



**OFFICIAL PUBLIC
NOTICE OF ZONING APPROVAL**

March 30, 2020

**RE: ZONING APPROVAL BC20-00027
252 EAST 19TH STREET, 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 2,655 square foot single-family residence, including adding a second story balcony. The first floor expansion includes 450 square feet of living space in the front of the house. The second story addition will consist of a 168 square foot balcony in the rear of the house. The proposed balcony base will be 10 feet, 8 inches above grade. The guardrail will be 3 and a half feet tall. 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 April 6, 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) 754-5608 or michelle.halligan@costamesaca.gov.

Distribution:

Property Owner
250 E. 17th Street
Costa Mesa, CA 92627

Property Owner
254 E. 17th Street
Costa Mesa, CA 92627

Property Owner
256 E. 17th Street
Costa Mesa, CA 92627

Property Owner
257 Costa Mesa Street
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Property Owner
259 Costa Mesa Street
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