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**To:** CDD  
**Subject:** Comments on ZA Item 3 (2/26/2026 meeting)

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Regarding Item 3 (Hogan Residence Coastal Development Permit Variance, PA2025-0143)) on the February 26, 2026, Newport Beach Zoning Administrator agenda, after a very cursory review of the staff report I have these comments:

1. Title 21 is supposed to be implementing the policies of the City's Coastal Land Use Plan, which are intended to limit further degradation of coastal landforms.
2. I have trouble seeing how applying a "predominant line of development" is an appropriate justification for a variance in an area where a different standard was proposed and certified.
3. I would assume the existence of "Area B" was intended to provide some protection to that part of the landform. As a result, I have trouble seeing, with or without a variance, how allowing complete development of that area, preserving none of it, as seems to be proposed here, was the intent of the code.
4. I have to admit the certified provision allowing a basement in Area A to daylight "into" Area B, would seem to blur the distinction between the two areas, I have trouble understanding exactly what that was intended to mean, but doubt it could have been intended to allow a complete overtaking of Area B by Area A, as the staff report seems to suggest it does.
5. Since preservation of views of coastal landforms is a goal of the CLUP, I am not sure the impact on views, when landforms are altered, can be completely dismissed.

-- Jim Mosher