

From: Jim Mosher <jimmosher@yahoo.com>
Sent: May 27, 2026 11:27 AM
To: CDD
Subject: Re: Comments on ZA Item 3 (5/28/2026 meeting)

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Regarding Item 3 (Bayview LLC Comprehensive Sign Program and Modification Permit, PA2026-0042) on the May 28, 2026, Newport Beach Zoning Administrator agenda:

1. Judging from [Google Street Views](#), Figure 2 in the staff report was taken from the northbound lanes of highway CA-73, but it is a "westbound view" rather than a "northbound view."
2. It seems strange the staff report does mention the adjacent property of nearly identical architecture and with similar visibility problems at 100 Bayview Circle, which I believe is part of what is shown in Figure 2, and for which a comprehensive sign program was considered as [Item 8](#) on the December 12, 2019, Zoning Administrator agenda. I would think harmony between the two might be an aesthetic consideration.

-- Jim Mosher