

From: Jim Mosher <jimmosher@yahoo.com>
Sent: February 25, 2026 11:18 AM
To: CDD
Subject: Comment on ZA Item 1 (2/26/2026 meeting)

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Regarding Item 1 (Draft Minutes of February 12, 2026) on the February 26, 2026, Newport Beach Zoning Administrator agenda, the following corrections are suggested:

1. Page 1 of 3, next to last sentence at bottom of page: "*Planning Technician Younger also requested striking of Conditions of Approval Nos. 18, **and** 24, to avoid repetition*"
2. Page 2 of 3, paragraph 2: "*In response to Zoning Administrator Westmoreland, Planning Technician Younger confirmed the intended request for Condition of Approval No. 1 is **for to** require compliance with the floor plan, not the site plan.*"
3. Page 2 of 3, paragraph 3: "*In response to Zoning Administrator Westmoreland, Planning Technician Younger confirmed that **the** Condition of Approval No. 7 will be revised with the full hours of operation.*"
4. Page 2 of 3, line at end of Item 2: "*Action: Approved **as amended***" (?)
5. Page 2 of 3, Item 3, paragraph 1: "*Jerry Arregui, Assistant Planner, provided a brief project description stating that the proposal is a request for a modification permit to allow an increase in the maximum permitted sign area **at** Sage Hill School. Sage Hill School is located on an approximately 20-acre property on the **East east** side of Newport Coast Drive. ... The nearest residential neighborhood is located approximately 2,800 feet away to the **West west**, across the Coyote Canyon landfill, and is not within the school's line of sight.*"

Comment: The "183-square-feet" of "illuminated sign" referred to in the last two sentences of this paragraph appears to refer to the 13.5-foot circular school logo, which is the only "text" proposed on the 500-square foot canvas. But the Municipal Code appears ambiguous as to whether the area of a free-standing "sign" is just the text area or the entire 500 square feet. It is also unclear from the project plans if only the logo is proposed to be illuminated or the whole sign.

6. Page 3 of 3, line ending Item 3: "*Action: Approved as amended*" (?)

Comment: I assume the planner's requested amendments to the resolution were approved. It is unclear from the minutes if Ms. Schaffner's requested change to Condition No. 6 also was.

-- Jim Mosher