

# City of Costa Mesa

## Inter Office Memorandum

**TO:** CITY COUNCIL AND PLANNING COMMISSION  
**CC:** TOM HATCH AND KHAHN NGUYEN  
**FROM:** WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR  
**DATE:** MAY 19, 2011  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)

---

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on May 26, 2011. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at [wbkilleen@ci.costa-mesa.ca.us](mailto:wbkilleen@ci.costa-mesa.ca.us) if you have any questions or would like further details.

### ZA-11-10    2068 Wallace Avenue

Construct a two-unit, two-story, detached residential development for rental purposes only. Applicant requests:

1. An administrative adjustment to allow the second story to encroach into the required rear yard setback; and
2. A minor design review to allow two-story construction that does not comply with the City's Residential Design Guidelines for 80% second floor to first floor ratio and 10 foot average second story side setback.

Approved, subject to conditions.

Comments received: None.