

From: Jim Mosher <jimmosher@yahoo.com>
Sent: May 27, 2026 11:04 AM
To: CDD
Subject: Comments on ZA Item 2 (5/28/2026 meeting)

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Regarding Item 2 (Boyd Residence Coastal Development Permit, PA2026-0035) on the May 28, 2026, Newport Beach Zoning Administrator agenda:

1. Although not mentioned in the list of attachments on page 6 of the staff report, the inclusion of Attachment No. ZA 4 (Coastal Hazards Report, handwritten page 37) and Attachment No. ZA 5 (Bulkhead Conditions Report, handwritten page 52) and Attachment No. ZA 6 (WQMP Report, handwritten page 55) is appreciated.
2. On handwritten page 9, in Finding 3.A.3, some additional information would usually be provided to support the statement that "the study provides no recommendations necessary for shoreline protection devices and concludes that coastal hazards will not impact the property over the next 75 years" -- during which it could, apparently be subject to high tides of as much as 14.4 feet NAVD 88.

In the absence of any statements about how the structure will be protected, its safety is particularly hard to understand when finding 3.A.4 on the following page says the finished floor is proposed to be at 11.55 feet NAVD 88, which is nearly 3 feet below the possible high tide. Although it does not appear to be mentioned in the proposed resolution, page 3 of the staff report implies the property is protected by an existing seawall, but only to an elevation of about 11.24 feet NAVD 88. Attachment No. ZA 5, on handwritten page 53, indicates this wall was given a " cursory observation," but from it and the rendering on handwritten page 19 this appears to be nothing more than a retaining wall separating the home from the adjacent public walkway, and the wall is both interrupted by steps and appears lower than those on the adjacent properties:



92663 **426 via lido nord** eric aust architect **01 april 2026**

ting core engineering esi/fme, inc. structural patrick boyd eric aust architect

July 15th 201 A. Cambridge Avenue, #100 232 Commercial, Suite 200 426 Via Lido Nord 426 Via Lido Nord 426 Via Lido Nord

415-255-1000 949-254-7344 949-452-8000 949-452-8000 949-452-8000 949-452-8000

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From handwritten page 40, the hazards report appears to assume that in the event of the less optimistic sea level rise scenario, "the existing seawall can be raised to elevation of +14.40' NAVD8." Not only would this seem to require not just increasing the height of the existing retaining wall, but a redesign to address the steps. Since this possibility is not mentioned, it is not clear the proposed permit would allow such a change. To the contrary, Condition of Approval No. 3 requires the applicant to acknowledge the hazards, and Condition of Approval No. 2 waives the right to construct any future protective devices to address the hazards, such as what might, according to the hazards report, be needed.

3. Regarding Finding 3.A.8 on handwritten page 10:

- a. I am not able to understand the statement that the Property is not visible from the nearest coastal viewpoint, approximately 1,700 feet to the north. The staff report identifies this as Kings Road Park, and [Google Street Views](#) would suggest this portion of the Lido Isle's northern harborfront is readily visible from there (the Balboa Bay Resort Terrace Apartments and former Mayor Rush Hill's house notwithstanding):



b. The description of "a public park intersecting Via Genoa and Via Lido Nord **which is accessible to the public**" seems misleading. My understanding is that while the harborfront parks on Lido Isle are bordered by walkways provide the public with vertical access to the water, the parks themselves have [signage](#) restricting access and use to Lido Isle residents only.

3. On handwritten page 11, Finding 3.B.2 might mention that lateral access is available not only on the beach, but on the City walkway fronting the property, which I believe is the only beachfront public walkway on the north side of Lido Isle.

-- Jim Mosher