

**From:** Jim Mosher <jimmosher@yahoo.com>  
**Sent:** May 27, 2026 12:16 PM  
**To:** CDD  
**Subject:** Re: Comments on ZA Item 6 (5/28/2026 meeting) - CORRECTED

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I should have said the re-oriented garage will open to the **east** (not west).

-- Jim Mosher

On Wednesday, May 27, 2026 at 12:01:26 PM PDT, Jim Mosher <[jimmosher@yahoo.com](mailto:jimmosher@yahoo.com)> wrote:

Regarding Item 6 (Dinuzzo Residence Modification Permit, PA2026-0007) on the May 28, 2026, Newport Beach Zoning Administrator agenda:

1. The applicant appears to be describing herself as a lobbyist. If so, she might be reminded that Newport Beach has [Lobbyist Registration requirements](#), and I don't see a registration in the [filing search](#).
2. The staff report and resolution may be confusing in that they do not seem to acknowledge that the applicant is asking to re-orient the non-conforming garage that triggered the need for this hearing. The aerial photo in the Vicinity Map indicates it currently opens to the south, approached by a curving driveway, whereas the project plans show it opening to west, using a new driveway approach directly to the street. As a result, contrary to the Statement of Facts in Section 1.2 of the proposed resolution, the existing garage is **not** non-conforming in depth (which appears to be 20 feet in its existing configuration) but in width (even though the statement says it currently complies, but does not say what the required width is).
3. Fact in Support of Finding 3.B.1 similarly would appear to require revision of its description of the current garage's depth, width and reason for its non-conformity.

-- Jim Mosher