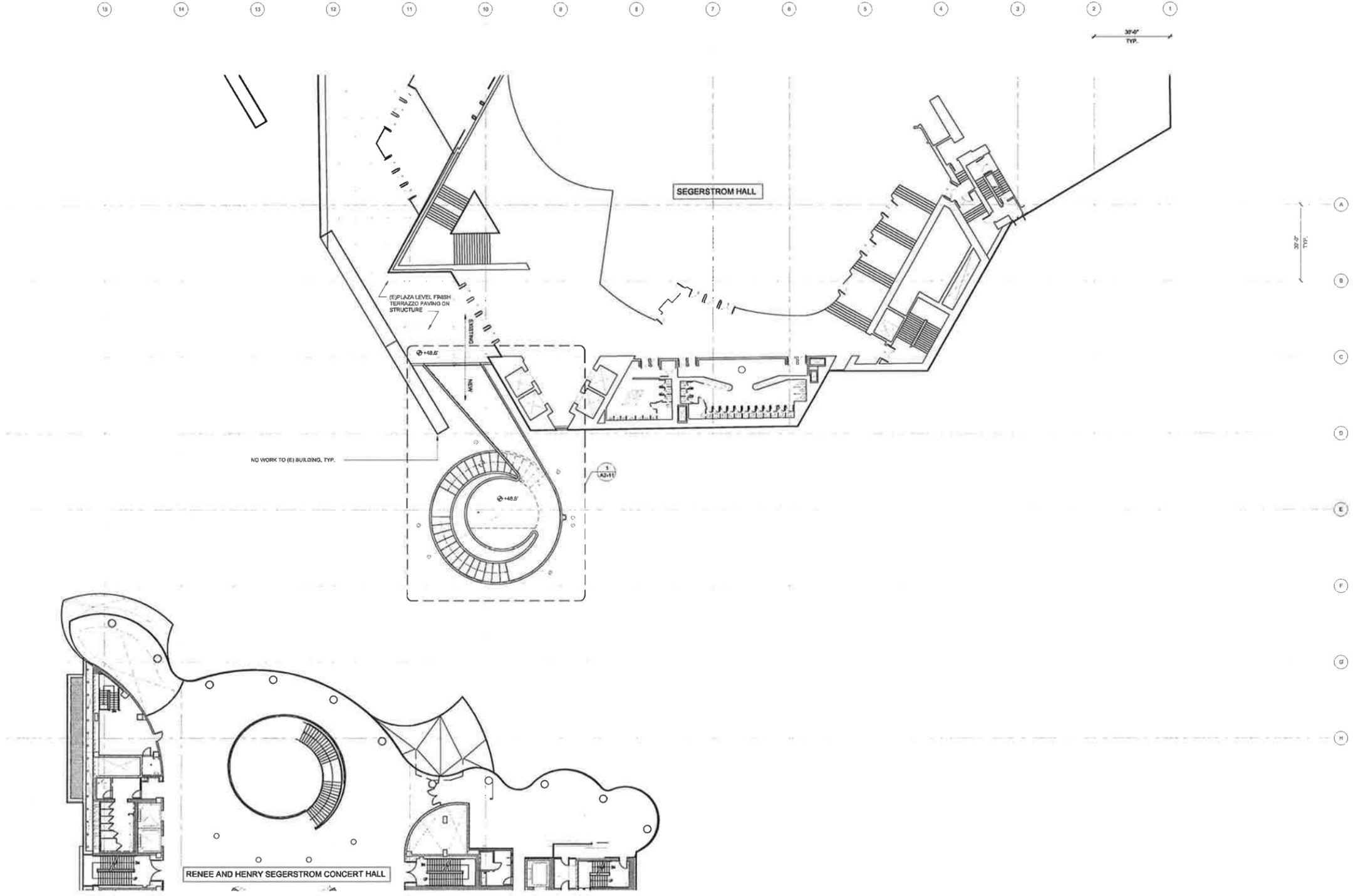
TITLE
STREET LEVEL FLOOR PLAN

PROJECT 1307-1 SHEET

1 STREET LEVEL PLAN Scale: 1/16"=1'-0"

SCALE 1/16"=1'-0" **A2-01**

5.2



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 T (714) 556-1122

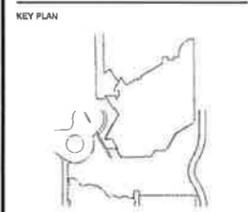
CONSULTANTS:
Structural Engineer:
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MEP/FP Engineer:
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FOR REFERENCE ONLY

DESCRIPTION	DATE
100% SCHEMATIC DESIGN	08/29/2014
90% DESIGN DEVELOPMENT	03/26/2015
100% DESIGN DEVELOPMENT	05/22/2015
COSTA MESA PLANNING DIVISION APPLICATION	04/25/2016

PROJECT

SEGERSTROM CENTER FOR THE ARTS - ARTS PLAZA

SEGERSTROM CENTER FOR THE ARTS /
 600 TOWN CENTER DRIVE
 COSTA MESA, 92626

TITLE

PLAZA LEVEL PLAN

1 PLAZA LEVEL PLAN
 Scale: 1/16"=1'-0"

PROJECT 1307-1 SHEET

A2-02

SCALE
 1/16" = 1'-0"

5.3

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CLIENT:

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CONSULTANTS:

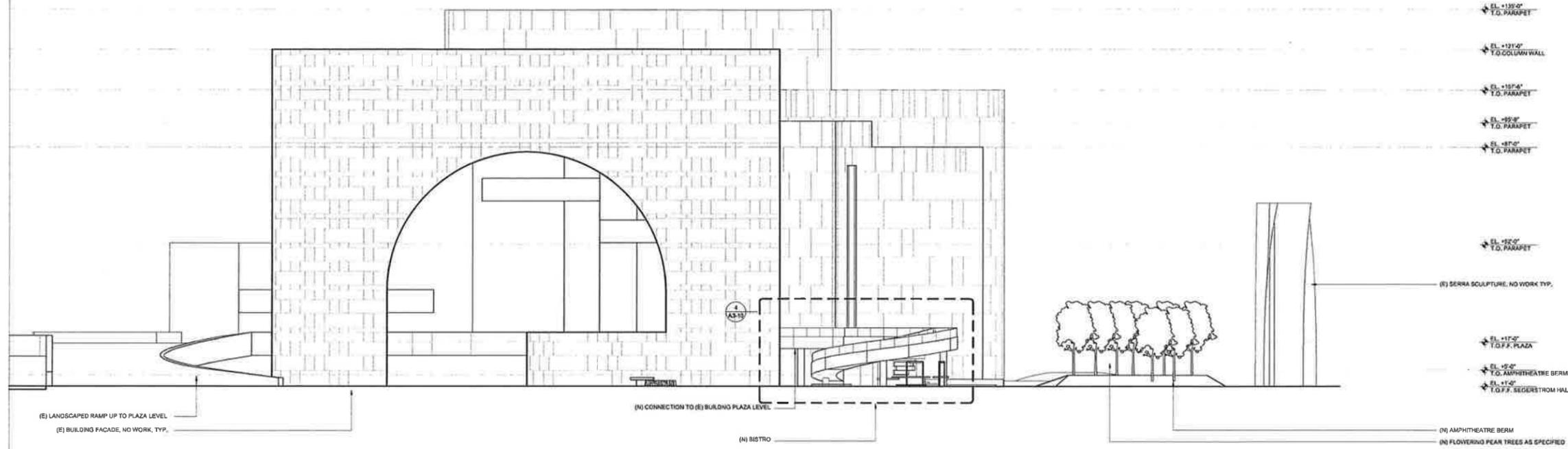
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Civil Engineer:
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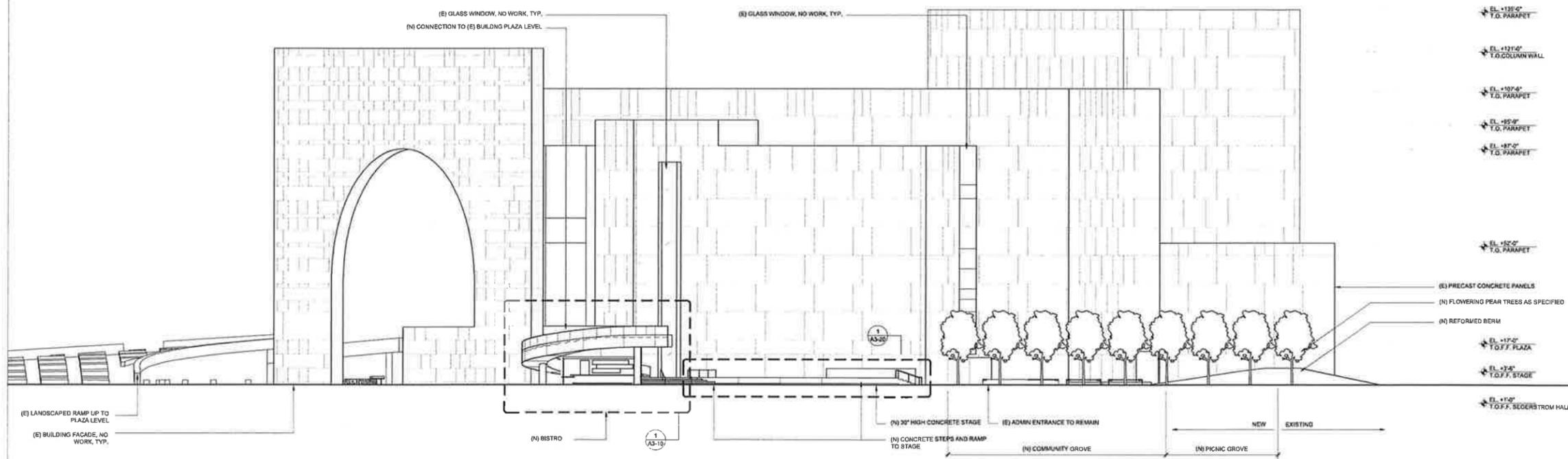
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Landscape:
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2 OVERALL SITE ELEVATION - WEST

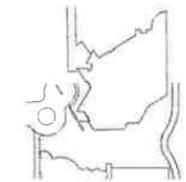
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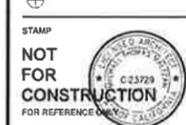
1 OVERALL SITE ELEVATION - SOUTH

Scale: 1/16" = 1'-0"

KEY PLAN



STAMP



DESCRIPTION	DATE
50% DESIGN DOCUMENTATION	03/26/2015
100% DESIGN DOCUMENTATION	05/27/2015
COSTA MESA PLANNING DEPARTMENT APPLICATION	04/25/2016

PROJECT

SEGERSTROM CENTER FOR THE ARTS - ARTS PLAZA

SEGERSTROM CENTER FOR THE ARTS /
800 TOWN CENTER DRIVE
COSTA MESA, CA 92626

TITLE

**OVERALL
SITE ELEVATIONS**

PROJECT 1307-1

SHEET

SCALE
1/16" = 1'-0"

A3-01

5.4

**MICHAEL
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14130 Riverside Drive, Suite 201
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Civil Engineer:
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8000 CENTER DRIVE, SUITE 200
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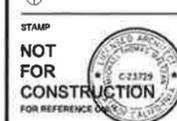
Lighting:
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Landscape:
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T (818) 737-5566

KEY PLAN



STAMP



DESCRIPTION	DATE
50% DESIGN DOCUMENTATION	03/26/2015
100% DESIGN DOCUMENTATION	05/22/2015
COSTA MESA PLANNING DIVISION APPLICATION	04/28/2016

PROJECT
SEGERSTROM CENTER FOR THE ARTS - ARTS PLAZA

SEGERSTROM CENTER FOR THE ARTS /
800 TOWN CENTER DRIVE
COSTA MESA, 92626

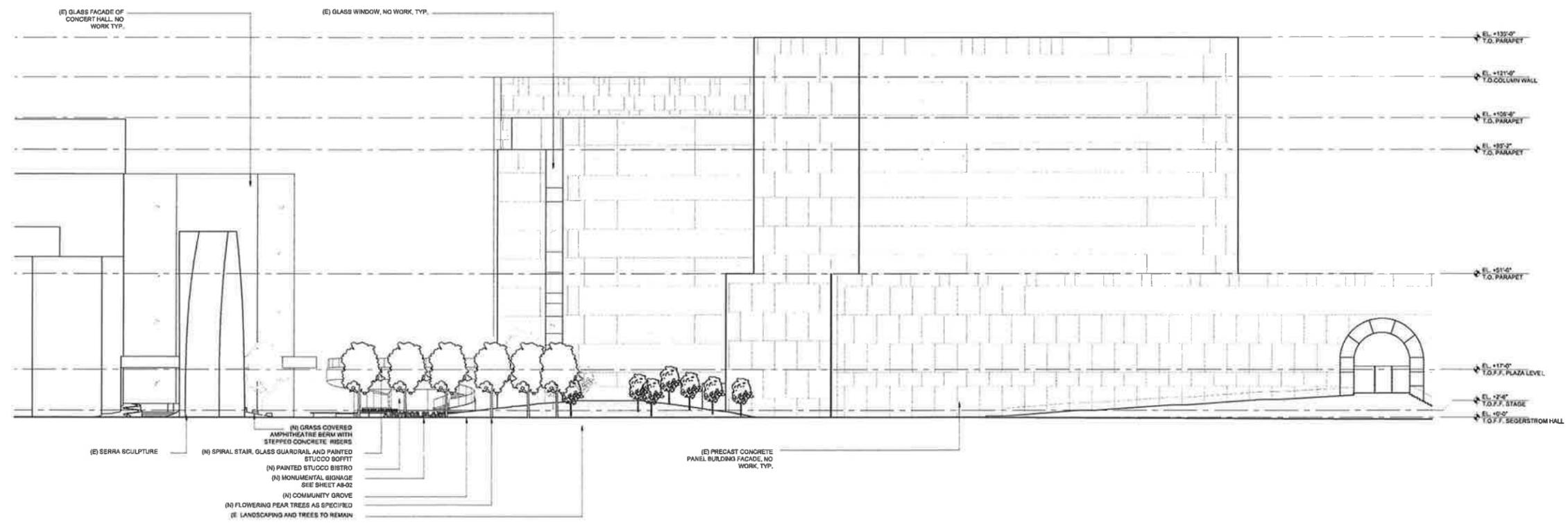
TITLE
**OVERALL
SITE ELEVATIONS**

PROJECT 1307-1

SHEET

SCALE
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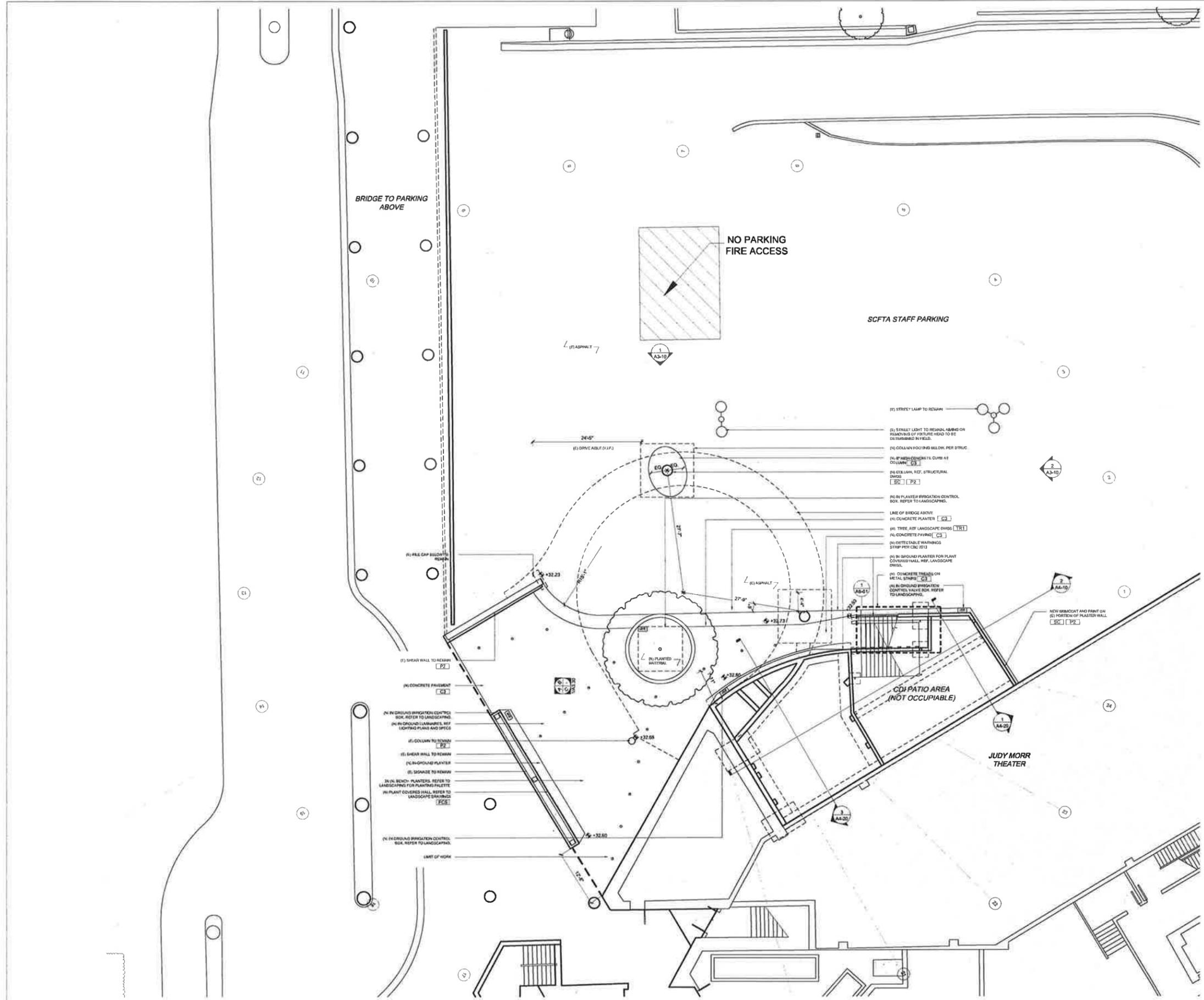
A3-02



5.5

1 OVERALL SITE ELEVATION - EAST

Scale: 1/16" = 1'-0"



MICHAEL MALTZAN ARCHITECTURE
 2801 Hyperion Avenue, Suite 107 / Los Angeles CA, 90027
 T (323) 913-3098 F (323) 913-9032

SEGERSTROM CENTER FOR THE ARTS
 600 TOWN CENTER DRIVE
 COSTA MESA, CA 92626
 T (714) 268-2122

Consultants:
Structural Engineer:
 Nabih Youssef Associates
 500 South Hope Street
 Los Angeles, CA 90071
 T (213) 362-0707 F (213) 658-3099

MEP/FP Engineer:
 Starlab
 14130 Silverdale Drive, Suite 201
 Sherman Oaks, CA 91423
 T (818) 377 6220 F (818) 377 8230

Civil Engineer:
 RFFP
 6880 CENTER DRIVE, SUITE 300
 LOS ANGELES, CA 90045
 T (310) 565-2900 F

Lighting:
 Horton Lees Brogden Lighting Design
 8550 Washington Boulevard
 Culver City, CA 90232
 T (310) 557-0029

Landscaping:
 Valley Crest Design Group
 24131 Ventura Boulevard
 Calabasas, CA 91302
 T (818) 737-2586

KEY PLAN



STAMP
NOT FOR CONSTRUCTION
 FOR REFERENCE ONLY

DESCRIPTION	DATE
100% SCHEMATIC DESIGN	8/28/2014
50% CONSTRUCTION DOCUMENTS	3/28/2015
100% CONSTRUCTION DOCUMENTS	5/22/2015
COSTA MESA PLANNING DIVISION APPLICATION	04/25/2018

PROJECT
SEGERSTROM CENTER FOR THE ARTS - CDI
 SEGERSTROM CENTER FOR THE ARTS /
 600 TOWN CENTER DRIVE
 COSTA MESA, 92626

THIS
STREET LEVEL FLOOR PLAN

Project Number: 1307 Sheet Number:

A2-01

Scale: 1/8" = 1'-0"

5.7

1 STREET LEVEL FLOOR PLAN
 Scale: 1/8" = 1'-0"

**MICHAEL
MALTZAN
ARCHITECTURE, INC.**

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CLIENT:

SEGERSTROM CENTER FOR THE ARTS
800 TOWN CENTER DRIVE
COSTA MESA, CA 92626
T (714) 558-2122

CONSULTANTS:

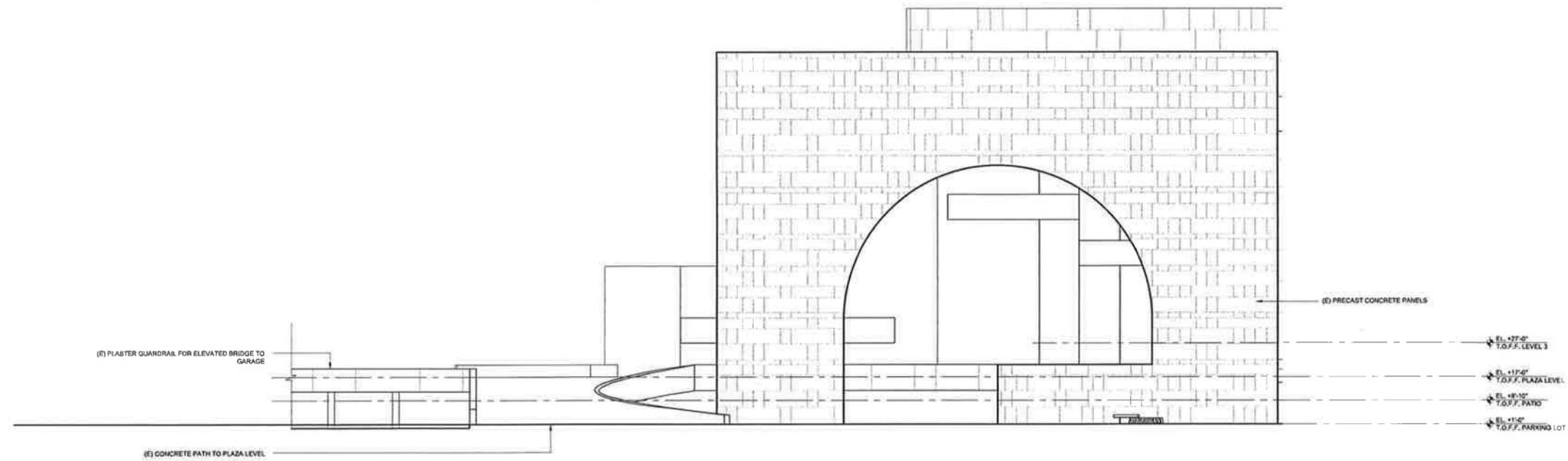
Structural Engineer:
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250 South Hope Street
Los Angeles, CA 90071
T (213) 382-0707 F (213) 688-3099

MERFP Engineer:
Stancic
14130 Riverside Drive, Suite 201
Sherman Oaks, CA 91423
T (818) 377 8220 F (818) 377 8230

CMR Engineer:
KOPF
6000 CENTER DRIVE, SUITE 300
Los Angeles, CA 90043
T (310) 665 2800 F

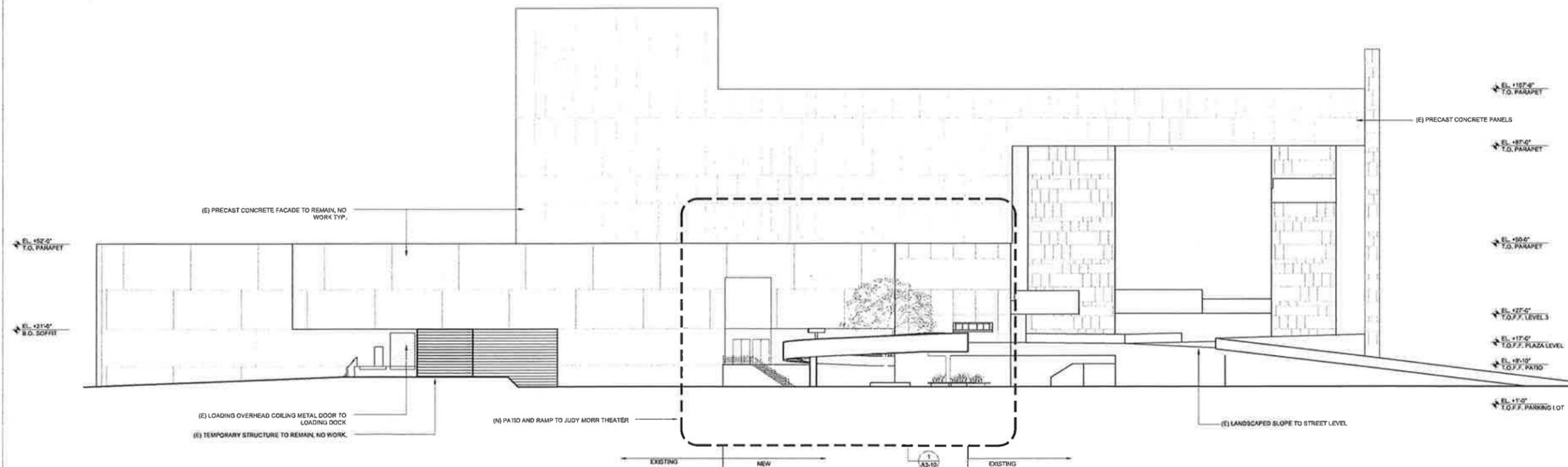
Lighting:
North Lane Group Lighting Design
8550 Washington Boulevard
Culver City, CA 90232
T (310) 537-0929

Landscaping:
Valley Creek Design Group
24151 Ventura Boulevard
Culver City, CA 91302
T (818) 727-0888



2 OVERALL SITE ELEVATION - NORTH

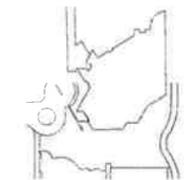
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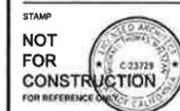
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Scale: 1/16" = 1'-0"

KEY PLAN



STAMP



DESCRIPTION	DATE
100% CONSTRUCTION DOCUMENTS	5/22/2015
COSTA MESA PLANNING DIVISION APPLICATION	04/25/2016

PROJECT
SEGERSTROM CENTER FOR THE ARTS - ARTS PLAZA

SEGERSTROM CENTER FOR THE ARTS /
800 TOWN CENTER DRIVE
COSTA MESA, 92626

TITLE
**OVERALL
SITE ELEVATIONS**

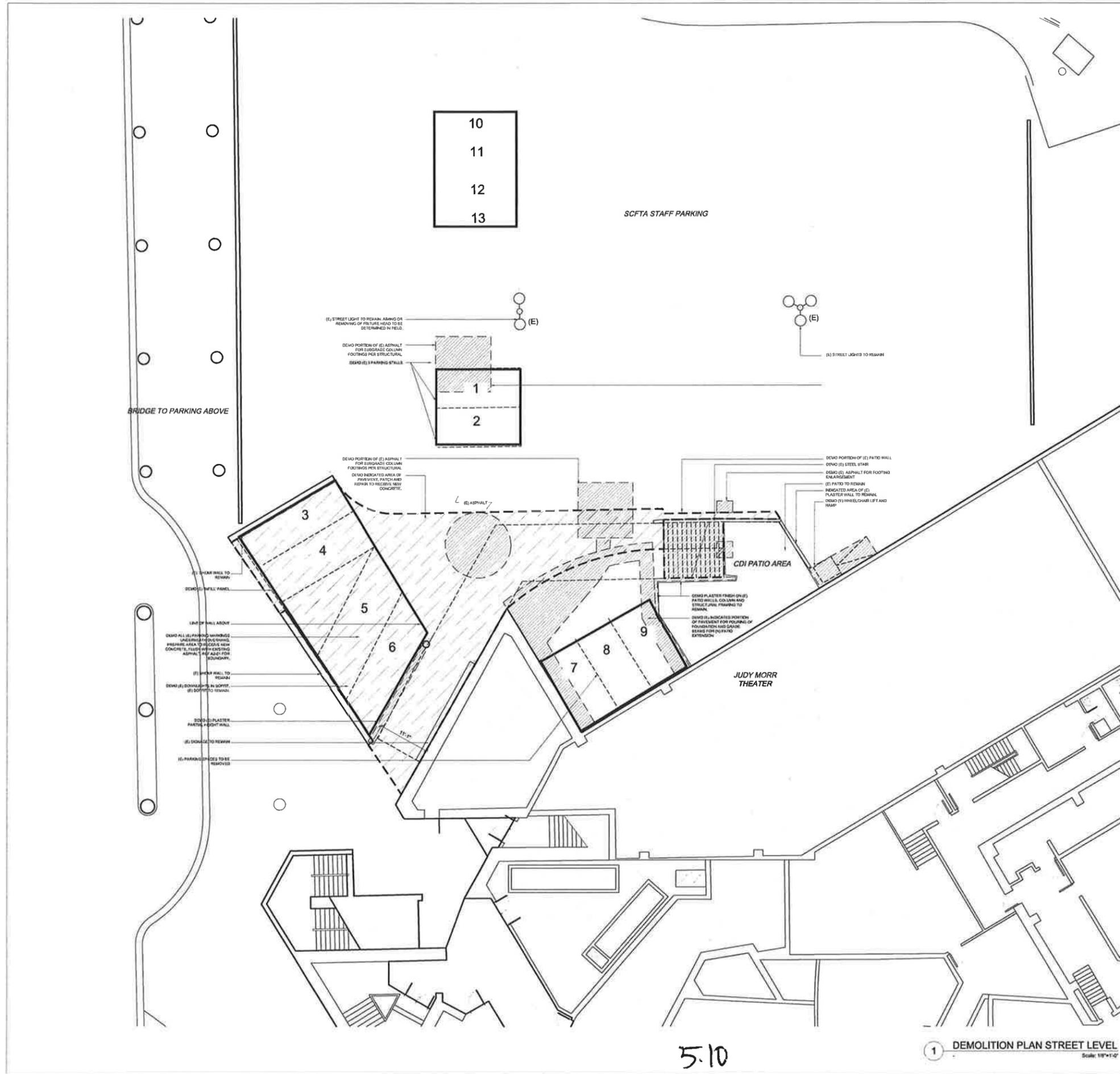
PROJECT 1307-1

SHEET

SCALE
1/16" = 1'-0"

A3-01

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[Symbol]	IRRIGATION CONTROL BOX
[Symbol]	IRRIGATION CONTROL VALVE
[Symbol]	JUNCTION BOX

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 Horizon Lees Brogdon Lighting Design
 6580 Washington Boulevard
 Culver City, CA 90232
 T: (310) 837-0929

Landscape:
 Valley Crest Design Group
 24125 Vanowen Boulevard
 Calabasas, CA 91302
 T: (818) 737-2688

KEY PLAN

STAMP

NOT FOR CONSTRUCTION
 FOR REFERENCE ONLY

DESCRIPTION	DATE
100% SCHEMATIC DESIGN	8/29/2014
50% CONSTRUCTION DOCUMENTS	3/26/2016
100% CONSTRUCTION DOCUMENTS	5/22/2015
COSTA MESA PLANNING DEVISION APPLICATION	04/25/2018

PROJECT

SEGERSTROM CENTER FOR THE ARTS - CDI
 SEGERSTROM CENTER FOR THE ARTS /
 600 TOWN CENTER DRIVE
 COSTA MESA, 92626

Title

DEMOLITION PLAN STREET LEVEL

Project Number: 1307 Sheet Number: 1307

Scale: 1/8" = 1'-0"

AD-01

5.10

1 DEMOLITION PLAN STREET LEVEL Scale: 1/8"=1'-0"

SEGERSTROM CENTER FOR THE ARTS

MICHAEL
MALTZAN
ARCHITECTURE

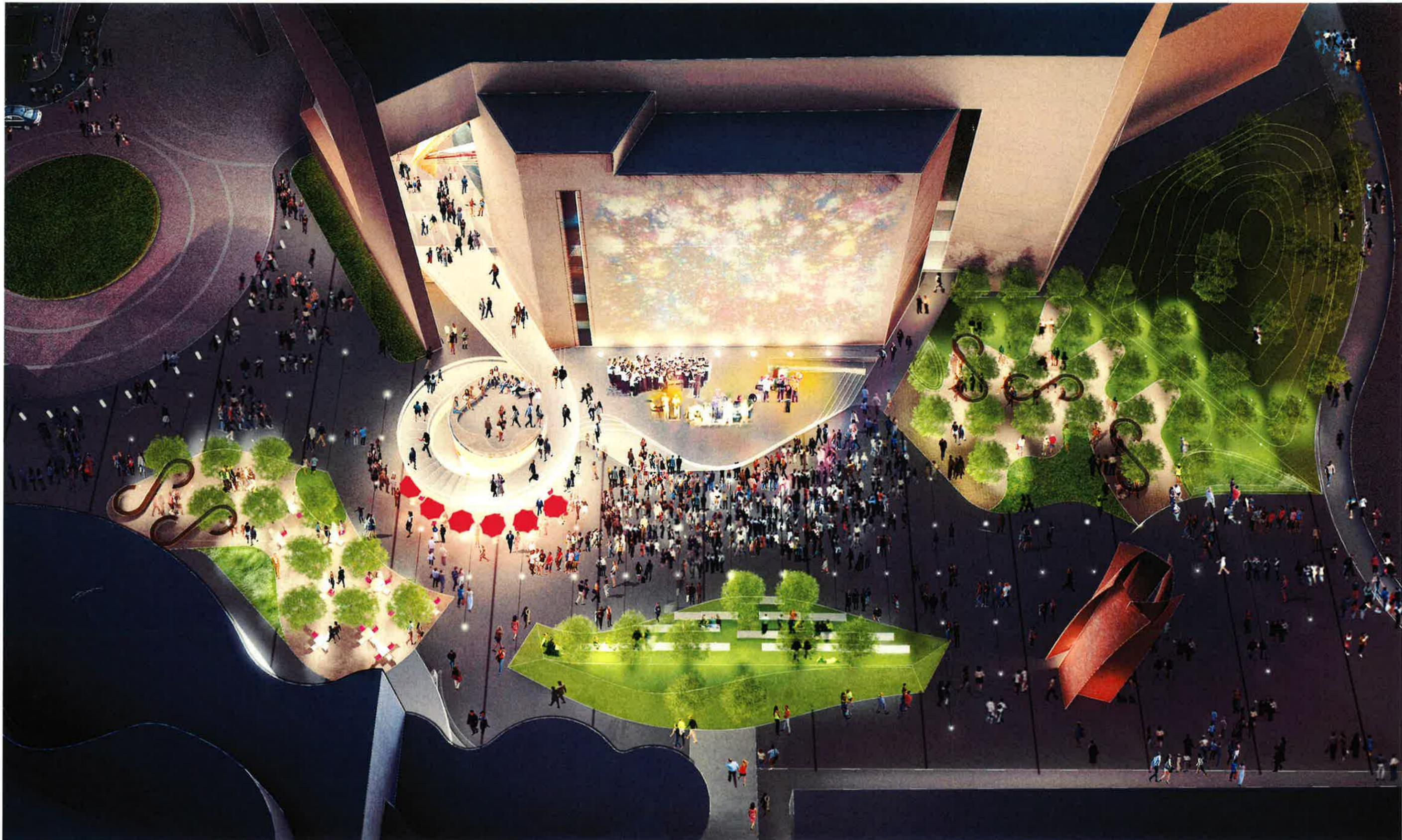
SEGERSTROM HALL

RENEE AND HENRY SEGERSTROM CONCERT HALL

APRIL 25, 2016

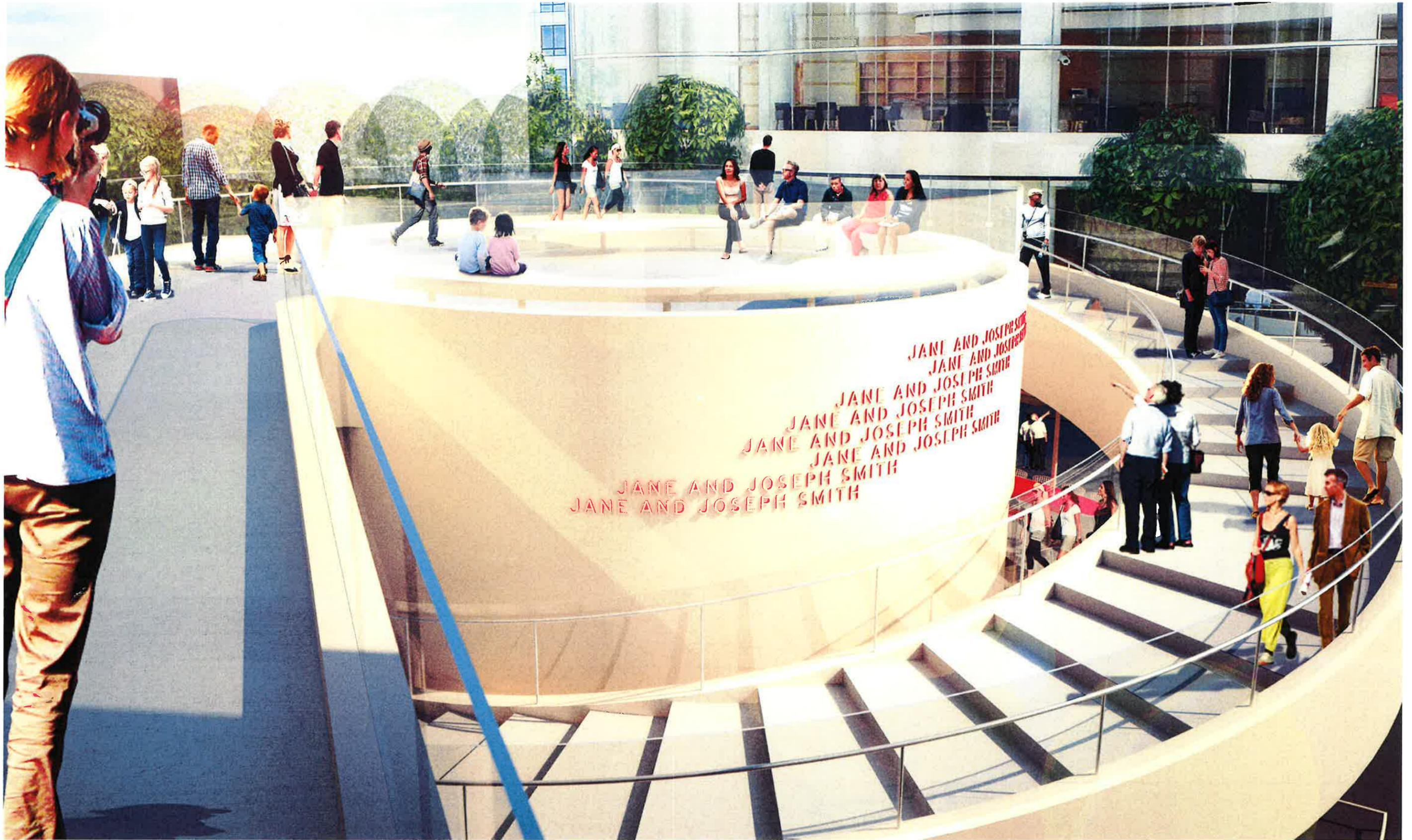
PROJECT RENDERINGS

5.11





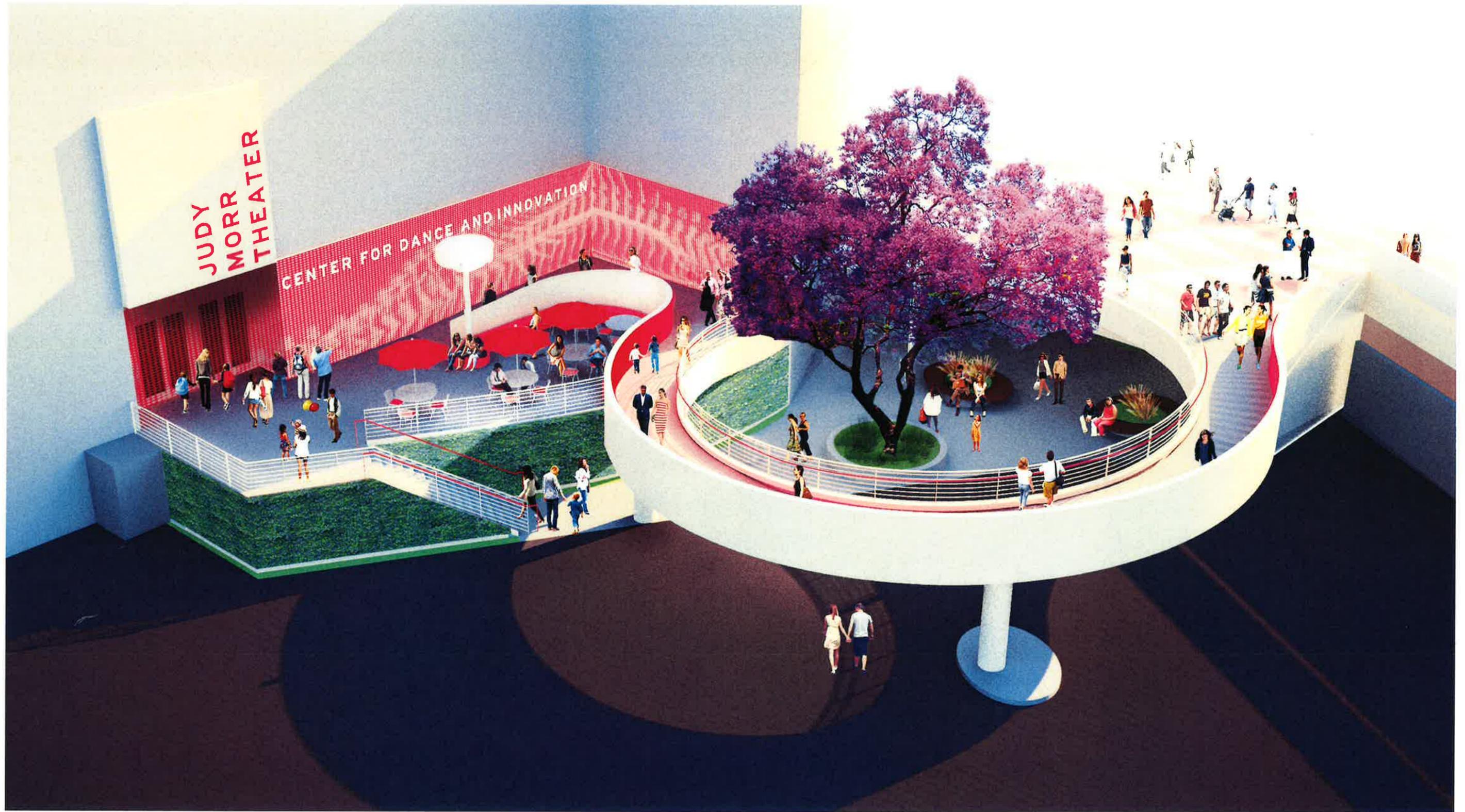






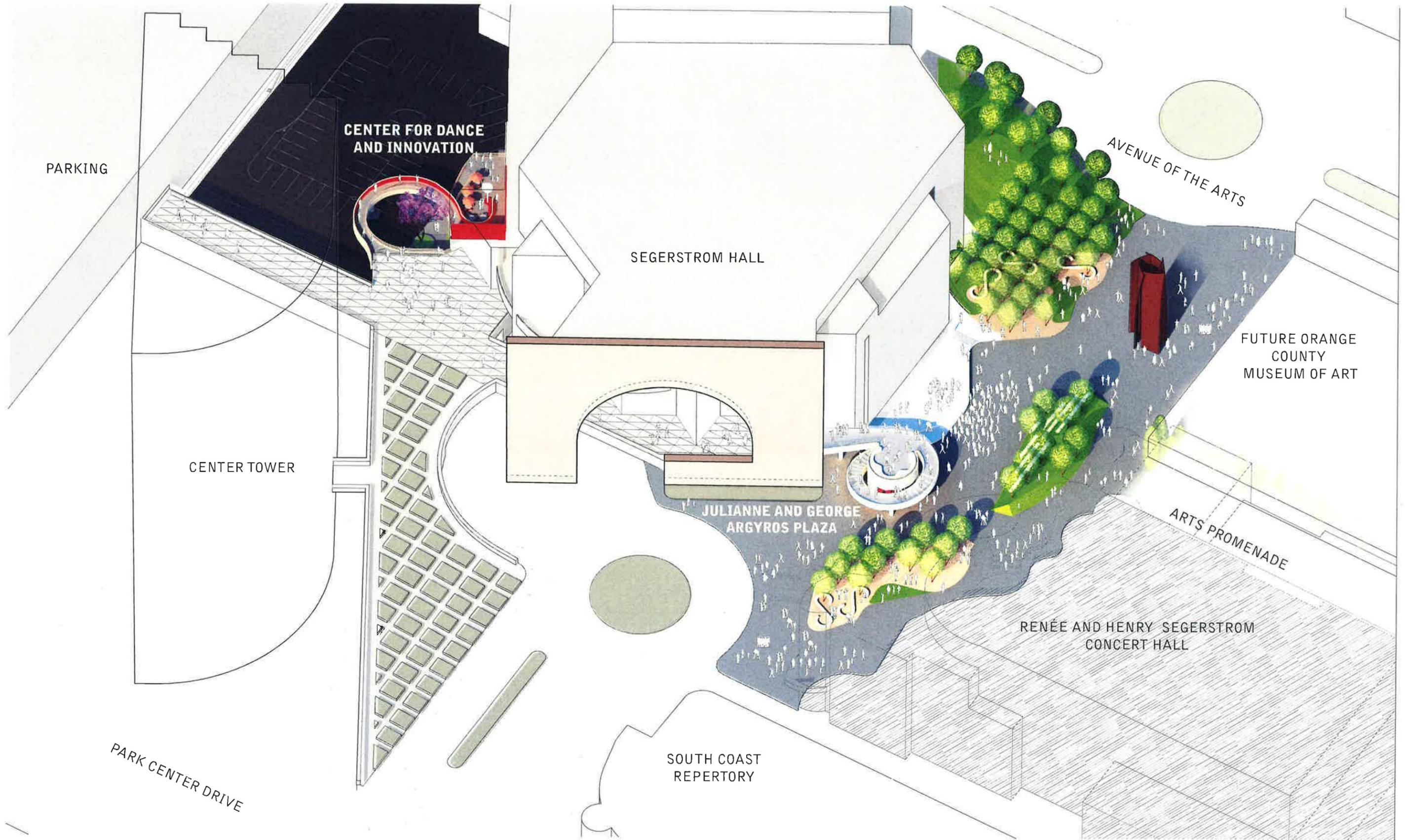














CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

ATTACHMENT 6

DEVELOPMENT SERVICES DEPARTMENT

October 20, 2015

Stakeholder

Stakeholder address

**RE: PLANNING APPLICATION PA-15-36
PROPOSED ENHANCEMENTS TO ARTS PLAZA
600 TOWN CENTER DRIVE, COSTA MESA**

Dear Sirs:

One of the goals of the Theater Arts District (TAD) plan is to: *Improve communication and cooperation among area property owners in monitoring and fostering design and development within the district.* This includes those private open spaces which serve the entire TAD. To that end, the City is seeking input from the stakeholders of the TAD regarding a recent submittal to modify the Arts Plaza between Segerstrom Hall and the Renee and Henry Segerstrom Concert Hall by the addition of a café, outdoor stage, permanent seating, and additional landscaped areas.

Enclosed is a copy of the proposed site plan. The City would be most appreciative if you could respond to the five questions below as it pertains to the proposed project and how it relates to the design and subjective elements of the TAD plan. This same request has been sent of all the TAD stakeholders including the Segerstrom family, the Segerstrom Center for the Arts, South Coast Repertory, the Orange County Museum of Art, and the Irvine Company.

Any stakeholder participation in this outreach is voluntary but will be used to assess the project as part of the staff review of the proposed project; your comments will be included in the final staff report. Consequently, we would request that any participation reflect the official standing of the organization or firm being addressed.

1. How does this project enhance the pedestrian experience while walking to their destination in a manner that highlights additional points of attraction (South Coast Repertory Theater, Henry & Renee Segerstrom Concert Hall, Samueli Theater, future Orange County Museum of Art building, etc.)?

6.0

2. How does this project support a central public plaza that recognizes the importance of culture and the arts from all destinations in the Theater Arts District?
3. Has this project sought to improve communication and cooperation among area property owners in monitoring and fostering design within the Theater Arts District?
4. How does this project create a context in which excellence in location-specific design without engendering aesthetic conflict with existing buildings?
5. This plaza is at one end of two major view corridors along Town Center Drive and the Arts Promenade. How does this project preserve or enhance these view corridors, which are intended to showcase the existing buildings as architectural art pieces?

While public comments on this project may be submitted at any time, the response to these stakeholder questions must be submitted by October 30, 2015, if you wish your comments to be incorporated into the project review process.

Should you have any questions, please do not hesitate to contact me at either 714.754.5088 or daniel.inloes@costamesaca.gov . I will be out of the office until October 27, 2015; if you need assistance before then, please contact Willa Bouwens-Killeen at either 714.754.5153 or willa.bouwens-killeen@costamesaca.gov.

Sincerely,

DANIEL INLOES, AICP
Associate Planner

Attached: Site plan

1. How does this project enhance the pedestrian experience while walking to their destination in manner that highlights additional points of attraction (South Coast Repertory Theater, Henry & Renee Segerstrom Concert Hall, Samueli Theater, future Orange County Museum of Art building, etc)?

A:

The current plaza is an expansive, yet underutilized space designed to simply move pedestrians from one area to the other, institution to institution, with little opportunity for shade, a comfortable place to sit, or a café to get something to eat and drink. The new project makes the plaza itself a destination while enhancing pedestrian linkages between venues. It will unite the several venues of the SCFTA by creating a park-like setting between them with pedestrian oriented paths, and will further be capable of hosting performances and other events for each of the institutions on the Plaza.

2. How does this project support a central public plaza that recognizes the importance of culture and the arts from all destinations in the Theater Arts District?

A:

Every aspect of Michael Maltzan's design was developed to address the stated objectives of unifying the campus, creating a welcoming environment and enhancing the entire neighborhood as well as every plaza visitor's experience. The project re-envisioned the Theater Arts District as a coherent artistic and community center, creating a space for cross connections and multiple programming and events by the participating institutions, businesses and community groups.

The **Julianne and George Argyros Plaza** will be established as an attractive and welcoming public gathering place and dynamic town square that will be deeply engrained in the cultural fabric of the community, offering a public stage and free events and performances all year long. The Argyros Plaza will attract patrons from diverse communities throughout Orange County and will be an accessible center for the district, incorporating the necessary amenities and infrastructure to accommodate a wide range of arts and civic outdoor programming, events and other opportunities for socializing.

3. Has this project sought to improve communication and cooperation among area property owners in monitoring and fostering design within the Theater Arts District?

A:

The Plaza improvements are intended to foster and enhance performing arts to the benefit of all Town Center property owners, including the South Coast Repertory Theater abutting on the west, and future Art Museum anchoring on the east abutting Avenue of the Arts. As such, Segerstrom Center has communicated with the Museum and Repertory Theater indicating our interest in enhancing The Plaza, fully at our expense, which is being funded by many who support the Arts District and would enjoy this new open space experience.

Throughout the development of this project we met with neighboring businesses, community leaders, resident institutions and companies, and other interested parties to seek their input. Numerous modifications were made in response to the feedback we received throughout this ongoing plaza design development process. The entire process was overseen by the Segerstrom Center's Board of Directors, comprised of 47 community leaders from throughout the

community, who voted to approve each stage of its development as well as the final version of the Maltzan designs submitted to the City.

One of the most effective ways in which this project will improve cooperation will be in creating a space that is a vibrant destination with many new amenities which will be available for use by all property owners in the area, especially OCMA and SCR. In addition to the welcoming atmosphere, the Argyros Plaza and its many features will create a well-appointed central gathering place which will be an invaluable catalyst for a wide range of potential collaborative projects.

Seegerstrom Center is known throughout the world as one of today's most acclaimed arts centers. As the owner and operator of Seegerstrom Hall, Renée and Henry Seegerstrom Concert Hall, Samueli Theater, Judy Morr Theater and the Argyros Plaza, Seegerstrom Center for the Arts believes firmly that what is most important is how these spaces serve the public, and we are confident that this project, which we are fully funding, will greatly enhance the attendance experience to the entire Theater Arts District while complementing and enhancing surrounding cultural facilities and businesses.

The Plaza is merely an open space which we propose to enhance for the benefit of all who live in Orange County. The performing arts should not be limited to an indoor experience when The Plaza provides an extraordinary opportunity to enjoy our coastal climate and watch performances under the stars. As the land owner of The Plaza area, we respect the wishes of other Town Center/Arts District property owners, and as such, we seek their cooperation and support for "outdoor" performing arts on our property. However, we have never opposed or dictated what we believe is "good art" on any other District property, and respectfully, we seek the same treatment from our District-wide neighboring property owners.

The Seegerstrom Center is committed to the future of Costa Mesa and our entire community. The new Michael Maltzan designed Argyros Plaza is an important step forward in supporting the Center's efforts to most effectively meet the needs of these increasingly diverse and rapidly changing communities of Orange County.

4. How does this project create a context in which excellence in location-specific design without engendering aesthetic conflict with existing buildings?

A:

This proposal was considered carefully within the current cultural context and spatial relationships that exist between all of the buildings in the district. The proposal reflects a design process that used extensive physical and digital modeling to coordinate a balanced set of relationships between buildings. The new design elements enhance the sense of place in the plaza, giving visitors a purpose to stop, enjoy the open courtyard and views of the surrounding landmark buildings. The plaza proposal is respectful in scale, material, and general appearance to the two existing structures, while also creating an aesthetic bridge to the new Museum. Giving a balanced combination of existing materials on site as well as color and texture in new materials that take their cues from the existing pallet of materials at the center currently.

The grand spiral staircase that connects Seegerstrom Hall to the plaza level below and the spiral ramp at the Center for Dance and Innovation both formally recall the spiral stair and stunning

chandelier of the Cesar Pelli-designed Concert Hall. The new stair complements the Center's signature architecture yet creates an equally distinctive element that enhances pedestrian connections across the complex. The curvilinear elements of the stair, cafe, and stage also recall the glass undulating facade of the Concert Hall as well as the signature arch in Segerstrom Hall's main facade.

The Town Center properties are built-out excluding the Orange County Museum of Art parcel. As such, the Arts District Plan and Town Center Master Plan established and approved the open space art and public accessible areas such as Town Center Park, Noguchi Garden, and randomly placed sculptures throughout those areas. However, the buildings themselves also make an artistic statement due to the uniqueness of Segerstrom Hall's architecture and curvilinear artistic glass on the Renee and Henry Segerstrom Concert Hall. The Arts District "design" has been established by the existing buildings, and "The Plaza" area between Segerstrom Hall and the Concert Hall is a hard surface open space now only occasionally used for public gatherings.

- 5. This plaza is at one end of two major view corridors along Town Center Drive and the Arts Promenade. How does this project preserve or enhance these view corridors, which are intended to showcase the existing buildings as architectural art pieces?**

A:

This is something that was looked at very carefully; especially considering the pending addition of a new museum in the corridor. The scale of the new elements, their proximity to the existing features in the plaza, and their materials add a visual richness that enhances the existing and new buildings. The cafe and the stage are structures with a pedestrian scale that will help humanize the district and make it more appealing to the community. The berms help complete the breakdown of the large scale institutions and assist in defining the view down Town Center Drive to create a lively, welcoming, and human scale experience as the "front porch" of all the institutions. Trees were chosen that can be maintained to preserve views through and under to surrounding buildings. Additional landscape elements have been calibrated to similarly enhance experience on the plaza while maintaining specific views and connections between institutions.

OCMA

ORANGE COUNTY MUSEUM OF ART

850 San Clemente Drive
Newport Beach, CA 92660

TEL (949) 759-1122

FAX (949) 759-5623

WEB www.ocma.net

REC'D NOV 02

October 29, 2015

Mr. Daniel Inloes
Associate Planner
City of Costa Mesa
PO Box 1200
77 Fair Drive
Costa Mesa, CA 92628-1200

Via Email & First Class Mail

RE: Planning Application PA-15-36
Proposed Enhancements to Arts Plaza
600 Town Center Drive, Costa Mesa

Dear Mr. Inloes:

In response to your request of October 20, 2015, seeking input from stakeholders of the Theater Arts District on the above matter, the Orange County Museum of Art ("OCMA" or "Museum") is submitting the following answers to your questions.

1. How does this project enhance the pedestrian experience while walking to their destination in a manner that highlights additional points of attraction (South Coast Repertory Theater, Renee and Henry Segerstrom Concert Hall, Samueli Theater, future OCMA building, etc.)?

We do not believe that this project enhances the visitor's experience while walking to their destinations; rather, the architectural elements are obstructions for pedestrians in the plaza itself.

2. How does this project support a central public plaza that recognizes the importance of culture and the arts from all destinations in the Theater Arts District?

We applaud the Center for its desire to enliven the plaza and encourage public gatherings for the arts on the plaza.

3. Has this project sought to improve communication and cooperation among area property owners in monitoring and fostering design within the Theater Arts District?

Unfortunately, this project did not engender a collaborative spirit between the Segerstrom Center for the Arts and the Orange County Museum of Art. The Museum was not invited into initial design discussions on the project and was presented with a plan that was virtually complete. Had the Museum been a participant in early conceptual meetings, a final design that allows for a greater variety of uses might have resulted.

4. How does this project create a context in which excellence in location-specific design without engendering aesthetic conflict with existing buildings?

The Museum believes that the current plan relies too heavily on permanent architectural features that compete with the existing architecture of the three extant buildings and the Museum's future home.

5. The plaza is at one end of two major view corridors along Town Center Drive and the Arts Promenade. How does this project preserve or enhance these view corridors, which are intended to showcase the existing buildings as architectural art pieces?

A permanent berm is placed in the direct sight line and walkway for visitors who are entering from the west and approach the Museum on the plaza level.

We thank the City of Costa Mesa for soliciting our input. Please do not hesitate to call upon us if you have any follow-up questions.

Yours truly,



Craig W. Wells
President, OCMA Board of Trustees

cc: Todd Smith, OCMA Director & CEO (via email)
Annette Wiley, OCMA Trustee & Building Committee Chair (via email)

SOUTH COAST PLAZA

October 30, 2015

Daniel Inloes, AICP
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Re: Request from City Dated October 20, 2015
Planning Application PA-15-36
Proposed Enhancements to Arts Plaza
600 Town Center Drive, Costa Mesa

Dear Mr. Inloes,

Thank you for reaching out to the stakeholders of the Costa Mesa Theater and Arts District Plan regarding the recent submittal to modify the Arts Plaza at Segerstrom Center for the Arts pursuant to the Proposed Plan described in your letter dated October 20, 2015.

The Segerstrom family and South Coast Plaza, as a participant in the TAD Plan and the original donor of the Arts Plaza, are very excited about this unique opportunity to develop the Arts Plaza. The Segerstrom family and South Coast Plaza strongly support a redesign of the Arts Plaza to provide a more inviting space for public enjoyment and, most important, to expand the programming and audiences for Segerstrom Center for the Arts. This moment in time will be as historical for the City of Costa Mesa as was the ground breaking for Segerstrom Hall. As detailed so well in the TAD Plan, the design of the Arts Plaza must be carefully studied to foster and enhance the quality of the Theater and Arts District and preserve the area for enjoyment by the greatest possible number of individuals today and in the future.

The responses of South Coast Plaza and the Segerstrom family to the questions presented in your October 20, 2015 letter are given below. In large measure, each of our answers springs from the fact that the Proposed Plan introduces permanent architectural elements in an area that instead is intended to (a) provide open space for theater and arts programming and (b) support the major architectural elements around its perimeter.

- 1. How does this project enhance the pedestrian experience while walking to their destination in a manner that highlights additional points of attraction (South Coast Repertory Theater, Henry & Renee Segerstrom Concert Hall, Samueli Theater, future Orange County Museum of Art building, etc.)?**

3315 Fairview Road
Costa Mesa, California 92626
Tel: 714.546.0110
Fax: 714.546.9638

The TAD Plan states: *“Private property owners shall to the greatest extent possible preserve and enhance pedestrian connections associated with improvements on private property.”*

The café/ramp structure, trees and raised planted berms in the Proposed Plan do not take into account highlighting points of attraction in the TAD area. From the pedestrian’s viewpoint, these elements block critical views to and from the future Orange County Museum of Art, the Concert Hall, Segerstrom Hall, and the Arts Promenade. Please see number 5 below for more detail on protecting the view corridors.

In addition, the placement of the permanent elements in the Proposed Plan constricts the pedestrian traffic flow envisioned for this area by the TAD Plan.

And finally, the pedestrian restrictions imposed by the architectural elements at the Plaza’s westerly arrival edge on Town Center Drive severely limit the ability to extend the use and influence of the Arts Plaza west to Park Center Drive. This effectively prevents a more meaningful way to engage pedestrians with South Coast Repertory.

2. How does this project support a central public plaza that recognizes the importance of culture and the arts from all destinations in the Theater Arts District?

The TAD Plan states: *“Arts Plaza:a pedestrian plaza at the heart of the arts venues.”*

And: *“Area property owners will foster cross-promotional events in order to support individual activities of entities within the area addressed by the TAD Plan.”*

The success of the TAD Plan is dependent on each stakeholder’s ability to attract larger, younger, and more diverse audiences. The design of the Arts Plaza should remain flexible in its ability to host and facilitate a huge variety of events in the outdoor space. The design must be adaptable to the unknown needs of events as audiences evolve over time. The Proposed Plan introduces permanent and immovable elements into the space that will compromise the flexibility of the space, and thus restrict the venues and events that could be part of a successful programming plan for the TAD District.

The Arts Plaza must serve the legitimate needs of all. In any campus, this is an essential and continuous process. This is the only way that every great campus has achieved success. The Proposed Plan now being considered does not balance the legitimate needs of all stakeholders. The design for renovation of the Arts Plaza should begin with a dialogue with all stakeholders. That did not happen with the Proposed Plan.

3. Has this project sought to improve communication and cooperation among area property owners in monitoring and fostering design within the Theater Arts District?

The TAD Plan states: *"The specific goals of the Plan are:To improve communication and cooperation among area property owners in monitoring and fostering design and development within the district."*

The area property owners and other stakeholders in the Arts Plaza were not invited to participate in the development of a plan for redesign of the Arts Plaza. Communication began after the Proposed Plan was developed and strongly favored by Segerstrom Center for the Arts. The purpose of the outreach at that juncture was not to seek collaboration. Few - if any - changes were made in response to comments on the proposed design. Concerns were not addressed, and not all stakeholders were contacted. Rather than improving communication and cooperation among stakeholders, the Proposed Plan seems to be the effort of one stakeholder to reclaim the Arts Plaza for its exclusive purposes.

4. How does this project create a context in which excellence in location-specific design without engendering aesthetic conflict with existing buildings?

The TAD Plan states: *"The Costa Mesa Theater and Arts District is already home to internationally recognized architectural and sculptural achievements..."*

The Proposed Plan introduces a solution to the legitimate need to develop the Arts Plaza that is centered on major sculptural architectural elements. The challenge and danger in this approach is that new elements are introduced that can, and do, compete with the existing buildings.

We have concerns with the circular café/ramp structure that is attached to the Grand Portal, the iconic symbol for the entire Segerstrom Center for the Arts. While this café/ramp structure provides a pedestrian transition from the Segerstrom Hall mezzanine to the Arts Plaza, it also introduces an intrusive architectural element. At a minimum, its projection off of the Grand Portal destroys the dignity of that architectural element which should be protected. A more elegant and simpler vertical transition can be achieved in this same location in a manner that does not negatively impact the architectural aesthetics of the Arts Plaza. A solution is possible that provides for this transition and still maintains that the Arts Plaza will be defined by the existing buildings, and not redefined by a foreign architectural element.

The placement of mounded planted berms in the Arts Plaza changes the function of the space from one that intuitively connects the multiple stakeholders with each

other to one that fragments the campus by severing visual and pedestrian connections.

While the Arts Plaza needs the addition of trees to provide shade and comfort, our study of the sun and shade patterns in the existing Arts Plaza suggests the trees in the Proposed Plan are located in the wrong place. Trees are to be planted where the area already experiences the most shade. And no trees are to be planted where they are needed the most. The proposed stage area on the south side of Segerstrom Hall is left without the shade of trees to protect both the performers on stage and the audiences immediately surrounding the stage. Trees in this location can provide the needed shade for pedestrians enjoying the Arts Plaza throughout the day and also avoid the conflict with the critical views to other points of attraction in the Arts Plaza.

Finally, the violation of view corridors is a clear disregard for the architectural significance and dignity of the existing world-class buildings which frame the Arts Plaza.

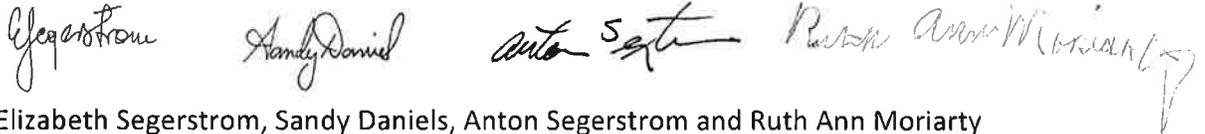
5. **This plaza is at one end of two major view corridors along Town Center Drive and the Arts Promenade. How does this project preserve or enhance these view corridors, which are intended to showcase the existing buildings as architectural art pieces?**

The TAD Plan states: *“Future development in the Theatre and Arts District shall be mindful of the quality of existing view linkages and, to the greatest extent practical, shall be planned to preserve or enhance view corridors that currently exist.”*

The Proposed Plan blocks several key view corridors. The attached **View Corridor Diagram** identifies the critical view corridors into and through the existing Arts Plaza that must be protected to ensure that the existing buildings are highlighted as architectural art pieces. As shown on the **Diagram**, the Proposed Plan introduces elements that block views to and from OCMA, the Concert Hall, and Segerstrom Hall. It is unclear why planted areas in the Proposed Plan need to be raised, compromising those views to an even greater extent. Also note that the view corridor from the Arts Promenade into the Arts Plaza will be awkwardly terminated by one of the proposed islands of trees. This is a critical view connection to and from the south portion of the TAD District that should instead terminate into open space and programmed activities.

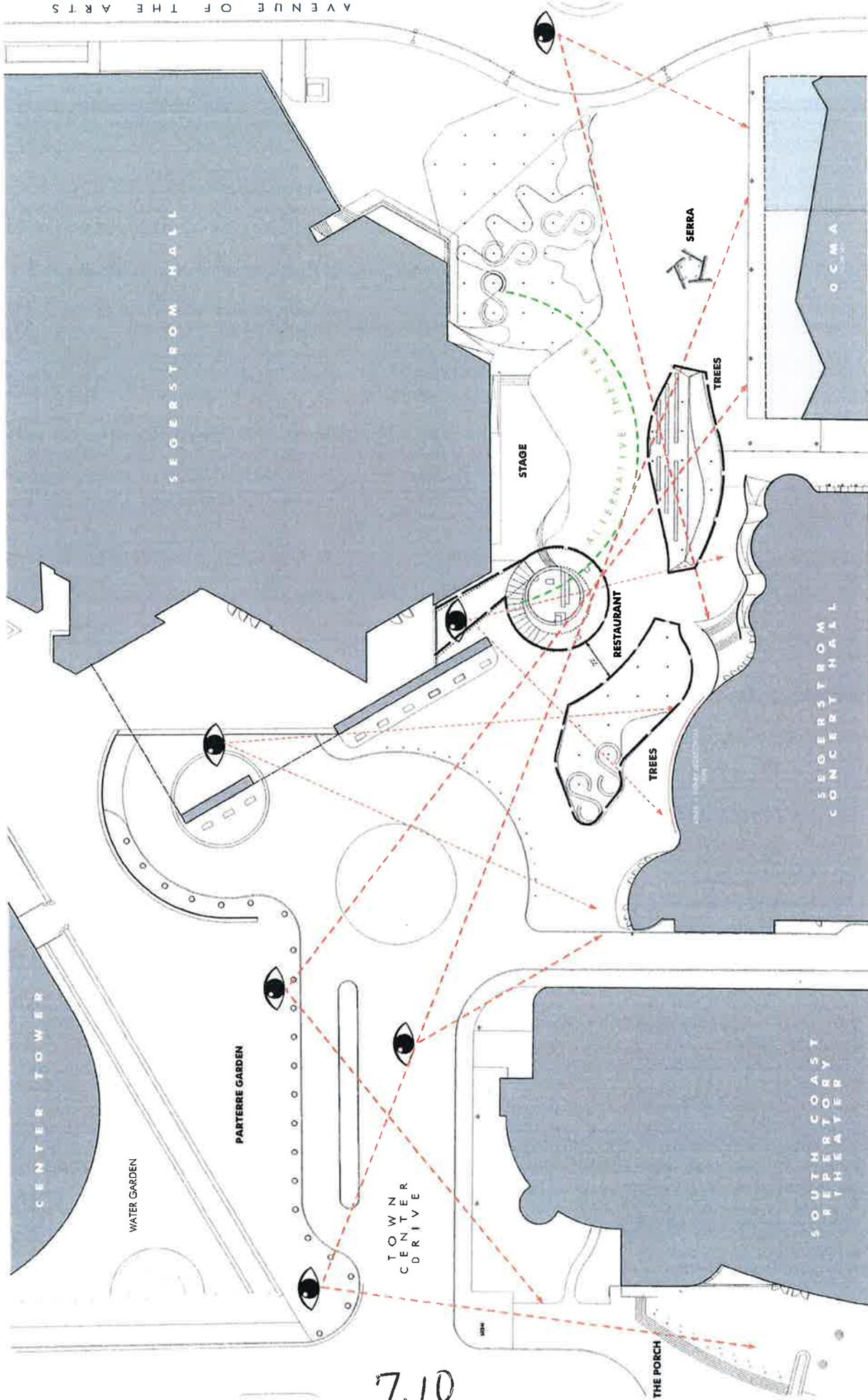
Again, South Coast Plaza and the Segerstrom family welcome a renovation of the Arts Plaza. It is past time to bring more energy to the Arts Plaza. All of the goals of the Proposed Plan can be accomplished in a manner that takes into account the TAD Plan and respects the needs of all the stakeholders. We stand ready to support that effort. Thank you for the opportunity to participate in this process.

Sincerely,

The image shows four handwritten signatures in cursive script, arranged horizontally from left to right. The first signature is 'E Segerstrom', the second is 'Sandy Daniels', the third is 'Anton Segerstrom', and the fourth is 'Ruth Ann Moriarty'. The signatures are written in dark ink on a white background.

Elizabeth Segerstrom, Sandy Daniels, Anton Segerstrom and Ruth Ann Moriarty
On behalf of South Coast Plaza and the Segerstrom Family

Enclosure



AVENUE OF THE ARTS

7.10

JULIANNE + GEORGE ARGYROS PLAZA OF THE ARTS | CURRENT DESIGN + SIGHT LINES

PELLI CLARKE PELL ARCHITECTS | PMP LANDSCAPE ARCHITECTURE

SEGERSTROM CENTER FOR THE ARTS

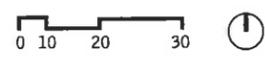
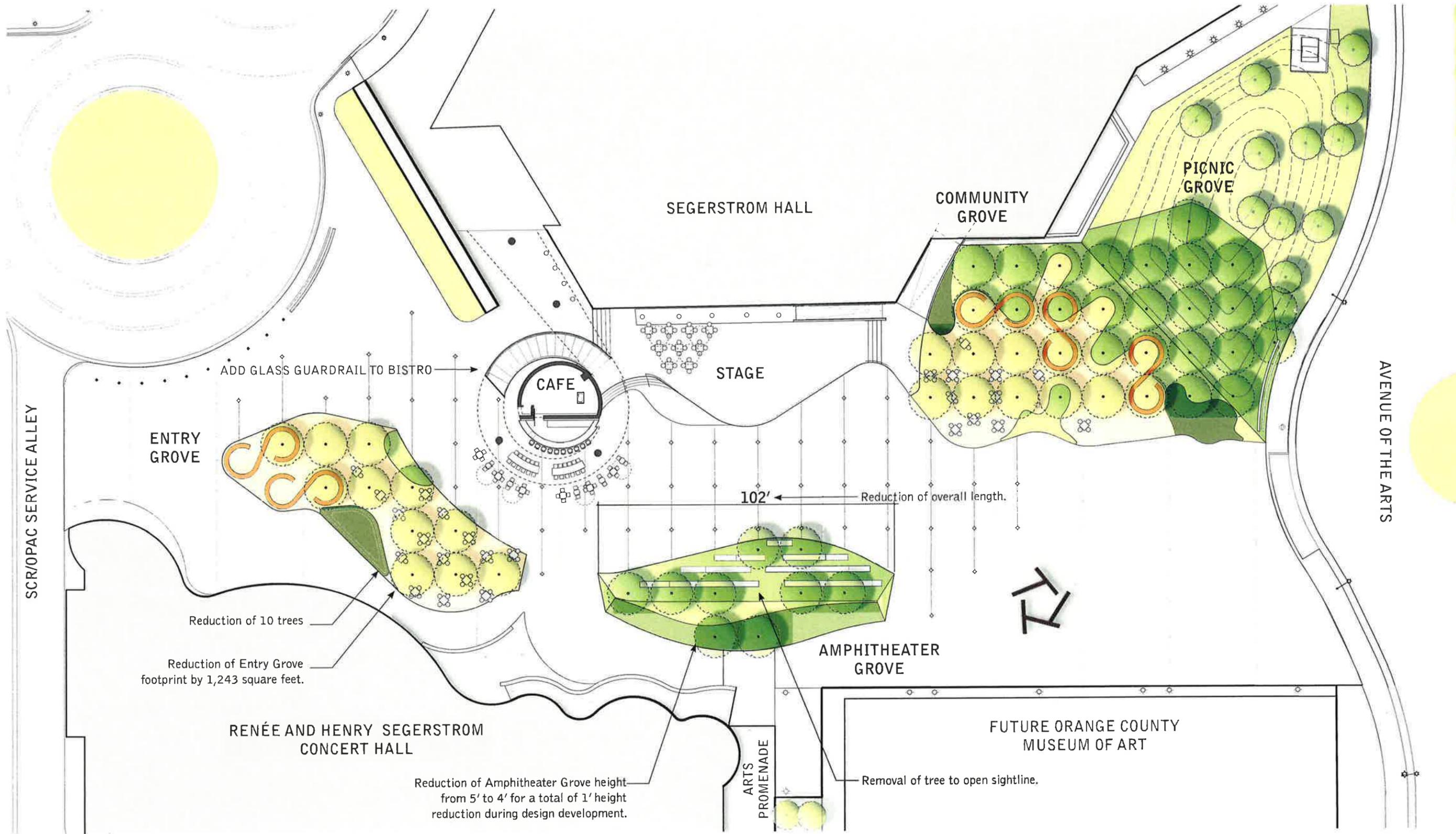
MICHAEL
MALTZAN
ARCHITECTURE



MICHAEL
MALTZAN
ARCHITECTURE

APRIL 25, 2016

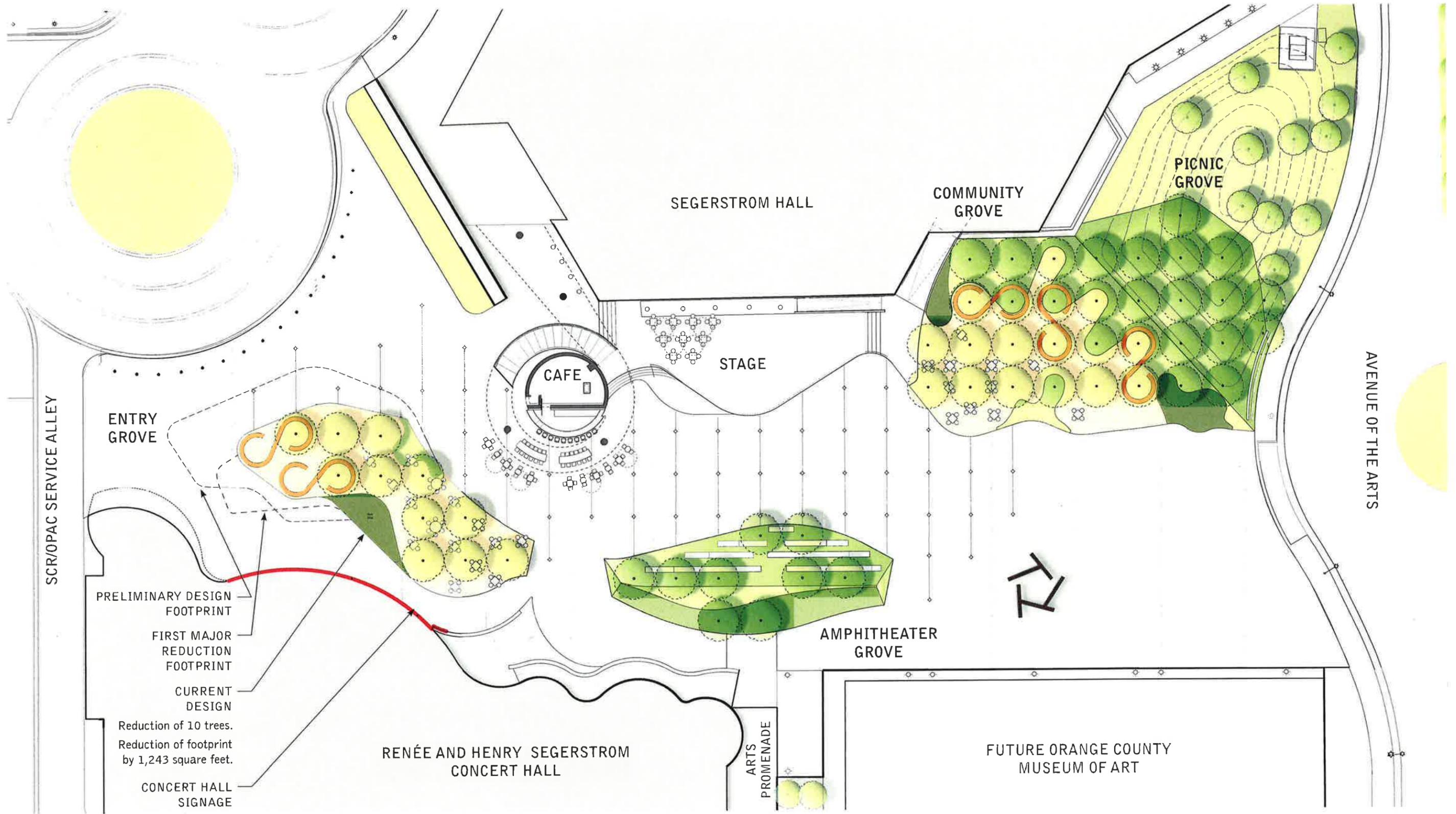
COLLECTED DESIGN ADJUSTMENTS

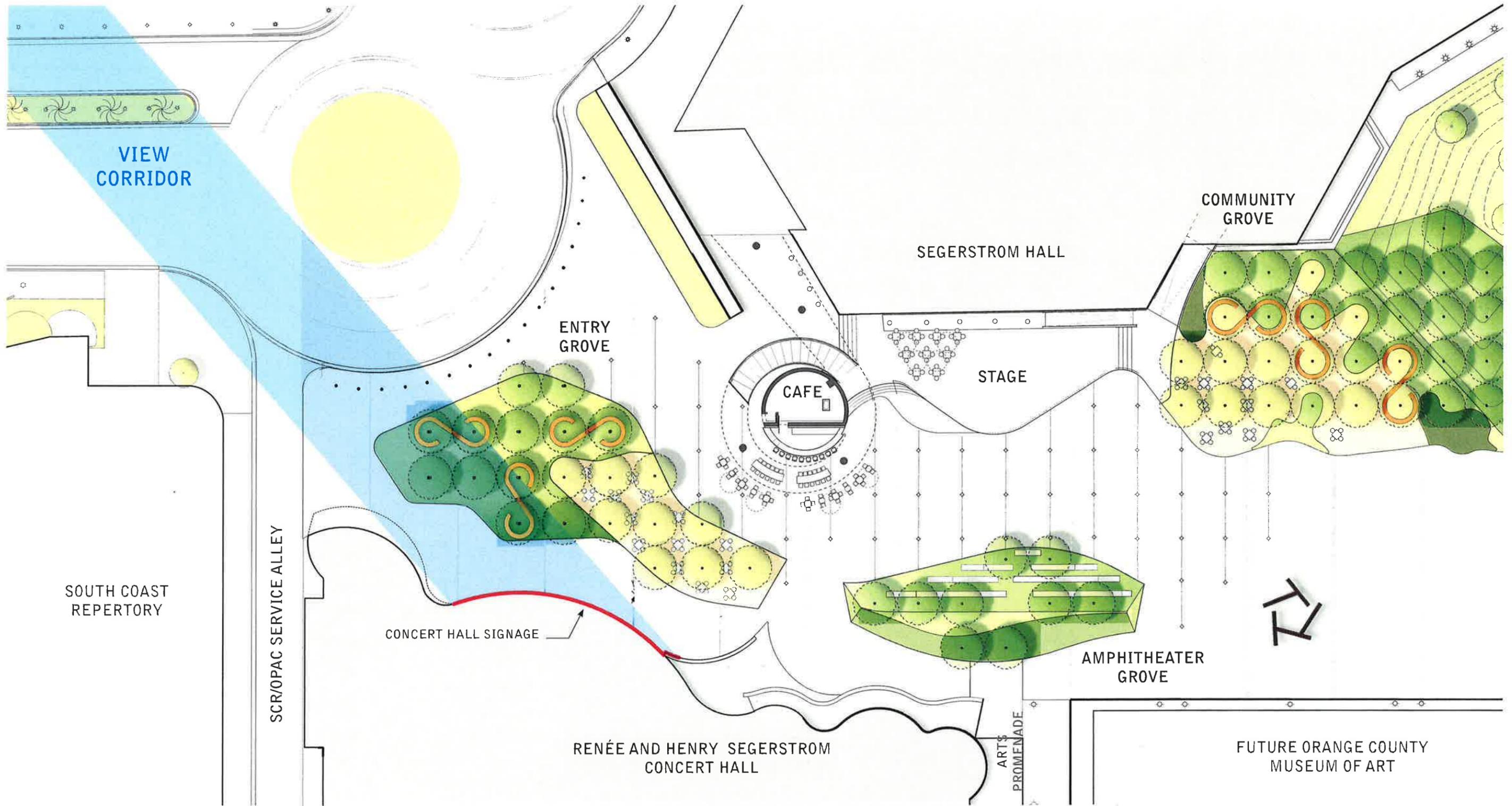


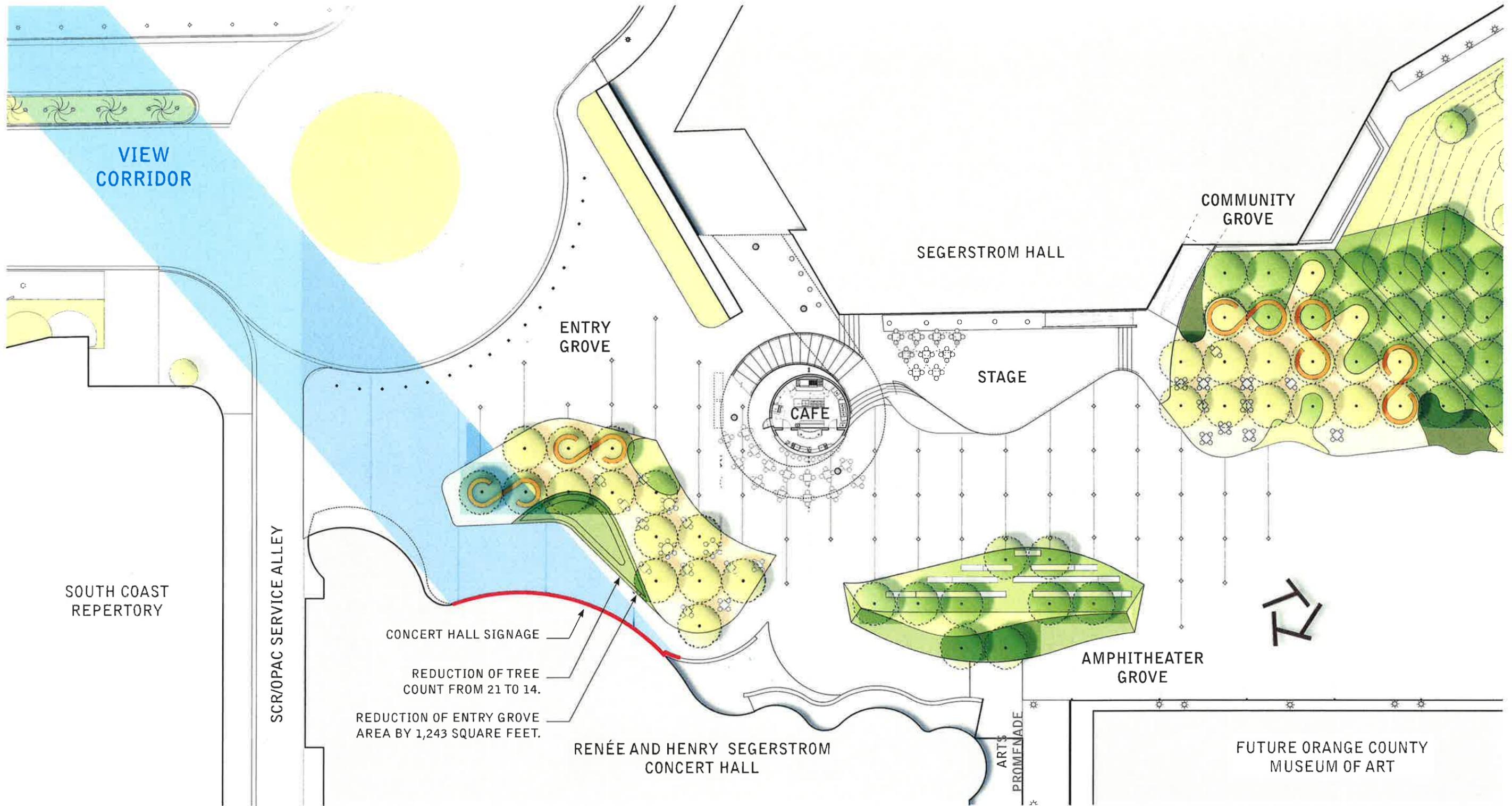
SEGERSTROM CENTER FOR THE ARTS

ENTRY GROVE

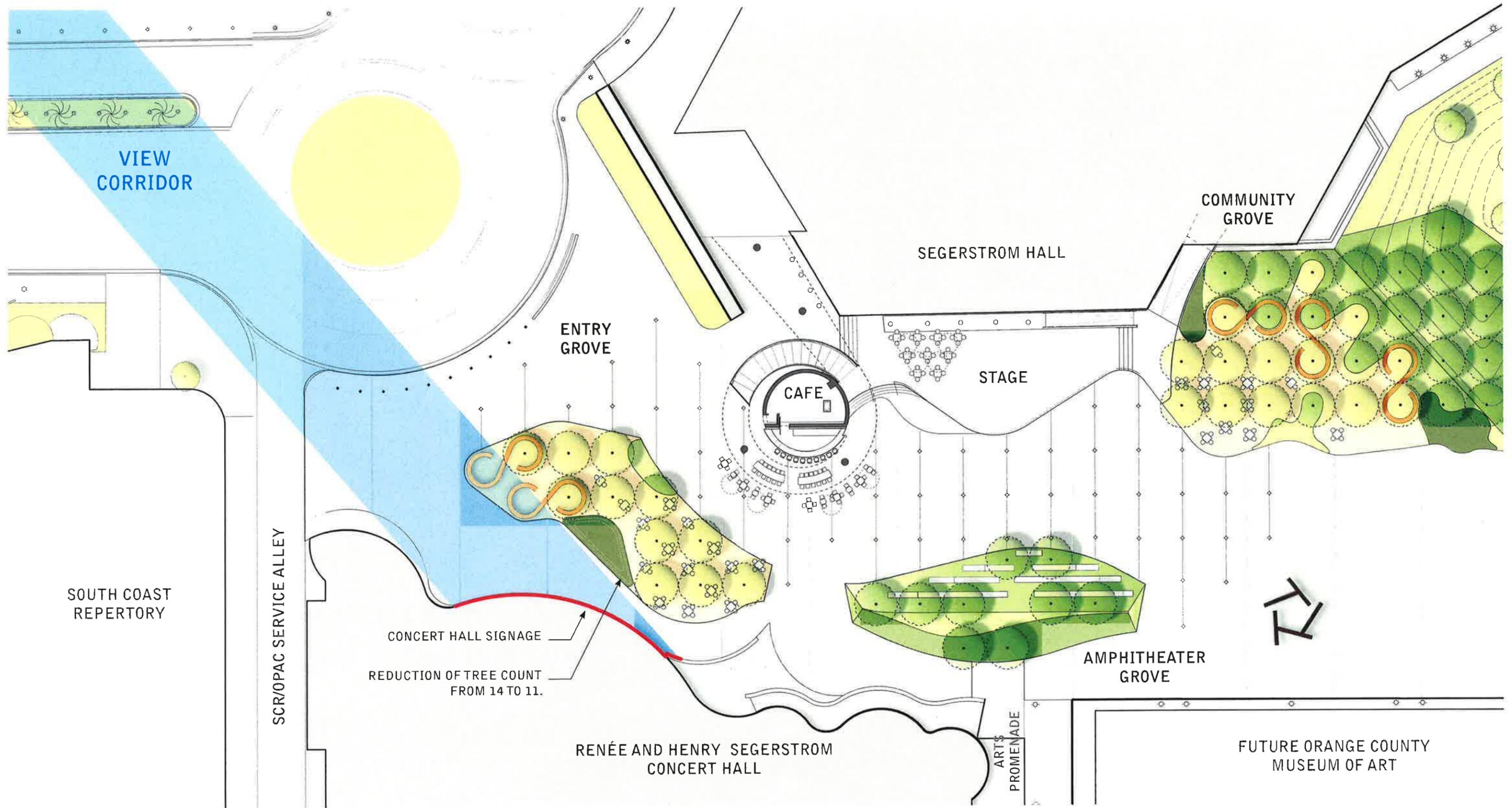
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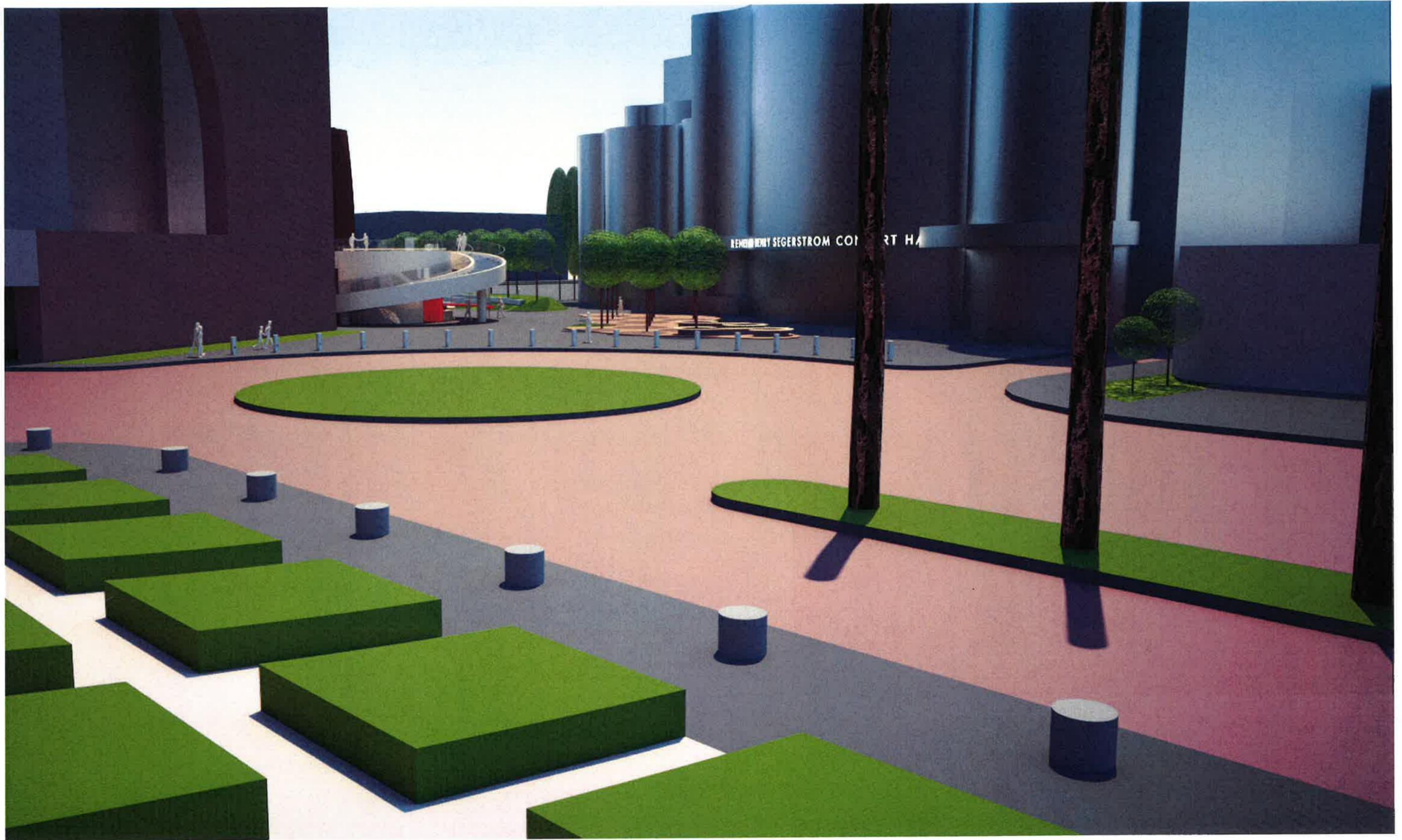


MICHAEL
MALTZAN
ARCHITECTURE

SEGERSTROM CENTER FOR THE ARTS
COLLECTED DESIGN ADJUSTMENTS
APRIL 25, 2016

CURRENT DESIGN SIGHTLINES (REDUCED DOWN TO 11 TREES AND SMALLEST FOOTPRINT)

8.9







RENEE AND HENRY SEGERSTROM CONCERT HALL



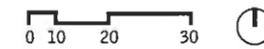
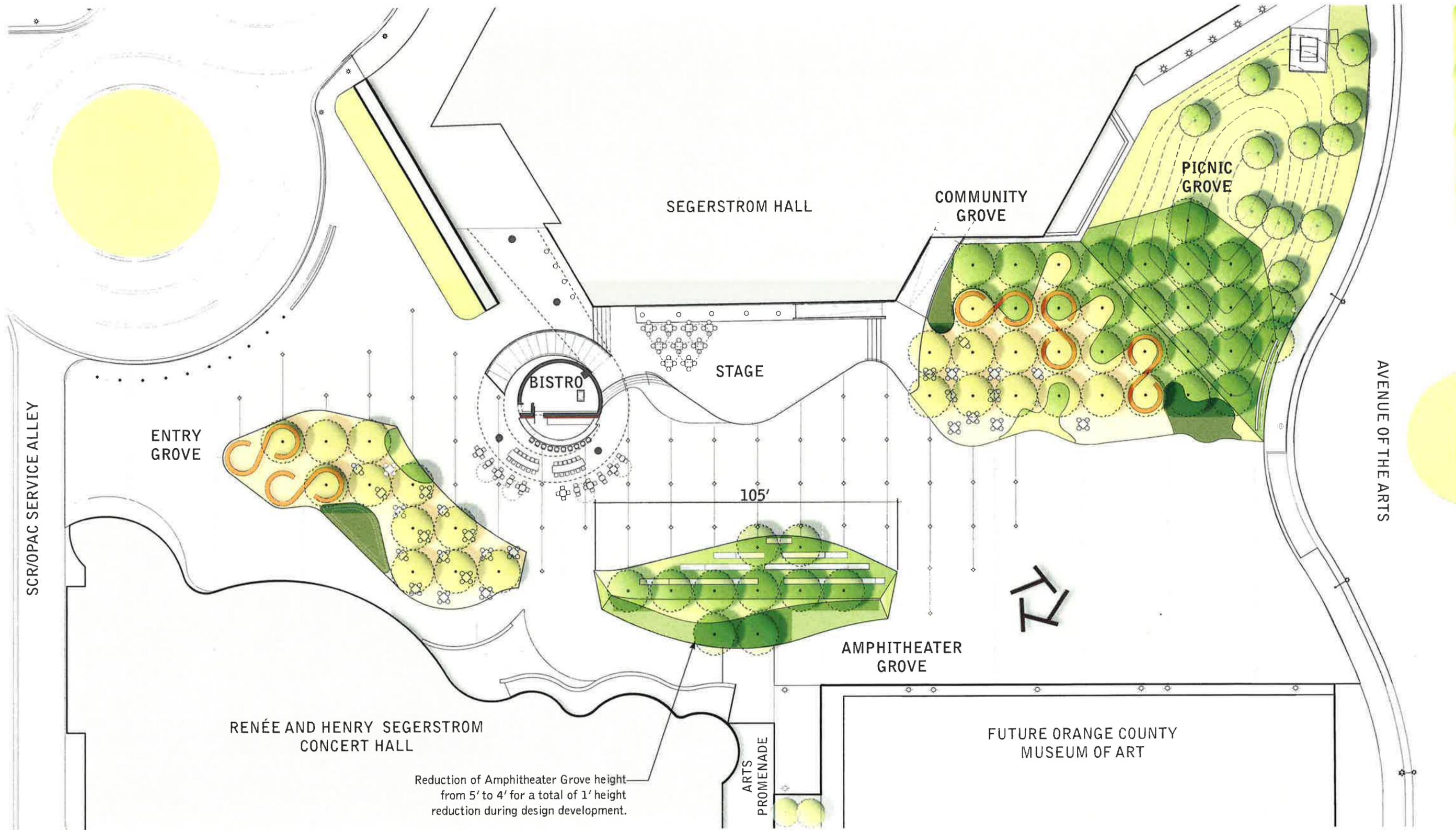


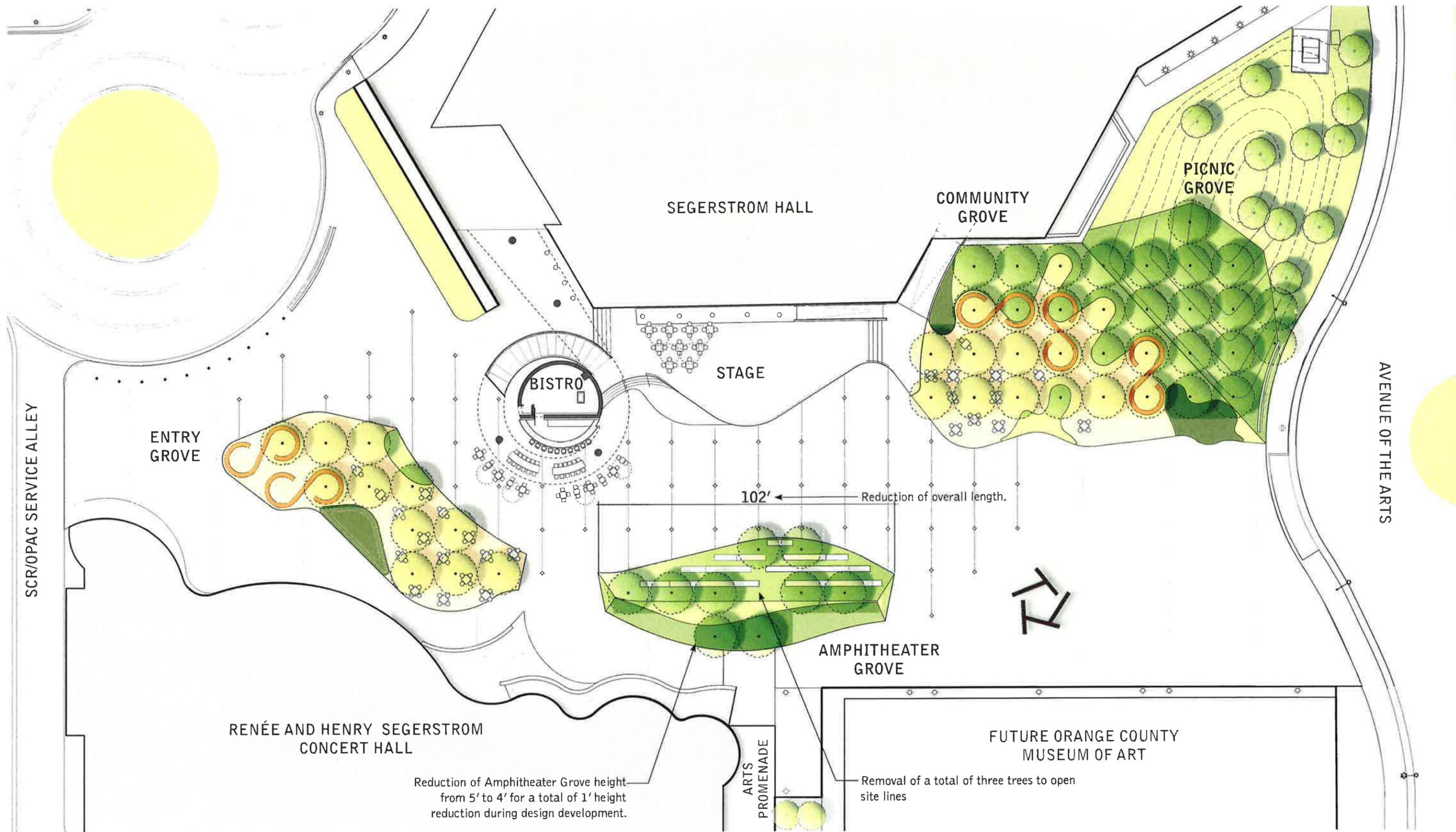
SEGERSTROM CENTER FOR THE ARTS

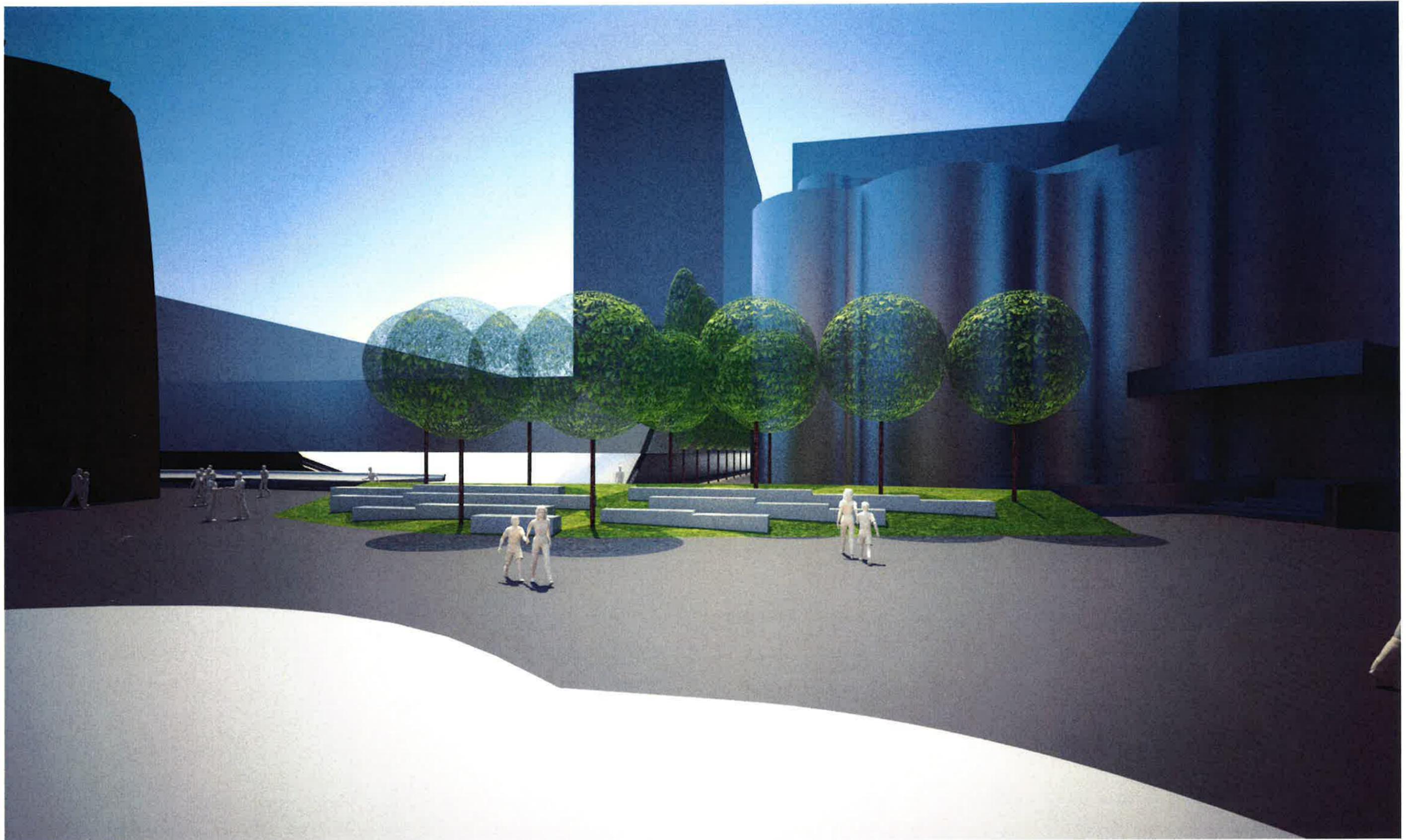
AMPHITHEATER GROVE

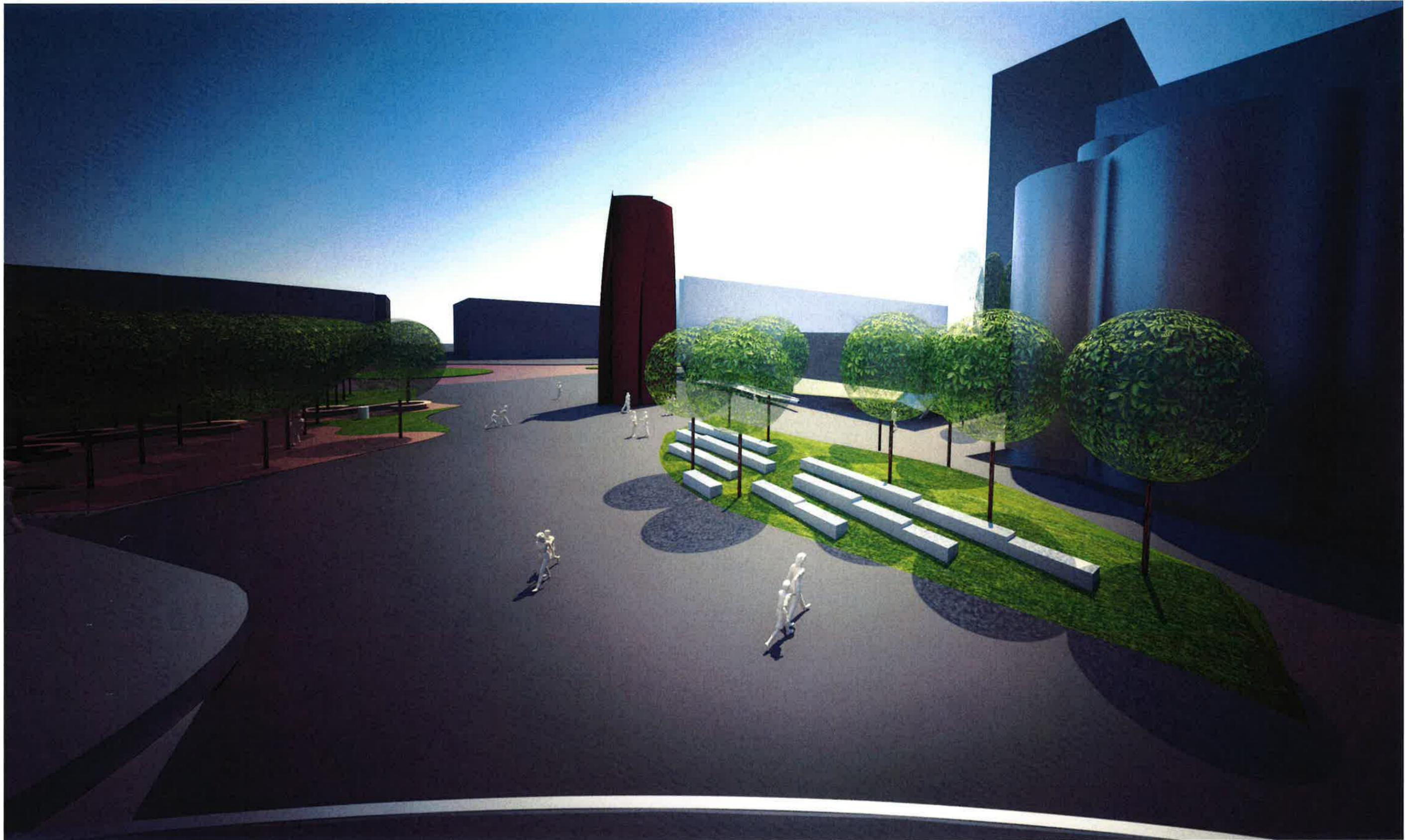
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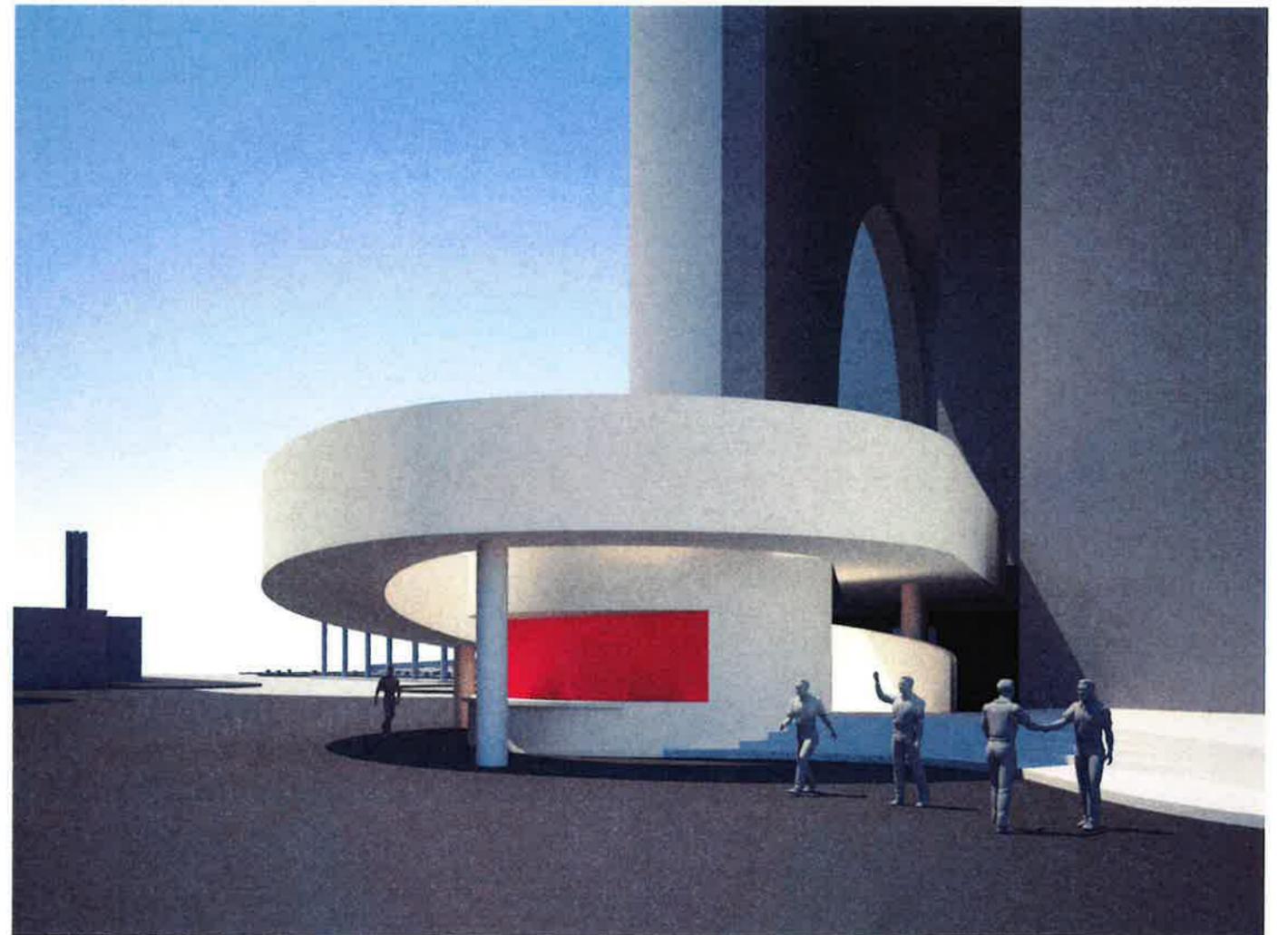
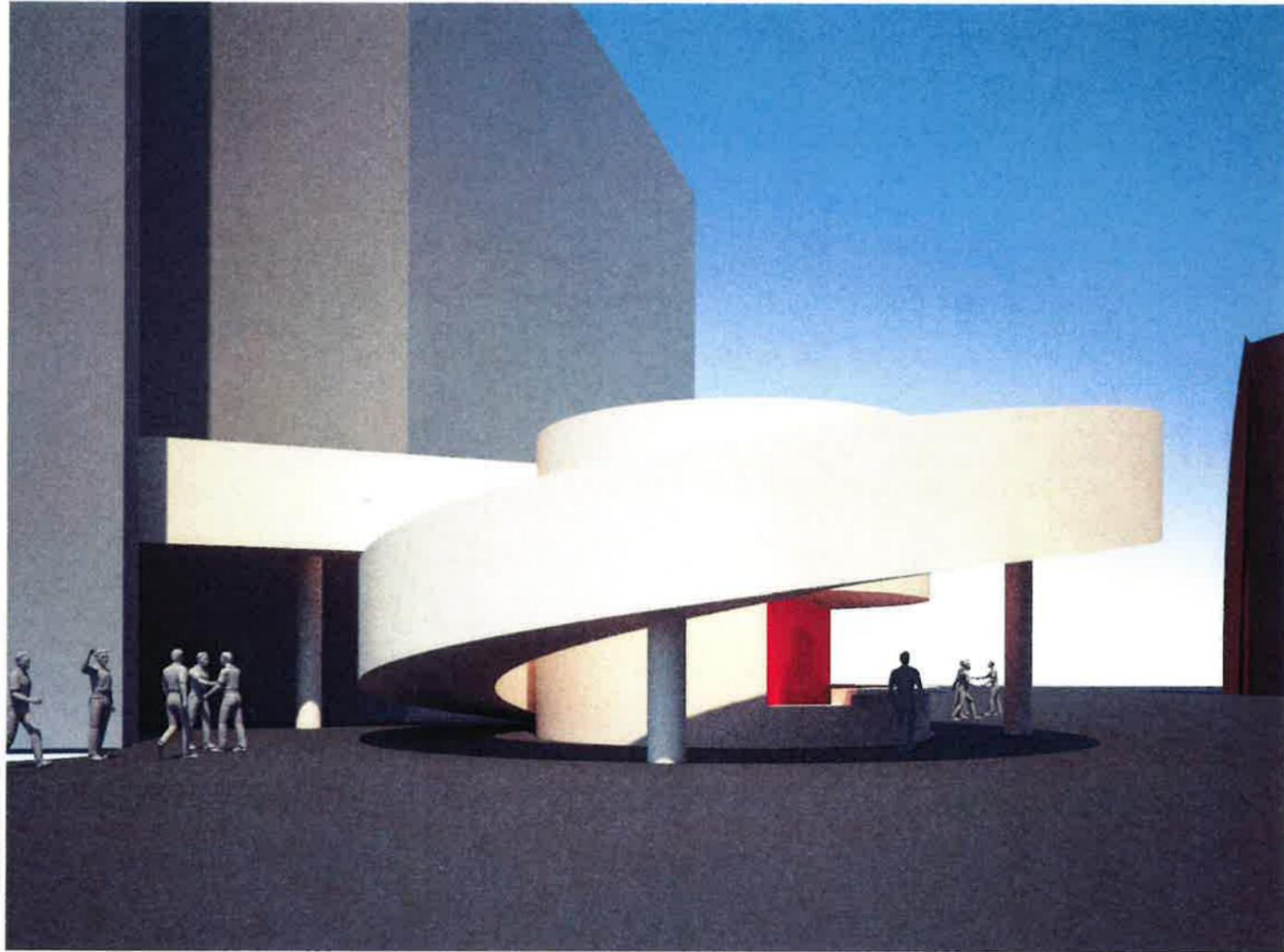


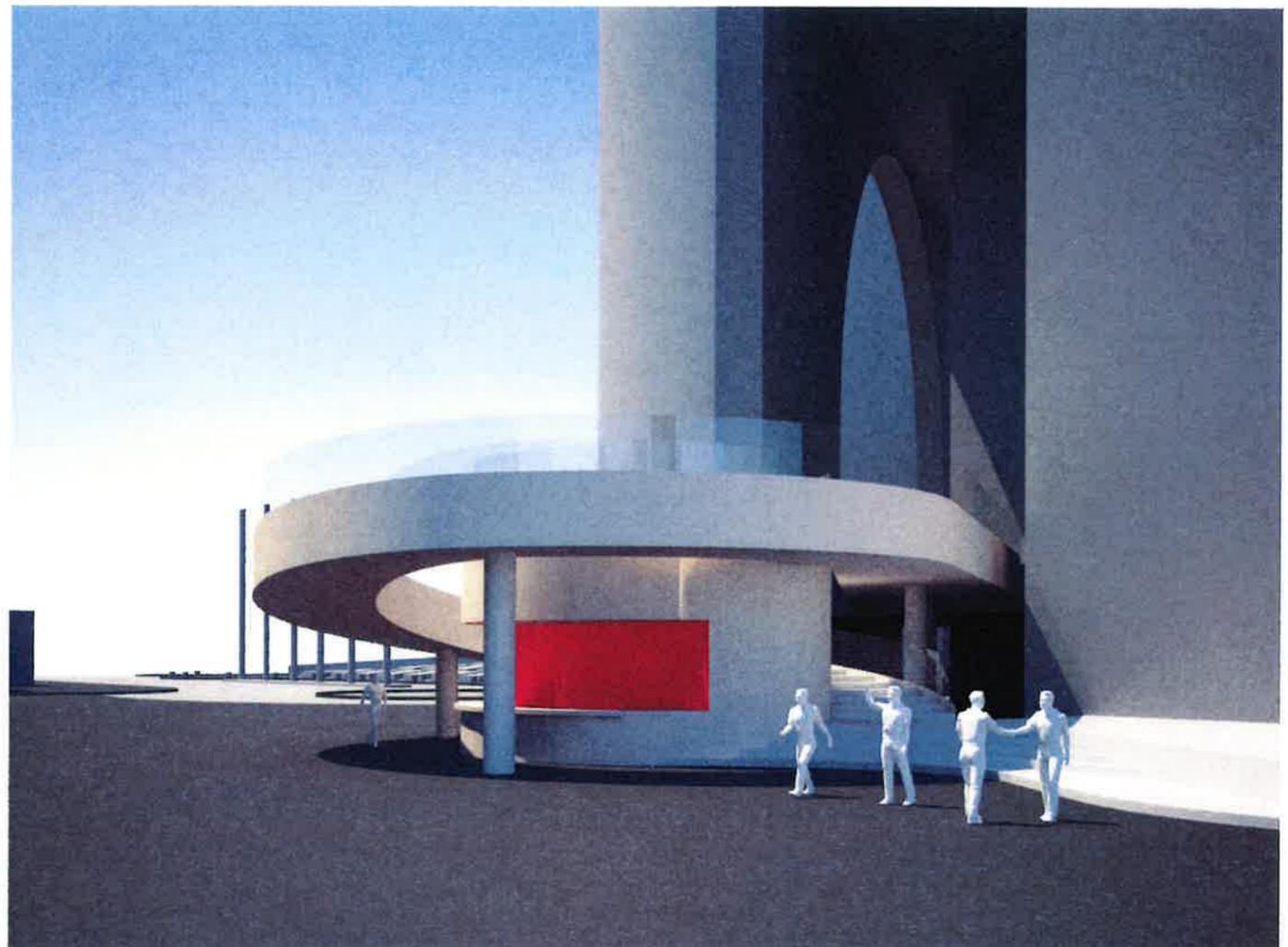
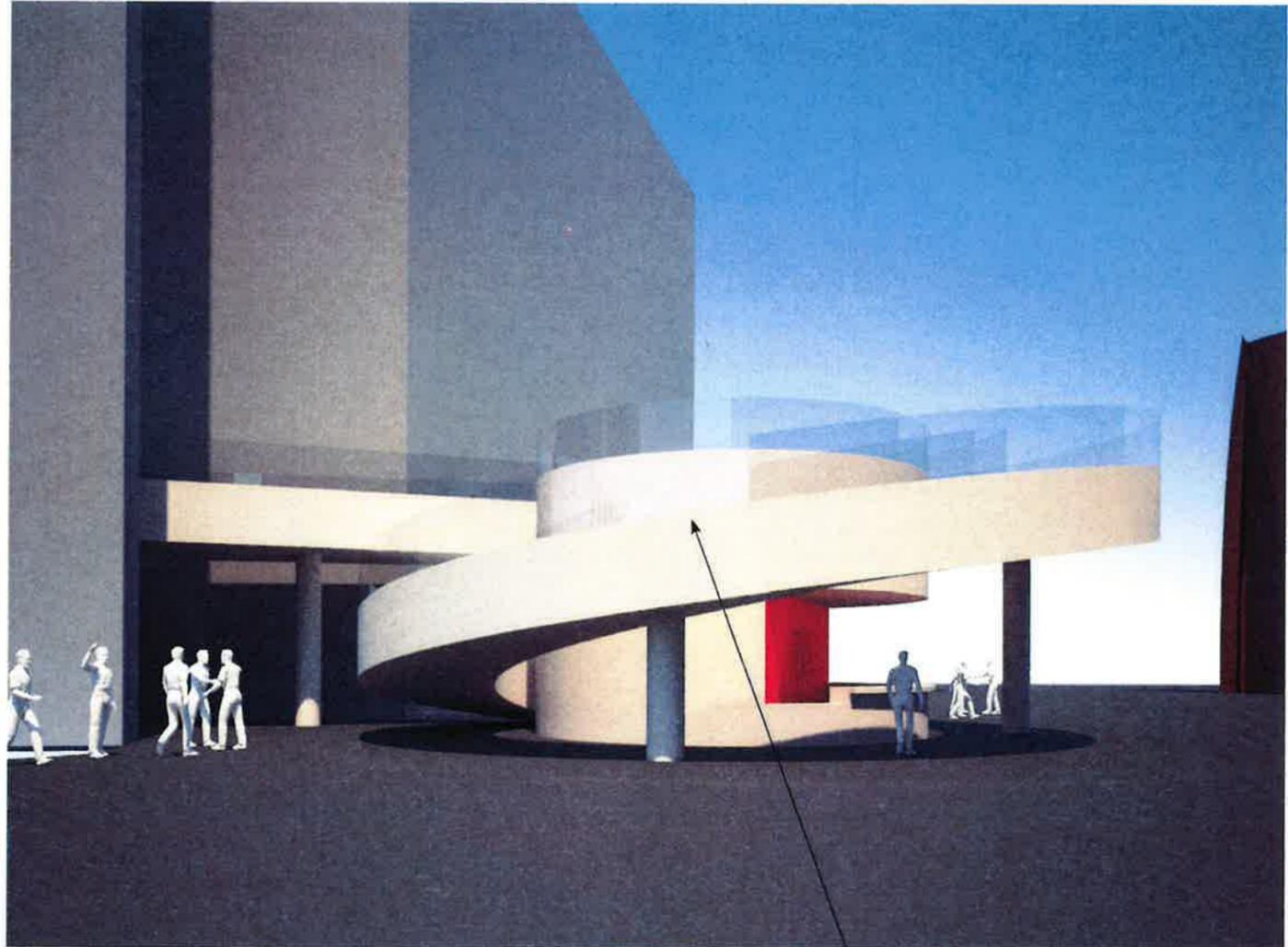


SEGERSTROM CENTER FOR THE ARTS

BISTRO RAIL

4/25/16





— Addition of glass guardrail -
\$211,000 addition.



ALVIN AILEY AMERICAN DANCE THEATER

THE JOAN WEILL CENTER FOR DANCE 405 WEST 55TH STREET, NEW YORK, NY 10019-4402 PH 212.405.9000 FX 212.405.9001 WWW.ALVINAILEY.ORG

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AMBASSADOR
TO THE WORLD**

Artistic Director
Robert Battle

Associate Artistic Director
Masazumi Chaya

Executive Director
Bennett Rink

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REC'D APR 16 2016

April 13, 2016

Daniel Inloes, AICP
Senior Planner
City of Costa Mesa Development Services Department
77 Fair Drive
Costa Mesa CA 92626

Dear Mr. Inloes,

I am writing to voice my support for Segerstrom Center for the Arts' Next Act Campaign and to encourage the City Planning Commission to approve Segerstrom's proposed improvements to their campus.

Alvin Ailey American Dance Theater, the nation's premier modern dance company, regularly performs at Segerstrom Center, and we have also partnered with them on a series of successful free events for the general public that were held on their plaza.

The designs for the Center for Dance and Innovation and the Julianne and George Argyros Plaza are particularly exciting to all of us at Ailey, as these amenities will support a diverse array of new and impactful free programs benefitting the Costa Mesa community and all who visit your wonderful city.

Best,


Bennett Rink
Executive Director

9.0

April 15, 2016

Daniel Inloes, AICP
City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92626

REC'D APR 21 2016

Dear Mr. Inloes,

I am writing to voice my support on behalf of Alzheimer's Orange County for the Segerstrom Center for the Arts' Next Act Campaign. Segerstrom Center for the Arts and Alzheimer's Orange County have shared a strong history of partnership over the years, one of which produces unique and wonderful opportunities where our organization utilizes the Center's facilities to host and promote art programs and activities for the people we serve. These programs are a tremendous benefit to the Alzheimer's and dementia community in Orange County.

We are particularly excited about the Center for Dance and Innovation and the Julianne and George Argyros Plaza. We envision these amenities supporting an array of new programs that will continue to enrich the lives of everyone in the Orange County community and beyond.

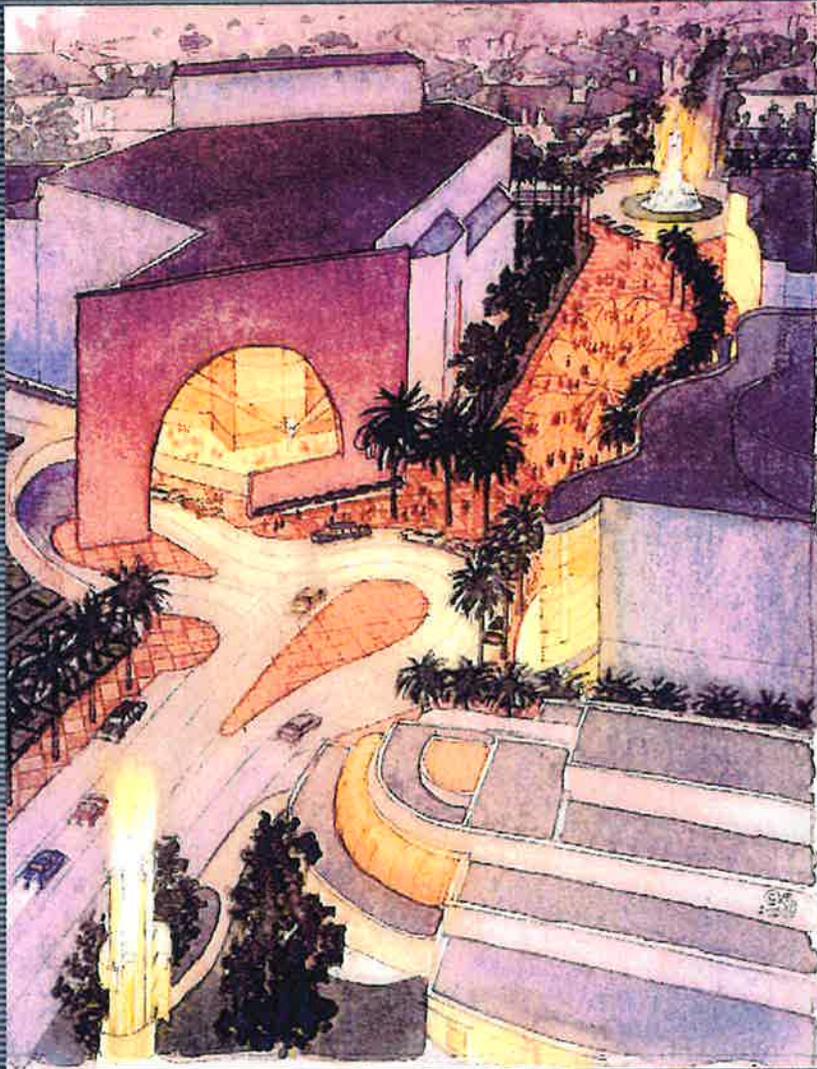
For over 30 years, Segerstrom Center for the Arts has diversified the arts culture in Orange County, and has brought international prestige right to our backyard. We are excited about the expansion of the Segerstrom Center for the Arts, and stand in full support of this wonderful establishment and all that it provides to our community.

Sincerely,



Jim McAleer
President/CEO

cc: Jason Holland, VP, Community Engagement



Costa Mesa Theater & Arts District Plan

Adopted February 2004
Amended March 2006
Amended May 2008



INTRODUCTION:

The South Coast Plaza Town Center area of Costa Mesa is known regionally, nationally and internationally for its cultural facilities, architecture, art and landscaping. Individual elements are, in and of themselves, unique, elite and collectively they produce an environment that is unmatched anywhere in the United States.

The Costa Mesa Theater and Arts District Plan (the "Plan") details the strategy to foster and enhance a unique look and feel for the project area. Because existing elements are of high quality, the plan's challenges will be to highlight the individuality of each existing cultural and art attraction; to preserve an atmosphere that encourages future stakeholders to enhance the district's uniqueness; to maintain an environment that encourages new businesses of equally high quality to locate there; and to ensure that an all-encompassing atmosphere is sustained and preserved so that the entire area is enjoyed by the greatest possible number of individuals, whether residents or visitors.

The Plan addresses a mixed-use urbanized area. It responds to a variety of competing demands and requirements between individual ownership entities and the City of Costa Mesa. For this reason, the Plan is a dynamic document that attempts to balance uses, esthetics and function. It recognizes that the great majority of improvements to the Costa Mesa Theater and Arts District area were accomplished through the vision and foresight of the area's historic and current owners with little outside influence or oversight.

The Costa Mesa Theater and Arts District Plan was jointly developed by South Coast Plaza, Commonwealth Partners, LLC and the Orange County Performing Arts Center ("OCPAC") in fulfillment of an obligation called out in separate development agreements executed between these entities and the City of Costa Mesa in 2001. South Coast Repertory and City of Costa Mesa planning staff reviewed and commented on the plan on several occasions. In addition, the document was reviewed by the Costa Mesa Planning Commission before its submission to the Costa Mesa City Council for final review and approval.

NOTE:

References in this document to CommonWealth Properties shall be understood to refer to Maguire Properties, the successor in interest to CommonWealth for some properties in the Theater and Arts District.

1a



LOCATION:

The Costa Mesa Theater and Arts District is bounded by Bristol Street on the west, Sunflower Avenue on the north, Avenue of the Arts on the east and the San Diego (I-405) Freeway on the south (see Figure 1). Its 54 acres comprise one of the most urbanized areas in Orange County and include high-rise office buildings, internationally recognized cultural facilities, hotels, restaurants and various commercial uses.

Immediately west of the Costa Mesa Theater and Arts District is South Coast Plaza, one of the leading magnet retail centers in the world. Other surrounding uses include high-density residential and office/commercial uses to the east, multiple-family residential in the City of Santa Ana to the north and the I-405 to the south.

Access to the area has historically been obtained from the I-405 via Bristol Street. Improvements jointly sponsored by the California Department of Transportation (Caltrans), the Orange County Transportation Authority (OCTA) and Costa Mesa have recently expanded access via a new northbound off-ramp from the I-405/San Diego Freeway at Avenue of the Arts. OCTA is also in the design stage for the CenterLine light-rail transit system that will link Santa Ana, Costa Mesa and John Wayne Airport. The precise alignment and station location have yet to be determined; however, the project may be expected to provide further access options to the Costa Mesa Theater and Arts District.



Orange County Performing Arts Center and Plaza Tower



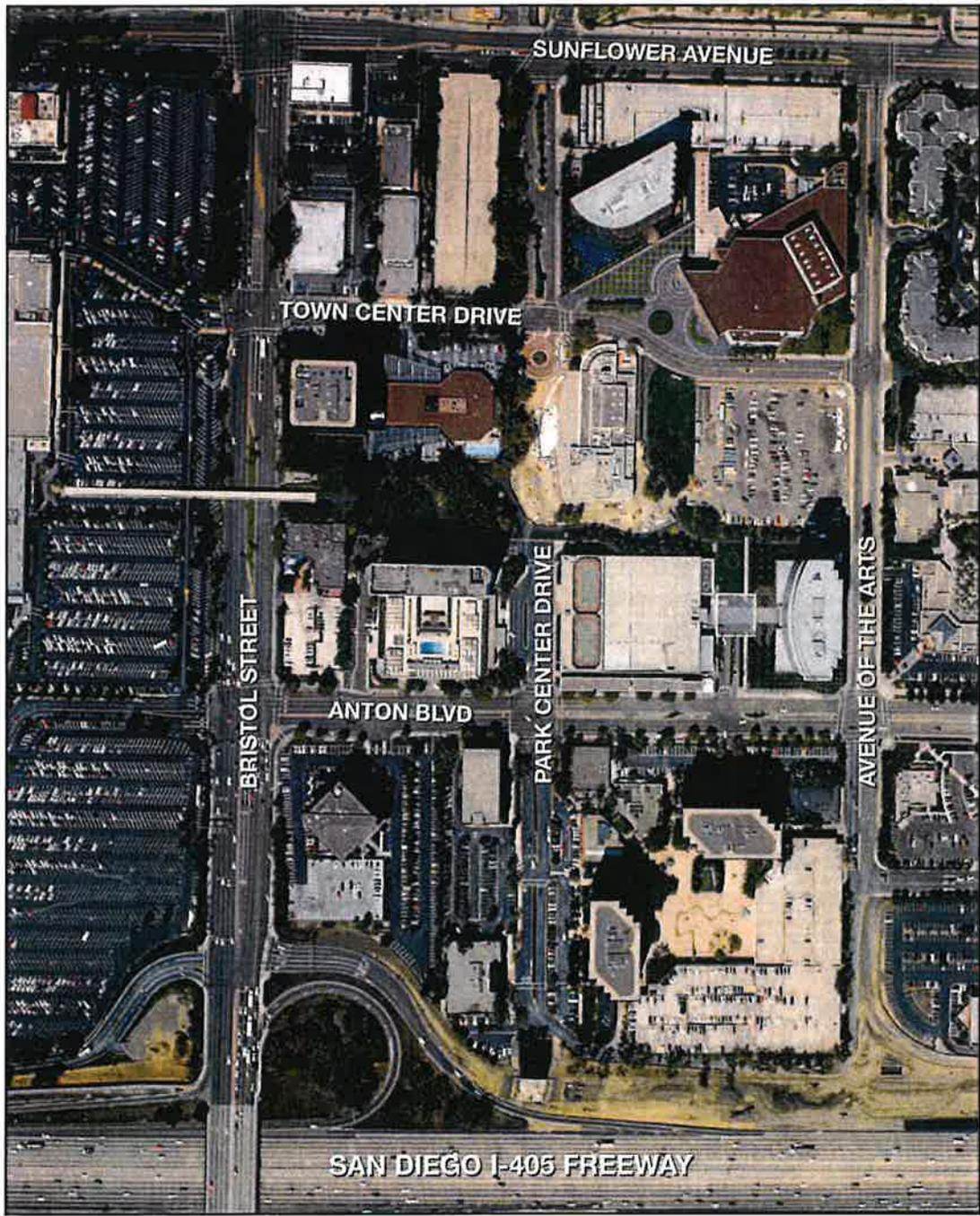


Figure 1 - Aerial Photo of Theater & Arts District

Costa Mesa Theater & Arts District



HISTORY:

Prior to the mid-1960s, the area encompassing the Costa Mesa Theater and Arts District was primarily agricultural. Commercial development began in 1967 with the California Bank and Trust Building at the corner of Bristol and Sunflower. Construction accelerated in the mid 1970s with completion of Western International's South Coast Plaza Hotel, now the Westin South Coast Plaza Hotel, and development of the South Coast Repertory followed in the Fall of 1978.

The 17-story Park Tower was constructed in 1979, as was the five-level parking structure fronting on Park Center Drive. Additionally, the Downey Savings Building was built in 1979 and the twin 15-story office buildings at 611 Anton and 3200 Park Center Drive were completed in 1981-1982. Internationally known architect Helmut Jahn expanded the Park Tower atrium lobby in 1999. In 1981, Isamu Noguchi completed his 1.6-acre "California Scenario" garden, viewed by urban analysts as the most important outdoor sculpture open to the public in Southern California and an installation that has few equals across the country.

Center Tower, completed in 1985, offers a distinctive corporate environment of quality and sophistication adjacent to the Orange County Performing Arts Center. Center Tower is complemented by sculptures of Carl Milles, Joan Miro, George Rickey and Henry Moore.

Since 1986, the Orange County Performing Arts Center has been one of the leading U.S. presenters of national and international performing artists and companies. Renowned for its asymmetrical architecture, advanced acoustical design and excellent sightlines, The Center welcomes more than 650,000 people per year to the 3,000-seat Segerstrom Hall and 250-seat Founders Hall. The area across the street from the Performing Arts Center has been designated the Segerstrom Center for the Arts. It is currently under development.

Plaza Tower, completed in 1991, is the latest addition to The Offices of South Coast Plaza. The 21-story tower, designed by architect Cesar Pelli, is easily recognized by its stainless steel curtain exterior with a linen finish. Pelli's buildings have been constructed in many of the world's leading cities.

In late 2002, South Coast Repertory, Orange County's Tony Award-winning theater, completed an expansion known as "The Next Stage," a 336-seat theater designed by Cesar Pelli. An expanded lobby sweeps across the front of the facility, connecting the three theaters behind a new façade of glass that redefined the building and its relationship to the space in which it sits.

In summary, for approximately 40 years the area now known as the Costa Mesa Theater and Arts District has offered a fitting home for a number of Southern California's most architecturally and culturally rich attractions.



UNIQUE CHARACTERISTICS:



Plaza Tower

The Costa Mesa Theater and Arts District is significantly different from other cultural centers in the United States in the following important respects:

Limited and private ownership: The Costa Mesa Theater and Arts District is unique in that the entire area, with the exception of some public streets and sidewalks, is controlled by a limited number of private owners. These private entities have substantially invested and continue to invest in the design and maintenance of their properties.

Variety of artistic, architectural and cultural assets: The Costa Mesa Theater and Arts District is already home to internationally recognized architectural and sculptural achievements as well as premier cultural institutions that have chosen to base themselves here. Each individually distinguished element also contributes to the overall character and quality of the entire area. In some cases, one well-known individual element may also function as a

component of a separate cultural entity (e.g., South Coast Repertory is located in the Segerstrom Center for the Arts.)

Public and Private Partnership: In May 2000 with the announcement by Commonwealth partners, LLC and South Coast Plaza of the proposed South Coast Town Center improvements, the City of Costa Mesa took the opportunity to clarify and more formally express its identity as a "City of the Arts," a phrase incorporated in the city seal. While the three development agreements for the South Coast Plaza Town Center allow broad discretion in the approach and manner in which the district is to be developed and managed, the owners are required to create and implement a Costa Mesa Theater and Arts District Plan that will guide potential changes and improvements within South Coast Plaza Town Center. The financial responsibility for the implementation of elements submitted in the Costa Mesa Theater and Arts District Plan includes both private and public entities.





Plan Elements

GOALS:

The Plan respects the cultural standards and design diversity present within the district today, encourages continuing appreciation of the same qualities and calls out ways to increase awareness and use of the area's cultural resources. The specific goals of the Plan are:

- To create a strong sense of place and awareness of a coherent identity for the Costa Mesa Theater and Arts District that will recognize existing cultural and corporate resources in the area and successfully integrate new resources as they are developed.
- To assist pedestrians and vehicle operators in reaching their destinations quickly and easily, and, once they are in the area, make information available that highlights additional points of attraction throughout the district.
- To inform local, regional, national and international communities about the Costa Mesa Theater and Arts District.
- To support occasional programs and installations in the Costa Mesa Theater and Arts District that will recognize the importance of culture and the arts in daily life.
- To encourage appropriate interplay between policies that apply particularly to the Costa Mesa Theater and Arts District and those policies that evolve in the City of Costa Mesa to serve regional needs.
- To improve communication and cooperation among area property owners in monitoring and fostering design and development within the district.

These goals involve activities and foci that are in some regards different from those envisioned in the speculative framework for a Theater and Arts District Plan mentioned in the Development Agreements signed by representatives of the City and the Property Owners in 2001. The Development Agreements foresaw the possibility of this evolution and made provision for it. In those documents, it was explicitly stated (Section VI.A), "The purpose of this commitment" (i.e., to create a Theater and Arts District Plan) "is not to establish a rigid and inflexible set of pre-approved designs, but to create a context in which excellence in location-specific design can be accommodated without engendering aesthetic conflict." In this context, the absence from the Costa Mesa Theater and Arts Plan of subjects provisionally mentioned in the development agreement is completely acceptable, as is the fact that the Plan currently contains programs and provisions that the Development Agreements did not foresee or specifically mention as items to be considered for possible inclusion.

The goals, broad in context and scope, will be achieved by implementing a multi-faceted program with specific attention to the following areas:

- Public Improvements
- Special Events
- Implementation
- Two Pedestrian Plazas
- Funding
- Schedule



PUBLIC IMPROVEMENTS

The phrase "Public Improvements" shall mean not only improvements in the public right-of-way, but also improvements in publicly accessible places on private property such as building forecourts, arrival gardens, plazas, and connecting walkways.

Such public improvements are key to creating a cohesive Costa Mesa Theater and Arts District. Because the area was largely developed with separate (though complementary) architectural identities, the best way to achieve cohesiveness is through use of general physical elements that can be used consistently or, in some cases, complementarily throughout the district. These elements may include:



Figure 2 -
Street Signage Concept

Unique Street Signage:

Signage in the public right of way will be developed under a Master Plan of Signage that will be proposed by the area property owners subject to City approval. Existing signs that identify City streets will be replaced by new street signs. (See Figure 2) The Master Plan of Signage shall specify that banners on private property may be displayed only in conjunction with current or pending cultural events in the district, in conjunction with existing permanent structures in the district, or as free-standing display of original works of artistic merit. Banners on private property shall not be displayed for any reasons other than furtherance of broad cultural

goals. The new street signs throughout the district (See Figure 2) will make visitors aware that they have entered the Theater and Arts District and allow them to find their way to various venues. The distinctive new signage would include the Theater and Arts District logo and fit with the master color scheme that is already in effect. (See Figure 3 for potential location map) Varying shades of earth tones, such as dusty rose, dark salmon, burnt umber, sage green, slate blue and moss green, will create an appealing and consistent color scheme throughout the district.

Off-Property Signage:

The addition of the new Avenue of the Arts off-ramp from the I-405 Freeway offers an opportunity to create a new, highly visible gateway to the district. In accordance with existing policies of both Caltrans and the City of Costa Mesa, signage will be proposed to identify the Costa Mesa Theater and Arts District.



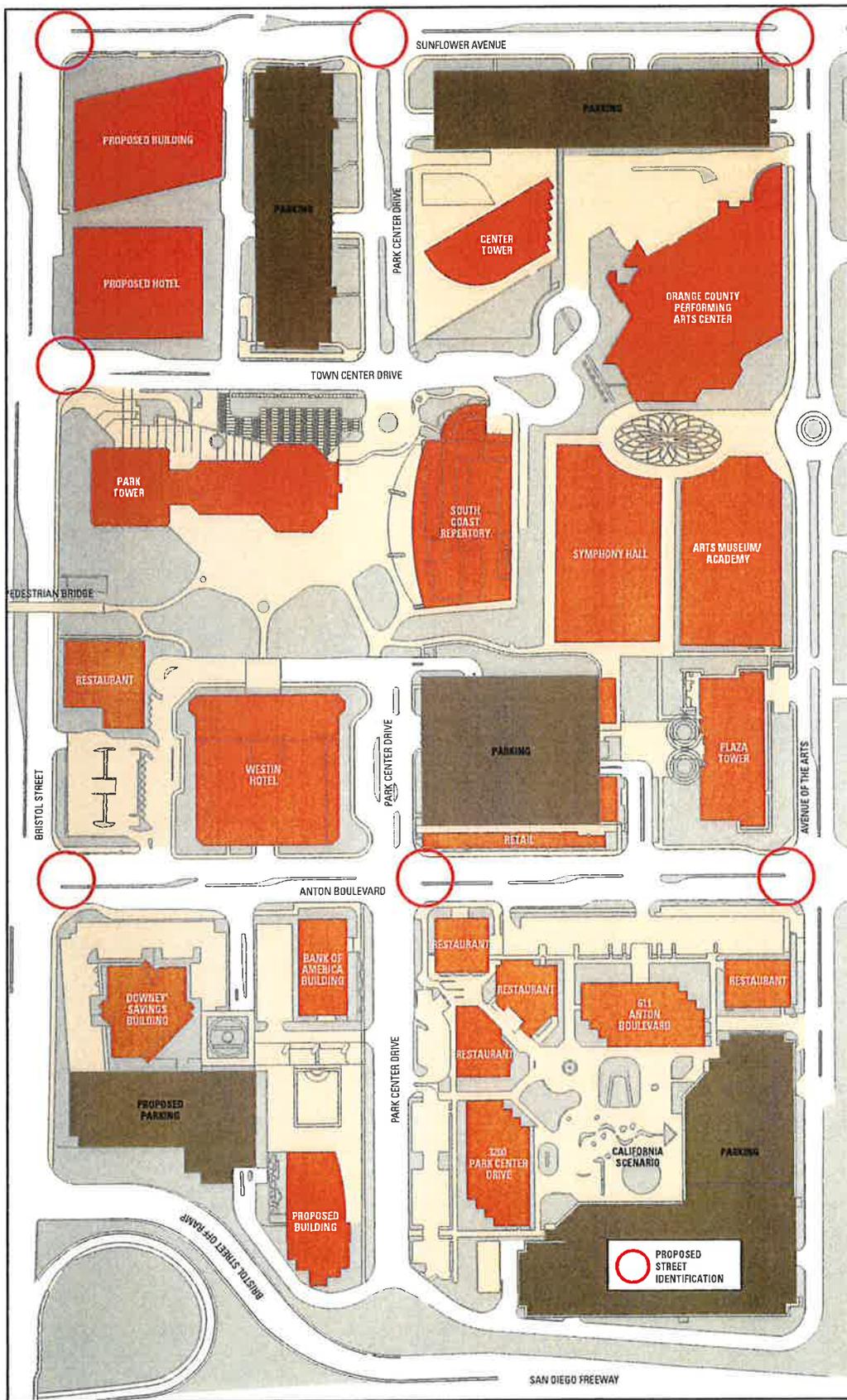


Figure 3 - Potential Street Signage Locations

Costa Mesa Theater & Arts District



Street Banners:

Consistent with City and Edison policies concerning display period and banner dimensions, banners may on an occasional basis be mounted on existing light standards along the streets in the Costa Mesa Theater and Arts District. (See Figure 4) These banners will support the distinct look and feel of the District. Banners could include the district logo and would require approval by the area property owners and the appropriate officials of the City of Costa Mesa. Banners would be used not only to help set the identity of the Costa Mesa Theater and Arts District, but also to promote upcoming cultural events or permanent features of the District. (For possible banner display locations on existing standards see Figure 6)



Figure 4 - Banner Display Concept

Banners on private property would be reviewed under the terms of a Master Plan of Signage that would permit the display of super graphic signs or banners in designated locations within the district. The Master Plan of signage will address such matters as banner size and location. Barring special circumstances to be specified in the Master Plan of Signage, such banners would be tethered to and displayed against large vertical surfaces of structures within the Costa Mesa Theater and Arts District. These large banners could function as independent displays or complement the smaller banners mounted on light standards.

Removable Directional Signs:

At key locations throughout the district, accommodations for temporary directional signs are to be created. Such temporary signage is to aid vehicular traffic's ingress and egress to the district's large, well-attended events and would direct vehicles to the most convenient parking facilities. The signs are to be removed at the conclusion of these special events. (See Figure 5)

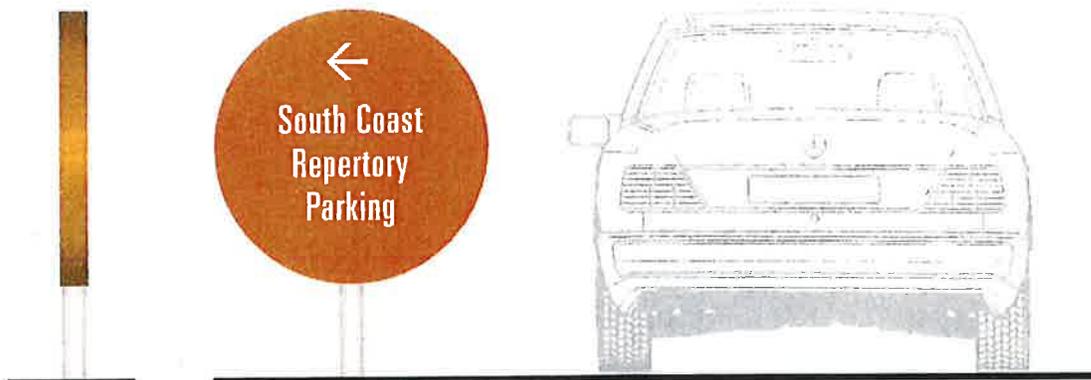


Figure 5 - Removable Directional Sign Concept



Pedestrian Linkages

The major streets that traverse the Theater and Arts District offer challenges to the establishment of a unified and pedestrian-friendly environment. The major paths of pedestrian travel in the area are represented in Figure 11, where seven specific locations in public and private rights-of-way have been identified as candidate linkages for which it may be possible to create a more welcoming pedestrian experience. Safety, esthetics and pedestrian convenience shall guide any modifications to these linkages, and the developers who are cooperating in this plan shall be mindful of opportunities to provide linkage enhancements as their projects proceed. Under no circumstances, however, shall any improvements or enhancements be pursued if technical analysis shows that they would be detrimental to pedestrian safety or traffic flow.

Private property owners shall to the greatest extent possible preserve and enhance pedestrian connections associated with improvements on private property.



View Linkages

Development in the Theater and Arts District to this point has been sensitive to the creation and maintenance of view corridors from one subarea to another. (See Figure 12.) The major north-south corridor is oriented along the two portions of Park Center Drive and the intervening section of open space easement. Major east-west view corridors exist along Town Center Drive between Bristol Street and Avenue of the Arts, and from the foot of the pedestrian bridge through the open space easement to South Coast Repertory. The secondary view corridors include a north-south view corridor between the south wall of the performing arts center and the landscaped area just north of the office tower located at 611 Anton Boulevard, as well as an east-west view corridor that terminates at its eastern end in a portion of the California Scenario.

Future development of the Theater and Arts District shall be mindful of the quality of existing view linkages and, to the greatest extent practical, shall be planned to preserve or enhance view corridors that currently exist.



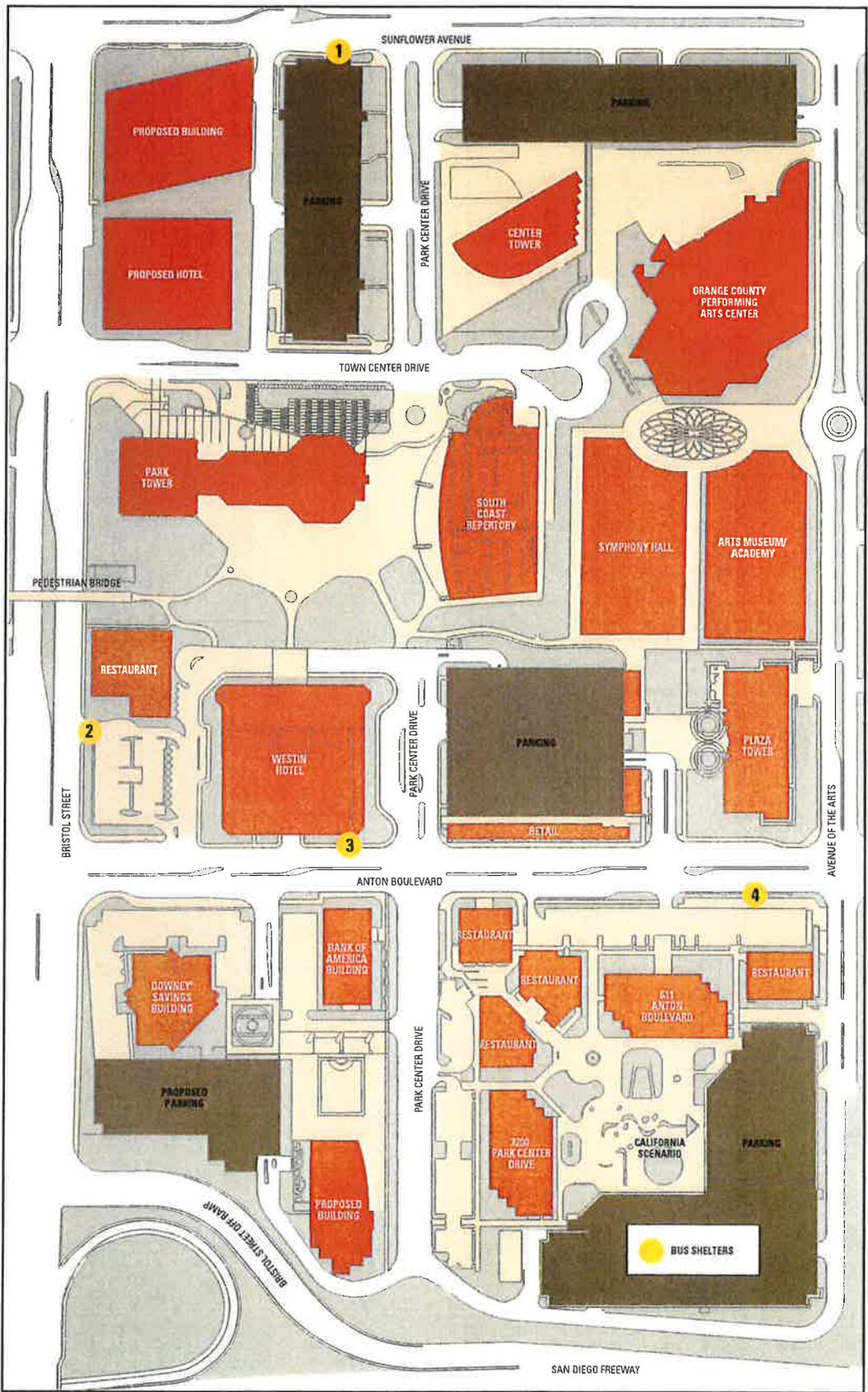


Figure 8 - Bus Shelter Locations



Kiosks:

An informational kiosk shall be erected in the vicinity of Isamu Noguchi's "California Scenario" to explain to visitors the rich meaning of the 1.6-acre environment. (See Figure 9) Similar kiosks may also be used as pedestrian directional resources where the area property owners, following a proposal and application from the appropriate party, determines that the need exists for a pedestrian linkage indicator. Area property owners may be guided by indicators of pedestrian linkage locations already identified in the North Costa Mesa Specific Plan or may make its recommendations based upon its own determination of need. Location of a directional kiosk in the public right-of-way shall be consistent with all applicable policies and guidelines governing structures in the public right-of-way. Proposed kiosks not in the public right-of-way shall be reviewed by the area property owners, who may take a position as to their need. See Figure 11 for possible pedestrian linkages.



Figure 9 - Kiosk Concept

DISCOUNT PARKING – CULTURAL EVENTS:

Consistent with the provisions of development agreements DA-00-02 and DA-00-04, residents of the City of Costa Mesa who attend cultural events in the Theater and Arts District shall be entitled to a 50 percent discount from the prevailing parking rate during non-business hours at parking structures located in the Theater and Arts District south of Anton Boulevard and in the parking structure located at the southwest corner of Sunflower Avenue and Park Center Drive.

FREE PARKING – CALIFORNIA SCENARIO:

The owners of the property on which California Scenario is located shall implement a program to provide free parking in the parking lots and structures located south of Anton Boulevard for a period not to exceed one hour for persons who wish to visit the California Scenario during business or non-business hours.



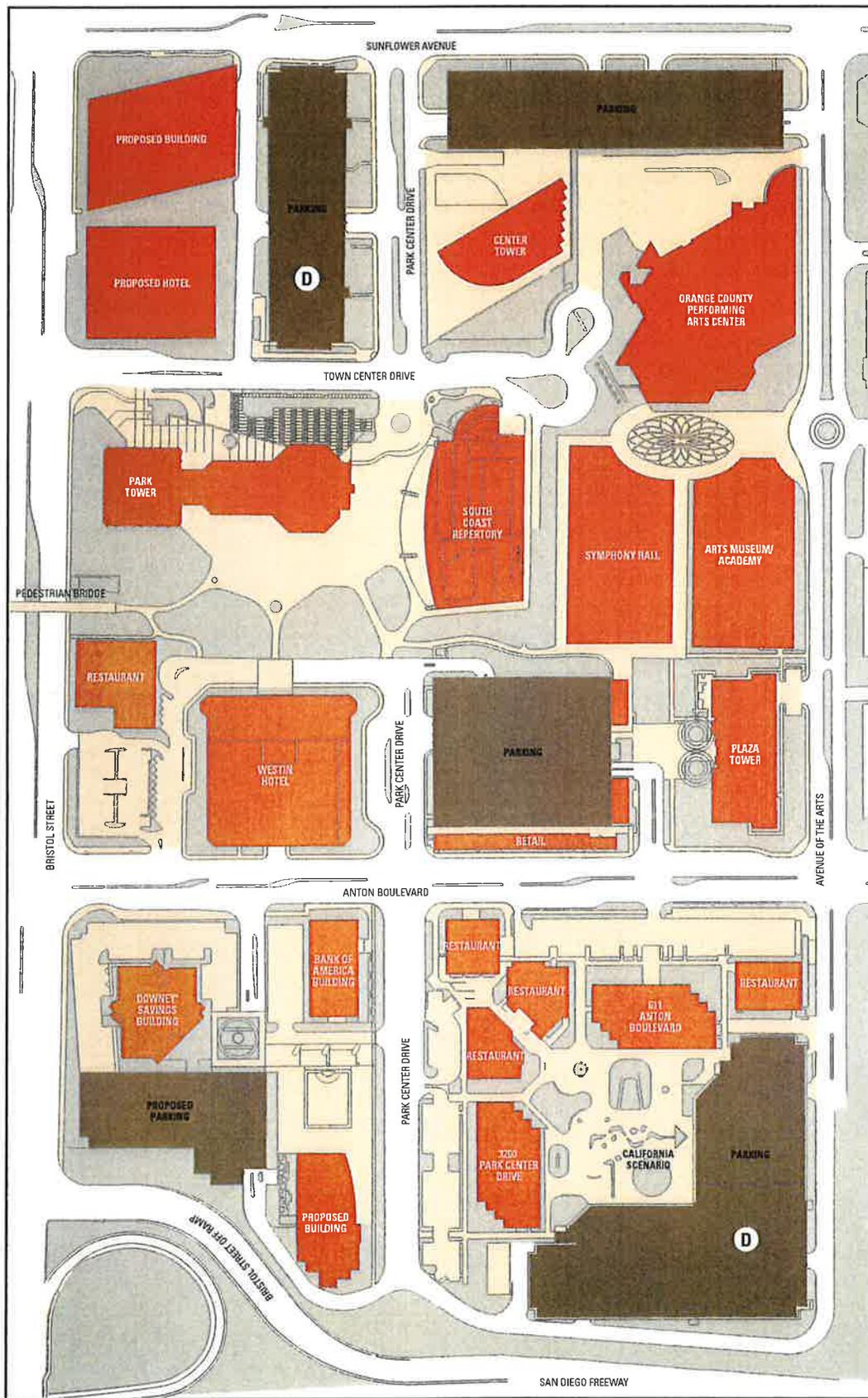


Figure 10 - Parking Resources

Ⓛ = Discount



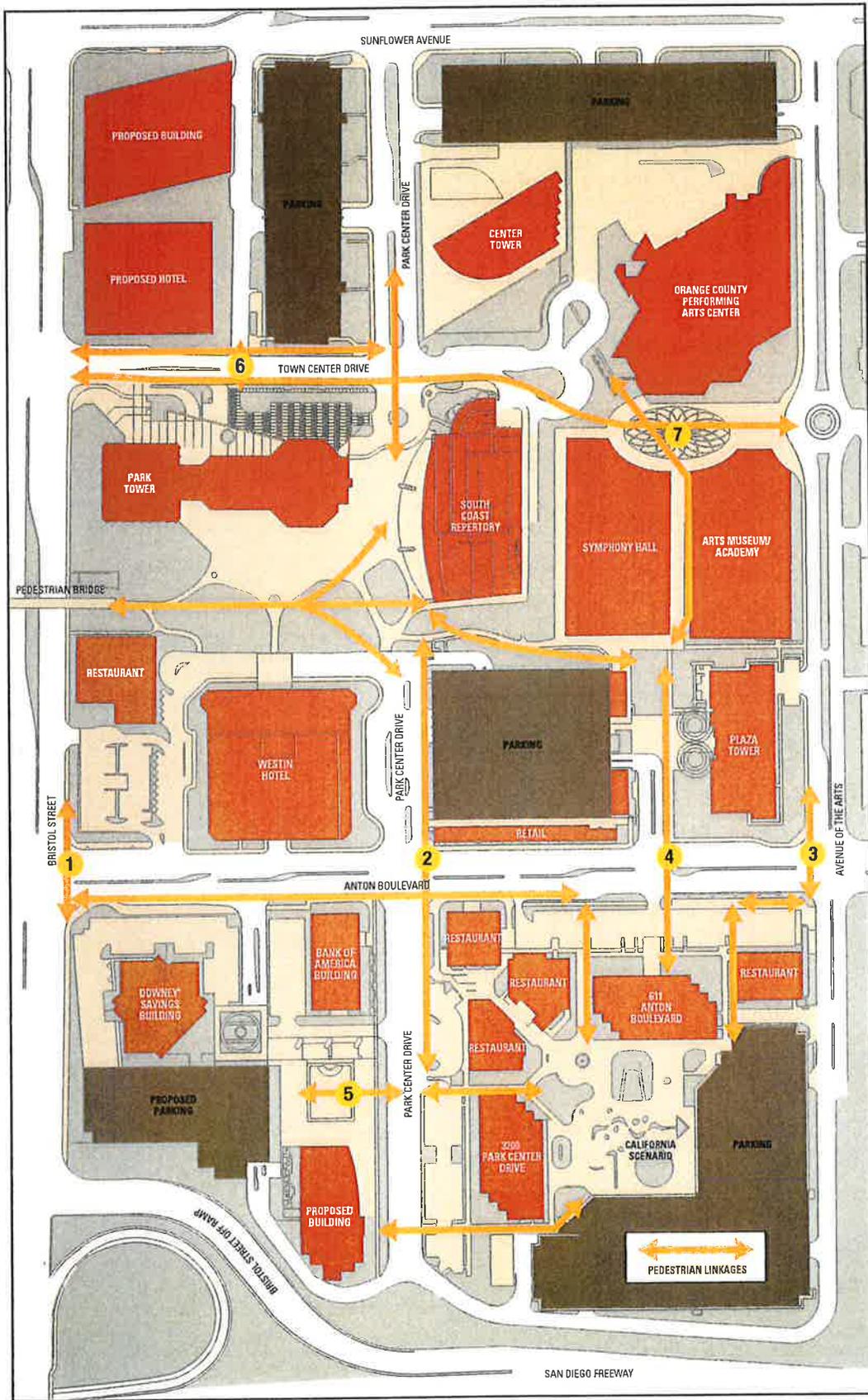


Figure 11 - Pedestrian Linkage



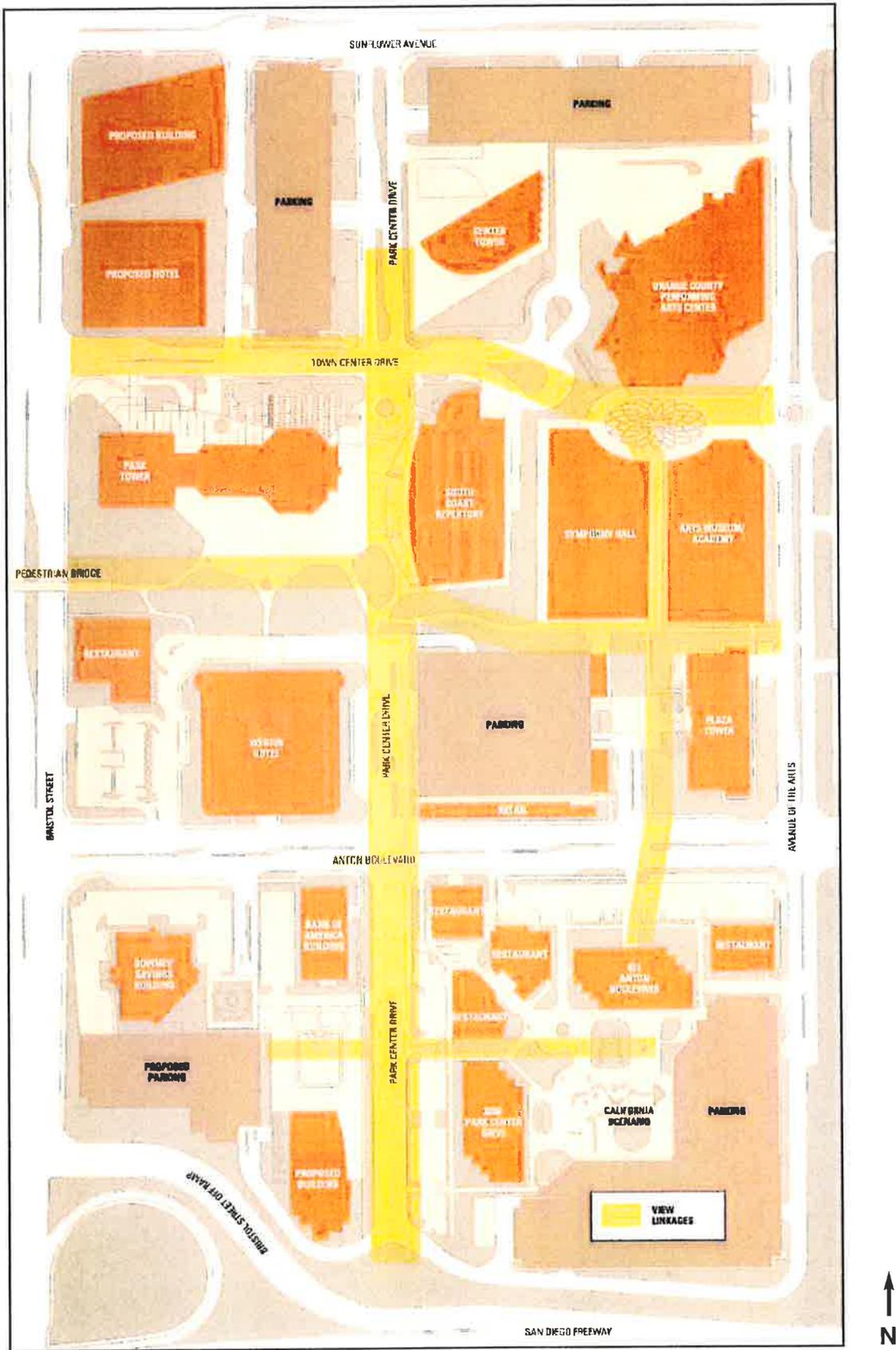


Figure 12 - View Linkage



PRIVATE IMPROVEMENTS

The private properties that make up the Costa Mesa Theater and Arts District are characterized by excellence of design and quality of construction. Improvements to existing buildings or cultural facilities, as well as new construction, shall have a similar high level of excellence and quality. The following additions to the district are already in planning:

The Renée and Henry Segerstrom Concert Hall:

A 2006 opening is anticipated for this 2,000-seat hall, which will feature box seats, a choral space behind the orchestra, an adjustable acoustical canopy and reverberation chambers,

and, like great European halls, a custom-designed concert organ. The design features of the hall create the best acoustic environment for any given performance, whether a symphony orchestra or soloist. The hall will house the Pacific Symphony Orchestra and the Pacific Chorale. It will also host orchestras and artists engaged by the Philharmonic Society of Orange County and by The Center itself. (See Figure 13)



Figure 13 - Rendering of Concert Hall

Samueli Theater: Incorporated within the new Concert Hall will be a 500-seat theater, also scheduled for early 2006 opening. The Samueli Theater will be the most flexible presentation space in the new facility, suitable for chamber music, solo recitals, dance ensemble presentations and various community events. It is expected to become the educational center of the complex.



Figure 14 - SCR Expansion

South Coast Repertory (SCR) Expansion:

A major expansion of SCR was completed in Fall of 2002. It is the first component of the new Segerstrom Center for the Arts. The SCR façade, lobby and audience plaza have been redesigned by architect Cesar Pelli. The new lobby connects all three SCR stages. Outside, a lighted 72-foot-high signature beacon is visible from most areas within the Costa Mesa Theater and Arts District. Renovation also provided a larger box office, concession areas and expanded patron accommodations. (See Figure 14)



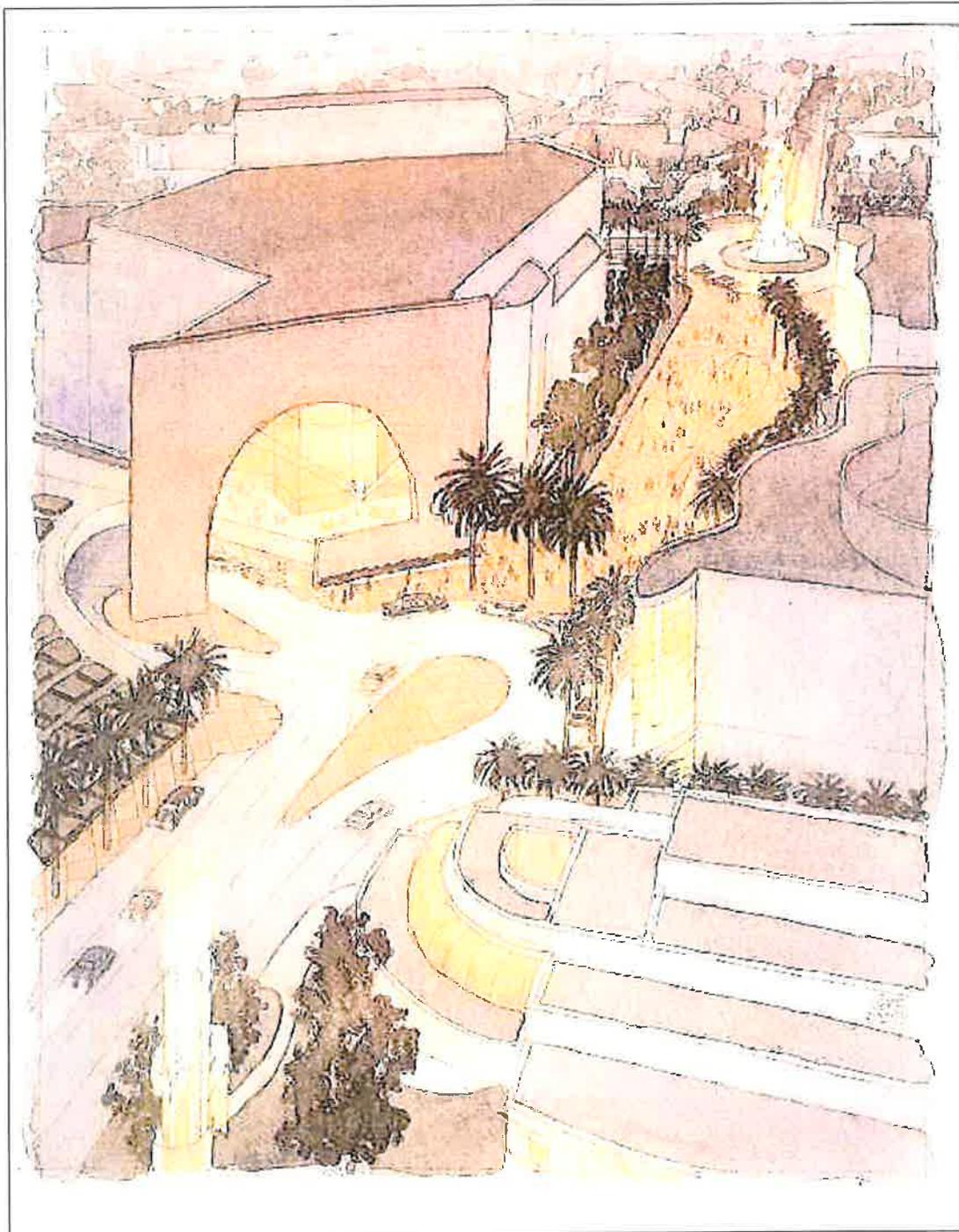


Figure 14A - Arts Plaza

Arts Plaza:

A conceptual master plan has been developed for a pedestrian plaza at the heart of the arts venues. The goal is to abandon the easternmost portion of Town Center Drive to create the plaza, and to implement traffic management elements (a roundabout on Avenue of the Arts and an enhanced drop-off area near Park Center Drive) that will together create an area both vehicle friendly and inviting to pedestrians. The area exhibits in this document reflect the preliminary design for this plaza.



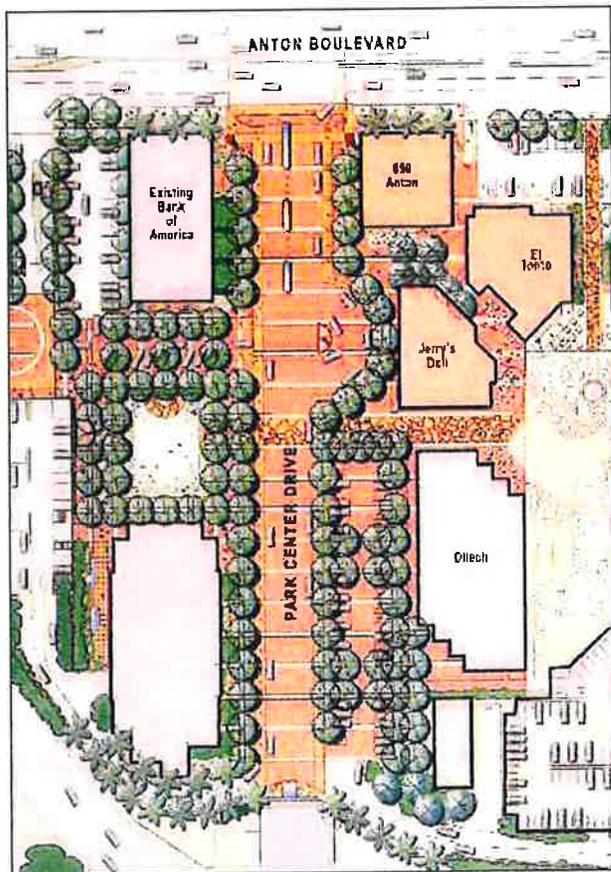


Figure 15 – Conceptual Two Town Courtyard

Two Town Courtyard:

Adjacent to the new 18-story office building, a new open space courtyard will be added on Park Center Drive just south of Anton Boulevard. The courtyard aligns with the main entry of Noguchi’s “California Scenario.” The open space, surrounded by trees, will offer an outdoor gathering space for office workers and area visitors. It will also serve as a programmable outdoor venue for organized events. (See figure 15 for conceptual courtyard plan.)

Park Center Drive:

In conjunction with its development of the new office building and high-rise residential tower, Maguire Properties will install new street amenities along Park Center Drive south of Anton Blvd.

Such new amenities will include landscape, hardscape, lighting and signage. Hardscape improvements may include enhanced pavement treatment on Park Center Drive.

Additional Arts Venue:

An additional arts venue of roughly 140,000 s.f. (expected to be a museum) with a superposed residential tower is planned on Avenue of the Arts between Plaza Tower and the Orange County Performing Arts Center. The new venue will be part of the Segerstrom Center for the Arts.

Arts Promenade:

An arts promenade shall be located between the new concert hall and the new arts venue. This promenade forms part of the Town Center Open Space Easement

New Office Tower:

The Town Center Master Plan envisions an office tower at the southeast corner of Bristol St. and Sunflower Avenue. This tower may optionally be assigned to high-rise residential uses.

New Hotel:

A new 200-key hotel that will include in addition up to 50 residential units is planned for the northeast corner of Bristol Street and Town Center Drive.



GRAPHIC IDENTITY



Figure 16 - Logo



Figure 17 - Logotype

The graphic elements created in conjunction with the street signage and banner programs shall be made available to area businesses who wish to include the identity of the Costa Mesa Theater and Arts District in their outreach efforts. The two core graphic elements are the Logo and the Logotype.

Use of the core graphic elements will contribute to the following goals:

- Build public awareness of the numerous cultural and arts-related entities and activities housed in the Costa Mesa Theater and Arts District without constraining any of the marketing and outreach efforts undertaken by current and future entities.
- Promote the Costa Mesa Theater and Arts District as a whole.
- Further enhance the reputation of the City of Costa Mesa as a "City of the Arts."



SPECIAL EVENTS

Area property owners shall establish procedures to continue and extend the frequent special events that already occur in the area. Current and anticipated future events include:



Figure 18 - California Scenarios

California Scenarios:

Co-sponsored by South Coast Repertory and Commonwealth Partners, LLC, this summer theatrical event utilizes the Noguchi sculpture garden as the backdrop for a series of vignettes written and performed by artists. (See Figure 18)

Cross-Promotions:

Area property owners will foster cross-promotional events in order to support individual activities of entities within the area addressed by the TAD Plan. For example, a major theatrical opening at OCPAC might be supported by an opening reception or coordinated events in the California Scenario or the Two Town Courtyard.

Creative Professional Associations:

Entities in the district will host events for appropriate professional associations to raise awareness of the group and its local involvement in civic affairs. Associations who have participated in the past include the American Institute of Architects, the American Planning Association, and others.

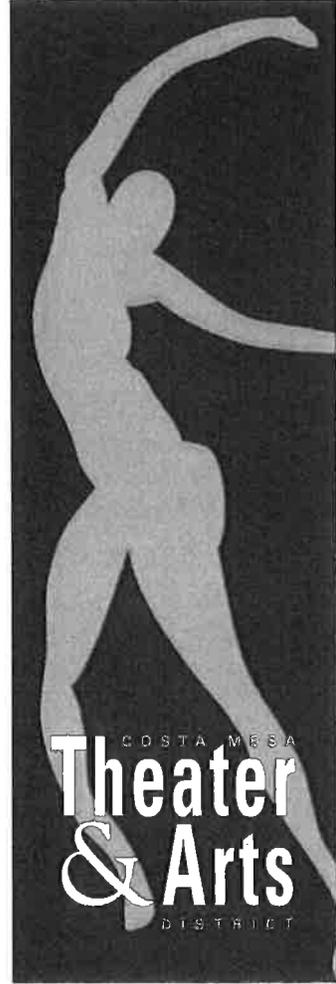
Performing Arts Collaborations:

Currently, OCPAC is the home of the Pacific Symphony Orchestra, Opera Pacific, Philharmonic Society of Orange County and the Pacific Chorale. This wealth of internationally recognized talent will continue to operate as non-profits and host events such as the Eclectic Orange Festival, which takes place for two weeks in the fall.

Fund-Raising for Cultural and Community Purposes:

Organizations and property owners in the Theater and Arts District will from time to time make space available for appropriate fund-raising events to benefit established non-profit organizations such as arts-oriented agencies and other community-oriented organizations. Area property owners will review and approve applications for such uses of private property in the Theater and Arts District.





Budget & Schedule

BUDGET AND FUNDING SOURCES:

Funding for the Costa Mesa Theater and Arts District Plan is provided by the entities that entered into development agreements with the City. Each development entity will pay for the improvements associated with its property or adjacent public rights-of-way in accordance with the terms and conditions of the respective development agreements. Private improvements not specifically identified within the development agreements will be funded separately from the Plan. The property owners shall have the right to assess themselves appropriately to fund required maintenance for those improvements in the public right-of-way identified in the Theater and Arts District Plan. Maintenance requirements are to be the subject of separate maintenance agreements between the landowners and the City of Costa Mesa.

Within 90 days of each development entity's fiscal year end, each entity will provide to the City an accounting of Plan expenditures for the fiscal year and the total expenditures to date. Once Plan improvements have been completed, each entity will provide to the City a final accounting.

Private Resources Available to Support Costa Mesa Theater & Arts District Plan:

From South Coast Plaza: \$1,000,000
From Maguire Properties: \$1,200,000

TOTAL **\$2,200,000**

Public Resources Previously Committed and/or Available to Support Costa Mesa Theater Arts & District Plan:

From City of Costa Mesa:

Fee waivers (SCR expansion and new Concert Hall): \$ 711,398
Town Center Drive vacation: \$ 1,100,000
Freeway access points improvements: \$15,000,000
Dedication of land for freeway access: \$ 5,000,000
For street and landscape improvements in the public right-of-way: \$ 1,000,000

From County of Orange/Orange County Transportation Authority:

Street and landscape improvements in the public right-of-way: \$ 2,000,000

TOTAL **\$24,811,398**

**Thematic Signage Program
In or Adjacent to Public Right-of-Way, or in Accessible Areas**

Item	Estimated Cost	Proposed Implementation Schedule
Area signage program consisting of TAD corner monuments, auto directional signs and pedestrian informational signs	\$ 400,000	Following final approval of planned signage program, and before certificate of occupancy for first major hotel or office tower.
Street signs in public right-of-way	(included in above)	Installation completed in 2006.

Private Improvements of Public Benefit:

Item	Estimated Cost	Proposed Implementation Schedule
New courtyard at Park Center Drive south of Anton Blvd. including kiosk for California Scenario sculpture garden	\$ 800,000	Before certificate of occupancy for new office tower at south end of Park Center Drive.
Arts Plaza	800,000	Completed by South Coast Plaza in 2006/2007.
Public Art obligation (Maguire Properties)	200,000	Before certificate of occupancy for new office tower at south end of Park Center Drive

Additional Area Improvements (public funds):

Item	Estimated Cost	Proposed Implementation Schedule
Landscaping and Street Rehabilitation	\$ 3,000,000	Completed in 2006/2007.



COST REALLOCATION BETWEEN IMPROVEMENTS:

The cost estimates for the improvements in the table on page 25 were considered reasonably accurate at the time this plan was developed and adopted. However it is acknowledged that actual construction costs may vary from these initial estimates. The actual costs of individual items may be adjusted without the need for subsequent amendments to this plan or the North Costa Mesa Specific Plan provided that (a) all improvement items are fully constructed, and (b) not less than \$800,000 is devoted to the construction of the Arts Plaza, whose total cost is expected to be significantly in excess of the mandated contribution. Furthermore, should any funds budgeted for the first 10 items in the table on page 25 be left over after those items are completed, such excess funds shall be transferred to the two major projects identified last in the table.



SCHEDULE:

Improvements itemized in the table on page 25 shall be constructed by the property owners in accord with the implementation schedule included in that table.

MAINTENANCE OF IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY:

To ensure long-term maintenance of the improvements in the public right-of-way identified in the table on page 25, the developers of the new buildings identified in the proposed implementation schedule shall execute maintenance agreements with the City of Costa Mesa for the improvements that are tied to their respective buildings. The maintenance agreements shall be executed prior to the installation of these improvements for the respective new buildings.



COSTA MESA THEATER AND ARTS DISTRICT: CURRENT ENTITIES

Key physical components of the Costa Mesa Theater and Arts District have existed for some time. New and remodeled theater and arts-related venues are in progress and planned. The register of current and future entities reinforces the fact that the Costa Mesa Theater and Arts District is already well established and that the City of Costa Mesa has a ready-made entity that strengthens its recognition as a "City of the Arts."

The following information provides a brief summary of the institutions that make up Costa Mesa's sophisticated, and original, cultural scene.

Orange County Performing Arts Center:

The Center opened its doors in September 1986 and swiftly established itself as a world-class venue and one of America's leading presenters of national and international performing artists and companies.

The Orange County Performing Arts Center has been hailed as a "unique achievement of community vision, initiative, artistic achievement and generosity." It was built entirely through private funding and donations, one of the world's only performing arts centers to hold this remarkable distinction.

The current state-of-the-art facility comprises the acoustically distinguished multi-purpose 3,000-seat Segerstrom Hall and its more intimate venue, Founders Hall, which seats up to 250 people in a variety of settings and configurations. The Center is the primary presenter in both venues, offering the world's greatest



Orange County Performing Arts Center

ballet companies, Broadway shows, concerts by renowned chamber ensembles, soloists and opera stars, jazz and cabaret artists, as well as many special events. It also provides a home to the county's leading performing arts organizations, including the Pacific Symphony Orchestra, Opera Pacific, the Philharmonic Society of Orange County and the Pacific Chorale.



The Orange County Performing Arts Center also offers one of the most active and acclaimed arts in education programs in the country. It has received prestigious commendations and awards from the U.S. Department of Education and the Kennedy Center for the Performing Arts in Washington, DC. A variety of offerings that are designed to enhance existing education programs and to promote the importance of the arts in education and our lives are offered year-round at The Center and in the community.

In 1999, the Center announced its \$200 million "Building on The Vision" campaign to design and construct the 2,000-seat Renée and Henry Segerstrom Concert Hall and a 500-seat music theater. The new facility will be located across the street from the current venue and will be linked by a dramatic outdoor public plaza. The facility is scheduled for opening in the fall of 2006.

Internationally renowned architect Cesar Pelli has designed the new halls while working closely with Russell Johnson, the world's foremost authority on acoustical engineering. With these two experts leading the project, the Center has assured the community that the new venues will uphold and complement the high artistic and architectural standards established by the original facilities.

The completed Center will create a unique arts destination, offering a variety of benefits to our entire community, including additional performances of all types, tailor-made venues able to accommodate virtually every performance genre, increased opportunities for young people to make the arts part of their development, as well as important incentives to local businesses and the economy.



South Coast Repertory

South Coast Repertory:

South Coast Repertory (SCR) has established itself as a major force in American theatre and a leader in the booming arts scene in Orange County. Guided since 1964 by its Founding Artistic Directors, David Emmes and Martin Benson, it stands as a rare example of an arts organization that is both fiscally sound and artistically innovative; its Collaboration Laboratory for new play development has developed hundreds of plays, and premiered more than 80.

SCR is one of the leading institutions in the American resident theater movement. Testament to this came in 1988 when SCR received the Tony Award for Distinguished Achievement by a Regional Theatre, and continued with the Lifetime Achievement Awards for Emmes and Benson from Theatre LA in 1996 and the U.S. Institute of Theatre Technology in 1998.



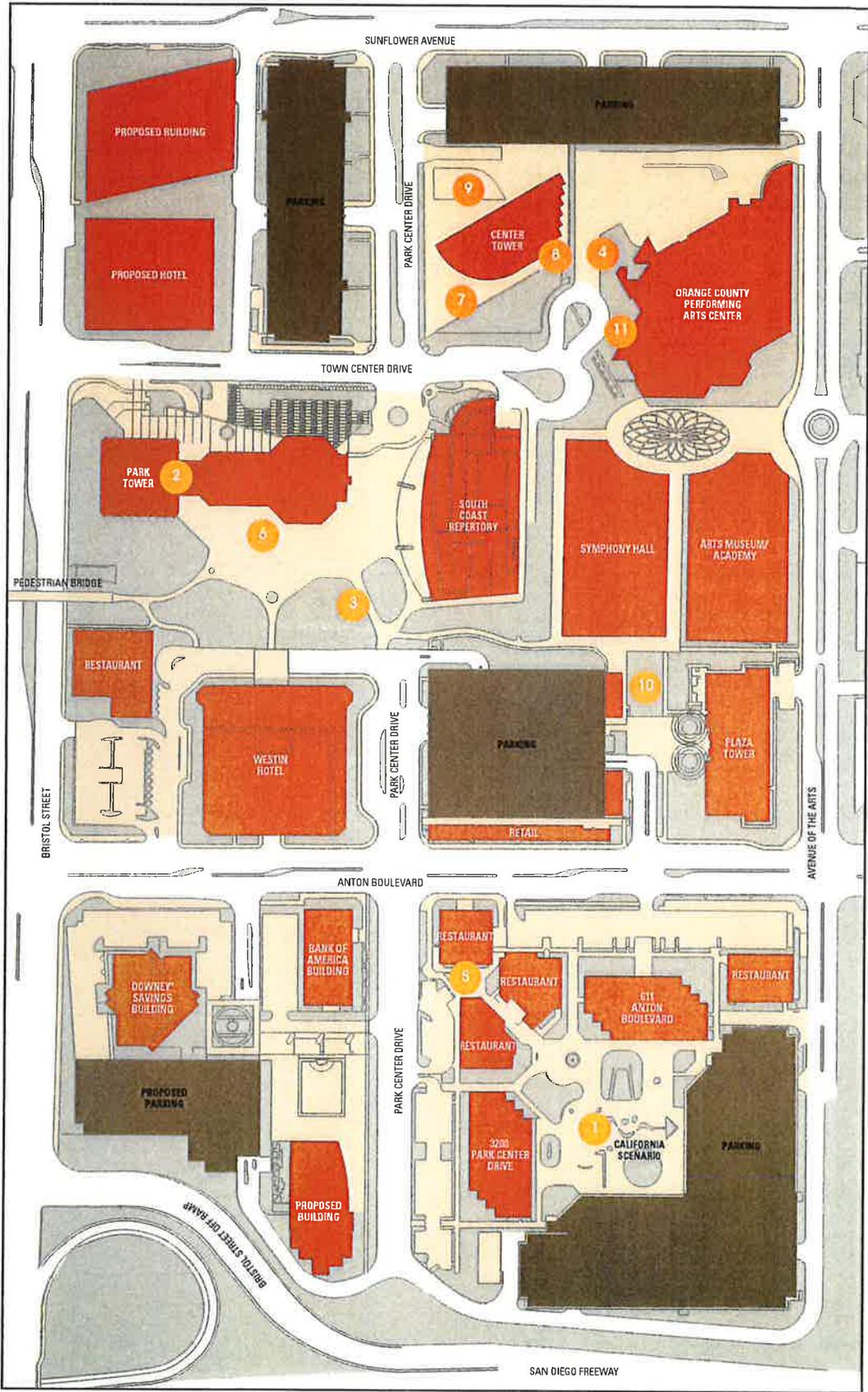


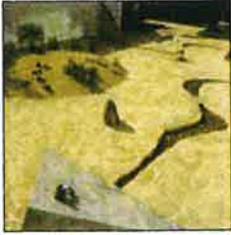
Figure 19 - Artistic Attractions

Costa Mesa Theater & Arts District



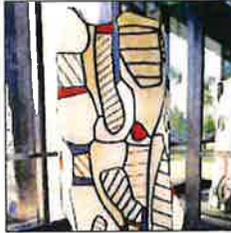
ARTISTIC ATTRACTIONS:

1



Isamu Noguchi: "California Scenario," dramatically framed by two reflective glass buildings and two 40-foot high white concrete walls is a 1.6-acre environment by Japanese-American sculptor Isamu Noguchi. This outdoor garden depicts the history and natural and man-made elements that make California distinctive.

2



Jean Dubuffet: "Tour aux Jambes" can be translated as "Tower of Legs." Dubuffet's treatment of the "limbs" or "legs" is so abstract that it is impossible to see human components, yet it is easy to follow the sculpture's form and content. This artwork, made of epoxy and polyurethane, is like a three-dimensional jigsaw puzzle, though its lines are only on the surface.

3



Jim Huntington: "Night Shift" looks as if it might have grown out of a grassy mound on the peaceful park. Cut from a massive chunk of Sierra white granite, the piece is abruptly sliced through the top by a plate of polished, stainless steel.

4



Henry Moore: Located at the Orange County Performing Arts Center, "Reclining Figure" is a splendid example of the renowned sculptor's mature work. By designing a void in the mass of his "Reclining Figure," Moore encourages us to see that space around the figure as important as its solid material. Through his mastery of open and closed form, Moore has captured the dignity and living force of a woman.

5



Claire Falkenstein: In "Sun Ribbon," Falkenstein has artfully orchestrated stripes of gold, orange, red, violet and clear textured glass to form a translucent windscreen. Like the sun, this colorful stained-glass wall radiates warmth, light and cheer. "Sun Ribbon" is a masterfully designed piece of functional art that creates a bright, vigorous counterpoint to the solemn vertical rise of surrounding buildings.

6



Charles O. Perry: "The Ram," a bright yellow, steel abstraction, was the first sculpture in the area and it remains a colorful center of attention. The sculpture's title and form suggest that Perry was inspired by animal horns, but he has taken the idea so dramatically into the realm of abstraction that it literally rises above any reference to nature.



7



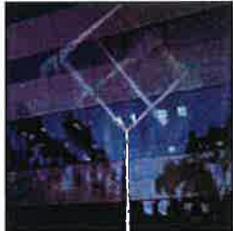
Carl Milles: Known for his fountains and sculptural monuments, two of Milles' bronzes bless Center Tower. In "Sun Glitter," a mermaid with hair flying rides a dolphin through the spray while smaller fish circle around them. The second Milles sculpture re-enacts the story of "Jonah and the Whale." We find a tiny man perched precariously on the mouth of an enormous whale and immediately sense the drama of the moment.

8



Joan Miro: Perched in the lobby of Center Tower, "Oiseau" is a cast bronze bird of monumental and highly unorthodox order. Its bulbous volumes and spiky projections lend it a whimsical character, thoroughly in keeping with the great Spanish Surrealist's sense of humor. Miro is renowned for such fanciful abstractions, blending invention with the spirit of nature.

9



George Rickey: Taking wind as his partner and using real movement in his perfectly balanced creations, Rickey's stainless steel sculpture, "Four Lines Oblique Gyrotory Square IV," is so elegantly understated that the sculpture may be overlooked by people in a hurry. Those who stop to observe it are likely to become enchanted by its constantly changing arrangements.

10



Aiko Miyawaki: "Utsurohi 91 - Costa Mesa" is located on a grassy rectangle adjacent to Plaza Tower. The dynamic sculpture consists of a series of 12, 10-foot columns set in an elliptical configuration with chromium-plated steel "threads" intertwining in graceful patterns at the top of each column.

11



OCPAC: Protruding through the glass curtain wall of the OCPAC Segerstrom Hall is the "Fire Bird" sculpture by artist Richard Lippold. This sculpture that dominates the façade of the Performing Arts Center was a gift from the Segerstrom family for the opening of OCPAC.





PH-1

May 2, 2016

Daniel Inloes, AICP|Senior Planner
City of Costa Mesa
Development Services Department
77 Fair Drive, Costa Mesa CA 92626

REC'D MAY 05 2016

Dear Mr. Inoles:

I am writing to voice our support for the Segerstrom Center for the Arts' Plaza and Center for Dance and Innovation, projects made possible by its *Next Act* Campaign. The Orange County Community Foundation has been a supporter of the arts throughout our 26-year history. This includes launching SparkOC.com, the leading online resource for arts and cultural information for Orange County, and creating a permanent endowment for the arts. We believe that cultivating a thriving culture in Orange County will help spark the imaginations and inspire new and experienced arts enthusiasts alike.

The projects being launched by the Segerstrom Center are important to our community, as they will support a wide spectrum of new and impactful free programs benefitting young people and families from the diverse communities of Costa Mesa and throughout all of Orange County. This Plaza in particular, with all of the programs presented by the Center as well as Pacific Symphony, Pacific Chorale and the Philharmonic Society among others, will establish a welcoming, inclusive and vibrant town center for Costa Mesa for all to enjoy.

Throughout its history, Segerstrom Center for the Arts has brought international recognition to Costa Mesa, the "City of the Arts". It stands as an acclaimed cultural center and educational and civic resource, and the supportive home of the three notable resident companies and other prestigious arts organizations and institutions. We applaud the Center's vision to encourage and facilitate wider participation in the arts throughout our vibrant and increasingly diverse community.

Thank you for your consideration of this important community asset.

Sincerely,

A handwritten signature in blue ink that reads "Shelley M. Hoss".

Shelley M. Hoss
President