



**OFFICIAL PUBLIC
NOTICE OF ZONING APPROVAL**

April 22, 2021

**RE: ZONING APPROVAL BC21-00147
283 EAST 19th 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 construct a 1,072-square-foot second story addition above the existing residence and detached garage. The second story addition above the garage will be connected to the main residence by an enclosed bridge. The residence will include 4,567-square-feet of living space including 2,380-square-feet on the first floor and 2,187-square-feet on the second floor. The residence will feature 5 bedrooms, 4 full bathrooms and 1 half bathroom, a new library, new storage room, new laundry room, as well as an existing great room, living room, and office. The project also proposes to modify windows on the left and right facades. 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 April 29, 2021 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:

Hakann Family LLC
275 South Peralta Hills Dr.
Anaheim, CA 92807

Frederick Arnold
279 E 19th Street
Costa Mesa, CA 92627

Rosecrans-Hine Family Living Trust
1218 Highland Drive
Newport Beach, CA 92660