



CITY OF COSTA MESA

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

April 20, 2020

Planning Application 17-46 & TTM 18149
1966 Wallace Avenue

RE: Time Extension for Planning Application 17-46 and Tentative Tract Map 18149

Dear Pison Netsawang and Scott Yang:

This letter will serve as an official time extension for a small lot ordinance project which proposed redevelopment of five single-family detached units on individual fee simple lots to replace four existing rental units. For a full description of the project, please see original agenda, action report, and minutes from Public Hearing on April 23, 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 the Planning Commission. As Director, I have made the findings for the extension pursuant with Section 13-29 (k)(6). The Design Review and Tentative Tract Map are hereby approved for an extension of six months per Condition of Approval No. 1. This extension will expire on September 23, 2020. If necessary, an additional extension may be considered and approved by the Planning Commission prior to the September expiration. (Note: the Costa Mesa City Council is expected to consider an automatic 12-month extension of active entitlements at its meeting of May 5, 2020. If adopted, this would apply to your project.)

The decision will become final at 5 PM on April 27, 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, Johnwilly Aglupos, at 714.754.5692 or at johnwilly.aglupos@costamesaca.gov.

Sincerely,

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

cc: Pison Netsawang
1311 E. Las Tunas Dr.
San Gabriel, CA 91776

Engineering
Fire Marshal
Building Division