



**OFFICIAL PUBLIC
NOTICE OF ZONING APPROVAL**

April 19, 2024

**RE: ZONING APPROVAL BPCR-23-0168
1787 PANAY CIRCLE, 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 remodel an existing two-story single-family residence, including the addition of an 864 square-foot roof deck. The first floor will consist of 3,849 square feet of living space with 210 square feet total of additional living space under this permit. The second story will consist of 646 square feet of living space with the addition of the 864 square-foot roof deck above the first floor of the primary residence. In addition, there is a detached three-car garage with a second-story guest house above it. The first floor area will be expanded to include 127 square feet of storage space for the garage and the guest house will be converted into an Accessory Dwelling Unit (“ADU”) with no expansion to the living space. The proposed total living area will consist of 4,705 square feet for the primary residence and 622 square feet for the converted ADU. The proposed project complies with all applicable development standards. Additionally, 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 26, 2024 unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the City Council.

If you have any questions regarding this notice, please feel free to contact the project planner, Gabriel Villalobos at (714) 754-5610 or gabriel.villalobos@costamesaca.gov.

Distribution:

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