

From: [Sam Giahi](#)
To: [City Clerk's Office](#)
Subject: Newport Beach City Council meeting - PUBLIC COMMENTS
Date: March 08, 2026 7:00:16 PM

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Dear City Council,

I would like to know what is the city's policy in adopting AI to reduce cost and increase efficiency and the speed of operation.

Best regards,
Sam Giahi

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From: [Ad lever](#)
To: [City Clerk's Office](#)
Subject: Council Meeting Slides 03-10-2026
Date: March 08, 2026 12:47:20 PM
Attachments: [Slide - City Council 03-10-2026 - A Leverenz.pdf](#)

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Hello,

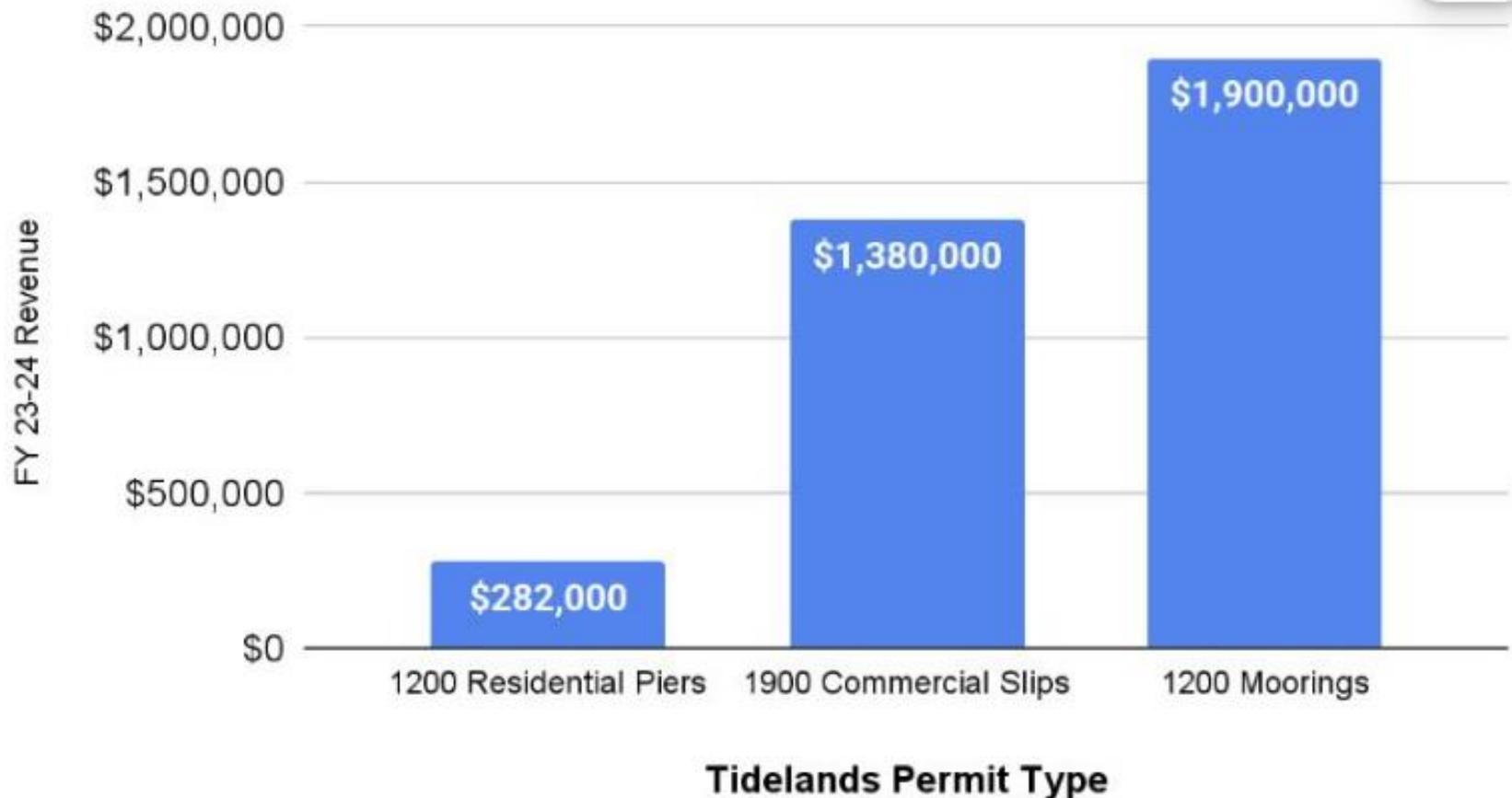
Please have these available for call up on the BIG screen, at the City Council Meeting of 03/10/2026, public comment on non-agenda items.
Also, please link them with the agenda for that meeting.

Thank you,

Adam

Newport Beach is home to approximately 4,300 boats, 1,200 moorings, 1,200 residential piers, and 1,900 commercial slips and ties resulting in \$3.6 million in revenue from rentals, including \$1.9 million in revenue from off-shore, on-shore, guest, and transfer moorings, \$1.4 million from commercial piers, and \$282,562 from residential piers.

FY 23-24 Revenue vs. Tidelands Permit



**40' Offshore Mooring Permit
= \$1.39 per sq. ft.**



vs.

Commercial tidelands user rates:

Commercial Use Category*	Annual Rental Rate (Per SF) 3/1/26 - 2/28/27
Large Commercial Marinas	\$1.56
Medium Commercial Marinas	\$1.19
Small Commercial Marinas	\$1.03
Shipyards	\$0.49
HOA Marinas/Docks for Non-members' Use	
> 30,000 SF	\$1.56
13,000 SF to 30,000 SF	\$1.19
< 13,000 SF	\$1.03
Yacht Club Guest Slips	\$0.49
Vessel Rental Facility (Boat Rentals)	\$1.03
Sport Fishing Charters	\$1.03
Restaurants' Guest Slips	\$0.49
Vessel Charters	\$1.03
Fuel Docks *	\$1.03
All Others	\$1.03

City let RFP for Dock Appraisal; Received Multiple bids; P.O.; Invoice months ago.

City provides a file identified as "**Residential Piers_Scope of Work_Final 03102025-1.pdf**", leading one to believe that this document originated in the early months of 2025.

March 14, 2025: CBRE provides "Proposal and Contract for Services" to City, "RE: Proposal to provide real estate appraisal services Newport Beach Residential Piers", and identifies that it would be "completed within four to six weeks".

March 24, 2025: Letter to City from "SANTOLUCITO DORE' GROUP INC", titled "PROPOSAL Residential Piers Comprehensive Analysis & Rent Study", and noting "Pursuant to your request, we have delivered this proposal by the close of business on March 24,2025", and "Days 46-60 – Deliver the completed appraisal report to the City".

March 26, 2025: Letter to City from R. P. LAURAIN & ASSOCIATES, "Subject: Rental Value Study Tidelands Areas utilized for Residential Piers Newport Harbor Newport Beach, California". Noting "The appraisal report can be delivered to your offices within 60 to 75 days".

April 1, 2025: CUSHMAN & WAKEFIELD send the City a "proposal to provide independent appraisal services to determine the Fee Simple interest of City managed tidelands occupied by residential piers and the associated Fair Market Rent to charge as part of the response to your Request for Proposal ("RFP")", and identifies that "C&W will complete these services in an allotted six (6) – eight (8) week timeframe."

May 15, 2025: Indicated as "DATE ORDERED" on a "Purchase Order", to "Bill To" the City of Newport Beach, for \$16,500, noting "Vendor RP LAURAIN & ASSOCIATES".

August 22, 2025: R. P. LAURAIN & ASSOCIATES "Invoice" to City, for \$16,500.

From: [Sherman Zieve](#)
To: [City Clerk's Office](#)
Subject: Dock tax
Date: March 06, 2026 10:18:21 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Dear City Clerk,

I am writing to respectfully urge the Council to reconsider policies that would confiscate existing tidelands permits, increase residential dock fees, or impose new rate hikes on current permit holders.

For many residents, these permits represent long-standing agreements that were entered into in good faith. Property owners have made significant investments in their homes, docks, and waterfront maintenance based on the understanding that these permits would remain stable and predictable. Confiscating permits or substantially increasing fees undermines that trust and creates uncertainty for residents who have relied on the City's commitments for many years.

In addition, increasing residential dock fees or implementing rate hikes places an unnecessary financial burden on homeowners who already contribute substantially through property taxes and local spending. Waterfront residents help maintain the character, safety, and economic vitality of our coastal community. Policies that penalize these homeowners risk discouraging continued investment and stewardship of our shoreline.

Rather than confiscating permits or raising fees, I encourage the Council to work collaboratively with residents to develop fair, transparent, and sustainable policies for managing tidelands. Open dialogue with permit holders and community stakeholders will lead to better long-term solutions that respect existing agreements while ensuring responsible stewardship of our coastal resources.

I respectfully ask the Council to:

- Preserve existing tidelands permits and honor established agreements.
- Reject any increase in residential dock fees.
- Avoid implementing new rate hikes that disproportionately affect waterfront residents.

Thank you for your time and for considering the concerns of the community. I hope the Council will work with residents to maintain fairness, stability, and trust in the City's governance.

Sincerely,

Sherman Zieve

809 N Bay Front

Newport Beach, CA 92662