

From: Jim Mosher <jimmosher@yahoo.com>
Sent: October 29, 2025 10:02 AM
To: CDD
Subject: Comments on ZA Item 5 (10/30/2029 meeting)

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These comments refer to the proposed resolution in the [posted staff report](#) for Item 5, DeFranco Residence Coastal Development Permit (PA2025-0088), on the October 30, 2025, Zoning Administrator agenda.

1. **Section 1.6** (handwritten page 7): The first sentence was presumably intended to read "*A public hearing was held on October 30, 2025, online via Zoom. A notice of the time, place, and purpose of the hearing was given as provided by the NBMC.*" Or using "in accordance with" in place of "*by*".

2. **Section 3.A.5** (handwritten page 9): The second and third sentences seem contradictory. One says the Coastal View Point at Castaways Park is not visible from the site. Yet the other says the site is in the park's "view shed" (which should be "viewshed"?). Isn't the View Point on the southern rim of the bluff? How can the line of sight between the two points be only one way?

3. **Section 3.B.2** (handwritten page 9): These "facts" seem a sharp break from past interpretations of public access relative to projects in the Bayshores Community, which I believe is a gated community providing access only to residents, their guests and apparently marina slip renters. My understanding is "access" refers to how members of the general public (not just guests of property owners) can reach the shore from land. Past resolutions have said public access is available at the adjacent Balboa Bay Resort and across PCH at Lower Castaways Park. Without permission to pass through the gate, how can the public get (by land) to "*the Crestview Drive Street end at 2400 Bayshore Drive*" (and shouldn't it be "street end"?). Or to the "*marina at 2550 Bay Shore Drive*" (whose [advertising](#) emphasizes it is "private" and "exclusive")? Or to the "*small beach at 2694 Bay Shore Drive*"?

4. **Section 4.2** (handwritten page 10): This was presumably intended to begin with "*The Zoning Administrator of the City of Newport Beach hereby approves the Coastal Development Permit filed as PA2025-0088,*"

5. **Condition of Approval No. 20** (handwritten page 13): The grammar seems wrong. Was "*and comply*" intended to read "*that comply*"?

-- Jim Mosher