



**OFFICIAL PUBLIC  
NOTICE OF ZONING APPROVAL**

July 22, 2020

**RE: ZONING APPROVAL BC20-00210  
381 WALNUT 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 demolish the existing one-story single-family residence, and construct a new two-story residence including 1,652-square-feet of living space on the main level with an attached 556-square-foot two-car garage, and 1,969-square-feet of living space on the second level. 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 29, 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](mailto:christopher.yeager@costamesaca.gov).

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