

Attachment No. PC 2

Applicant's Justification and Findings
Letter

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July 17, 2025

City of Newport Beach –

Request for Site Specific Variance: Justification and Findings for 2-car garage with the required 21-foot driveway and a remodel/addition of a new master suite.

This letter is regarding the project site at 1020 White Sails Way. The Architectural firm C.J. Light Associates, along with the owner, Mike Tracy are applying for a “Site Specific Variance”, as required by the Harbor View Hills Community Association. Reasons for this request; to gain support from the neighborhood community and support from the city, to revise the existing setback map S-11A, and change the existing front yard setback at 1012 White Sails Way from 50-feet to 21-feet respectively.

Other justifications and findings in favor of the variance are as follows:

- 1.) The City of Newport Beach requires a 2-car garage for homes with a total habitable space up to 4,000 sf. The city also requires a 21-foot driveway length. The current setback at the front is 50-feet. By reducing the setback to 21- feet, this is the only way to achieve the required driveway length.

Another request we have in this variance application is to allow us to provide a new master suite in place of the existing garage. Reasons as to why the proposed new master suite bedroom addition is best suited to be located at the front, entry level of the home:

- 1.) We believe that building the addition anywhere else on the property would be difficult and would create a hardship for the owner in terms of cost, labor, and construction time. We believe this is the only viable location for the new master suite addition as well as the most cost effective and timely solution.
- 2.) During the design process we considered locating the master suite adjacent to the existing master closet, at the rear of the property. We found this to be the only other possible location where the addition could go. However, having the bedroom built in this location would require the removal of retaining walls and planters. Which in turn,



would be more costly and require more time for construction. In addition, the owners do not want to make the rear yard any smaller and they do not want to bring the addition any closer to the 6-foot rear yard setback line. For these reasons the best solution was to have the new master suite addition built up at the front of the home.

- 3.) As we've studied the property, we found it made the most sense to frame on to the exterior front wall of the existing garage to construct this new bedroom space.
- 4.) The proposed new master suite's footprint is 392 sf and it only comes out 16ft beyond where the existing garage door is located. It does fall inside the 50ft setback; however, it is well back from the street making it not easily seen from the street level. It is our hope that we will receive approval to change the front setback to 21-feet. If approved, the new addition would be well outside the newly established setback.
- 5.) Other findings in favor of locating the master suite addition at the front of the home include the design compatibility with the original style of the existing residence. Furthermore, the addition will also maintain the same height as the existing garage flat roof. By designing it this way, it will not block any of the neighbor's views. This was very important to us as we are sensitive to our neighbor's input and wish to create a solution that makes them happy, while also meeting the owner's needs.
- 6.) It enhances the preservation and enjoyment of the property right of the owner.
- 7.) Granting of this variance will not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district.
- 8.) Granting this variance will not be detrimental to the harmonious and orderly growth of the city, not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood. Rather, it would be a substantial improvement to the owner's home and for the neighbors of the community.
- 9.) By granting us this variance it will not conflict with the intent and purpose of this section, this zoning code, the general plan, or any applicable specific plan. It will make a substantial improvement to the property.



Lastly, we have obtained HOA approval from Harbor view Hills Community Association and have the approval of 9 neighbors who are all in favor of the project. With these findings we hope to earn your approval as well. Included with this letter are the tabulations for lot coverages for reference.



Lot coverages:

(E) Site area:	12,768 sf
Max allowable coverage (60%):	7,660 sf
Buildable area (12,768 sf) – setbacks =	7,053 sf

(E) Residence (Habitable space):	3,388 sf
(E) Garage (non-habitable):	444 sf
Total (E) space =	3,832 sf

(N) Addition & Remodel (master suite):	392 sf
(N) 2 Car garage, garage vestibule, elevator & machine room:	765 sf
Total (N) space =	1,157 sf

(E) Lot coverage: $3,780 \text{ sf} \div 12,768 \text{ sf} =$	29% lot coverage
(N) Lot coverage: $392 \text{ sf} + 765 \text{ sf} = 1,157 \text{ sf} \div 12,768 =$	9% lot coverage
(E) & (N) Lot coverage: $29\% + 9\% =$	38% Total lot coverage

In conclusion, and based on all our exhibits and documents, we kindly ask for your support granting this variance. Thank you for your consideration.

Sincerely,

Ron Thorpe
Sr. Project Manager
C.J. Light Associates