



February 26, 2026

## Re: Important Public Safety Related Changes to the Newport Beach Municipal Code

Dear Corona del Mar Neighbor:

The City Council recently approved amendments to the Newport Beach Municipal Code (NBMC) to address illegal activity and enhance public safety, particularly during high-risk periods such as spring break and summer holidays. These periods are considered high-risk as they are often characterized by large gatherings, overcrowding, excessive noise, alcohol-related offenses, illegal fireworks, and violations associated with short-term lodging units.

Your property or residence is located within the **Corona del Mar Safety Enhancement Zone**. This letter contains important information about the updated regulations and the violations and fines that will be in effect this year and in future years during two spring break periods, and on and around the Memorial Day, Fourth of July, and Labor Day holidays. The letter also includes reminders of regulations that have already been in place.

### **Corona del Mar Safety Enhancement Zone Boundaries – NBMC §1.04.060**

The boundaries of the Corona del Mar Safety Enhancement Zone remain unchanged from last year. The area is bounded by the Pacific Ocean and Newport Harbor on the south, Buck Gully from the Pacific Ocean to Fifth Avenue on the east, Fifth Avenue to Dahlia Avenue (north of East Coast Highway), Dahlia Avenue (north of East Coast Highway) to East Coast Highway, East Coast Highway to Avocado Avenue on the north, and the east side of Avocado Avenue (and its extended alignment) from East Coast Highway to Newport Harbor on the west. The zone includes Pirate's Cove, Corona del Mar State Beach and Little Corona Beach, as well as the immediately adjacent parking lots, roads, stairs and paths that provide ingress and egress thereto. A location map is included on page three for your reference.

### **Corona del Mar Safety Enhancement Zone Time Periods – NBMC §1.04.060**

The City Council approved expanding when the Safety Enhancement Zone is in effect. The time periods and dates for 2026 are:

- Spring Break Period 1 – 12:01 a.m. on March 14 through 11:59 p.m. on March 22.
- Spring Break Period 2 – 12:01 a.m. on April 4 through 11:59 p.m. on April 12.
- Memorial Day Holiday – 12:01 a.m. on May 22 through 11:59 p.m. on May 25.
- Fourth of July Holiday – 12:01 a.m. on July 3 through 11:59 p.m. on July 6.
- Labor Day Holiday – 12:01 a.m. on September 5 through 11:59 p.m. on September 7.

### **Fines, Penalties and Provisions in the Safety Enhancement Zone – NBMC §1.04.010(B)**

Fines in the Safety Enhancement Zone during the time periods specified above are tripled for any violation of the NBMC, or where the violation is considered an infraction and no fine is specified, the fine shall be as follows:

- A fine not exceeding \$300 for a first violation.
- A fine not exceeding \$600 for a second violation of the same ordinance within one year.
- A fine not exceeding \$1,000 for each additional violation of the same ordinance within one year.

**Large Parties and Gatherings – NBMC §10.58.030(C)**

Property owners, occupants and hosts are responsible for immediately complying with any law enforcement order to stop unlawful or unruly conduct occurring on the property. Failure to comply may result in a fine of \$300 for each full 10-minute period that unlawful or unruly conduct continues after notice is given, in addition to any other applicable penalties.

**Loud and Unruly Gatherings – NBMC §10.66.060(A)(B)**

A loud or unruly gathering consists of eight or more people on private residential property where conduct results in excessive noise, public intoxication, fights, vandalism, obstruction of streets or right-of-way, litter, or other public nuisances that threaten public health, safety or the quiet enjoyment of surrounding properties.

Property owners, tenants, renters and hosts are responsible for the conduct of their guests. Violations may result in citation or arrest. The fines associated with violations of the Loud and Unruly Gathering Ordinance that occur within the Corona del Mar Safety Enhancement Zone are as follows:

- A civil fine not exceeding \$1,500 for a first violation; and
- A civil fine not exceeding \$3,000 for a second and any subsequent violations within 90 days of the first violation.

**Short-Term Lodging Permit Requirements – NBMC §5.95.065**

Short-term lodging permit holders within the Safety Enhancement Zone must comply with all permit conditions. In addition to any other fines imposed pursuant to the NBMC, starting March 26, 2026, and thereafter, violations during the Spring Break Period 2 (12:01 a.m. on April 4 through 11:59 p.m. on April 12, 2026) as well as the Memorial, Fourth of July, and Labor Day holiday time periods noted above, shall result in the **Mandatory Revocation of a Short-Term Lodging Permit** if it is proven by a preponderance of the evidence that one of the laws set forth in the footnote was violated and the violation relates in any way to the unit that has a short-term lodging permit.<sup>1</sup>

For all other violations of the NBMC, that occur during the period a Safety Enhancement Zone is in effect, the short-term lodging permit for the unit may be suspended for a period of one year or revoked (minimum 60 days).

Also, the updated regulations stipulate that if at **any time after March 26, 2026, a City official makes a good-faith determination that there is a violation of law at the short-term lodging unit, and provides verbal notification thereof** to the person occupying the site and to the owner's local contact, **the owner of the property or the owner's agent and the transient user who is 25 years or older and whose name appears on the rental agreement for the unit must appear in person at the unit within two (2) hours of such notice being provided.**

**Use of Shade Coverings on Beaches – NBMC §11.08.020**

To further support public safety and emergency access, the City Council also approved new regulations governing the use shade coverings on any City beach, year-round. The shade covering may not exceed six feet in height or width; be connected or grouped together; obstruct emergency access, lifeguard

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<sup>1</sup> Applicable Laws: Chapters 6.40 (Prohibition of Sale Distribution and Use of Nitrous Oxide), 10.24 (Discharge of Weapons - Permission Required), 10.28 (Loud and Unreasonable Noise), 10.58 (Police Services at Large Parties, Gatherings or Events on Private Property), and 10.66 (Loud and Unruly Gatherings) of the NBMC; Sections 5.95.045 (A) (2), (4), (5), (6), (10), (12), (17), (18), (21), or (24) (Short-Term Lodging Permit Conditions), 5.95.047 (A) (1), (4), (5), or (6) (Violations of Short-Term Lodging Permit Conditions by Transient User, Occupant or Guest), 9.04.420 (Amendments to Section 5601.1.3 Fireworks), or 10.12.02 (Interference) of the NBMC; California Business and Professions Code Section 25658; California Penal Code Sections 69, 148(a), 148.9, 243(b)(c), 272, 415, 416, 29610, 22210, or 21510; Health and Safety Code Sections 12677, or 11357; or any law punishable as a felony.

towers or public access ways; or be placed within 50 feet of lifeguard towers or emergency access points and must maintain required spacing of five feet from the base or outer edge of any other shade covering. They may only be erected between 6 a.m. and 7 p.m. and there must be a responsible person present.

**Fireworks Are Prohibited in Newport Beach – NBMC §9.04.420**

To reduce fire danger, the possession or use of fireworks remains illegal in the City of Newport Beach.

We appreciate your cooperation in helping maintain a safe, respectful and enjoyable environment in Newport Beach. If you have any questions or would like additional information, please contact the Newport Beach Police Department at (949) 644-3681.

Sincerely,

Seimone Jurjis  
City Manager

