

# **Attachment No. PC 3**

Applicant Project Description

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January 30, 2026

**Plan Check No.: PA2022-0148**

**Memo:** 2516/2518 Bayside Drive, Corona del Mar, CA 92625

**To:** Daniel Kopshever, City of Newport Beach, Community Development Dept. 100 Civic Center Drive  
Newport Beach, CA 92663

## Project Description and Justification

### 1. Project Description

The project proposes the construction of a single-family residence at 2516/2518 Bayside Drive, Corona del Mar, CA 92625. The proposed development includes:

- Habitable space: 3,038 square feet
- Garage: 479 square feet
- Junior Accessory Dwelling Unit (JADU): 285 square feet
- A retaining wall system along the north side of the property, with a height ranging from 1.5 to 5 feet.
- A second-floor balcony extending 2 feet to the property line at the alley, supported by the retaining wall
- Landscaping improvements including the removal of an over-height hedge at the front of the property and replacement with low-growing plant material to enhance public views

The design has been carefully developed to respect the unique topography of the lot, maintain safe access for adjacent properties, and provide a building consistent with the scale and character of surrounding homes.

### 2. Justification

#### ***A. Unique circumstances of the subject property***

The subject property exhibits special physical characteristics not typical of other properties in the vicinity, including a steep slope and irregular lot shape. Strict compliance with standard Zoning Code requirements would deprive the property of development rights enjoyed by other similarly zoned parcels.

#### ***B. Retaining wall necessity and location***

A retaining wall currently exists, ranging from 1.5 to 5 feet in height, extending from the alley to the existing building. To accommodate the proposed development and prevent impacts to adjacent properties, the project proposes to maintain this condition by constructing a new retaining wall that encroaches into both the alley and the 5-foot alley setback area. Ending the wall at the setback line would require a segmented or stepped wall system, which would be less efficient and may compromise structural stability. The proposed retaining wall provides continuity, efficiency, and required structural support for the proposed balcony extension.

#### ***C. Preservation of property rights***

The variance is necessary to preserve the substantial property rights of the owner. Without the retaining wall system, the property could not be developed in a manner consistent with surrounding homes on 30-foot lots in Corona del Mar. The proposed design allows the owner to fully utilize the property while complying with applicable safety and structural requirements.

#### ***D. Impact on the neighborhood and public safety***

Granting the variance will not adversely affect the orderly growth of the City or endanger public safety. The proposed retaining wall replaces an existing non-compliant wall and does not create new hazards. Construction and design measures have been implemented to ensure the safety of neighbors, pedestrians, and the public during and after construction.



***E. Over-height hedge and public views***

The removal of the existing tall hedge at the front of the property, along with its replacement with low-growing plant material, will significantly enhance public views along the alley and street frontage. This improvement will increase visual openness without affecting privacy or safety for neighboring properties.

***F. Compliance with Planning and Design Guidelines***

The project has been designed in accordance with Newport Beach design criteria and zoning requirements, balancing development goals with public and neighborhood benefits. The proposed improvements, including retaining walls, balcony extension, and landscaping, ensure that the property remains consistent with surrounding developments while minimizing impacts on adjacent lots and public rights-of-way.

**3. Conclusion**

This Project Description and Justification Statement consolidates all previous justifications, incorporates recent plan check comments regarding the retaining wall and landscaping, and provides a complete, updated summary for review by the Planning Commissioners and members of the public. The project is designed to respect neighborhood context, maintain safety and access for adjacent properties, and optimize the use of the subject property in accordance with the City's standards.

**Prepared by:**

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