



**OFFICIAL PUBLIC
NOTICE OF ZONING APPROVAL**

July 21, 2020

**RE: ZONING APPROVAL BC20-00199
470 WALNUT 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 remodel an existing one-story single-family residence, including constructing a 606-square-foot second story addition, 682-square-foot first floor addition, and constructing a new two-car garage. The first floor will consist of 2,200 square feet of living space. The second story will consist of 606-square-feet of living space. The proposed project complies with all applicable development standards and a minor design review is not required because the structure complies with the City's Residential Design Guidelines. The size, type, and location of second story windows are designed to minimize adverse privacy impacts to neighbors.

The zoning approval will become final at 5 p.m. on July 28, 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, Chris Yeager at (714) 754-4883 or christopher.yeager@costamesaca.gov.

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