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# **NEWPORT BEACH**

## **City Council Staff Report**

September 9, 2025  
Agenda Item No. 5

**TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

**FROM:** Jaime Murillo, Acting Community Development Director - 949-644-3209, [jmurillo@newportbeachca.gov](mailto:jmurillo@newportbeachca.gov)

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**TITLE:** Ordinance No. 2025-20: Amending Title 20 (Planning and Zoning) of the Newport Beach Municipal Code Updating ADU and JADU Standards (PA2025-0093)

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### **ABSTRACT:**

For the City Council's consideration is the adoption of an amendment to Title 20 (Planning and Zoning) of the Newport Beach Municipal Code (NBMC). The proposed ordinance amends Title 20 to update regulations pertaining to Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU). The amendments are intended to comply with State of California ADU laws that went into effect on March 27, 2024, and January 1, 2025. The attached ordinance was introduced and considered at the August 26, 2025, City Council meeting.

### **RECOMMENDATIONS:**

- a) Find the adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and Section 15282(h) of the CEQA Guidelines, which states that the adoption of an ordinance regarding second units to implement the provisions of Sections 66310 through 66342 of the Government Code are exempt from the requirements of CEQA; and
- b) Conduct second reading and adopt Ordinance No. 2025-20, *An Ordinance of the City Council of the City of Newport Beach, California, Amending Section 20.48.200 (Accessory Dwelling Units) of the City of Newport Beach Municipal Code Related to Accessory Dwelling Units and Junior Accessory Dwelling Units (PA2025-0093)*.

### **DISCUSSION:**

In 2024, the State Legislature enacted several housing bills (SB 477, AB 2533, and SB 1211) amending Government Code Sections 66310 through 66342 to impose new requirements on ADUs and JADUs. These changes created additional opportunities to build ADUs and JADUs. The proposed ordinance amends Title 20 of the NBMC to update the City of Newport Beach's regulations pertaining to ADUs and JADUs to comply with State laws that went into effect on March 27, 2024, and January 1, 2025.

City Council Hearing – August 26, 2025

The City Council introduced the proposed amendments on August 26, 2025, at a noticed public hearing. After considering all evidence, and taking public testimony, the City Council voted unanimously to introduce Ordinance No. 2025-20 and passed the ordinance onto a second reading.

California Coastal Commission Review

For consistency with the proposed amendments to Title 20, similar amendments are proposed to Title 21 (Local Coastal Program Implementation Plan) of the NBMC; however, any amendments to Title 21 require California Coastal Commission (CCC) approval.

At the August 26, 2025, meeting of the City Council, the Council adopted Resolution No. 2025-54, authorizing the submittal of Local Coastal Program (LCP) Amendment filed as PA2025-093 to amend Title 21. Upon approval of the proposed LCP Amendment by the CCC, staff will return to the City Council with an ordinance to adopt the Title 21 amendment.

**FISCAL IMPACT:**

There is no fiscal impact related to this item.

**ENVIRONMENTAL REVIEW:**

Staff recommends the City Council find this project exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), which states that the adoption of an ordinance regarding second units to implement the provisions of Sections 66310 through 66342 of the Government Code are exempt from the requirements of CEQA. Similarly, the ministerial approval of ADUs would not be a project for CEQA purposes, and environmental review would not be required prior to approving individual applications.

**NOTICING:**

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).

**ATTACHMENT:**

Attachment A – Ordinance No. 2025-20