



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 09, 2024**, at **6:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Tracy Residence Variance – A request for a variance to allow an addition to a single-unit dwelling to encroach into the required 50-foot front setback. Specifically, the applicant requests to construct a new attached three-car garage that will encroach 29 feet into the front setback and a new bedroom addition that will encroach 13 feet into the front setback. The proposed garage would replace the existing two-car garage and would be located below the existing grade. No other deviations to the development standards are proposed.

The project is categorically exempt under Section 15301 – Class 1 (Existing Facilities) and under Section 15305 under Class 5 (Minor Alterations in Land Use Limitations) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing, and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Jenny Tran, Assistant Planner at 949-644-3212 or jtran@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2023-0200

Activity: Variance

Zone: R-1-6000 (Single-Unit Residential)

General Plan: RS-D (Single Unit Residential Detached)

Location: 1020 White Sails Way

Applicant: Ron Thorpe of C.J. Light Associates

Tristan Harris, Secretary, Planning Commission, City of Newport Beach