

**RESOLUTION NO. PC-2022-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA, CALIFORNIA UPHOLDING  
PLANNING DIVISION APPROVAL OF BUILDING PERMIT  
BC21-00147 FOR A 1,072-SQUARE-FOOT SECOND-STORY  
ADDITION AND REMODEL AT 283 E. 19<sup>TH</sup> STREET**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Building Permit BC21-00147 was filed by Alex Hurtado, authorized agent for the property owner, Hakann Family, LLC requesting approval of the following: 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, 1 half bathroom, a new library, 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.

WHEREAS, the Planning Division approved the building permit application on April 22, 2021 and sent a notice of zoning approval to adjoining property owners.

WHEREAS, Mayor John Stephens filed a call to review the Planning Division's approval with the City Clerk's office on April 27, 2021.

WHEREAS, duly noticed public hearings were held by the Planning Commission on June 13, 2022 and June 27, 2022 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of CEQA per CEQA Guidelines Section 15301 (Class 1), for Existing Facilities.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record including the applicable development standards and the residential design guidelines, the Planning Commission

hereby upholds the decision of the Planning Division and **APPROVES** Building Permit Application BC21-00147 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for the call to review Building Permit BC21-00147 and upon applicant's compliance with all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

**PASSED AND ADOPTED this 27th day of June, 2022.**

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Byron de Arakal, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss  
CITY OF COSTA MESA )

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2022- \_\_ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on June 27, 2022 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

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Scott Drapkin, Secretary  
Costa Mesa Planning Commission

No. PC-2022- \_\_