



**OFFICIAL PUBLIC
NOTICE OF ZONING APPROVAL**

August 13, 2020

**RE: ZONING APPROVAL BC20-00284 AND BC20-00285
251 EAST 20TH STREET (FORMERLY 1992
WESTMINISTER AVENUE), 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 construct a new two-story single-family residence, and construct a second-story accessory dwelling unit above a new garage at the rear of the property. The main residence includes 2,944-square-feet of living space with an attached 210-square-foot one-car garage, four bedrooms, and three and one half bathrooms. The accessory dwelling unit includes 781-square-feet of living area above 723-square-feet of garage space and 206 square feet of storage, one bedroom, one bathroom, and a 146-square-foot deck. 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 August 20, 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.

Distribution:

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