

# **Attachment A**

Resolution No. 2026-10

**RESOLUTION NO. 2026-10**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF NEWPORT BEACH, CALIFORNIA, INITIATING  
AMENDMENTS TO THE GENERAL PLAN, LOCAL  
COASTAL PROGRAM, AND NEWPORT BEACH  
MUNICIPAL CODE TO IMPLEMENT THE  
RECOMMENDED ACTIONS FROM THE CORONA DEL  
MAR COMMERCIAL CORRIDOR STUDY (PA2024-0002)**

**WHEREAS**, Section 200 of the City Charter ("Charter"), of the City of Newport Beach ("City"), vests the City Council with the authority to make and enforce all laws, rules and regulations with respect to municipal affairs subject only to the restrictions and limitations contained in the City Charter and the State Constitution, and the power to exercise, or act pursuant to any and all rights, powers, and privileges or procedures granted or prescribed by any law of the State of California;

**WHEREAS**, on August 22, 2023, the City Council unanimously voted in favor of placing on a future agenda, pursuant to the procedures outlined in Council Policy A-1, a study of land use and parking within the commercial corridor of Corona del Mar ("CdM");

**WHEREAS**, staff returned to the City Council on September 26, 2023, to present the objectives of the Corona del Mar Village Commercial Corridor Study ("CdM Study") and seek input on its content;

**WHEREAS**, the City Council expressed interest at that time in researching opportunities to create an active environment that enhances walkability and connectivity to other villages while balancing the parking needs of businesses, visitors, and others and minimizing undue impacts on residents;

**WHEREAS**, with direction from the City Council to proceed with the CdM Study, City staff entered into a Professional Services Agreement with consultant Dudek, Inc. ("Dudek") including assisting City staff with summarizing the existing conditions within the CdM commercial corridor ("Project Area"), evaluating three case studies of successful "main streets" in Southern California, performing community outreach, and preparing a series of recommendations for the Project Area;

**WHEREAS**, on November 4, 2025, staff presented the results of the CdM Study to the City Council and highlighted key recommendations generally related to land use, parking, and infrastructure improvements;

**WHEREAS**, at the conclusion of the presentation, the City Council expressed support for the following recommendations ("Recommendations"):

- a. revising existing land use permitting requirements;
- b. creating tailored development standards unique to CdM;
- c. adding allowances for mixed-use development;
- d. prohibiting certain uses;
- e. implementing design guidelines;
- f. waiving or reducing parking requirements for restaurants;
- g. promoting outdoor dining on public and private property;
- h. implementing a suite of parking solutions to provide better access to and management of existing parking supply;
- i. installing vehicular and pedestrian signage;
- j. improving bicycle infrastructure; and
- k. designing infrastructure for Coast Highway to promote pedestrian and vehicle safety;

**WHEREAS**, pursuant to the authority vested by the Charter, the City Council has enacted ordinances with respect to municipal affairs which are set forth in the Newport Beach Municipal Code (“NBMC”);

**WHEREAS**, Section 20.66.020 (Initiation of Amendment) of NBMC provides that the City Council may initiate an amendment to Title 20 (Planning and Zoning) of the NBMC with or without a recommendation from the Planning Commission;

**WHEREAS**, Council Policy K-1 (General Plan and Local Coastal Program) requires amendments to the City’s General Plan and certified Local Coastal Program (“LCP”), including the Coastal Land Use Plan and those provisions codified in NBMC as Title 21 (Local Coastal Program Implementation Plan) to be initiated by the City Council; and

**WHEREAS**, the City Council desires to amend the General Plan, the LCP, and various pertinent titles of the NBMC to allow for the implementation of the Recommendations from the CdM Study.

**NOW, THEREFORE**, the City Council of the City of Newport Beach resolves as follows:

**Section 1:** The City Council hereby initiates amendments to the General Plan, including but not limited to, the Land Use Element; the Coastal Land Use Plan; and the NBMC, including but not limited to Title 5 (Business Licenses and Regulations), Title 12 (Vehicles and Traffic), Title 13 (Streets, Sidewalks and Public Property), Title 20 (Planning and Zoning) and Title 21 (Local Coastal Program Implementation Plan) to implement the Recommendations from the CdM Study.

**Section 2:** The recitals provided in this resolution are true and correct and are incorporated into the operative part of this resolution.

**Section 3:** If any section, subsection, sentence, clause or phrase of this resolution is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

**Section 4:** The City Council finds the adoption of this resolution is categorically exempt pursuant to Title 14, Division 6, Chapter 3, Section 15262 (Feasibility and Planning Studies) Guidelines for Implementation of the California Environmental Quality Act. Section 15262 exempts projects involving feasibility or planning studies for possible future actions which the agency, board, or commission has not approved or adopted.

**Section 5:** This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting the resolution.

**ADOPTED** this 10th day of February 2026.

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Lauren Kleiman  
Mayor

**ATTEST:**

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Lena Shumway  
City Clerk

**APPROVED AS TO FORM:**  
CITY ATTORNEY'S OFFICE



Aaron C. Harp  
City Attorney