

From: dave@earsi.com <dave@earsi.com>
Sent: February 19, 2026 10:05 AM
To: Rodriguez, Laura <LRodriguez@newportbeachca.gov>
Subject: PA2025-0209

Hi Laura,

I received the Notice of Public Hearing and am contacting you with questions per the notice. I will be out of the Country and will not be able to review the staff report or attend the public hearing.

I have the following questions:

1. Please provide a link to the public information for PA2025-0209. Example: the application, studies, plans and correspondence.
2. Will the project remedy/fix nonconforming elements of this single-unit dwelling?
3. Please explain the difference between a single-unit dwelling and a single family dwelling? I believe this structure was entitled and constructed as a single family dwelling in the 1950's.
4. Is the project consistent with the City General Plan and Local Coastal Plan?
5. Is the project consistent with site Zoning?
6. Please provide the maximum height of the proposed second story. The height of the proposed second story is not provided in the Notice. Just that "the additional story represents an increase in height greater than 10%". Is a height variance requested as part of the project?
7. The Notice states that the existing improvements do not meet the side yard and rear setback requirements. Please explain why. For example; Was this due to an action(s) taken by the property owner (or prior property owner), adjacent property owner or others?
8. Please provide the position/comments from city emergency responders (fire and police departments). It is my understanding building setbacks provide space for emergency responders to protect public safety. For example: Does the city fire department support the existing setback violations and will the project provide adequate space for emergency services (fire suppression/emergency evacuations, etc.), if needed in the future?
9. Precedent setting: to what extent if approved will the project be precedent setting? If approved, will other landowners be able to obtain approval for similar setback deficiencies?

Thank you,
David Tanner

Dave Tanner
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