



**OFFICIAL PUBLIC  
NOTICE OF ZONING APPROVAL**

March 3, 2020

**RE: ZONING APPROVAL BC20-00082  
224 VIRGINIA PLACE, COSTA MESA**

The Planning Division has completed its review of the above-referenced project. Based on the following project description, the project has been approved.

***PROJECT DESCRIPTION***

The property owner proposes to expand an existing 1,461 square foot one story single-family residence, including adding a second story. The first floor expansion includes 88 square feet of living space and a 229 square foot rear yard patio. The new second story will consist of 908 square feet of living space. The proposed total living area will be 2,457 square feet. The proposed project complies with all applicable development standards. Additionally, a minor design review is not required because the structure complies with the City's Residential Design Guidelines.

The zoning approval will become final at 5 p.m. on March 11, 2020 unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this notice, please feel free to contact the project planner, Michelle Halligan, at (714) 754-4883 or [michelle.halligan@costamesaca.gov](mailto:michelle.halligan@costamesaca.gov).

Distribution:

Property Owner  
230 Virginia Place  
Costa Mesa, CA 92627

Property Owner  
218 Virginia Place  
Costa Mesa, CA 92627

Property Owner  
2238 Catherine Place  
Costa Mesa, CA 92627

Property Owner  
2234 Catherine Place  
Costa Mesa, CA 92627



**OFFICIAL PUBLIC  
NOTICE OF ZONING APPROVAL**

March 3, 2020

**RE: ZONING APPROVAL BC20-00082  
224 VIRGINIA PLACE, COSTA MESA**

The Planning Division has completed its review of the above-referenced project. Based on the following project description, the project has been approved.

***PROJECT DESCRIPTION***

The property owner proposes to expand an existing 1,461 square foot one story single-family residence, including adding a second story. The first floor expansion includes 88 square feet of living space and a 229 square foot rear yard patio. The new second story will consist of 908 square feet of living space. The proposed total living area will be 2,457 square feet. The proposed project complies with all applicable development standards. Additionally, a minor design review is not required because the structure complies with the City's Residential Design Guidelines.

The zoning approval will become final at 5 p.m. on March 11, 2020 unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this notice, please feel free to contact the project planner, Michelle Halligan, at (714) 754-4883 or [michelle.halligan@costamesaca.gov](mailto:michelle.halligan@costamesaca.gov).

Distribution:

Property Owner  
230 Virginia Place  
Costa Mesa, CA 92627

Property Owner  
218 Virginia Place  
Costa Mesa, CA 92627

Property Owner  
2238 Catherine Place  
Costa Mesa, CA 92627

Property Owner  
2234 Catherine Place  
Costa Mesa, CA 92627



**OFFICIAL PUBLIC  
NOTICE OF ZONING APPROVAL**

March 3, 2020

**RE: ZONING APPROVAL BC20-00082  
224 VIRGINIA PLACE, COSTA MESA**

The Planning Division has completed its review of the above-referenced project. Based on the following project description, the project has been approved.

***PROJECT DESCRIPTION***

The property owner proposes to expand an existing 1,461 square foot one story single-family residence, including adding a second story. The first floor expansion includes 88 square feet of living space and a 229 square foot rear yard patio. The new second story will consist of 908 square feet of living space. The proposed total living area will be 2,457 square feet. The proposed project complies with all applicable development standards. Additionally, a minor design review is not required because the structure complies with the City's Residential Design Guidelines.

The zoning approval will become final at 5 p.m. on March 11, 2020 unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this notice, please feel free to contact the project planner, Michelle Halligan, at (714) 754-4883 or [michelle.halligan@costamesaca.gov](mailto:michelle.halligan@costamesaca.gov).

Distribution:

Property Owner  
230 Virginia Place  
Costa Mesa, CA 92627

Property Owner  
218 Virginia Place  
Costa Mesa, CA 92627

Property Owner  
2238 Catherine Place  
Costa Mesa, CA 92627

Property Owner  
2234 Catherine Place  
Costa Mesa, CA 92627



**OFFICIAL PUBLIC  
NOTICE OF ZONING APPROVAL**

March 3, 2020

**RE: ZONING APPROVAL BC20-00082  
224 VIRGINIA PLACE, COSTA MESA**

The Planning Division has completed its review of the above-referenced project. Based on the following project description, the project has been approved.

***PROJECT DESCRIPTION***

The property owner proposes to expand an existing 1,461 square foot one story single-family residence, including adding a second story. The first floor expansion includes 88 square feet of living space and a 229 square foot rear yard patio. The new second story will consist of 908 square feet of living space. The proposed total living area will be 2,457 square feet. The proposed project complies with all applicable development standards. Additionally, a minor design review is not required because the structure complies with the City's Residential Design Guidelines.

The zoning approval will become final at 5 p.m. on March 11, 2020 unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this notice, please feel free to contact the project planner, Michelle Halligan, at (714) 754-4883 or [michelle.halligan@costamesaca.gov](mailto:michelle.halligan@costamesaca.gov).

Distribution:

Property Owner  
230 Virginia Place  
Costa Mesa, CA 92627

Property Owner  
218 Virginia Place  
Costa Mesa, CA 92627

Property Owner  
2238 Catherine Place  
Costa Mesa, CA 92627

Property Owner  
2234 Catherine Place  
Costa Mesa, CA 92627



**OFFICIAL PUBLIC  
NOTICE OF ZONING APPROVAL**

March 3, 2020

**RE: ZONING APPROVAL BC20-00082  
224 VIRGINIA PLACE, COSTA MESA**

The Planning Division has completed its review of the above-referenced project. Based on the following project description, the project has been approved.

***PROJECT DESCRIPTION***

The property owner proposes to expand an existing 1,461 square foot one story single-family residence, including adding a second story. The first floor expansion includes 88 square feet of living space and a 229 square foot rear yard patio. The new second story will consist of 908 square feet of living space. The proposed total living area will be 2,457 square feet. The proposed project complies with all applicable development standards. Additionally, a minor design review is not required because the structure complies with the City's Residential Design Guidelines.

The zoning approval will become final at 5 p.m. on March 11, 2020 unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this notice, please feel free to contact the project planner, Michelle Halligan, at (714) 754-4883 or [michelle.halligan@costamesaca.gov](mailto:michelle.halligan@costamesaca.gov).

Distribution:

Property Owner  
230 Virginia Place  
Costa Mesa, CA 92627

Property Owner  
218 Virginia Place  
Costa Mesa, CA 92627

Property Owner  
2238 Catherine Place  
Costa Mesa, CA 92627

Property Owner  
2234 Catherine Place  
Costa Mesa, CA 92627