

Newport Beach Commission 2025 Annual Report to City Council

Meetings:

The Commission held twelve meetings during 2025, cancellations were due to the Open Meeting System requirements not being satisfied.

Commission Members

Mark Fitzgerald – Chair
 Aly Oakley - Vice Chair
 Demetri Damaskos
 Scott Skuncik
 Roan-William Iribarren - Resigned
 Nick Zambotta
 Elizabeth Ponte
 Brendan Dyer (Secretary)

Attendance

2025 Meeting Attendance

	Jan	Feb	Mar	Apl	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Mark Fitzgerald – Chair	x	x	x	NA	x	x	NA	NA	x	NA	x	x
Aly Oakley - Vice Chair	x	x	x	NA	x	x	NA	NA	x	NA	x	
Demetri Damaskos		x	x	NA	x	x	NA	NA	x	NA	x	x
Scott Skuncik	x		x	NA			NA	NA		NA	x	
Roan-William Iribarren - Resigned		x	x	NA	x		NA	NA	NA	NA	NA	NA
Nick Zambotta	x	x	x	NA	x	x	NA	NA	x	NA	x	x
Elizabeth Ponte	NA	x	x	NA		x	NA	NA	x	NA	x	x
Brendan Dyer (Secretary)	NA	x	x	NA	x	x	NA	NA	x	NA	x	

Commission Actions

- Financial Impact Study Recommendation to Council

The NBC formally submitted an advisory to the Council to arrange with Salve Regina University to conduct a financial impact study to determine what impact Eastons Beach has on the city. The output of the study would be very useful to the Council, as it can show what having or not having a beach means to the city financially. This information will be needed when the Council presents “The Bill” to the Citizens of Newport for the proposed beach rebuilding. The NBC is currently awaiting a decision by the Council on weather or not to proceed with the study.

- Interaction with Resiliency and Sustainability Directorate

At the Commissions January meeting, we were introduced to Teresa Crean in her role as Director of **Resiliency and Sustainability**. The Commission was made aware of the proposed Public Meetings to be held throughout 2025 to “envision” the future state of Easton’s Beach. Also discussed was the creation of a Stakeholder Advisory Panel to ensure all Public and Private entities that use and rely on the Beach for facilities hear all

communications and get a chance to provide input to the final plan for the Beach. The Beach Commission is represented in this body and it is now called the Easton's Beach Resiliency Committee.

- **Easton's Beach Planning**

June marked the beginning of several public "Listening Sessions" for the beach. The public was invited to attend and interact with the Architects and Technical Staff working on establishing the current state of the beach and how it is responding to climate change. These sessions allowed citizens to help create a series of designs that represented different visions of the beach, which ranged from a "do nothing" state to "build an entire dune system". They were also able to identify what amenities they would and would not like to see at the beach. The Architects and Engineering Teams have now created models of the three designs that were selected by the Public. In November, the first modeling simulations were shown to the EBRC and they made it clear that any dune building would have to be large scale or the ocean would quickly reclaim the sand. This scenario will now be updated with the 3 proposed beach designs to see how any new structures would fare in the future.

- **Current State of the Beach**

Fuss and O'Niell have submitted their Final Draft report on the state of the remaining structures at the beach. There are no "revelations" in the report, as the poor condition of the Bath Houses and the Lower-Level Restrooms was already known. The only new information came in the discovery that the concrete structure on which the bath houses sit is not pitched to drain off rainwater. The water pools in the middle and percolates down through the concrete, which most likely is damaging the rebar in the concrete deck. There is also no way to fix the drainage without removing the bath houses, and since they are in poor condition, they cannot be removed and replaced by crane. The report also talks about the Rotunda building. The \$3m needed to restore it to useable condition is in line with NBC estimates as well. In its current state, the building is unusable. The Beach Commission will consider this information in early 2026 and formulate a recommendation to council.

- **Year Two of Mobile Kitchen Operation**

2025 Marked the first year of the new position of the Heritage Group Mobile Kitchen and its' utility connection through the Rotunda Building. According to Beach Staff, the arrangement worked well with reduced fumes and noise pollution.

- **King Park**

The Commission is pleased to see that King Park will benefit from Projects in 2026 associated with Resiliency and Sustainability, as the Seawall and Beach there continue to degrade and erode and the new projects are eagerly anticipated. An overview of the Project is anticipated in January 2026.

- **Bailey's/People's Beach-**

Since there are no Facilities or Staff at this beach, the Commission only visits it periodically to review the access way and signage and make maintenance recommendations to the Beach Manager.

- **Sea Wall Repair-**

The sea wall along Memorial Boulevard bordering Easton's Beach continues to decay and since there is no clear owner of the wall, it is anticipated that only a catastrophic event will bring any resources to bear on it. As such, the Commission does not intend to address the situation any longer.

Representatives of the Commission have pointed out safety risks and requested that the city address these concerns. Representatives of the City have responded that Memorial Boulevard is a state road and that the wall

is not a city asset. Commission representatives later inquired of the DOT but were told that the construction of the wall pre-dates the DOT itself, and is therefore not owned by DOT and repairs are not DOT responsibility. The Commission has reached out to Local, State and Federal agencies to keep Seawall sustainment in the minds of officials.

- The wall is from the 1880s-1890s in some parts.
- The Commission believes that they have contacted all Local and State parties that could be responsible. At present, none take ownership so no maintenance or improvement activities are anticipated.

Respectfully Submitted
Newport Beach Commission
December 2025