



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

March 2, 2020

Planning Application 17-32 & TTM 18127
631 Victoria Avenue

RE: Time Extension for Planning Application 17-32 and Tentative Tract Map 18127

Dear Angela Wang:

The time extension is for a small lot ordinance project which proposed redevelopment of six single-family detached units on individual fee simple lots to replace five existing rental units. For a full description of the project please see original agenda, action report, and minutes from Public Hearing on March 26, 2018 at the following link: <https://www.costamesaca.gov/city-hall/commissions-and-committees/planning-commission/agendas-videos-minutes/2018-agendas-and-minutes>. The project was approved unanimously by Planning Commission. The Director has made the findings for the extension pursuant with Section 13-29 (k)(6). The Design Review and Tentative Tract Map is approved for an extension of six months per Condition of Approval No. 1. This extension will expire on 24th of September, 2020.

The decision will become final at 5 PM on March 9, 2020, unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or is called up for review by a member of the Planning Commission or City Council. Any appeal must be filed within seven (7) days of the above approval date by 5 PM, pursuant to CMMC Sections 2-305(2) and 2-307. If you have any questions regarding the above items, please do not hesitate to contact the project planner, Daniel Inloes, AICP at 714.754.5088 or at daniel.inloes@costamesaca.gov.

Sincerely,

Barry C. Curtis, AICP
Director of Economic and Development Services

cc: Angela Wang
JGPA-06, LLC
5762 Bellfield Lane
Huntington Beach, CA 92648

Engineering
Fire Marshal
Building Division

Adjacent Property Owners: