



CITY OF

NEWPORT BEACH

City Council Staff Report

July 22, 2025
Agenda Item No. 5

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Seimone Jurjis, Assistant City Manager/Community Development Director - 949-644-3232, sjurjis@newportbeachca.gov

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TITLE: Ordinance No. 2025-13: Amending Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code to Update Commercial Parking Requirements (PA2021-104)

ABSTRACT:

On May 9, 2023, the City Council authorized the submittal of an amendment to Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to the California Coastal Commission. The amendment would modernize and update certain requirements related to commercial parking, making Title 21 consistent with changes already made in Title 20 (Planning and Zoning) of the NBMC.

On June 12, 2025, the CCC approved the Title 21 amendment, as submitted, without suggested modifications. For the City Council's consideration is an ordinance amending Title 21.

RECOMMENDATIONS:

- a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly; and
- b) Waive full reading, direct the City Clerk to read by title only, introduce Ordinance No. 2025-13, *An Ordinance of the City Council of the City of Newport Beach, California, Approving a Local Coastal Program Amendment to Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code Related to Commercial Parking (PA2021-104)*, and pass to second reading on August 26, 2025.

DISCUSSION:

On May 9, 2023, the City Council introduced Ordinance No. 2023-6 (Attachment B) to amend Title 20 (Planning and Zoning) of the NBMC updating commercial parking requirements. At the same meeting, the City Council also adopted Resolution No. 2023-27, authorizing submittal of the Local Coastal Program Amendment filed as PA2021-104 (Attachment C) to the California Coastal Commission (CCC) to similarly

amend Title 21 (Local Coastal Program Implementation Plan). Ordinance No. 2023-6 was adopted by the City Council on May 23, 2023.

The amendment primarily includes the following updates or changes to Title 21:

- Re-defining certain types of food service uses, including a new “fast casual” (up to 20 seats) land use;
- Revising the methodology for determining parking requirements for food service uses utilizing gross floor area; and
- Allowing administrative reductions in parking requirements for specific scenarios, such as when bicycle parking or parking spaces dedicated to ridesharing are available.

A redline-strikethrough version of the proposed amendment is included for reference as Attachment D.

Coastal Commission Action

On September 11, 2023, the City submitted the City Council's authorized Title 21 amendment to the CCC. On June 12, 2025, the CCC considered and approved the amendment, as submitted, without suggested modifications. The CCC approval letter is included as Attachment E.

If the City Council introduces the ordinance, it will be passed to second reading on August 26, 2025, and would become effective immediately thereafter.

FISCAL IMPACT:

There is no fiscal impact related to this item.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this action is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICING:

Pursuant to Section 13515 of the California Code of Regulations, a review draft of the Local Coastal Program Amendment was made available, and a Notice of Availability was originally distributed on April 10, 2023, to all persons and agencies on the Notice of Availability mailing list.

In addition, the agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENTS:

Attachment A – Ordinance No. 2025-13

Attachment B – Ordinance No. 2023-6

Attachment C – Resolution No. 2023-27

Attachment D – Redline-Strikeout Version

Attachment E – Coastal Commission Approval Letter