

Mulvey, Jennifer

Subject: FW: Short term lodging LC2020-007

From: Murillo, Jaime <JMurillo@newportbeachca.gov>

Sent: Monday, November 29, 2021 7:53:18 AM (UTC-08:00) Pacific Time (US & Canada)

To: City Clerk's Office <CityClerk@newportbeachca.gov>

Subject: FW: Short term lodging LC2020-007

Comments on Agenda Item 26.

From: Mike Regus <hobie2626@yahoo.com>

Sent: November 27, 2021 11:58 AM

To: Murillo, Jaime <JMurillo@newportbeachca.gov>

Subject: Short term lodging LC2020-007

Jaime,

I disagree with short term lodging. I own a duplex at 306 36th St and have long term tenants in both units. A 2 unit vacation rental was just constructed next to my property and the tenants complain it is like living next to a hotel, with numerous cars blocking the alley and parking illegally, 10 or more people in each rental each weekend, loud parties constantly, trash, and other issues.

Limiting the number of permits does not appear equitable especially for landlords that would change from long term rentals to short term.

Minimum night stay of two nights is causing turnover like a hotel. The minimum night stay should be one week if vacation rentals are allowed. For the longest time, peninsula rentals were either yearly or, for 9 months and weekly in the summer. This method should be considered.

Please call if you desire.

Mike Regus
714-334-1641

Mulvey, Jennifer

Subject: FW: Short Term Lodging Amendments

From: Larry Leifer <lawrelei@gmail.com>

Sent: Monday, November 29, 2021 12:46:30 PM (UTC-08:00) Pacific Time (US & Canada)

To: City Clerk's Office <CityClerk@newportbeachca.gov>

Subject: Short Term Lodging Amendments

To: Newport Beach City Council Persons:

We wish to express our support of the Short Term Lodging Amendments to be heard at the City Council meeting on November 30, 2021. We firmly believe that the amendments, already approved by the Coastal Commission, are in the best interest of our community and urge the Council to pass them.

Lawrence and Susan Leifer
3706 Channel Place
Newport Island
Newport Beach, Ca 92663

Mulvey, Jennifer

Subject: FW: Agenda Item 26

From: Gary Cruz <gdcruz1949@outlook.com>
Sent: Monday, November 29, 2021 1:54:47 PM (UTC-08:00) Pacific Time (US & Canada)
To: City Clerk's Office <CityClerk@newportbeachca.gov>
Subject: Agenda Item 26

Dear Mayor Avery and Honorable City Council Members,

I am writing to encourage you to vote in favor of Ordinance No. 2021-28: A Code Amendment Related to Short-Term Lodging Citywide and on Newport Island (PA2020-048 and PA2020-326).

Residents on Newport Island were pleased with city council approving the recommendations specific to Newport Island that were sent to the Coastal Commission and with how City Staff presented our case.

I attended and spoke at the Zoom meeting and I was impressed with the discussion and the outcome. The only 'No' vote came from one of the commissioners who had concerns unrelated to the recommendations but with the omission of discrimination guidelines.

My presentation:

"Good morning Commissioners.

My name is Gary Cruz and I have lived on Newport Island since 1986.

Thank you for offering an opportunity for the residents of Newport Island to present our case for amendments to the Newport Beach Local Coastal Program specific to Newport Island regarding Short Term Rentals.

I am appreciative that the Newport Beach City Council and Staff have worked with the California Coastal Commission Staff and have submitted recommendations that, if approved in their entirety, will provide proactive relief for residents that have been adversely impacted by the growth of Short-Term Rentals on the island. Code enforcement was reactive, unsuccessful, a drain on city services and a strain on residents.

Obviously, staff has done their homework and I will not waste your valuable time citing how residents have been impacted. The recommendations, with the modifications, addresses all our needs and concerns.

Newport Beach Mayor, the Honorable Brad Avery, summed it up well when he said..." we didn't know we had a problem until we had a problem." Until you experience having an STR nearby you don't appreciate the many ways they can impact your quality of life. Especially in a unique setting like Newport Island. Our proximity to a tourist region does not mean we are a vacation community. We are a quiet residential neighborhood.

We are not denying anyone coastal access nor are we infringing on anyone's property rights or efforts to generate revenue. We are only asking that owners respect the property rights and wishes of many residents on Newport Island. Over 85% of property owners on the island signed a petition to require owner occupied and managed as a requirement to hold a STR permit.

Please vote YES for the recommendations."

I hope you agree that how well the City worked with Coastal on this matter represents a positive step.

Thank You!

Gary Cruz

Mulvey, Jennifer

Subject: FW: November 30, 2021 Agenda Item: Opposition to Amendment to Restrict STR to Owner-Occupied Dwellings

From: Lori Bowman <lorib425@yahoo.com>

Sent: Monday, November 29, 2021 3:14:36 PM (UTC-08:00) Pacific Time (US & Canada)

To: City Clerk's Office <CityClerk@newportbeachca.gov>; Avery, Brad <bavery@newportbeachca.gov>; Dixon, Diane <ddixon@newportbeachca.gov>; Duffield, Duffy <dduffield@newportbeachca.gov>; Muldoon, Kevin <kmuldoon@newportbeachca.gov>; Blom, Noah <NBlom@newportbeachca.gov>; Brenner, Joy <JBrenner@newportbeachca.gov>; O'Neill, William <woneill@newportbeachca.gov>

Subject: November 30, 2021 Agenda Item: Opposition to Amendment to Restrict STR to Owner-Occupied Dwellings

To Newport Beach City Council,

We are writing to oppose item #26 on the November 30 City Council agenda regarding the amendment to the Short Term Lodging ordinance (2021-28). The proposed requirement to **only allow owners on Newport Island** to rent for a short term if the property is an **owner-occupied dwelling** is unfair and is not an adequate solution to the issues with short term lodging. We agree that those renters who are not following the rules and who are renting to disruptive parties should be fined or have their permits revoked. But we don't feel it is fair to penalize responsible renters who follow the rules by completely eliminating our ability to rent our property on a short term basis. This is a violation of the property owners' rights to rent our homes as we are currently legally permitted by the City of Newport Beach to do so. When this amendment was considered by the Newport Beach Planning Commission in a previous meeting, they voted to recommend that the City Council deny this zoning amendment with prejudice. The Planning Commission advised that this amendment will deny owners their property rights and also eliminate already permitted rights that were legally granted to existing STR operators.

We currently own a home on Newport Island with our siblings that has been in the family for over 80 years. We share the home for get-togethers, reunions and vacations with relatives and friends. We also rent the house throughout the year on a short-term basis and rely on the rental income to help with the cost of home maintenance, repair and other property-related expenses. We are responsible renters and do not rent to parties who cause disturbances or damage property. We follow all city rules related to STRs and renew our business license and STR permit on a timely basis. **Our property does not fall under the "owner occupied" category and it would cause a significant drop in income and financial hardship to maintain our property if we were unable to generate short-term rental income.**

We are aware of the ongoing problems with short-term tenants who are disruptive, disrespectful and damage property and we understand the importance of establishing rules and policies to penalize property owners on the Island who rent to the "bad seeds". However, we don't believe that as responsible property owners we should be penalized for those owners who do not follow the rules and who rent their homes out in an irresponsible manner. Those in favor of the owner occupied recommendation claim Newport Island is a *unique* residential community but their reasons for supporting this recommendation - parking problems, density of homes, narrow streets, etc. - are the same problems that all other areas in Newport Beach have experienced with short term-rentals.

We understand the need and importance to consider all of Newport Island property owners' and residents' viewpoints and concerns but do not believe that restricting short term renting to owner-occupied dwellings only is a fair and equitable compromise for all parties involved. The solution is continued enforcement of the STR regulations that were passed in 2020, NOT to eliminate property rights for those who do not have owner-occupied units. We implore you to review the Planning Commission recommendation and not discriminate

against property owners on Newport Island who have responsibly followed and adhered to the STR rules and regulations.

Thank you for your time and consideration.

Best regards,

Lori & Lynne Bowman
Property Owners
506 38th St., Newport Island

lorib425@yahoo.com

lynnebee25@yahoo.com

Cell Phone: (310) 621-1237

Mulvey, Jennifer

Subject: FW: STR

From: Mark Markos <msm619@ymail.com>

Sent: November 29, 2021 3:26 PM

To: Dept - City Council <CityCouncil@newportbeachca.gov>

Subject: Fwd: STR

To all city Council persons,

My family and I have been working on this short term rental issue that has plagued our small island for years now . We are in complete support of these amendments that the Coastal Commision has already approved and we urge the city Council to do the same at the upcoming meeting tomorrow.

Thank you in advance for all your help and support to fix this situation and make our island safe for our kids again.

Mark Markos
407 39th Street

Mulvey, Jennifer

Subject: FW: Support for Short Term Lodging LCP Amendments (Newport Island and City Wide)

From: Scott McFetters <smcfetters@outlook.com>

Sent: November 29, 2021 3:54 PM

To: Dept - City Council <CityCouncil@newportbeachca.gov>; Leung, Grace <gleung@newportbeachca.gov>

Cc: ...

Subject: Support for Short Term Lodging LCP Amendments (Newport Island and City Wide)

Dear Honorable City Council and City Manager,

I hope everyone had a great Thanksgiving!

I am going to make this simple based upon all the prior communication, evidence and testimony provided over the last 3 years. Please Support the Short-Term lodging LCP Amendments as proposed by Coastal Commission so we can put this recent Newport Beach residential nightmare to rest. The Newport Island residents and anyone else negatively impacted by STL's in their neighborhoods really appreciate a majority of the City Councils members that supported their community throughout the process along with all of the supportive City Staff. It really show's what neighborhoods in Newport beach can do to protect themselves with Newport Beach's current City Council structure. It works!!!

Thank you again for all those who support your fellow Newport Beach residents, community and neighbors!

Best regards,

Scott McFetters
Newport Island

From: Scott McFetters

Sent: Monday, June 21, 2021 5:38 PM

To: citycouncil@newportbeachca.gov <citycouncil@newportbeachca.gov>; gleung@newportbeachca.gov <gleung@newportbeachca.gov>

Cc: ...

Subject: Newport Island STR CAP and Owner Occupied

Honorable City Council,

I hope all is well! The overwhelming majority (85% plus and close to 100% of the people who actually live on the island full time) Newport Island residents are asking for the City of Newport Beach not to issue any more STR permits on Newport Island until the Coastal Commission has addressed the Newport Beach STR cap and the Newport Island Owner Occupied Amendment.

The STR hotel permits are not property rights and the program can go away at any time. That's why it makes since to put STR's in parts of Newport that want them and keep them out of the residential neighborhoods.

The safety, quiet enjoyment and community that Newport Island neighborhood previously maintained prior to the City of Newport Beach increasing the STR permits from 2 to around 20 will continue to tear down the foundation of community and tear the fabric of Newport Island like a reeking ball.

R-2 zoning should not be discriminated against and should have the same STR permit protection as R-1 zoning. R-2 zoned residents are going through the same problem that R-1 went through when they had the permitting changed years ago. Why is Newport Island not zoned R-1 when 85% of the houses are single family? There should be separate zoning for the areas of Newport Beach that are no longer neighborhoods and want to keep or bring in more STR hotel permits.

Our Newport Island lots, streets are very narrow and small. We have no idea who your STR permits are allowing into our small island neighborhood including people supposedly quarantining while walking the few island sidewalks and our crowded boardwalks.

Enforcement does not work. The permanent residents have to call the police and code enforcement and they have to witness the bad acts. The City of Newport Beach does not currently proactively patrol for STR violations.

Occupancy- Let 15 people in a 3,000 square foot house on a 3,000 square foot lot (Current STR Occupancy formula) with prison tattoos and who ever checks in after they are evicted sleep next to your family.

Please protect the Newport Beach Residents on Newport Island who need your help! Thank you.

Best regards,

Scott McFetters
Newport Island

Mulvey, Jennifer

Subject: FW: Support for Short Term Lodging LCP Amendments (Newport Island and City Wide)

From: Roger Saxton <roger.saxton@icloud.com>

Sent: November 29, 2021 4:08 PM

To: Dept - City Council <CityCouncil@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; Leung, Grace <gleung@newportbeachca.gov>

Cc: Chris Harano <chris@harano.com>; drs6080@gmail.com; Mike Veal <mike@goldcoastglass.com>; Mark Markos <mism619@ymail.com>; Barry Mycorn <rlmequities1@gmail.com>; Gary Cruz <gary.cruz4@gmail.com>; gcruz@ushandball.org; Larry Leifer <lawrelei@gmail.com>; Bud Reveley <budreweley@gmail.com>; thomas@stratcomponent.com; winfieldwells@gmail.com; Jeff Friedman <JFriedman@turnerfiber.com>; Martin O'Hea <mohea@bixbyland.com>; jbowerbank@profunditymarketing.com; Ken Keirstead <ken@eclecticfinishes.com>; mundocane@yahoo.com; penny reveley <pennyreveley@gmail.com>; Richard Wolpow <rwolpow@pocnettech.com>; Code & Water Quality Enforcement Team <CodeEnforcement@newportbeachca.gov>; Laura@laurabrightwell.com; newportislandjim@gmail.com; brunnerr@pacbell.net; Mary Vaught <bluesandg@icloud.com>; drs690@gmail.com; Scott McFetters <smcfetters@outlook.com>

Subject: Re: Support for Short Term Lodging LCP Amendments (Newport Island and City Wide)

Dear Honorable City Council and City Manager,

I have lived here for 7 years and have never been happier living anywhere else. Sadly, that has begun to erode over the last handful of years due to the disproportionate influx of STRs. Please support our request to maintain our neighborhood with neighbors, not houses overstuffed with visitors, excess of cars and noise. We are a very appreciative tight knit group of people who sincerely appreciate all consideration you make to protect our neighborhood. Please help us protect it as you would your own. Thank you again for your consideration.

Roger Saxton
roger.saxton@icloud.com

On Nov 29, 2021, at 3:54 PM, Scott McFetters <smcfetters@outlook.com> wrote:

Dear Honorable City Council and City Manager,

(See previous comments submitted by Scott McFetters)

Mulvey, Jennifer

Subject: FW: Newport Island STR

From: Bud Reveley <budreveley@gmail.com>

Sent: November 29, 2021 4:13 PM

To: Chris Harano <chris@harano.com>; D Simmons <drs6080@gmail.com>; Dept - City Council
<CityCouncil@newportbeachca.gov>; Gary Cruz <gcruz@ushandball.org>; Larry Leifer <lawrelei@gmail.com>; Scott
McFetters <smcfetters@outlook.com>

Subject: Newport Island STR

On Tuesday the Council will be voting on the final action to advance all the hard work done to finally affirm peace and safety on Newport Island.

All the opponents will argue that property rights and access to the beach and money in their pockets justify a negative vote.

The truth is STR's are still legal here, but under a different form of management known to preserve the neighborhood dignity and safety.

It's like we are on the half yard line and Tom Brady is about to do his famous quarterback sneak.

Do it for us please. This action only applies to our small and beautiful island.

Save it for us please.

Remember the overwhelming support from the Coastal Commission!

Mulvey, Jennifer

Subject: FW: Short Term Rental proposal for Newport Island

From: Mark Younglove <markyounglove@gmail.com>

Sent: November 29, 2021 4:10 PM

To: Dept - City Council <CityCouncil@newportbeachca.gov>

Subject: Short Term Rental proposal for Newport Island

Honorable City Council members:

We are writing to object to the proposed restrictions/eliminations of Short Term Rentals on Newport Island. We believe these this proposal is unfair and discriminatory against the STR owners and users on Newport Island. This proposal appears to be politically motivated and not based on legitimate complaints. Our reasons for this belief are summarized with the below facts:

- The Newport Beach Planning Commission voted against this proposal because it is not justified on a legitimate land use basis.
- Much of Newport Beach is directly similar to Newport Island with small typically 3000 square foot lots and narrow street and alleys. Newport Island is not an atypical section of Newport Beach - much of the peninsula and city is very similar in lot and street size. The problems on Newport Island such as tight parking and problems caused by homes very close together on small lots are typical to many Newport Beach neighborhoods particularly on the Peninsula and other Islands. To discriminate against Newport Island specifically is at best catering to an unhealthy NIMBY attitude of some residents and at worst overtly discriminatory.
- Owner management only of STRs is not the best management method. Owners are generally not expert in rental management and in almost all cases do not have the ability to provide 24 hour a day management as is provided by a professional management company. For example, our management company provides 24/7/365 inspectors who cruise and observe their rentals and provide a staff which monitors our rental's video/sound camera and Noiseaware decibel monitor and responds to any complaints as per code. *How could an owner manager who presumably is working and not at their property much of the time even approach this level of monitoring?*
- Parking - there are parking ordinances in place to control parking problems. Parking is a problem everywhere in Newport Beach including R1 zoned non STR areas.
- Some of the people pushing for owner operated only and the other proposed STR restrictions have STR permits themselves. How is this not a blatant conflict of interest?
- Noise and loud party ordinances have been in effect for many years and are effective at controlling loud parties and other disturbances.

In closing, we fully support good ordinances and enforcement to produce healthy neighborhoods in Newport Beach. Short Term Rentals have been a part of the culture and economy of Newport Beach since its inception. Efforts by some to gentrify Newport Beach are not in the best interest of Newport Beach in the long or the short run. We ask you to work with the responsible STR owners to continue to produce a Newport Beach that is a world class location for all to enjoy.

Sincerely,
Norton and Ardith Younglove
Mark and Kerry Younglove
517 36th St owners

From: [Gina Unsworth](#)
To: [City Clerk's Office](#)
Subject: Ordinance No. 2021-28: A Code Amendment Related to Short-Term Lodging Citywide and on Newport Island (PA2020-048 and PA2020-326).
Date: November 29, 2021 4:47:07 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mayor Avery and Honourable City Council Members

I am writing to ask that you please vote in favor of Ordinance No. 2021-28: A Code Amendment Related to Short-Term Lodging Citywide and on Newport Island (PA2020-048 and PA2020-326).

I have attended many meetings about short-term rentals at the city and have also spoken directly with the Coastal Commission on the subject when it was put before them. I understand how important it is for Newport Beach and the Coastal Commission to work together and so I would ask that you kindly pass this and show everyone how successful partnerships between residents, council and commission can be effective and a solid foundation for future endeavours.

Yours sincerely
Gina Unsworth resident of Newport Island