

From: [Jim Mosher](#)
To: [Planning Commission](#)
Subject: Comment on PC Item 3 (August 6, 2026, meeting)
Date: August 05, 2026 4:38:45 PM

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Dear Newport Beach Planning Commissioners,

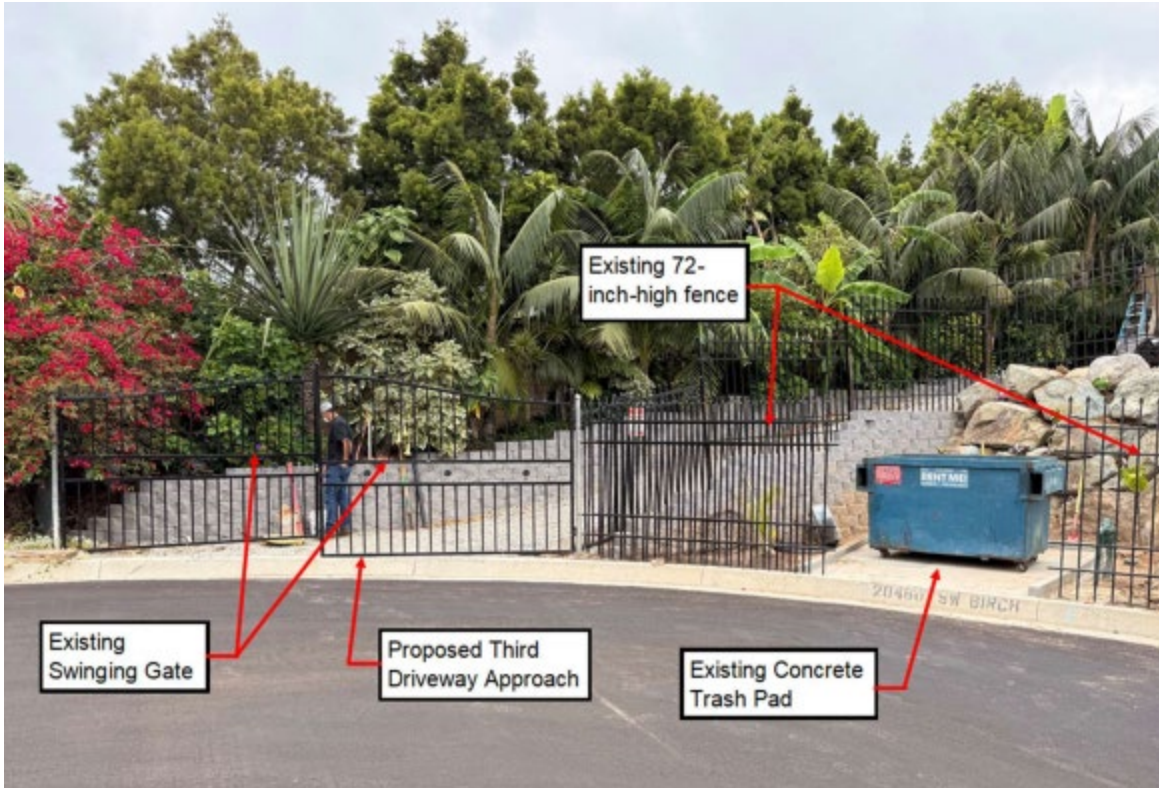
With regard to Item 3 (MORIARTY RESIDENCE ENCROACHMENTS, PA2026-0134) on the August 6, 2026, agenda:

1. I believe the City went to considerable expense to install a 6-foot wide sidewalk along the north side of Mesa Drive from Cypress to the Mesa Birch Park. While it does extend fully around the Birch Street cul-de-sac, it does appear intended to provide access to the park via ADA ramps at the intersection. The primary obstruction along that path [appears to be](#) a streetlight pole creating a pinch-point in front of the subject property:



In considering encroachments, even if the City doesn't see a need to continue the sidewalk fully around the cul-de-sac, shouldn't it at least retain enough of the public right-of-way in the vicinity of that pole to widen the sidewalk to the recommended 4-foot minimum width accessway around the pole.

2. Aren't trash enclosures supposed to be screened from public view? Shouldn't that be especially true when they are both being allowed in the public right-of-way and in full view of a public park? How is an unscreened dumpster "complementary to the neighborhood"?



Yours sincerely,

Jim Mosher