



**CITY OF NEWPORT BEACH
CITY COUNCIL AGENDA**

JULY 22, 2025

COUNCIL CHAMBERS - 100 CIVIC CENTER DRIVE, NEWPORT BEACH, CA 92660

REGULAR MEETING - 4:00 P.M.

CLOSED SESSION FOLLOWS MOTION FOR CONSIDERATION

**JOE STAPLETON, Mayor
LAUREN KLEIMAN, Mayor Pro Tem
MICHELLE BARTO, Councilmember
NOAH BLOM, Councilmember
ROBYN GRANT, Councilmember
SARA J. WEBER, Councilmember
ERIK WEIGAND, Councilmember**

**GRACE K. LEUNG, City Manager
AARON C. HARP, City Attorney
MOLLY PERRY, Interim City Clerk**

NOTICE REGARDING PRESENTATIONS REQUIRING USE OF CITY EQUIPMENT

Any presentation requiring the use of the City of Newport Beach's equipment must be submitted to the City Clerk 24 hours prior to the scheduled City Council meeting.

LEVINE ACT

Under the Levine Act, Section 84308 of the Government Code, a party to a proceeding before the City involving a contract (other than competitively bid, labor, or personal employment contracts), franchise, license, permit, or other entitlement for use, is required to disclose on the record of the proceeding any contribution in an amount of more than five hundred dollars (\$500) made within the preceding 12 months by the party or the party's agent to any elected or appointed officer of the City. If you have made a qualifying contribution, please ensure to make this disclosure on the record.

PUBLIC HEARINGS

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

NOTICE TO THE PUBLIC

Any times listed in this agenda are provided as a courtesy and the actual item may be heard either before or after the time given.

This agenda was prepared by the City Clerk and staff reports are available in the City Council Chambers lobby located at 100 Civic Center Drive. Staff reports or other written documentation have been prepared or organized with respect to the items of business listed on the agenda. If you have any questions or require copies of any of the staff reports or other documentation regarding any item of business on the agenda, please contact City Clerk staff at 949-644-3005. Agendas and staff reports are also available on the City's webpage at newportbeachca.gov/agendas.

The City of Newport Beach's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact City Clerk staff prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible (949-644-3005 or cityclerk@newportbeachca.gov).

I. **ROLL CALL - 4:00 p.m.**

II. **CURRENT BUSINESS**

III. **INVOCATION - Dave Manne, Pastor Emeritus - Calvary Chapel of Costa Mesa**

IV. **PLEDGE OF ALLEGIANCE**

V. **PUBLIC COMMENTS**

The City Council of Newport Beach welcomes and encourages community participation. Public comments are invited on items listed on the agenda and non-agenda items. Speakers must limit comments to three minutes per person to allow everyone to speak. Written comments are encouraged as well. The City Council has the discretion to extend or shorten the time limit on agenda or non-agenda items.

VI. **PRESENTATIONS**

- History of the Wedge by Tim Burnham and John Karam
- Recognition of Outgoing Board, Commission and Committee Members

VII. **CITY COUNCIL ANNOUNCEMENTS AND ORAL REPORTS FROM CITY COUNCIL ON COMMITTEE ACTIVITIES**

VIII. **MATTERS WHICH COUNCILMEMBERS HAVE ASKED TO BE PLACED ON A FUTURE AGENDA (NON-DISCUSSION ITEM)**

IX. **PUBLIC COMMENTS ON CONSENT CALENDAR**

This is the time in which Councilmembers may pull items from the CONSENT CALENDAR for discussion (ITEMS 1 - 21). Public comments are also invited on Consent Calendar items. Speakers must limit comments to three minutes. Before speaking, please state your name for the record. If any item is removed from the Consent Calendar by a Councilmember, members of the public are invited to speak on each item for up to three minutes per item.

All matters listed under CONSENT CALENDAR are considered to be routine and will all be enacted by one motion in the form listed below. Councilmembers have received detailed staff reports on each of the items recommending an action. There will be no separate discussion of these items prior to the time the City Council votes on the motion unless members of the City Council request specific items to be discussed and/or removed from the Consent Calendar for separate action.

X. **CONSENT CALENDAR**

XI. **READING OF MINUTES AND ORDINANCES**

1. **Minutes for the July 8, 2025 Special City Council Meeting and July 8, 2025 Regular City Council Meeting**

Waive reading of subject minutes, approve as written, and order filed.

[Minutes \(Special Meeting\)](#)

[Minutes \(Regular Meeting\)](#)

[Written Comments](#)

Waive reading of subject minutes, approve as written, and order filed.

2. Reading of Ordinances

Waive reading in full of all ordinances under consideration, and direct the City Clerk to read by title only.

XII. ORDINANCES FOR ADOPTION

- 3. Ordinance No. 2025-11: Amending Section 9.04.470 (Local Agency Very High Fire Hazard Severity Zone) To Adopt the 2025 Moderate, High, and Very High Fire Hazard Severity Zones, As Designated By The California Department of Forestry and Fire Protection and Pursuant to California Government Code Section 51178**

a) Continue to the August 26, 2025 City Council meeting.

[Slip Sheet](#)

XIII. ORDINANCES FOR INTRODUCTION

- 4. Ordinance No. 2025-12: Revision to Municipal Code Chapter 14.10 Cross-Connection Control Program**

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;

b) Waive full reading, direct the City Clerk to read by title only, and introduce Ordinance No. 2025-12: *An Ordinance of the City Council of the City of Newport Beach, California, Replacing in its Entirety Chapter 14.10 (Cross Connection Control Program) of the Newport Beach Municipal Code to Comply with State Law*; and pass to a second reading on August 26, 2025; and

c) Receive and file, City of Newport Beach Cross Connection Control Management Plan.

[Staff Report](#)

[Attachment A - Ordinance No. 2025-12](#)

[Attachment B - City of Newport Beach Cross-Connection Control Management Plan](#)

[On the Agenda](#)

[Written Comments](#)

- 5. 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)**

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.

[Staff Report](#)

[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](#)

[On the Agenda](#)

[Written Comments](#)

XIV. RESOLUTIONS FOR ADOPTION

6. Resolution No. 2025-45: To Adopt Revisions to the City of Newport Beach Key and Management Compensation Plan

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;

b) Adopt Resolution No. 2025-45: *A Resolution of the City Council of the City of Newport Beach, California, Adopting the 2025 Key & Management Compensation Plan, which shall be effective from July 12, 2025 through June 30, 2028 and Amending the Salary Schedule for Key & Management Employees, the City Manager, the City Attorney, and the City Clerk;*

c) Approve Budget Amendment No. 26-012, appropriating \$1,341,837 increased expenditures in various City division salary and benefit accounts from unappropriated General Fund balances; and

d) Approve and adopt the revisions to the Citywide salary schedule for those employees who tie to the Key and Management group for cost-of-living and/or salary adjustments.

[Staff Report](#)

[Attachment A - Resolution No. 2025-45](#)

[Attachment B - Budget Amendment](#)

[Attachment C - Estimated Cost of K&M Compensation Plan](#)

[Staff Memo and Updated Exhibit B - Salary Schedule](#)

7. Resolution No. 2025-46: Adopting a Memorandum of Understanding with the Newport Beach Fire Management Association (NBFMA) and Associated Salary Schedules

- 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;
- b) Adopt Resolution 2025-46, *A Resolution of the City Council of the City of Newport Beach, California, Adopting a Memorandum of Understanding between the City of Newport Beach and the Newport Beach Fire Management Association and Amending the Salary Schedule for the Association Unit Members, Fire Chief, and Assistant Fire Chief*;
- c) Approve Budget Amendment No. 26-011, appropriating \$230,058 in increased expenditures in various City division salary and benefits accounts from unappropriated General Fund balance; and
- d) Approve and Adopt the revisions to the Citywide salary schedule for those Key and Management safety employees who tie to the Newport Beach Fire Management Association for cost-of-living and/or salary adjustments.

[Staff Report](#)

[Attachment A - Resolution No. 2025-46](#)

[Attachment B - Estimated Cost of Contract with NBFMA](#)

[Attachment C - Budget Amendment](#)

8. Resolution No. 2025-47: Adopting a Memorandum of Understanding with the City of Newport Beach and the Newport Beach Lifeguard Management Association (NBLMA) and Associated Salary Schedule

- 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;
- b) Adopt Resolution No. 2025-47, *A Resolution of the City Council of the City of Newport Beach, California, Adopting a Memorandum of Understanding between the City of Newport Beach and the Newport Beach Lifeguard Management Association and Amending the Salary Schedule for the Association Unit Members and Assistant Chief, Lifeguard Operations*;
- c) Approve Budget Amendment No. 26-010 appropriating \$233,595 increased expenditures in various City division salary and benefit accounts from unappropriated General Fund balances; and
- d) Approve and adopt the revisions to the Citywide salary schedule for those Key and Management safety employees who tie to the Newport Beach Lifeguard Management Association for cost-of-living and/or salary adjustments.

[Staff Report](#)

[Attachment A - Resolution No. 2025-47](#)

[Attachment B - Estimated Cost of Contract with NBLMA](#)

[Attachment C - Budget Amendment](#)

9. Resolution No. 2025-48: Resolution of Intention to Approve an Amendment to Contract with CalPERS to Eliminate Section 20516(a) Cost Sharing for Citywide Miscellaneous Tier I Employees

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) Adopt Resolution No. 2025-48, *A Resolution of Intention to Approve an Amendment to Contract Between the Board of Administration California Public Employees' Retirement System and the City Council City of Newport Beach.*

[Staff Report](#)

[Attachment A - Resolution No. 2025-48](#)

[Written Comments](#)

10. Resolution No. 2025-49: A Procedure to Challenge Property Related Fees, Charges and Assessments in Accordance with Assembly Bill 2257

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) Adopt Resolution No. 2025-49; *A Resolution of the City Council of the City of Newport Beach, California, Adopting a Procedure to Challenge Property Related Fees, Charges and Assessments in Accordance with Assembly Bill No. 2257.*

[Staff Report](#)

[Attachment A - Resolution No. 2025-49](#)

[Written Comments](#)

11. Resolution No. 2025-50: Approving Side Letters of Agreement with the Newport Beach Fire Association Related to Move Up Pay and the Holiday Benefit Conversion Ratio

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) Adopt Resolution No. 2025-50, *A Resolution of the City Council of the City of Newport Beach, California, Approving Side Letters of Agreement with the Newport Beach Firefighters Association Related to Move Up Pay and the Holiday Benefit Conversion Ratio.*

[Staff Report](#)

[Attachment A - Resolution No. 2025-50](#)

XV. CONTRACTS AND AGREEMENTS

12. Tentative Agreement with the Part Time Employees Association of Newport Beach (PTEANB)

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) Receive and consider the Tentative Agreement between the City of Newport Beach and the Part Time Employees Association.

[Staff Report](#)

[Attachment A - Tentative Agreement with the Part Time Employees Association of Newport Beach \(PTEANB\)](#)

[Attachment B - Estimated Cost of Contract with the PTEANB](#)

13. Approval of Additional Construction Contingency with Jilk Heavy Construction, Inc., and Amendment No. Six to the Professional Services Agreement with Burns & McDonnell Inc. for the San Diego Trash Interceptor Project (Contract No. 7127-3)

a) Find the requirement for environmental review under the California Environmental Quality Act (CEQA) is satisfied by the September 25, 2018 Council adoption of Resolution No. 2018-67, *A Resolution of the City Council of the City of Newport Beach, California, Adopting Mitigated Negative Declaration No. ND2018-002 (SCH No. 2018081013) for the Newport Bay Water Wheel Project (PA2018-153)*, pursuant to the California Environmental Quality Act, State CEQA Guidelines and City Council Policy K-3;

b) Approve Budget Amendment No. 26-009 appropriating \$307,645 of increased expenditures in Account No. 16001-980000-17X12 (Newport Bay Trash Wheel) from the Environmental Liability Fund unappropriated fund balance;

c) Increase the construction contingency by \$270,163 for the Jilk Heavy Construction, Inc. Contract No. 7127-5 for a total contingency of \$668,163 (approximately 17% of the contract award) for the San Diego Creek Trash Interceptor project; and

d) Approve Amendment No. Six to the Professional Services Agreement with Burns & McDonnell Inc. (Attachment B) for construction services to increase the Agreement amount by \$25,482 for a total not-to-exceed amount of \$913,692 and authorize the Mayor and City Clerk to execute the Amendment.

[Staff Report](#)

[Attachment A - Budget Amendment No. 26-009](#)

[Attachment B - Amendment No. 6](#)

14. Fiscal Year 2024-2025 Restroom Rehabilitation Phase 2 - Notice of Completion for Contract No. 8905-3 (24F02)

a) Accept the completed work and authorize the City Clerk to file a Notice of Completion for the project.

[Staff Report](#)

[Attachment A - Location Map](#)

15. Concrete Replacement Program Fiscal Year 2024-25 - Notice of Completion for Contract No. 9715-1 (25R06)

a) Accept the completed work and authorize the City Clerk to file a Notice of Completion for the project.

[Staff Report](#)

[Attachment A - Location Map](#)

16. Amendment No. One to Agreement for Lease of Submerged Public Trust Lands with San Pedro Bait Co. for Seasonal Operation of a Live Bait Barge in Newport Harbor

a) Determine this action exempt from 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 Section 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 this action will not result in a physical change to the environment, directly or indirectly;

b) Authorize the City Manager and City Clerk to execute Amendment No. One to Agreement for Lease of Submerged Public Trust Lands with San Pedro Bait Co., for seasonal operation of a live bait barge in Newport Harbor and use of City-managed submerged public trust lands, in a form substantially similar to the agreement attached to the staff report; and

c) Approve a waiver of City Council Policy F-7 - *Income and Other Property* based on the findings contained in this staff report and the Agreement, that conducting an open bid process or changing the tenant would result in excessive vacancy, and the use of the property provides an essential or unique marine related service to the community and is of a public benefit, and might not otherwise be provided were an open bid be required.

[Staff Report](#)

[Attachment A - Amendment No. 1](#)

[Attachment B - Lease Agreement](#)

[Attachment C - Council Policy F-7, Income and Other Property](#)

17. Amendment to Maintenance Services Agreement with SECSOL, Inc., dba Security Solutions for Fire and Access Monitoring and Maintenance Services

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) Approve Amendment No. One to the Maintenance Services Agreement with SECSOL, Inc., dba Security Solutions, for fire and access monitoring services, to increase the contract amount by \$100,000, and authorize the Mayor and City Clerk to execute the Agreement.

[Staff Report](#)

[Attachment A – Amendment One to Maintenance Services Agreement with SECSOL, Inc.](#)

XVI. MISCELLANEOUS

18. FY 2024-25 Annual District Discretionary Grant Report and the Grants and Donations Report for the Quarter Ending June 30, 2025

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) Receive and file.

[Staff Report](#)

[Attachment A – Fiscal Year 2024-25 District Discretionary Grant Report](#)

19. Response to Grand Jury Report: “Long-Term Solutions to Short-Term Rentals”

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 direct or indirect physical change to the environment; and

b) Approve the City’s response to the 2024-2025 Orange County Grand Jury Report, “Long-Term Solutions to Short-Term Rentals” and authorize the Mayor to submit the response to the Presiding Judge of the Superior Court of California, County of Orange County pursuant to Penal Code Section 933.05(a) and (b).

[Staff Report](#)

[Attachment A - Orange County Grand Jury Report](#)

[Attachment B - Newport Beach Draft Response](#)

[On the Agenda](#)

[Written Comments](#)

20. Homeless Outreach Services Update

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) Receive and file the Homeless Outreach Services Update and data reports for the periods of July 1, 2024, to December 31, 2024, and January 1, 2025, to June 30, 2025.

[Staff Report](#)

[Attachment A - Data Reports](#)

21. Planning Commission Agenda for the July 17, 2025 Meeting

Receive and file.

[PC Agenda](#)

[PC Action Report](#)

ACTION: MOVE AFFIRMATIVE ACTION OF THE CONSENT CALENDAR, EXCEPT FOR THOSE ITEMS REMOVED

XVII. ITEMS REMOVED FROM THE CONSENT CALENDAR

XVIII. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the City Council. Speakers must limit comments to three minutes. Before speaking, please state your name for the record.

XIX. PUBLIC HEARINGS

22. Resolution No. 2025-51: Community Development Block Grant - 2025-29 Consolidated Plan, 2025-26 Annual Action Plan, and Citizen Participation Plan Amendment

- a) Conduct a public hearing to receive comments on the Draft 2025-29 Consolidated Plan, Draft 2025-26 Action Plan, and Draft Citizen Participation Plan Amendment;
- b) Find the approval of the 2025-29 Consolidated Plan, 2025- 26 Action Plan, and Citizen Participation Plan Amendment exempt from the National Environmental Policy Act NEPA pursuant to 24 CFR Part 58, Section 58.34;
- c) Find the approval of the 2025-29 Consolidated Plan, 2025- 26 Action Plan, and Citizen Participation Plan Amendment are exempt from 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;
- d) Adopt Resolution No. 2025- 51, *A Resolution of the City Council of the City of Newport Beach, California, Approving the 2025-2029 Consolidated Plan, 2025-2026 Annual Action Plan, and Citizen Participation Plan for the Federal Community Development Block Grant Program*;
- e) Authorize the City Manager to:
 1. Submit the 2025-29 Consolidated Plan, 2025-29 Action Plan, and Citizen Participation Plan Amendment to U.S. Department of Housing and Urban Development (HUD);
 2. Execute the 2025-26 Community Development Block Grant (CDBG) Program Grant Agreement and all related documents on behalf of the City;
 3. Execute the sub-recipient agreements with the nonprofit organizations receiving allocations of CDBG funds in the Action Plan; and
 4. Authorize the community development director, or their designee, to be the official representative of the City of Newport Beach, and to submit required environmental documentation for CDBG projects; and
- f) Authorize the City Manager and City Clerk to execute a five-year Professional Services Agreement with Michael Baker International, Inc. for CDBG program administration and affordable housing monitoring.

[Staff Report](#)

[Attachment A - Resolution No. 2025-51](#)

[Attachment B - Professional Services Agreement](#)

[On the Agenda](#)

[Written Comments](#)

23. Ordinance No. 2025-14: Amending Title 21 of the Newport Beach Municipal

Code Related to Comprehensive Municipal Code Amendments (PA2022-0219)

- a) Conduct a public hearing;
- b) 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
- c) Waive full reading, direct the City Clerk to read by title only, introduce Ordinance No. 2025-14, *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 as Modified by the California Coastal Commission Related to Comprehensive Municipal Code Amendments (PA2022-0219)*, and pass to second reading on August 26, 2025.

[Staff Report](#)

[Attachment A - Ordinance No. 2025-14](#)

[Attachment B - Ordinance No. 2023-22](#)

[Attachment C - Resolution No. 2023-76](#)

[Attachment D – Coastal Commission Approval Letter and Suggested Modifications](#)

[Attachment E - Redline-Strikeout Version](#)

[On the Agenda](#)

24. Ordinances Nos. 2025-15 and 2025-16: Newport Beach Municipal Code Amendments Related to Short Term Lodging (PA2023-0116)

- a) Conduct a public hearing;
- b) Find this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(2) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, which states that an activity is not subject to CEQA if “[t]he activity will not result in a direct or reasonably foreseeable indirect physical change in the environment”;
- c) Waive full reading, direct the City Clerk to read by title only, introduce Ordinance No. 2025-15, *An Ordinance of the City Council of the City of Newport Beach, California, Approving a Code Amendment to Chapter 5.95 (Short Term Lodging Permit) of the Newport Beach Municipal Code to Ensure Consistency with the Local Coastal Program Amendment Related to Short Term Lodging (PA2023-0116)*, and pass to second reading on August 26, 2025; and
- d) Waive full reading, direct the City Clerk to read by title only, introduce Ordinance No. 2025-16, *An Ordinance of the City Council of the City of Newport Beach, California, Approving a Local Coastal Plan Amendment Amending Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code as Modified by the California Coastal Commission Related to Short Term Lodging (PA2023-0116)*, and pass to second reading on August 26, 2025.

[Staff Report](#)

[Attachment A - Ordinance No. 2025-15 \(Chapter 5.95\)](#)

[Attachment B - Ordinance No. 2025-16 \(Title 21 Amendment\)](#)

[Attachment C - Ordinance No. 2023-23](#)

[Attachment D - Resolution No. 2023-83](#)

[Attachment E - November 28, 2023 City Council Staff Report](#)

[Attachment F - MU-W2 and MU-CV/15th Street Zoning Districts Map](#)

[Attachment G - Coastal Commission Approval Letter and Suggested Modifications](#)

[Attachment H - Underline/Strikeout Version of Amendments](#)

[On the Agenda](#)

[Correspondence](#)

25. Ordinance No. 2025-17: Third Amendment to Development Agreement No. DA2012-003 for the Uptown Newport Planned Community located at 4321 Jamboree Road (PA2025-0010)

- a) Conduct a public hearing;
- b) Find that all significant environmental concerns for the Project have been addressed in the previously certified Environmental Impact Report No. ER2012-001 (SCH No. 2010051094), First Addendum No. ER2012-001, and Second Addendum No. ER2020-001; and
- c) Waive full reading, direct the City Clerk to read by title only, introduce Ordinance No. 2025-17, *An Ordinance of the City Council of the City of Newport Beach, California, Approving the Third Amendment to Development Agreement No. DA2012-003 for the Property at 4321 Jamboree Road Located within the Uptown Newport Planned Community (PA2025-0010)*, and pass to second reading on August 26, 2025.

[Staff Report](#)

[Attachment A - Ordinance No. 2025-17](#)

[Attachment B - Applicant's Letter of Request](#)

[Attachment C - Planning Commission Staff Report \(no attachments\)](#)

[Attachment D - Planning Commission Meeting Minutes](#)

[Attachment E - Planning Commission Resolution No. PC2025-009](#)

26. Ordinance No. 2025-18: Amending Title 21 of the Newport Beach Municipal Code Related to the Tennis and Pickleball Club at Newport Beach Located at 1602 East Coast Highway (PA2021-260)

- a) Conduct a public hearing;
- b) Find that all significant environmental concerns for the proposed project have been adequately addressed in the Addendum to Mitigated Negative Declaration No. 2010-008 (SCH 2010091052), previously approved by City Council Resolution 2023-69; and
- c) Waive full reading, direct the City Clerk to read by title only, introduce Ordinance No. 2025-18, *An Ordinance of the City Council of the City of Newport Beach, California, Amending Title 21 (Local Coastal Implementation Plan) of the Newport*

Beach Municipal Code as Modified by the California Coastal Commission Related to the Tennis and Pickleball Club at Newport Beach Located at 1602 East Coast Highway (PA2021-260), and pass to second reading on August 26, 2025.

[Staff Report](#)

[Attachment A - Ordinance No. 2025-18](#)

[Attachment B - Resolution No. 2023-71](#)

[Attachment C - Coastal Commission Approval Letter and Suggested Modification](#)

[Attachment D - Redline-Strikeout Version of Proposed Amendment](#)

[On the Agenda](#)

XX. CURRENT BUSINESS

27. City Manager Employment Agreement

- 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;
- b) Adopt Resolution No. 2025-52, *A Resolution of the City Council of the City of Newport Beach, California, Appointing Seimone Jurjis as City Manager Effective December 27, 2025*;
- c) Approve and authorize the Mayor to execute an Employment Agreement between the City of Newport Beach and Seimone Jurjis, subject to the terms and conditions approved by the City Council; and
- d) Approve Budget Amendment No. 26-013, appropriating \$40,104 from unappropriated General Fund balance to various salary and benefit accounts to implement the terms of the Agreement for FY 2025-2026.

[Staff Report](#)

[Attachment A - Resolution 2025-52](#)

[Attachment B - Employment Agreement for City Manager](#)

[Attachment C - Budget Amendment](#)

[Written Comments](#)

XXI. MOTION FOR RECONSIDERATION

A motion to reconsider the vote on any action taken by the City Council at either this meeting or the previous meeting may be made only by one of the Councilmembers who voted with the prevailing side.

XXII. PUBLIC COMMENTS ON CLOSED SESSION

XXIII. CLOSED SESSION - Council Chambers Conference Room

A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Government Code § 54956.9(d)(1)): 2 matters

- 1. *Newport Coast Community Association v. City of Newport Beach*
Orange County Superior Court Case No. 30-2024-0137558-CU-BC-CJC

2. *Rachel Roberts et al. v. City of Newport Beach*
United States District Court Case No. 8:24-cv-00149-FWS-JDE

B. CONFERENCE WITH LABOR NEGOTIATORS
(Government Code § 54957.6): 1 matter

1. **Agency Designated Representatives:** Grace K. Leung, City Manager, and Jonathan Holtzman, Esq., Negotiators.

Employee Organizations: Newport Beach City Employees Association.

XXIV. CLOSED SESSION REPORT

XXV. ADJOURNMENT

Testimony given before the City Council is recorded.

The timer light will turn yellow when the speaker has one minute remaining.

The timer light will turn red when the speaker has 10 seconds remaining.

PLEASE TURN CELL PHONES OFF OR SET IN SILENT MODE.