

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: NBSTRA Letter re: Proposed Safety Enhancement Ordinance Expansion (Feb. 24 Agenda)
Date: February 18, 2026 10:27:22 AM

Errica Garrett
Administrative Assistant to the Mayor and City Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: NBSTRA <info@nbstra.com>
Sent: February 18, 2026 10:22 AM
To: Kleiman, Lauren <lkleiman@newportbeachca.gov>; Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Weber, Sara <SWeber@newportbeachca.gov>
Cc: Harp, Aaron <aharp@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>; Murray, John <jmurray@newportbeachca.gov>; Miner, David <dminer@nbpd.org>; Boyles, Jeff <JBoyles@NBFD.net>
Subject: NBSTRA Letter re: Proposed Safety Enhancement Ordinance Expansion (Feb. 24 Agenda)

[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.

Honorable Mayor, Members of the City Council, and City Staff of the City of Newport Beach:

On behalf of the Newport Beach Short-Term Rental Alliance (NBSTRA), attached please find our letter regarding the proposed expansion of the City's Safety Enhancement ordinance as it applies to the Short-Term Lodging Program (STLP), ahead of the February 24 City Council meeting.

NBSTRA and responsible STR operators and managers share the City's public safety goals during Spring Break and major holiday weekends, and we support strong enforcement against true bad actors – including zero tolerance for any threats, harassment, or disruptive conduct directed toward NBPD officers or other City staff.

Our concern is with some specific elements of the ordinance, not the stated goals. We believe this proposal has been rushed and will likely and unfairly penalize permit holders who do everything they can to comply with the laws and regulation. The proposal lacks adequate procedural clarity, while failing to target the sources of bad crowd behavior in public areas.

Our letter goes into our concerns at length, but we hope you will take the time to review our communication carefully and the serious thought expressing our concerns and proposed better path forward. There is still time to get this right by engaging with us.

Our industry represents over 1500 property owners and small businesses owners in this community who share your goals and can help you achieve them.

We respectfully urge the Council to return these STLP provisions to a working-group process and, if immediate action is necessary for Spring Break, to consider a narrowly tailored temporary approach developed with meaningful industry consultation and operational input from all affected stakeholders.

Thank you for your consideration.

Respectfully,

Jeff Flint
Executive Director

Newport Beach Short-Term Rental Alliance (NBSTRA)

<<https://d2DSfO04.na1.hs-salescrm-engage.com/Cio/RK+23284/d2DSfO04/R5R8b44VyN7KpSst2fCX4W1OrL8p3GLCqyW25cCdfIXp1etW1GyxP11S072bW22TGFR3z8mK0W3JHqNK1Z0NMZn1O3Hk44W1>>

From: Garrett, Errica
Sent: February 19, 2026 3:00 PM
To: Dept - City Clerk
Subject: FW: Follow Up Letter from NBSTRA Appreciating Intent Language in Staff Report

Errica Garrett
Administrative Assistant to the Mayor and City Council City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: NBSTRA <info@nbstra.com>
Sent: February 19, 2026 2:15 PM
To: Kleiman, Lauren <kleiman@newportbeachca.gov>; Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Weber, Sara <SWeber@newportbeachca.gov>
Cc: Harp, Aaron <aharp@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>; Murray, John <jmurray@newportbeachca.gov>; Miner, David <dminer@nbpd.org>; Boyles, Jeff <JBoyles@NBFD.net>
Subject: Follow Up Letter from NBSTRA Appreciating Intent Language in Staff Report

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Mayor, Councilmembers and City Staff:

Attached please find NBSTRA's follow-up letter regarding the proposed Safety Enhancement ordinance as it applies to the STLP program, ahead of the February 24 Council meeting. We appreciate the Council's statements from the dais at the February 10 first reading – and the Council's direction to the City Attorney to work with us to ensure the ordinance's intent is clearly reflected in the February 24 staff report and legislative record.

While NBSTRA still believes there could have been true collaboration prior to introduction of this ordinance and remains concerned with certain “black & white” provisions in the ordinance text (as outlined in our prior correspondence), we view the clarified intent language in the staff report as a significant improvement. We look forward to working cooperatively with the City, NBPD, Code Enforcement and other departments to support a safe Spring Break and other holiday periods this year, and to keep Newport Beach safe, welcoming, and a great place for residents, visitors, property owners, and the small businesses participating in the STLP program.

Respectfully,

Jeff Flint
Executive Director

Newport Beach Short-Term Rental Alliance (NBSTRA)

<https://d2DSfQ04.na1.hs-salescrm-engage.com/Cto/RK+23284/d2DSfQ04/R5R8b44VyN7KpSst2fDC_W24W6jT1VnjJGW3DLWvt1X1QwRW1Gyt6k3yLQ-5W23gh-D3C7GBZW3C6lzM1Z0NMZn1Q3Hk44W1>

From: Garrett, Errica
Sent: February 18, 2026 10:27 AM
To: Dept - City Clerk
Subject: FW: NBSTRA Letter re: Proposed Safety Enhancement Ordinance Expansion (Feb. 24 Agenda)

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Cc: Harp, Aaron <aharp@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; City Clerk's Office <CityClerk@newportbeachca.gov>; Dept - City Council <CityCouncil@newportbeachca.gov>; Murray, John <jmurray@newportbeachca.gov>; Miner, David <dminer@nbpd.org>; Boyles, Jeff <JBoyles@NBFD.net>
Subject: NBSTRA Letter re: Proposed Safety Enhancement Ordinance Expansion (Feb. 24 Agenda)

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Our letter goes into our concerns at length, but we hope you will take the time to review our communication carefully and the serious thought expressing our concerns and proposed better path forward. There is still time to get this right by engaging with us.

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Thank you for your consideration.

Respectfully,

Jeff Flint
Executive Director

Newport Beach Short-Term Rental Alliance (NBSTRA)

<<https://d2DSfQ04.na1.hs-salescrm-engage.com/Cto/RK+23284/d2DSfQ04/R5R8b44VyN7KpSst2fCX4W1QrL8p3GLCqyW25cCdf1Xp1ctW1GyxPJ1S072bW22TGFR3z8mK0W3JHqNK1Z0NMZn1Q3Hk44W1>>

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Opposed to banning pop-up shades on the beach
Date: February 23, 2026 8:25:12 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



Errica Garrett
Administrative Assistant
to the Mayor and City
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100 Civic Center Drive
Newport Beach, CA 92660



From: Peter Hurley <350pete@gmail.com>
Sent: February 22, 2026 10:16 AM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Opposed to banning pop-up shades on the beach

[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.

Shades do not obstruct lifeguard view of the water if properly positioned

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Vote to KEEP 10x10 sunshades
Date: February 23, 2026 8:25:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



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From: Marion Smith <newportmarion@gmail.com>
Sent: February 22, 2026 12:15 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Vote to KEEP 10x10 sunshades

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PLEASE ADD THIS TO THE CITY COUNCIL AGENDA
PLEASE MAKE A COPY FOR EACH BOARD MEMBER. Thank you

The hazards of skin cancer is real and documented in all the research. Sunscreen washes off and has to be reapplied many times
Having adequate sunshade for our families is essential at the beach to prevent skin cancer for all ages and a little umbrella is NOT adequate.

Do not ban 10x 10 structures which have been around for over 45 years! They are no documented cases of them being a safety hazard and I see people respectful to keep them on level sand away from surf. 6 x 6 is TOO SMALL

Thank you for your attention to this matter

Have a wonderful day-

Marion Smith

Lido Isle homeowner

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Input regarding EZ-up size (vote)
Date: February 23, 2026 8:25:17 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



Errica Garrett
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From: Deborah Gubernick <dgubernicks@gmail.com>
Sent: February 22, 2026 3:33 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Input regarding EZ-up size (vote)

[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 Council Members,

I understand you may be taking a vote on Tuesday regarding banning larger EZ-Ups.

I support banning EZ-Up canopies larger than 6×6 on the beach. Structures of that size can significantly obstruct lifeguards' views of the shoreline and water, which may delay or complicate emergency response.

We have also observed that the larger EZ-Ups are often used to claim large areas of beach space, frequently accompanied by long rows of chairs set out to hold that space for extended periods. While chairs themselves are not prohibited, the combination of oversized canopies and large chair setups can create crowding, block water access, limit visibility, and make it more difficult for lifeguards to move quickly to the water when seconds matter. It can also feel out of step with the cooperative, shared nature of our local beaches. We've also noticed that the larger canopies are sometimes used to shelter (or hide) dogs at the beach mid-day/all day,

or could go hand-in-hand with other unauthorized activities, despite the ordinances to the contrary.

A reasonable size limit perhaps 6x6 or smaller would help maintain appropriate shade for those who need it while also allowing safety, fairness, and accessibility for everyone.

Thank you for your consideration.

Debbie Gubernick

NB Resident - 38th Street

714-222-8017

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: upcoming council meeting Sun Shades 10x10; proposed reduction to 6x6 size.
Date: February 23, 2026 8:25:22 AM

Errica Garrett
Administrative Assistant to the Mayor and City Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Trisha Sanchez <tsanchez@icloud.com>
Sent: February 22, 2026 4:02 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Re: upcoming council meeting Sun Shades 10x10; proposed reduction to 6x6 size.

[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.

Thank you city council for this upcoming action;

These 10 x 10 sun shades have become an issue for others to see or walk around in the already crowded areas along our beaches and the small parks along Ocean blvd.

More importantly, it is a visibility issue for lifeguards and first responders who watch out for the safety of visitors and residents.

Sincerely,
Trisha Sanchez

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: 2026-02-24 City Council Meeting - Comments to Item 3, Ordinance No. 2026-2 (Section 4: Use of Shade Coverings)
Date: February 23, 2026 8:25:20 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



Errica Garrett
Administrative Assistant
to the Mayor and City
Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660



From: Ken & Carmen Rawson <ckrawson@att.net>
Sent: February 22, 2026 3:59 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Cc: Grant, Robyn <rgrant@newportbeachca.gov>; Weber, Sara <SWeber@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; Carmen Rawson <carmen_rawson@att.net>
Subject: 2026-02-24 City Council Meeting - Comments to Item 3, Ordinance No. 2026-2 (Section 4: Use of Shade Coverings)

[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.

City Mayor and City Council Members,

I request for this correspondence to be entered into the Public Record for the subject meeting.

My comments are in regards to Ordinance No. 2026-2, specifically Section 11.08.020 Use of Shade Coverings.

Subsection A (2) prohibits the edge of any shade covering being located less than 5 feet from any other shade covering. This requirement makes sense for large Pop-Up Shade canopies but seems

inappropriate for smaller personal beach umbrellas. Personal beach umbrellas are typically 5'6" to 6' in diameter ("width") and provide shade for 1 to 2 people. Under this new rule a family group of four setting out their beach chairs in a line on the oceanfront would result in the two end users being ~14' apart. Not the most conducive spacing for carrying on a conversation.

For this reason I suggest the category "umbrella" be removed from Subsection E when defining "shade coverings".

A second item I would like considered is the maximum size of "shade coverings". As specified in Subsection A (5) they are not to exceed six (6) feet at their widest point. An internet search shows that shade structures like the E-Z Up style or the wind supported "sail" style are typically 10' x 10' (standard size). Anything smaller and people move down to a personal beach umbrella. For this reason, I suggest the maximum allowed width size to be increased from six (6) feet to ten (10) feet.

Sincerely,
Ken Rawson5-26 THROUGH 2030-31

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Beach shade structures
Date: February 23, 2026 8:25:30 AM

Errica Garrett
Administrative Assistant to the Mayor and City Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Mindy Adamson <adamsonfam@aol.com>
Sent: February 22, 2026 9:21 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Beach shade structures

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Hi. I learned the council is voting to reduce the size of shade structures to 6x6'. This is not acceptable. Most residents already own such structures in various sizes, and we need shade protection from the sun. Seems like the council does not care about skin cancer risk or having enough space to create comfort for extended families, including grandparents, parents, kids, possibly other siblings and friends.

We pay a lot of money to live here to enjoy the beach and the great outdoors. Please do not create unnecessary laws. The police have enough to deal with in ensuring our city's safety. Too many rules! We live in a beach community... we need shelter!

Sincerely,
Mindy Adamson
CDM

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Banning 10" beach POP UP umbrellas on our beach.
Date: February 23, 2026 8:25:34 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



Errica Garrett
Administrative Assistant
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100 Civic Center Drive
Newport Beach, CA 92660



From: Steve Nitkin <yosemite4steve@gmail.com>
Sent: February 22, 2026 10:04 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Re: Banning 10' beach POP UP umbrellas on our beach.

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[Steve Nitkin](#)

Now [One Ford Road](#)

Where is the common sense here. Too much sun can cause sunburn and even cancer over a long time. 10' pop ups are the standard size available and nobody with half a brain has complained about them. 6' units will only shade you when the sun is directly overhead. The city council has plenty of important things to worry about-this should not be one of them. If it's not broken-don't fix it. I will bet dollars to donuts the members of the city council never spend a day at the beach for fear of an angry constituent identifying them and giving them an earful.

Reply
Share

Dear

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Vote to ban large sunshades on the beach.
Date: February 23, 2026 9:42:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



Errica Garrett
Administrative Assistant
to the Mayor and City
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City Manager's Office
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100 Civic Center Drive
Newport Beach, CA 92660



From: John Shetron <johnshetron@yahoo.com>
Sent: February 23, 2026 9:04 AM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Cc: cyn@cynhannah.com
Subject: Fwd: Vote to ban large sunshades on the beach.

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Sent from my iPhone

Begin forwarded message:

Subject: Vote to ban large sunshades on the beach.

To whom it may concern.

I strongly support the ban on large sunshades on Newport and CDM beaches
— well done!

The “tents” on CDM main beach on any summer day is out of control. These structures have turned the public beaches into a “stake your claim” type of camp ground. Action to limit this reserving of beach space is way overdue. Thank you again for your work and support in banning these large sunshades on our beaches.

John

Sent from my iPhone

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: 10x10 please allow!
Date: February 23, 2026 9:42:59 AM

Errica Garrett
Administrative Assistant to the Mayor and City Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Carol Abram <carol@aenewport.com>
Sent: February 23, 2026 9:11 AM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: 10x10 please allow!

[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 Council,
Please allow the 10x10 pop ups that so many have purchased for the beach!
We are only a family of 5 and need this much space. The larger families need the extra space. There are so many more important areas you should be governing; like the E bike problems.
Please rethink this ordinance!

Carol Abram
214.477.4531
Carol@aenewport.com

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Safety Enhancement Ordinance / STLP Program (Feb. 24, 2026)
Date: February 23, 2026 10:23:30 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
Importance: High



Errica Garrett
Administrative Assistant
to the Mayor and City
Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660



From: Jean Batley <jeanbatley@hotmail.com>
Sent: February 23, 2026 10:18 AM
To: Dept - City Council <CityCouncil@newportbeachca.gov>; City Clerk's Office <CityClerk@newportbeachca.gov>
Subject: Safety Enhancement Ordinance / STLP Program (Feb. 24, 2026)
Importance: High

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Dear City Councilmembers and Clerk,

Thank you for agreeing to clarify the intent language for the Safety Enhancement Ordinance.

Rather than an all-encompassing, automatic penalty on all actors and actions, the focus should be on truly unsafe conduct and noncompliant bad actors.

As a property owner on the Peninsula since 2002, and having lived there for 13 years, I understand the activities that go on - the noise, music, and parties. I support and understand the Holiday Safety measures needed and the police that enforce them.

But for those STLP operators, like myself, that operate in good faith, only wanting to offer the best of Newport Beach to our visitors, the purpose and intent of this Safety Enhancement Ordinance should be very clear, prioritizing violations that directly *threaten* public safety!

The Newport Beach Short Term Rental Alliance has laid out our concerns, and I pray that we can be good/even better partners and have more and better collaboration with the City.

Property owners give a lot to the City and even more as STLP holders.

Sincerely,
Jean Batley

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Agenda Item 3
Date: February 23, 2026 10:49:48 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



Errica Garrett
Administrative Assistant
to the Mayor and City
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Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660



From: George Weiss <gweisslaguna@gmail.com>
Sent: February 23, 2026 10:49 AM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Agenda Item 3

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I agree that 10 x 10 shade structures and larger ones should be prohibited at public beaches. The problem is people may get around the prohibition by bringing multiple 6 x 6 structures and set them up close to each other.

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: 2026-02-24 City Council Meeting - Comments to Item 3, Ordinance No. 2026-2 (Amend MC to Address Illegal Activity During High-Risk Periods)
Date: February 23, 2026 11:12:23 AM
Attachments: [NB Website Beach Info Frequently Asked Beach Questions.png](#)
[NB Instagram Video Posted 2025-08-28 Tents.png](#)
[NB Instagram Video Posted 2025-08-28 EZ Ups.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



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to the Mayor and City
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Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660



From: Carmen Rawson <carmen_rawson@att.net>
Sent: February 23, 2026 11:01 AM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Cc: Weber, Sara <SWeber@newportbeachca.gov>; Grant, Robyn <rgrant@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Stapleton, Joe <jstapleton@newportbeachca.gov>; Barto, Michelle <MBarto@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; Ken & Carmen Rawson <ckrawson@att.net>; Beachview Rentals <owner@beachviewrentals.com>; robertv@beachviewrentals.com
Subject: 2026-02-24 City Council Meeting - Comments to Item 3, Ordinance No. 2026-2 (Amend MC to Address Illegal Activity During High-Risk Periods)

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City Mayor and City Council Members,

I request for this correspondence to be entered into the Public Record for the subject meeting.

Regarding the subject Proposed Ordinance I have the following comments/questions:

Section 1.04.060 Safety Enhancement Zone

Page 4, Subsection D: last sentence reads "... found in Ordinances 2026-___, ...". Please provide specific number of the 2026 ordinance in question.

Section 5.95.065 Suspensions and Revocations

Page 6, Subsection 9 is extremely punitive towards property owners of short-term lodging (STL) units specially when, based on the proposed ordinance wording, a short term lodging permit **shall be revoked** if "... any person has violated **any of the rules, regulations or laws ... during a high-risk period...**" and "... the violation relates **in any way** to the unit that has a short term lodging permit...".

So what does that mean? If a short term lodger is doing drugs or drinking alcohol or setting fireworks at the beach or being a nuisance at the Pier - meaning beyond the perimeter of the STL unit - is the property owner liable and the STL permit will be revoked? How about inside the STL unit perimeter? How does a property owner or its agent know that a short term lodger is, for example, using Nitrous Oxide or allowing minors to drink alcohol inside the unit's walls? There are no cameras inside the units!!! And neither property owners nor their agents are the police.

The proposed ordinance focus on penalizing property owners with STLPs. Most STL units are operated by third parties (agents) so if there are negligent agents mismanaging some STL units where are the consequences for said bad agents?

And where are the severe consequences for the short term lodgers causing the problems/code violations? Even if a lodger gets a \$1,500 fine if they have a large group they may divide the fine amount among them and move on with their unwanted behavior. If the STL unit they stayed at loses the STLP they just may book a different STL unit the following year and cause trouble again.

A truly severe and more impactful consequence for the short term lodgers causing trouble would be for them to be immediately evicted after, for example, getting a LUGO (in addition to the assessed fine). That would really disrupt their vacation and they may think twice before causing trouble again. For an eviction to happen the STL unit property owner and/or agent would require the NBPD assistance to evict the people. Will the NBPD have the resources to assist during such evictions? If we want to change/curtail the misbehavior of short term lodgers staying in our city this will truly have a big impact on the bad actors.

Section 11.08.020 Use of Shade Coverings

I would like to state that, per data obtained in the internet, a personal beach umbrella with a 5'-6"~6" diameter is considered a small/solo beach umbrella. Most beach umbrellas are a standard 7'~7'-6" diameter in size and suitable for 1-3 users. Larger beach umbrellas are 8'~10' in diameter and suitable for 4+ people.

Limiting the shade coverings size to 6' (for the widest part, Page 9, Subsection A.5 of the proposed ordinance) is frankly unreasonable - are we trying to promote skin cancer (no shade at the beach)? The current Municipal Code write up of "100 square feet" (or 10' x 10') maximum size is more realistic.

Additionally, the "City of Newport Beach Website" currently states, under "Beach Information" and "Frequently Asked Beach Questions" (see attached print screen file), the following:

- Two (10'x10') EZ-ups/canopies (open on 3 sides) & two tables per group are permitted.
- Groups are restricted to 50 people or less.

These statements do not line up with the changes proposed in Ordinance No. 2026-2. And if the goal is to have less problems with overcrowding and large groups it seems to me groups of 50 people are very large - should that be revised?

Also, please refer to the Instagram video the City posted back on 2025-08-28 (see attached 2 files with print screens of the video). The video mentions "No tents" and we can see several tents on the beach, as well as several large EZ ups. So how will people (residents and tourists alike) know they (tents, large EZ Ups, large umbrellas, an umbrella "touching" another, etc) are not allowed when they are clearly shown on the "marketing" video? Are we implementing with the subject ordinance more laws that will not be enforced and thus create more confusion?

Lastly, the "City of Newport Beach Website" states the beach closes at 10:00 pm so how will people know that after 7:00 pm shade coverings are not allowed on the beach? (Page 9, Subsection B of the proposed ordinance and already in the current Municipal Code write up). I am sure not even city residents are aware of the "7:00 pm" time sunset. I have lived on the Balboa Peninsula since 1989 and was unaware of this restriction until I read this proposed ordinance. And why 7:00 pm when the beach closes at 10:00 pm? I would like to hear the "why" from the City as it does not make sense to close the beach at 10:00 pm but require the shade coverings to be removed by 7:00 pm, especially during the summer season (with long day light).

I hope you will take my comments into consideration as part of your review/approval of the Proposed Ordinance.

Sincerely,
Carmen Rawson

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Support for banning large tents
Date: February 23, 2026 11:32:42 AM

Errica Garrett
Administrative Assistant to the Mayor and City Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: mike sullivan <mspalsul@yahoo.com>
Sent: February 23, 2026 11:30 AM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Support for banning large tents

[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.

I support the ban on large tents!!! they're already too many people out there to begin with and these tents just create unnecessary clutter and the feel that people are staying there and camping out. Enjoy the beach, but just small umbrellas is more than adequate. Thank you for your attention in this matter.
Mike Sullivan

Sent from my iPad

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Umbrellas
Date: February 23, 2026 1:48:16 PM
Attachments: [beach umbrellas.png](#)

Errica Garrett
Administrative Assistant to the Mayor and City Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660

-----Original Message-----

From: Cyn Hannah <cyn@cynhannah.com>
Sent: February 23, 2026 12:43 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Umbrellas

[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.

Newport Beach City Council,

Please vote yea in support of the proposed ban on large Sun Shades that have overtaken the beaches of Corona Del Mar and Newport Beach. If passed this ban will be a significant improvement to our beaches. The picture isn't even from a crowded day.

Thank you.

Cyn
Sent from my iPhone

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Written Public Comment Agenda item #3 (Ordinance 2026-2)
Date: February 23, 2026 1:48:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



Errica Garrett
Administrative Assistant
to the Mayor and City
Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660



From: Wade Womack <wade@orangecoastla.com>
Sent: February 23, 2026 1:11 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Subject: Written Public Comment Agenda item #3 (Ordinance 2026-2)

[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 Newport Beach City Council,
Please do not pass Ordinance 2026-2. The proposed code changes and additions in this ordinance are being rushed and did not go through any meaningful stakeholder process. They will impact property owners, local residents and hundreds of thousands of visitors that visit our area every year.

For instance, outlawing the regular size sunshades (EZ Ups) will impact roughly 1,000,000 beach visitors that have relied on the standard size sunshade (10ft x 10ft) for years. My family and I rely on our EZ Up to shade our family during longer beach days. We have never had a problem at Orange St and other locations in terms of blocking lifeguard views because we are always out of their way and beach is plenty wide to accommodate all. It is overkill to ban the common size EZ Ups on all of our beaches based on a few areas of concern. Please consider sending this to the City Parks, Beaches and Recreation Commission for some healthy public

engagement, problem solving and alternate solutions. There is no need to through the baby out with the bath water in terms of outlawing the most widely used EZ based a few areas of concern on a few peak summer weekends.

Thank you for your consideration.

Sincerely,

Wade Womack
Newport Beach, CA

From: [Garrett, Errica](#)
To: [Dept - City Clerk](#)
Subject: FW: Public Comment - City Council February 24th, 2026
Date: February 23, 2026 3:00:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)



Errica Garrett
Administrative Assistant
to the Mayor and City
Council
City Manager's Office
Office: 949-644-3004

100 Civic Center Drive
Newport Beach, CA 92660



From: Admin <mail@newportmooringassociation.org>
Sent: February 23, 2026 3:00 PM
To: Dept - City Council <CityCouncil@newportbeachca.gov>
Cc: City Clerk's Office <CityClerk@newportbeachca.gov>
Subject: Public Comment - City Council February 24th, 2026

[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.

Hello Mayor Kleiman and Councilmembers,

On behalf of the Newport Mooring Association, we appreciate the City's efforts to move forward with a tidelands management committee. These are important issues for the harbor, and we recognize the time and attention they require.

While we would have welcomed a broader and more transparent stakeholder process from the outset, the Newport Mooring Association remains committed to working constructively with the City to ensure equitable and sustainable outcomes for all tidelands users.

We look forward to participating in a collaborative process that reflects the shared goal of fair access and responsible stewardship of our harbor. In that light, we are requesting monthly meetings beginning as soon as possible with the committee so we are aware of updates and can offer input from the community.

Anne Stenton

Newport Mooring Association