

Attachment No. PC 6

Project Description

**TO:**

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Community Development
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FROM:

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Planning Department Coastal Development Permit & Variance (PA2024-0057)

Project description:

Following the last Planning Commission hearing, all comments and feedback were carefully considered; these comments led us to a significant redesign of the project. In response to concerns regarding view preservation and massing, the setbacks—particularly along Heliotrope Avenue—were revised to fully comply with the required 20-foot setback for both the second and third levels. This adjustment ensures that the proposed structure respects view corridors and remains within the allowances set by code.

Additionally, the first-floor front yard setback has been increased to 15 feet from the property line, further reducing the project's overall impact on neighboring properties and improving compatibility with the surrounding context. This also breaks up the long facade along Heliotrope Avenue.

The revised design was shared with neighboring residents during a presentation held on March 30th at the owners home adjacent to the project site. We are pleased to report that the feedback from those in attendance was positive, and the updated proposal was well received by the neighbors.

Thank you,

Brandon Architects