

## **CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CA 90802  
(562) 590-5071



# **W14c**

### **LCP AMENDMENT NO. LCP-5-NPB-21-0036-1 Part C (NEWPORT ISLAND SHORT TERM LODGINGS)**

**October 13, 2021**

#### **CORRESPONDENCE**

- 1. Letters in opposition to the staff recommendation -  
Six (6) received**
  
- 2. Letters in support of the staff recommendation -  
Thirty-two (32) received**

**Subject: LCP Amendment No. LCP-5-NPB-21-0036-1-Part C, City of Newport Beach.**

Dear California Coastal Commission,

My name is Michael Zuccato and I'm a resident of Newport Island and own a separate STR property on the Island. The investment property is managed by me and I'm proud to welcome diverse guests from all over California to enjoy this beautiful location.

The decision to require all short term rentals to have an owner occupancy is a defacto ban on all short term rentals. It's absolutely impossible to offer "rooms for rent" in an investment property that could easily exceed \$3 or \$4 million. Generating enough revenue to even cover expenses under this model is unattainable. In my case, I live 5 doors down from my investment property, how would that work? It simply does not make sense and should be strongly rejected by the Commission.

Sadly, the objective of certain residents of Newport Island is to deny access to others of lesser means and to those who may not look like them. Unfortunately, I had to deal with this situation personally. Just a few months ago an upset guest called me saying one of my neighbors was making racist comments telling them they need to leave. When I ran down the street, I was appalled and embarrassed that one of my neighbors (who is one of those people leading this effort to ban short term rentals on the island) was telling our guest that "we don't want their kind here". That is a quote. Other residents witnessed this conversation and were also appalled by the comment.

To be clear, the vast majority of residents of Newport Island are terrific welcoming people, but a vocal entitled minority believe Newport Island should be accessible only to people similar to them. This isn't about parking, noise or quality of life, it's about an elitist group of individuals determined to make Newport Island off limits to outsiders.

It's important to note the official staff recommendation to the Newport Beach City Council was not to include an "owner occupied" requirement but various members of the City Council in a public hearing suggested to test the Coastal Commission to see how far it can go. In efforts to restrict all short term rentals and affectively deny access to Newport Island, some residents and certain members of the City Council are trying to use parking and noise as an excuse. It is an absolute fact that short term rental properties on Newport Island actually use less street parking spots than long term renters or residents. The council already remedied any potential parking issue by requiring resident only parking permits with fines starting at \$1,000.00!

The Newport Peninsula and Newport Island is a State treasure that should be shared by all Californians, not just those that can afford a home here or that simply look like the residents of Newport Island.

Thank you for your time and consideration.

Sincerely,

Michael Zuccato

## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Wednesday, October 06, 2021 2:58 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals).

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**From:** Colleen Howes [mailto:chowes@sabp.com]  
**Sent:** Wednesday, October 06, 2021 2:52 PM  
**To:** SouthCoast@Coastal  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals).

To whom it may concern:

I am requesting that your kindly **REJECT** the City of Newport Beach's request to amend the IP portion of the certified LCP in order to include additional short-term rental permit and operational standards (i.e., limit number of permits issued, owner-occupancy requirement, limit number of overnight occupants, one parking space minimum requirement, and minimum night stay requirement) specific only to Newport Island in Newport Beach, Orange County

This is completely unnecessary and a detriment to Californian's wishing to enjoy our coastal areas at affordable prices.

With Gratitude,  
Colleen Howes- Short term rental permit holder  
Corona del Mar, CA 92625

Sent from Mail for Windows

## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Thursday, October 07, 2021 10:02 AM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

**From:** Maggie Adams [mailto:magratrock@gmail.com]  
**Sent:** Thursday, October 07, 2021 5:59 AM  
**To:** SouthCoast@Coastal  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Please recommend to DENY the owner occupancy requirement.

My husband and I disagree with singling out Newport Island. Why would it not be treated consistently with the rest of the community? In addition to that, the owner occupancy requirement will force us to leave the house and community we've grown to love and share with so many wonderful friends, family and visitors across America.

Here's a bit about us and why passing the requirement would hurt us personally and financially and doesn't seem in line with your mission...

We love Southern California, have roots and friends there and of course a love for the amazing landscape, weather, and activities that it affords and we were planning to retire there in 8-10 years. In the meantime, we love it as a wonderful extended family vacation destination with our two young, but very active, girls. It also affords us some much needed relief from the long and cold Chicago winters and the ability to share this amazing destination with other families looking to make lasting memories along the southern California coast. Nearly all our visitors are families - multi generation - and many join us for milestone events like anniversaries, holidays and engagements.

We bought a home that we could see doing all this in over the next 40+ years, but for now we can only spend a few months there a year so need to rent it out on a short term basis for those months/weeks we can't be there. If we don't have a viable STR option, we will need to sell the house and look elsewhere for our short and long term family/lifestyle plans.

We hired Seabreeze, at a premium, to help us manage STRs and keep up our high standards for our home and our renters. They have been absolutely amazing to work with and we have received no complaints from neighbors, renters or Seabreeze.

Please consider us, our story and our lives, as you discuss this item. I'm sure we're not alone.

Thank you for your consideration,  
Maggie and Rod Adams

**Roman, Liliana@Coastal**

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 12:36 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals).

**From:** Meagan Cooper <meg.cooper0410@gmail.com>  
**Sent:** Friday, October 8, 2021 8:17 AM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals).

***Treating Newport Island differently is unfair and inequitable. Please recommend to DENY the owner occupancy requirement.***

By means of introduction, I am Meg Cooper, and I am a responsible short-term rental owner on Newport Island. I recently became aware of the Coastal Commission public hearing regarding short term lodging on Newport Island and I would like to explain my strong opposition to the proposed changes, ***namely the owner-occupancy requirement.***

Here is my position and arguments...

I previously lived in my owner-occupied unit, actually up until early this year. My plan was to stay in that small, two-bedroom apartment for a few years, then move on to something a little larger for my growing family. That was the decision I made when I bought this \$2.5m home (no small investment decision!). I hired Seabreeze Vacation rentals to manage my property for me, both when I lived there, as well as since I've moved out. Seabreeze manages properties for a premium price, but they keep an extremely high standard of service for guests, neighbors and owners, and that was important to me. In the two years that I lived in the owner-occupied back-unit, there was only one noise complaint, which I didn't even hear in my back unit(!), but my neighbors did, and Seabreeze had the guests evicted the next day. In the one year that the unit wasn't an owner-occupied unit, there have been zero noise complaints. So the correlation between owner-occupied units offering a better experience for neighbors is completely irrelevant in my situation, and actually quite the opposite.

If this agenda item passes so baselessly, I will be forced to sell my home. My family cannot fit in the small 2-bedroom apartment, and we cannot currently afford the large 4-bedroom front-house. Our plan was always to retire back in that home, but if this agenda item passes, that plan, and all the time and savings that we put into our retirement dreams will disappear. As will the wonderful memories this home has given to families traveling to beautiful Newport Beach and experiencing all the things that we love - the paddle boarding in the bay, Newport Island park 3 houses away and the amazing beaches 3 blocks away. We have a Visitors Guest book in our home and it's so moving to see the gorgeous memories that have been created right there on Newport Island.

And I would like to close with the fact that I have been asking for facts on the inequitable treatment of Newport Island from the rest of Newport Beach since this issue first was raised at City Council and still have seen no facts. So let me share some facts based off the "assumptions" and "arguments" I've heard from some Newport Island residents:

- "Oh but the Parking!" - FACTS: I have a 4-car garage. Parking has never been an issue for my property. There is more than enough parking for our guests and all the toys and boards they bring to enjoy their beautiful beach vacation. And to contrast this, the majority of my owner-neighbors live in multi-generational, hand-me-down homes with a minimum of 3-4 cars per family AND a garage so packed that they have to park all of these cars on the street. The parking problem on Newport Island is not with vacationers.
- "This Island is for families, we don't want frat parties here" - FACTS: Our home is BEAUTIFUL 6-bedroom home and usually rents for over \$1000 a night - this is not a price point for frat parties. In fact, the vast majority of our guests are families! Families that love to spend time in Newport Beach, have been doing so for years, they visit the restaurants, rent surfboards and paddle boards and add to the amazing culture of Newport Beach. In fact, one of our most recent guests was a family where the father and son were participating in the "Ben Did Go" charity paddle from Catalina to Newport Beach in honor of, and to fundraise for, the fallen Newport Beach lifeguard, Ben Carlson. It's truly heartwarming.
- "But it's an Island" - FACTS: what?? What does a landmass have to do with STRs? And if it has ANYTHING to do with STR regulations, Newport Beach has 7 islands. Why is this ONE island being singled out and treated differently?
- "But, there are a couple REALLY bad houses!" - FACTS: this point was actually brought up by a Newport Island resident and supporter of this amendment at the City Council meeting last year. A couple = 2. If there are truly just two bad houses on an island of 100+ houses, then this is absolutely a Newport Beach enforcement issue, not something that should force the majority of responsible owners to literally change our lives, our retirement plans and our living situations.

Our constitution has a rationale that bases laws on not singling people out. A basis where the majority of torch-bearers who hate change, can't come and surround the minority of us, that are working to manage a responsible local business and provide memorable experiences to families vacationing. STR owners only represent 10% of the Newport Island population - there are just approx. 10 of us on Newport Island - we ARE the minority, and we need the representation of the Coastal Commission now more than ever. I urge you to dismiss this amendment, and rather, encourage Newport Beach to enforce violations if and when they arise.

Thank you,

Meg Cooper  
 949-698-0173  
[meg.cooper0410@gmail.com](mailto:meg.cooper0410@gmail.com)

**Roman, Liliana@Coastal**

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**To:** SouthCoast@Coastal  
**Subject:** RE: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

**From:** Jacqueline Freeman [<mailto:jfreeman99@gmail.com>]

**Sent:** Friday, October 08, 2021 2:33 PM

**To:** SouthCoast@Coastal

**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

I urge you to Not recommend the "owner occupied" requirement to the Newport Beach City Council regarding short term rentals on Newport Island.

I was surprised to hear that the Coastal Commission was considering this recommendation. How can Newport Island be singled out for this extremely harsh requirement? Requiring "owner occupied" would put an undue chilling effect on the rental houses on Newport Island. I realize there is a small but vocal minority of homeowners there who want to shut down short term rentals. This requirement would go a long way to cowering to their wishes. But how extremely unfair to the owners of the homes that rent out on a short term basis!

I live in Newport Beach. I own a small home on the peninsula. When family comes to visit I always seek out homes that rent on a short term basis. (The only hotels nearby are either the lovely but expensive Lido House or small cheap motels). I have rented a beautiful home on Newport Island a couple of times. The owners didn't live on site (how could they?!) and my relatives enjoyed staying there for holidays and in the summer months. I do not own a short term rental. I know people who do; on Newport Island and throughout Newport Beach. I really just felt compelled to reach out to you on this issue as I do not see any rational fact based basis for singling out Newport Island and recommending this extremely harsh requirement.

There should not be a "owner occupied" requirement on Newport Island. Thank you for your time and for reconsidering this issue.

Jackie Freeman  
Newport Beach, CA  
562-500-3802

Date of comment: October 8, 2021  
Date of hearing: October 13, 2021  
Agenda Item: **W14c**

California Coastal Commission  
c/o Liliana Roman  
301 E. Ocean Blvd, Suite 300  
Long Beach, CA, 90802-4830

**Re: Item W14c-10-2021, City of Newport Beach Major Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short-Term Lodging)**

Dear Ms. Roman and Commissioners,

This item is closely related to Item W14b on the present agenda.

In the comments I submitted on that item, I mentioned a number of procedural concerns,<sup>1</sup> including the City of Newport Beach's questionable compliance with the requirement for review drafts of proposed LCP amendments to be made available for a minimum of six weeks prior to final local action on them.

For the present item, the failure to follow this regulation (repeated in the City's own Council Policy K-1) was particularly problematic and led at least one of the three dissenting Council members to vote against submittal for that reason (among others). In short, it became impossible for members of the public to understand what was being proposed at any particular time. A single initial review draft of the proposed amendment was officially posted on the City's Local Coastal Program Amendments – Notice of Availabilities page on November 20, 2020, and remains un-updated to this day. Something that may or may not have been the same was posted on November 25 for consideration by the Planning Commission on December 3 (they voted 6-1 for denial). And despite a subsequent hearing notice saying the City Council would review the item heard by the Planning Commission, a quite different proposed Resolution No. 2020-30 – on for which there was no review by or recommendation from the Planning Commission about -- was posted at 4:00 p.m. on April 8 for consideration by the Council on April 13, giving those interested just five days to review it – far short on the expected six weeks. And then when the hearing opened on April 13, City staff said that after consultation with Coastal Commission staff they were recommending submission to the Coastal Commission of a still different resolution, no copy of which was provided for review, but only a list of what might be called "deal points" displayed in the course of an oral PowerPoint presentation. The Resolution No. 2020-30 ultimately submitted to the Coastal Commission (Exhibit 1 of the present staff report) appears to be neither of these, but rather a substantially rearranged amalgam of the April 8 document and modifications added by City staff (but omitting their recommendation to delete an owner-occupancy requirement).

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<sup>1</sup> In those, I cited 14 CCR § 13519 for the requirement that the local agency provide the Commission with summaries of comments received as a result the local public participation process. That regulation appears to apply to original LCP submissions only. The correct one imposing this requirement on LCP amendment requests is 14 CCR § 13552.



As a result, none of those attempting to offer public comments could have any certainty what they were being asked to comment on, and – since the exact text of staff's recommended changes was never publicly presented -- the Resolution No. 2020-30 submitted to the Commission may or may not accurately reflect what the four Council members voting in the majority thought they were voting to submit.

## Comments on the staff report

**Page 2**, paragraph 1: *"In ~~1992~~ 2004, the City established a prohibition on short-term lodging in single-family residential districts ..."*

### **Page 8:**

- Suggested Modification #1 omits the possibility of parking in a driveway, and is, therefore, inconsistent with the finding on page 19 that the LCP amendment requires "a rental unit shall provide one free and unobstructed parking space for renter use in a garage, carport **or driveway**." That said, front setbacks on Newport Island are a mere 3 feet, so structures built with driveways long enough to accommodate a parked car are rare.
- Suggested Modification #2 seems more an administrative directive than a modification to the proposed LCP amendment. If it is the latter, it is unclear where in the LCP it would go.

**Pages 9 - 12:** The attempt to show the proposed new IP language is compromised by the confusion the City has created by proposing to modify IP language that has not yet been certified:

- Not everything that is underlined is actually a change from the currently existing IP Section 21.48.115 language.
- As hinted in the report, it does not reflect the modifications recommended by Coastal staff in Item W14b.
- In the unlikely event the Commission were to deny W14b but approve W14c, the report does not provide the analysis or findings necessary to support most of what would then be changes introduced by W14c unrelated to Newport Island.

**Page 14**, first paragraph: *"LUP Policy 2.3.3-6 provides for the continuation of a short-term lodging permit program as an additional means of providing lower-cost overnight visitor accommodations in the coastal zone and allows ~~for restrictions~~ for restrictions to protect residential areas. In the early 20th century, Newport Beach was known as a summer beach resort type of town. The City began regulating short-term lodging in 1992 to address code enforcement issues and demands on City services. ~~At that time~~ In 2004, the City established a prohibition on short-term lodging in single-family residential districts"*

**Page 15**, first paragraph, sentence 2: *"Newport Island is an isolated residential neighborhood entirely zoned R-2 with one City Park parcel (zoned PR for Public Recreation) providing bay*

*water views and an approximately 120 ft. stretch of sandy beach access to the Rivo ~~Also~~ Alto Channel."*

**Page 15**, last paragraph, sentence 2: *"The island currently supports 157 total dwelling units on 119 ~~lots and~~ lots and 68 percent of the lots (81 lots) are developed with single-unit residences."*

**Page 17**, last paragraph, sentence 2: *"Within the coastal zone of Newport Beach, there are 4,737 properties located in ~~R2~~ R-2 and ~~Rm~~ RM coastal zoning districts that are eligible to apply for short-term rental permits; outside the coastal zone there are 1,350 eligible properties in ~~R2~~ R-2 and RM zoning districts."*<sup>2</sup>

Yours sincerely,



James M. Mosher, Ph.D.  
2210 Private Road  
Newport Beach, CA. 92660

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<sup>2</sup> Newport Beach's "R-2" zoning is miswritten as "R2" on pages 14 and two earlier places on page 17.

**Roman, Liliana@Coastal**

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**From:** SouthCoast@Coastal  
**Sent:** Tuesday, October 05, 2021 9:39 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals).

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

**From:** jennings reveley <budreveley@icloud.com>  
**Sent:** Tuesday, October 5, 2021 9:17 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals).

Gentlemen and Ladies

As a concerned resident who built a single family home on the Island in 1994, I am sincerely appreciative of your efforts to improve our safety and quality of life that has been so adversely affected by the recent flood of STR's on Newport Island. We moved here to escape what life was like on the Peninsula.

Now that Owner Occupied requirements and a limit of 20 units has been proposed, I believe you have saved our community.

Thank you sincerely.

Sent from my iPhone

**Roman, Liliana@Coastal**

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**From:** SouthCoast@Coastal  
**Sent:** Wednesday, October 06, 2021 5:42 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

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**From:** Nicole Saxton [mailto:nicole@catalinacomponents.com]  
**Sent:** Wednesday, October 06, 2021 5:31 PM  
**To:** SouthCoast@Coastal  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

To Whom it May Concern,

I want to thank you for listening to the concerns of the residents. I am a summer resident/home owner on Newport Island and greatly appreciate the attention.

The neighborhood used to be quiet and calm. It no longer is a place I can count on relaxing. It is impossible to park during the summer months and the noise levels are overwhelming particularly in the evenings.. The acoustics of the island are not conducive with large gatherings. We used to enjoy the open windows in the evening and now quite often find ourselves shutting the windows and turning on the air conditioner to drown out the noise emanating from nearby rental properties.

Thank you again for addressing this.

Best Regards,

S. Nicole Saxton  
HMC Real Estate  
3812 Channel Place  
949-244-5201

## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Wednesday, October 06, 2021 4:46 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public comment on October 2021 Agenda item WED, 14c- City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 part C (Newport Island Short Term Rentals)

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

**From:** jan mccarthy [mailto:tkgcareofbusiness@gmail.com]  
**Sent:** Wednesday, October 06, 2021 4:38 PM  
**To:** SouthCoast@Coastal  
**Subject:** Public comment on October 2021 Agenda item WED, 14c- City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 part C (Newport Island Short Term Rentals)

My husband Jerry McCarthy and I purchased a home on Newport Island a year ago with the full expectation that this was homeowners who cared for and participated as a neighborhood community. We were dismayed to find that so many homes were avail for rent and to experience the disturbances and parking challenges from disrespectful renters. This email is to express my support for the proposed Newport Island Amendment.

Jerry and Jan McCarthy

Sent from my iPhone

**Roman, Liliana@Coastal**

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**From:** SouthCoast@Coastal  
**Sent:** Wednesday, October 06, 2021 4:45 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

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

From: Roger Saxton [mailto:roger@catalinacomponents.com]  
Sent: Wednesday, October 06, 2021 4:34 PM  
To: SouthCoast@Coastal  
Subject: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

To All Concerned,

I can't thank you enough for the time, effort, and consideration you have given to our neighborhood and the ongoing issues we are having with short term rentals. It makes all the sense in the world given the size & constraints of our little island that the use of STRs are severely limited. Again, thank you all so much.

Best Regards,  
Roger Saxton  
Catalina Components Inc.  
Phone 949 375 6111  
Fax 480 377 0436

**Roman, Liliana@Coastal**

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**From:** SouthCoast@Coastal  
**Sent:** Wednesday, October 06, 2021 2:41 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

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**From:** Paul [mailto:paul.hoffman@sbcglobal.net]  
**Sent:** Wednesday, October 06, 2021 2:06 PM  
**To:** SouthCoast@Coastal  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Hello,  
As a Newport Beach resident for 27 years, I want to thank you and let you know that I strongly support the STR limits and other STR requirements proposed in agenda items W14b and W14c.

Paul Hoffman  
3702 Channel pl  
Newport Beach, Ca 92663

## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Thursday, October 07, 2021 10:27 AM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

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**From:** Lynn Friedman [mailto:haus2ful@gmail.com]  
**Sent:** Thursday, October 07, 2021 10:25 AM  
**To:** SouthCoast@Coastal  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Dear Coastal Commission members,

### Unintended consequences of “STR’s”

The Internet has revolutionized all of our lives. How we shop, buy groceries, obtain our news, get driving directions, how we rent vacation homes. We all know this story. There is no going back, but how we move forward is in the hands of our elected representatives and the Coastal Commission.

My wife and I have been residences in the OC for over 40 years. Our desire to live in Newport Beach was driven by our childhood memories of vacationing for a few weeks every year near the beach. These were weekly summer rentals occupied mostly by families. Newport was a great vacation destination. But that is changing. The Internet has facilitated an opportunity to exploit vacation rentals into hotel party hot spots. STR’s may be profitable for the city and for a few businesses that sublease properties by turning them into STR’s. But this is not conducive to full time residence.

We live on Newport Island and chose this location because it offered serene living, its close proximity to Lido village and the beach.

There clearly is a problem, evidenced by the outcry of the full time residences of Newport Island. I urge you, our elected representatives to seek a better balance between profits from STRs and full time residences. It is imperative that you limit the damage STR’s inflict on our neighborhood.

**We are Requesting that the Commission approve the City’s LCP Amendment as proposed by Coastal staff.**



The location of our home necessitates that we have to drive backwards to exit our garage and we often encounter illegally parked cars from short term renters; and the streets are very tight. We hope this amendment will *Alleviate increased demand for on-street parking that short-term lodging creates.*

Newport island's ingress and egress is often compromised by illegal parking and is a major concern. Hopefully the LCP Amendment *will ensure public safety and emergency access*

Thank you for consideration of this matter.

Regards,

Lynn Friedman

3704 Channel Pl, Newport (Island) Beach, CA. 92663

## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Thursday, October 07, 2021 10:02 AM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 20021 Agenda item Wednesday 14c - City of Newport Beach LCP Amendment NO. LCP-5NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

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**From:** Al Fleenor [mailto:alfleenor@gmail.com]  
**Sent:** Thursday, October 07, 2021 8:54 AM  
**To:** SouthCoast@Coastal  
**Subject:** Fwd: Public Comment on October 20021 Agenda item Wednesday 14c - City of Newport Beach LCP Amendment NO. LCP-5NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Sent from my iPad

Begin forwarded message:

**From:** Al Fleenor <alfleenor@gmail.com>  
**Date:** October 7, 2021 at 8:38:13 AM PDT  
**To:** southCoast@costal.ca.gov  
**Subject:** Public Comment on October 20021 Agenda item Wednesday 14c - City of Newport Beach LCP Amendment NO. LCP-5NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

### Costal Commission Hearing

I bought a new house on Newport Island which closed 1/15/21. After I moved in I was shocked to discover the large number of short term rentals and the negative issues they cause to a very small residential neighborhood when they are not required to operated under a set of rules. Parking is a issue on this very small island with very limited guest parking and become nonexistent when large groups are renting several homes. I have seen large parties with 20-30 loud people, usually young, attending a parties which usually get out of control as the evening go on. I was also shocked to see that Nelk Boys were short term renters who had two armed security guards posted outside their rental and were doing commercial filming of their antics. These issues left uncontrolled are not fair for those of us that are full time residents and have no way to deal with the issues except call the police.

I was EXTREMELY relieved and THANKFUL to learn that the City of Newport Beach and the Costal Commission have listened to the homeowners and are in favor of implementing some rules that will bring the issues under control. Myself and most of my neighbors are not opposed to short term rentals but we are all in favor of the proposed rules and feel that they will bring balance to the visitors that want to stay on the island and the people that live here full time.

Again thank you for hearing our issues and implementing some very logical rules so the renters and those that call Newport Island home can enjoy where we live.

Alan Fleenor  
3900 Channel Place  
Newport Beach, CA  
Sent from my iPad

## Roman, Liliana@Coastal

---

**From:** SouthCoast@Coastal  
**Sent:** Thursday, October 07, 2021 10:02 AM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals).

---

**From:** Gary Cruz [mailto:gdcruz1949@outlook.com]  
**Sent:** Thursday, October 07, 2021 8:44 AM  
**To:** SouthCoast@Coastal  
**Cc:** Gary Cruz  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals).

Dear Commissioners,

Thank you for your service to the state and for listening to the concerns of the residents on Newport Island.

I have lived on Newport Island since 1986 and worked as a letter carrier in Newport Beach up until 2004. I have seen a lot of changes over the years but the residential atmosphere on the island served as a respite from the rest of the Newport Peninsula. The average household was 1-5 residents, parties were infrequent and parking difficult but manageable.

A few years ago things began to change as the demographic of the vacation renters began to change. There was an influx of "party people" more consistent with other parts of the Peninsula and I had concerns the island was changing. More and more calls to the police became necessary, trash increased, traffic increased, parking while always an issue became unbearable and the turnover of renters and number of occupants was significantly greater than in the past. These changes coincided with an increase in Short Term Rentals (STR) from 2-3 properties to 17-18 properties on the island.

My years delivering mail on the Peninsula taught me that rental properties that were managed by and occupied by the owners experienced less issues than those properties managed by third-party operators. Owners that are present have a vested interest in the community and their neighbors.

We in no way want to limit coastal access to anyone, we just want people staying here to be consistent with and respectful to the neighborhood. Most of the residents on the Island live here for that reason. There are plenty of options for vacation renters seeking a party atmosphere nearby. We are mostly people that go to work every day, raise families or are retired.

**The recommendations presented by the Coastal Commission Staff will save our quiet residential community. Please support those recommendations as presented by voting YES.**

Sincerely,

Gary Cruz  
503 38<sup>th</sup> St

## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Thursday, October 07, 2021 10:01 AM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

**From:** Jennifer Stock [mailto:jennifer.stock@compass.com]  
**Sent:** Wednesday, October 06, 2021 10:27 PM  
**To:** SouthCoast@Coastal  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Dear Coastal Commission,

My name is Jennifer Stock. I am a resident of Newport Beach and a homeowner on Newport Island. Thank you for taking the time to consider the LCP Newport Island Amendment. Short term rentals have had quite the impact on our small neighborhood. It's close quarters here on the island so we can really feel the impact from short term rentals in the form of more cars needing to park, added noise and late night parties, more so than in other coastal communities.

I strongly believe that the proposed Amendment will provide a fair set of rules that will help strike a balance between maintaining accommodations in the City, while protecting the residential character of the neighborhood so that everyone (both visitors and residents alike) can enjoy our island community. I sincerely hope you will pass this Amendment.

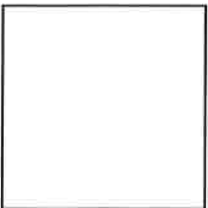
Many thanks,

Jennifer Stock

--

**Jennifer Stock**  
Realtor®  
DRE#: 01427320

341 Bayside Drive Newport Beach, CA 92660  
m: 949.290.0227



## Roman, Liliana@Coastal

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**From:** Mark Markos <msm619@ymail.com>  
**Sent:** Thursday, October 07, 2021 2:27 PM  
**To:** SouthCoast@Coastal  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Hello all coastal commissioners, my name is Melissa and I live with my family on Newport Island for the past 20 years. I have 2 young children and we love the island, we chose NI because of the neighborhood feel and community spirit. Unfortunately, we have been battling the huge influx of STR's for the past 3-4 years and it has been destroying the make up of our beautiful island. Most concerning to me is the safety of my children, they used to be able to ride their bikes and skateboards around the island, but then when the STR's came onto the island traffic got out of control and the transient population made it so things were not safe anymore.

I just want to thank the commission in advance for the proposed amendments that will force the changes necessary to return this beautiful community into what it should be. A safe, mainly single family neighborhood.

Thank you so much for understanding the dynamics of the island and helping us.

Sincerely,

Melissa

## Roman, Liliana@Coastal

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**From:** Melissa Kelly <mnk218@yahoo.com>  
**Sent:** Thursday, October 07, 2021 2:41 PM  
**To:** SouthCoast@Coastal  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Good afternoon, my name is Mark Markos and I currently reside on the Newport Island Community Association Board. I have lived on Newport Island for 19+ years and specifically bought my home here so I could raise my children in a safe, quiet neighborhood (which can be rare to find near the peninsula). This was all wonderful until the huge presence of STR's (18 total) showed up overnight. This is when we noticed the massive changes in traffic, noise, parties, trash, congestion, fast drivers, etc. We knew immediately we had a big problem that needed a solution. We have spent the last 3 years trying to have our voice heard to understand the situation and the uniqueness of our island. Now, with your help it appears these amendments could be the difference we need to return our island back to the safe, quiet, residential neighborhood it should be. Thank you in advance for all your doing. Your help with this situation is greatly appreciated.

Regards,

Mark Markos

**Roman, Liliana@Coastal**

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**From:** Cliff Auerswald <cliff@allreverse.com>  
**Sent:** Thursday, October 07, 2021 5:05 PM  
**To:** SouthCoast@Coastal  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Hello!

My name is Cliff Auerswald and I live on Newport Island (415 38<sup>th</sup> St). I just wanted to thank you in advance for these proposed changes. It has been a real nuisance having these short-term rentals that bring in constant parties, noise disturbances and drunk drivers creating safety concerns with my young children on the island.

Your consideration is greatly appreciated!!

Thank you kindly,



Cliff Auerswald, President  
**All Reverse Mortgage, Inc. (ARLO™)**

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**Roman, Liliana@Coastal**

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**From:** Larry Leifer <lawrelei@gmail.com>  
**Sent:** Thursday, October 07, 2021 5:09 PM  
**To:** SouthCoast@Coastal  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

RE: Agenda Item Item Wednesday 14c      From: Lawrence  
& Susan Leifer      In Favor  
To: California Coastal Commission

We are long term residents and owners of a duplex property on Newport Island. During our 32 years residence in the property we have always rented our second unit to long term tenants which has been a beneficial arrangement. The recent advent of internet reservation services offering short term rentals has caused significant adverse changes to our island. The situation has become the equivalent of having a number of short term motels scattered amongst our residences without the government regulations that are commonly required for transient lodging in commercial areas specifically zoned for them. The frequency of people moving in and out, the accompanying traffic, demand for on-street parking, increased noise and disruptions from uncaring short termers and their guests, and the added demands on city services has unsettled the peaceful, friendly atmosphere of our welcoming neighborhood community.

We are gratified that our Newport Beach City Council has recognized our particular problems and has taken action to reduce the adverse impact Newport Island has been experiencing. We recognize the desire of others to visit the

area. However, the particular features of Newport Island with narrow streets, small lots, narrow bridge, paucity of on-street parking and limited access call for additional considerations in managing our short term lodging guests. We greatly appreciate the work that has been done by our residents, our city staff, our councilpersons and the staff of the California Coastal Commission in recommending this accommodation. We urge the Commissioners of the Coastal Commission to approve this amendment.

Thank you for your consideration.

Lawrence and Susan Leifer

3706 Channel Place

Newport Island

Newport Beach, CA 92663

949-650-7120

## Roman, Liliana@Coastal

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**From:** penny reveley <pennyreveley@gmail.com>  
**Sent:** Thursday, October 07, 2021 5:23 PM  
**To:** SouthCoast@Coastal  
**Subject:** Newport Island

I appreciate all you gave done to preserve our life here on our Island. Thanks for all you have done! Penny Reveley.--  
[pennyreveley@gmail.com](mailto:pennyreveley@gmail.com)

## Roman, Liliana@Coastal

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**From:** Collin Greig <collintgreig@gmail.com>  
**Sent:** Friday, October 08, 2021 9:59 AM  
**To:** SouthCoast@Coastal  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Hello,

My names Collin, my wife and twin boys moved into our home on Newport Island last year.

Although we are new to the island...we have been planning to live here for quite some time. It took us a while to find what we felt was safe enough to raise our children due to concerns of high traffic/transient areas around the Newport Peninsula.

My family wanted to say thank you for considering public safety regulations. And no matter the outcome, we're thankful for the Commission's goal to find a balance of what's best for the entire community.

Hope you have a great weekend,  
Collin, Kirstin, Liam & Miller Greig

419 38th St, Newport Beach, CA 92663

**Roman, Liliana@Coastal**

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**From:** Jacquelyn Chung <jacquelyn@cpscoastalpermits.com>  
**Sent:** Friday, October 08, 2021 12:22 PM  
**To:** Roman, Liliana@Coastal  
**Subject:** NEWPORT ISLAND Short Term Rentals

Liliana,

I have lived on Newport Island for 20+ years, well before people rented their homes for short term rentals (STR). Since STR I have seen and have been subjected to things that shouldn't be.

I just read your staff report. I had to email you ~ I would have called if I knew for certain you were in the office ~ and thank you for the work you have done to provide fair rules with regards to STR on this quaint little island with tiny little streets.

Thank you so very much!

Please contact me directly with any questions.

Sincerely,

Jacquelyn

Jacquelyn Chung



Coastal Permit Specialist  
4010 Channel Place  
Newport Beach, California 92663  
949.274.2545  
CPSCoastalPermits.com

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## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 12:30 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

**From:** Penny Gilbert <peennyg@hotmail.com>  
**Sent:** Friday, October 8, 2021 11:23 AM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>; AAAAA AAAAA <wormalert@somewhere.com>  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

My property at 409 38th Street on Newport Island has been continuously owned by my family since 1946. During that time we have seen many changes but the most difficult to contend with was increased permitting of Short Term Rentals in this unique area.

I am in favor of the changes the Coastal Commission is considering.

Today, Newport Island has become overbuilt and is now the place where investment speculation has become a problem. Recent buyers are heavily taxed and some have resorted to renting their properties out like hotels to pay the property taxes and mortgages payments their speculation has produced. Those of us who have been owners for a while are not burdened with large property tax bills based on the purchase price of the property and therefore not in need of the revenue produced by the Short Term Rental industry.

I am in favor of prohibiting the issuance of any more Short Term Lodging permits on Newport Island and am definitely in favor of the provision that calls for only owner occupied parcels that are managed by the owner themselves.

Currently my property is located between two Short Term Rentals. One is inactive and no longer a problem however the other unit was purchased as an investment property for over \$2,000,000.00 by two investors and has property taxes and a mortgage to match. Although one of the owners lives on the property, it is managed by SeaBreeze Realty and when a problem arises with the tenants, the resident owner leaves it to the management company to resolve. My experience leaves me to feel that owner occupied, owner managed is the only way to renew existing permits.

Thank you for your consideration.

Penelope Gilbert  
409 38th St.  
Newport Beach, CA 92663  
(760) 861-2499

**Roman, Liliana@Coastal**

---

**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 12:30 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c-City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

---

**From:** Martin O'Hea <mohea@bixbyland.com>  
**Sent:** Friday, October 8, 2021 11:15 AM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c-City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

I am a 36 year resident of Newport Island and the changes brought to our small residential community by the short term rentals has been nothing short of a disaster.....noise, parties, parking issues, etc. all in a small residential neighborhood. The parking issues are actually the most concerning as the rental units have extremely insufficient parking for the number of guests they take in which forces them to park in front of fire hydrants, block sidewalks or block our narrow streets entirely which would prevent police/fire/paramedic vehicles from responding to an emergency. The residents of Newport Island, in conjunction with the Newport Beach City council and their staff have worked very hard over the past couple of years to come up with a plan to alleviate the issues and we urge the Commissioners of the Coastal Commission to approve the amendment.

Thank you for your consideration,

Martin O'Hea  
4001 Marcus Avenue  
Newport Island

## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 12:32 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

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**From:** Ken Keirstead <ken@eclecticfinishes.com>  
**Sent:** Friday, October 8, 2021 10:12 AM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Thank you so much for helping our Island stay a family-oriented place to live.  
Ken Keirstead and family



**Roman, Liliana@Coastal**

---

**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 12:35 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public comment on October 2021 Agenda item14c- City of Newport Beach LCP Amendment No. LCP-5-NPB-27-0036-1 Part C (Newport Island Short Term Rentals)

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

From: John Foster <John.Foster@westcoastturf.com>  
Sent: Friday, October 8, 2021 8:56 AM  
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
Subject: Public comment on October 2021 Agenda item14c- City of Newport Beach LCP Amendment No. LCP-5-NPB-27-0036-1 Part C (Newport Island Short Term Rentals)

Commissioner's, we have been residents of Newport Islands we for 40 years and thanking you for acting on the Short Term Rental amendments and encouraging you to adopt the proposed amendment by Coastal Staff's.

Thank You

John Joan Foster  
4022 Channel PI  
Newport Beach

## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 12:36 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

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

From: chris@harano.com <chris@harano.com>  
Sent: Friday, October 8, 2021 8:02 AM  
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
Subject: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Dear Coastal Commission,

Thank you so much for taking the time to review the proposed regulations of Short Term Rentals in our neighborhood.

We are long term residents of Newport Beach including Newport Island and have raised our family here. We value a safe and healthy neighborhood and this includes our homeowners, renters and neighbors. We welcome visitors and fully support coastal access and environmental stewardship of our beautiful coastline. The short term rental issue for us on Newport Island came very fast beginning in 2018 and 2019 and has a major impact on the quality of our residential neighborhood.

The whole concept of a residential neighborhood, vs transient hotel like commercial operations has changed with the internet and companies like VRBO and other creative timeshare short term usage. Short term rentals are just one aspect of this but there are other derivative commercial business models that blur the line between what is consider a residential neighborhood and what is a commercial transient hotel operation.

I just want to say again, thank you so much for taking the time to learn about these new activities and how it impacts the coastline as well as the people who live there.

Chris Harano  
4012 Channel Place  
Newport Beach CA

**Roman, Liliana@Coastal**

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 1:24 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

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**From:** Thomas Horton <thomas@stratcomponent.com>  
**Sent:** Friday, October 8, 2021 12:46 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

As a resident of Newport Island, I want to thank you for addressing the massive change that has happened on our small island and acknowledging the logistical and safety issues resulting from Short Term Rental Licenses issued in the last couple of years. Besides quality of life, there is a tremendous liability associated with the influx of vehicles and activity caused by the AirBand B's.

If there are any questions regarding the onslaught of traffic and population over-running our limited island infrastructure, please call.

Respectfully,

Thomas Horton  
(949) 307-1011

## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 1:25 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Newport Island Short Term Rentals

---

**From:** Patrick McCracken <patrickmccracken1@gmail.com>  
**Sent:** Friday, October 8, 2021 1:05 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Newport Island Short Term Rentals

I want to thank the Coastal Commission for hearing the residents of Newport Island and their concerns. We all really appreciate it.

I have lived on Newport Island now for 25 years. Our Family has owned the property since 1975. It is a beautiful place to live. My wife and I have raised two children on the Island. Times have changed over the years. At one point 15 years ago there were many young children running around the Island. As families get older, most of the children have grown and moved on. Now the young families living here are having children of their own. It was a quiet, safe Island for many years. The STR has really created a crowded Atmosphere. More crime has happened here in the last 2 years. The police are here almost every weekend in the summer time because of parties from STR renters. Some were having parties with security guards bouncing at the front doors. This Island is very small with one bridge to get on and off the Island (It is a very small island)

This has caused a very crowded situation for parking. It is very difficult to find parking in the first place let alone having STR swarm the Island. My car has been broken into twice this last summer. My parking permit sticker was stolen off the car since STR has gotten more popular here. Again, We all appreciate the Coastal Commission for hearing Newport Islands residents' very real concerns.

Best regards

--  
Patrick McCracken  
Philips & Associates  
(310) 702-2808  
[patrickmccracken1@gmail.com](mailto:patrickmccracken1@gmail.com)

## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 1:26 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

**From:** Lani Christensen <lanisamjack@mac.com>  
**Sent:** Friday, October 8, 2021 1:18 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

RE: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Dear Coastal Commission Members,

My name is Lani Christensen and I live at 3905 Channel Place on Newport Island. Thank you so very much for considering this Amendment! My family and I care deeply about what's been happening on Newport Island, and believe this Amendment will help to remedy the decline in our neighborhood. Thank you for taking the time to understand our situation.

I'm 64 years old and have either lived on Newport Island or visited my grandparents who lived on Newport Island for my entire life. My grandparents first bought a home here in the 1940s, and became full time residents in 1954. My parents moved onto the Island in 1956 to be near their parents and raise their three children here. My husband and I raised our children here, as has my sister. When my sons were little, they had their great-grandma, their grandma and grandpa, another grandma, their aunt and uncle and one cousin all living within a block of each other. I think that's pretty special. And, what's even more special, is that I am not unique in this. There are quite a few families on Newport Island who have similar situations and histories. Families with multiple generations living here for many decades. It's one reason why we residents think Newport Island is a very special and unique family neighborhood.

I tell you this to illustrate how family oriented Newport Island is. And because of the natural boundaries a small island provides, it has been a very safe neighborhood in which we can raise our children. Lifelong friendships are forged here by kids playing in our park (the land for which my grandparents donated to the city), then advancing to hide and seek, and then inventing their own game of "Island Tag". Many parents consider all the Island children "our children" and look out for them accordingly. We look after our community elders as well, not just during this past year but always. We highly value "family" and "community". These are not just buzz words for us. We actually live by them, and you can see it manifested here everyday.

Life on Newport Island has completely changed since we became inundated with Short Term Lodgings. There are now so many people here on vacation all year round. They don't know (or care) how many families have young children here, walking to the park or learning how to ride a bike. They don't know (or care) how many elderly residents we have who are just trying to take a walk. So, they speed in their cars, blow through stop signs, whip around corners, and make it very dangerous for us. And that's when they're sober. Additionally, there are so many crazy loud parties, yelling in the streets, mobs of people walking around, their every other word the F-word. We don't want to hear that, and we don't want our children to hear

that. I am a good community member and a good citizen, and I take care of our property. I don't like hosing vomit off the sidewalk in front of my house or picking beer cans out of my garden. The latest treasure I cleaned up was a pair of thong panties, left in my drive way.

Parking is very limited on Newport Island, and has always been a challenge. To add STL parking makes this untenable. Cars double park and block the street. They block residents' garage doors. They park on the sidewalks, forcing our kids and elderly to walk in the street, putting them directly in harms way of the speeding cars.

Our Newport Island neighborhood is too small and too dense to sustain this high influx of visitors. It's unsafe and has seriously altered a family oriented way of life that has been built and maintained over generations. Newport Island has had a long existence as a unique family, residential only neighborhood. Please don't allow it to become an extension of Seashore Drive.

Thank you for your consideration.

Sincerely,

Lani Christensen

**Roman, Liliana@Coastal**

---

**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 2:45 PM  
**To:** Roman, Liliana@Coastal  
**Subject:** FW: Public Comment on October 2021 Agenda Item Wednesday 14c-Newport Beach LCP Amendment No. LCP--NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

---

**From:** Delores Cruz [mailto:dariasacruz@gmail.com]  
**Sent:** Friday, October 08, 2021 2:17 PM  
**To:** SouthCoast@Coastal  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c-Newport Beach LCP Amendment No. LCP--NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Dear Commissioners,

It is my understanding that the California Coastal Commissioners will be hearing recommendations regarding Short Term Rentals on Newport Island on Wednesday, October 13. Thank you for addressing this issue that has negatively impacted where I have lived for over 40 years.

Newport Island has always been a quiet residential neighborhood with full time residents. Hotel like rentals are not a good fit on the island.

I am very appreciative that California Coastal Commission staff has worked with the City of Newport Beach staff and arrived at recommendations that will restore the island to the residential feel it has always been. Please vote YES to approve the recommendation as presented to you.

## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 4:47 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** Fwd: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

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**From:** Mark Markos <msm619@ymail.com>  
**Sent:** Friday, October 8, 2021 3:38:34 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

My name is Milan Markos. I am 11 years old and have lived on Newport Island my whole life. I love Newport Island and enjoy spending time playing with all the other kids on the island. It has always been really nice here until the last 3 or 4 years when the short term houses came in then everything changed. People with loud parties, bad language, cars racing around. The short term houses were staying up very late at night and making a lot of noise. I don't think it is fair to us kids that live here. Could you please help us and vote to make the changes needed for our to be island safe again.

Thank you  
Milan Markos  
407 39th Street



## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 4:47 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** Fwd: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

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**From:** Gina Unsworth <ginaunsworth@yahoo.co.uk>  
**Sent:** Friday, October 8, 2021 3:59:35 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Dear Commissioners and Staff,

Thank you all for your service and the sacrifices which you all make in your respective roles.

One of the issues before you today is the Short-Term Rentals on Newport Island where I am a fulltime resident with my family who have lived here for over 40 years.

Newport Island residents have worked together for years because of the direct, negative impact caused by STRs. We have attended City Council meetings, petitioned and have been listened to and supported by City Council and City Staff. In turn, they have partnered with Coastal staff who have reached the recommendations put before you and which offer a balance for all.

I would like to thank all the above parties for their efforts and tireless work and ask that the Commissioners please consider the recommendations from Coastal Staff and please, vote yes to approve.

Yours sincerely  
Gina Unsworth

## Roman, Liliana@Coastal

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 4:49 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** Fwd: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

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**From:** jeffjordan01@icloud.com <jeffjordan01@icloud.com>  
**Sent:** Friday, October 8, 2021 4:13:16 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Dear Coastal Commission Members,

As long-term homeowners on Newport Island, we would like to thank you in advance for considering the proposed changes in short term rental policy that will save and preserve the residential character of our small island community.

Best Regards,

Jeff and Jacquelyn Jordan  
4010 Channel Place  
Newport Island, Newport Beach, CA 92663  
949 885-6010

**Roman, Liliana@Coastal**

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 4:53 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** Fwd: Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

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**From:** Gail O'Hea <gohea@roadrunner.com>  
**Sent:** Friday, October 8, 2021 4:51:48 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c - City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Dear Coastal Commission,

Thank you for your time and concern with our short term rental situation. As a resident of Newport Island for 32 years I had the joy of raising our three children in this safe haven within the west side of Newport. With the encroachment of non owner operated short term rentals in the neighborhood, the family atmosphere has been repeatedly challenged by reckless driving, public displays of drunkenness, sexually inappropriate behavior, screaming expletives, drug use, commercial filming, parking in private driveways and loud music throughout the night.

Your support for the measures we have developed with the approval from Newport Beach City Council and staff of the Coastal Commission will allow the community on Newport Island to continue to raise families in a safe, family oriented neighborhood.

Warmly,  
Gail O'Hea  
4001 Marcus Ave

Sent from my iPhone

**Roman, Liliana@Coastal**

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 5:29 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** Fwd: City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals) In Favor

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**From:** Scott McFetters <smcfetters@outlook.com>  
**Sent:** Friday, October 8, 2021 5:18 PM  
**To:** SouthCoast@Coastal  
**Subject:** City of Newport Beach LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals) In Favor

Dear Coastal Commissioners and Staff,

Thank you, thank you, thank you and thank you for taking the time to investigate our recent STR invasion on Newport Island and coming up with solutions that will hopefully let us live in peace, gain our sanity and save our neighborhood before it is too late!

There is a new kind of STR which is usually run by out-of-town operators such as AvantStay that have deep pockets from raising money with no ties to the community or neighborhoods. They are not the part time and have high employee turnover since most seem to be out of college. They are ruthless and add a bad owner and renters and it is a disaster that takes forever to eliminate the issues even after the STR permit is revoked if the operator is subleasing or whatever they call it to get by city ordinances on a long-term basis from the owner. From constant illegal parking, ongoing noise and parties, at times 2 or 3 large dogs on small lots with not back fences have created an unsafe and tense environment.

Owner Occupied and managed is our only hope that the owner will have skin in the game and also needs sleep and a certain quality of life. We are a residential neighborhood that have only recently become under attack and we are tired of having our sleep and sanity held hostage to large or small numbers of unmanaged tenants that don't care and neither do some of the operators and owners.

Thank you again and feel free to contact me anytime to discuss. We look forward to your final sign off. Have a great weekend!

Best regards,

Scott McFetters

## **Roman, Liliana@Coastal**

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 08, 2021 7:06 PM  
**To:** Roman, Liliana@Coastal  
**Cc:** Hammonds, Rebecca@Coastal  
**Subject:** Fwd: October 2021 Agenda Item Item Wednesday 14c

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**From:** adam cooper <coopead03@gmail.com>  
**Sent:** Friday, October 8, 2021 6:49 PM  
**To:** SouthCoast@Coastal  
**Subject:** October 2021 Agenda Item Item Wednesday 14c

From: Adam and Elizabeth Cooper (In Favor)

To: California Coastal Commission

We are residents and owners of a great property on Newport Island. When we originally purchased the island was quiet and safe until the increase in short term rentals which caused significant adverse changes to our island. Congestion, parking issues, noise, loud unruly parties, excess trash and the list goes on. We believe this proposed amendment will be the difference needed to get this situation under control. We want to thank you for these proposed changes and urge the Coastal Commission to approve this amendment,

Thank you for your consideration.  
Adam and Elizabeth Cooper  
401 39th Street  
Newport Island  
Newport Beach, CA 92663  
310 991 1240

## Roman, Liliana@Coastal

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**From:** j Miller <newportislandjim@gmail.com>  
**Sent:** Friday, October 08, 2021 9:42 PM  
**To:** SouthCoast@Coastal  
**Subject:** Public Comment on October 2021 Agenda Item Wednesday 14c-City of Newport Beach  
LCP Amendment No. LCP-5-NPB-21-0036-1 Part C (Newport Island Short Term Rentals)

Re: Agenda Item Wednesday 14c from: James & Neena Miller in Favor

To: California Coastal Commission

I have been President of Newport Island for over 20 years. Our Board of Directors resolves island issues with the City. We didn't have noise complaints until we started having short-term rentals. We had long-term renters who were all a part of our island community. We had Island Christmas celebrations, trick or treating, Easter Egg hunts and 4th of July activities which included a children's decorated bicycle parade.

Renters and new owners sometimes contact me and ask how they can best fit in on Newport Island. Our streets are narrow with parking on one side and a single lane on the other side for two-way traffic. I advise them to allow the other car to go first, and then smile and wave as they pass at the intersection.

Within the last few years, short-term rentals have disrupted the peace and quiet of our neighborhood. We recently had 27 complaints in one month. We personally, along with other residents, have been awakened in the middle of the night by partying, screaming and fighting. Fortunately, our daughters grew up when the neighborhood was quiet. They were able to get a good night's sleep and did well in school. One became a physician, one a nurse practitioner and the other a school teacher. We are grateful to our City and to the staff of the California Coastal Commission for considering the amendment that regulates short-term rentals so we can once again have a peaceful residential community.

Thank you,

James and Neena Miller  
3903 Marcus Avenue  
Newport Island  
Newport Beach, CA 92663  
949-933-9827