



**CITY OF NEWPORT BEACH
CITY COUNCIL AGENDA**

**AUGUST 26, 2025
COUNCIL CHAMBERS - 100 CIVIC CENTER DRIVE, NEWPORT BEACH, CA 92660**

**REGULAR MEETING - 4:00 P.M. / CLOSED SESSION FOLLOWS MOTION FOR
RECONSIDERATION**

**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. **INVOCATION - Pastor Ryan Montague, Viewpoint Church**

III. **PLEDGE OF ALLEGIANCE**

IV. **PRESENTATIONS**

- Presentation of Proclamation - International Literacy Day, September 5, 2025
- The History of Fashion Island by Bill Lobdell

V. **PUBLIC COMMENTS ON AGENDA AND NON AGENDA ITEMS**

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

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

- Consider Adopting a Resolution opposing any attempt to bypass California's Independent Citizens Redistricting Commission by altering the State's Congressional Districts through a Ballot Measure and Special Election (Stapleton and Weigand)
- Consider Traffic Calming and Public Safety Measures in the Bayview Heights Neighborhood of Santa Ana Heights (Weigand)

VIII. **PUBLIC COMMENTS ON CONSENT CALENDAR**

This is the time in which Councilmembers may pull items from the CONSENT CALENDAR for discussion (ITEMS 1 - 33). 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.

IX. **CONSENT CALENDAR**

X. READING OF MINUTES AND ORDINANCES

1. **Minutes for the July 22, 2025 Regular City Council Meeting and the July 29, 2025 Special City Council Meeting**

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

[7-22-2025 Regular Meeting Minutes](#)

[7-29-2025 Special Meeting Minutes](#)

[Written Comments](#)

2. **Reading of Ordinances**

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

XI. ORDINANCE FOR INTRODUCTION

3. **Ordinance 2025-19: Amending Title 11 (Recreational Activities) of the Newport Beach Municipal Code Related to the Prohibition of Climbing on Railings of Public Property and Amending Title 11 (Recreational Activities) Related to Swimming Regulations and Restrictions on Diving, Jumping and Climbing on Public Property Adjacent to Waterways**

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, and introduce Ordinance No. 2025-19: *An Ordinance of the City Council of the City of Newport Beach, California, Adding Section 11.12.140 (Climbing on Railings of Public Property) and Amending Section 11.12.150 (Diving or Jumping from Public Property) of Chapter 11.12 (Swimming Regulations) to Title 11 (Recreational Activities) of the Newport Beach Municipal Code, Relating to Restrictions on Diving, Jumping and Climbing on Public Property Adjacent to Waterways* and pass to a second reading on September 9, 2025.

[Staff Report](#)

[Attachment A - Ordinance No. 2025-19](#)

[On the Agenda](#)

[Written Comments](#)

XII. ORDINANCES FOR ADOPTION

4. **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) 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) Conduct second reading and adopt Ordinance No. 2025-11, *An Ordinance of the City Council of the City of Newport Beach, California, 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.*

[Staff Report](#)

[Attachment A - Fire Hazard Severity Zones Map](#)

[Attachment B: Ordinance No. 2025-11](#)

[Written Comments](#)

5. 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; and

b) Conduct second reading and adopt 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.*

[Staff Report](#)

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

6. 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) Conduct second reading and adopt 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).*

[Staff Report](#)

[Attachment A - Ordinance No. 2025-13](#)

7. Ordinance No. 2025-14: Amending Title 21 of the Newport Beach Municipal Code Related to Comprehensive Municipal Code Amendments (PA2022-0219)

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) Conduct second reading and adopt 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)*.

[Staff Report](#)

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

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

a) Find the amendments 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”;

b) Conduct second reading and adopt 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

c) Conduct second reading and adopt 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)*.

[Staff Report](#)

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

[Attachment B - Ordinance No. 2025-16](#)

[Written Comments](#)

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

a) 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

b) Conduct second reading and adopt 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 Uptown Newport Planned Community (PA2025-*

0010).

[Staff Report](#)

[Attachment A - Ordinance No. 2025-17: Third Amendment to DA2012-003](#)

[Written Comments](#)

10. 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) 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

b) Conduct second reading and adopt 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).*

[Staff Report](#)

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

[Written Comments](#)

XIII. RESOLUTION FOR ADOPTION

11. Resolution No. 2025-53: Adopting a Memorandum of Understanding Between the City of Newport Beach and the Part Time Employees Association of Newport Beach and Amending the 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. 2025-53, *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 Part Time Employees Association of Newport Beach and Amending the Salary Schedule*; and

c) Approve Budget Amendment No. 26-019 to appropriate \$406,230.36 in increased expenditures for various salary and benefit accounts from unappropriated fund balances.

[Staff Report](#)

[Attachment A - Resolution No. 2025-53](#)

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

[Attachment C - Budget Amendment](#)

XIV. CONTRACTS AND AGREEMENTS

12. Sidewalk Steam Pressure Washing Services - Reject All Bids for Contract No. 9832-1 and Approve Amendment No. One to Maintenance and Repair

Services Agreement with Quality Commercial Cleaning, Inc.

- 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) Reject all bids received for Contract No. 9832-1; and
- c) Approve Amendment No. One to the Maintenance and Repair Services Agreement with Quality Commercial Cleaning, Inc. dba Spectrum Facility Maintenance to extend the term to September 30, 2026, and increase the not-to-exceed amount by \$310,000, for a new not-to-exceed amount of \$1,781,703, and authorize the Mayor and City Clerk to execute the agreement.

[Staff Report](#)

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

13. Big Canyon Restoration (Phase 3) Project - Award of Contract to Superb Engineering, Inc. (Contract No. 9532-1) and Approve Professional Services Agreement with Horrocks LLC (Contract No. 9532-2) (Project No. 25X11)

- a) Find the requirement for environmental review under the California Environmental Quality Act (CEQA) for the Big Canyon Restoration (Phase 3) Project qualifies as statutorily exempt under CEQA per Public Resources Code, § 21080.56, subdivisions (a) to (d), inclusive, with the attached concurrence by the Director of Fish and Wildlife;
- b) Approve the project drawings and specifications;
- c) Authorize the City Manager to execute the Right of Entry Permit between the State of California, acting by and through the California Department of Fish and Wildlife, and the City of Newport Beach for permission to access those portions of Big Canyon Nature Park for purposes of carrying out the Project;
- d) Authorize the City Manager to execute the Agreement between Newport Bay Naturalists and Friends (DBA Newport Bay Conservancy) and the City of Newport Beach to designate \$6,594,000 in grant funds to the City of Newport Beach for restoration work in the Project area;
- e) Award Contract No. 9532-1 to Superb Engineering, Inc. for the total bid price of \$5,242,833.25, and authorize the City Manager and City Clerk to execute the contract;
- f) Establish a contingency of \$786,000 (approximately 15% of total bid) to cover the cost of unforeseen work not included in the original contract; and
- g) Approve a professional services agreement with Horrocks LLC of San Diego, California, for the Project at a not-to-exceed price of \$487,040 and authorize the City Manager and City Clerk to execute the Agreement.

[Staff Report](#)

[Attachment A – CEQA Exception Concurrence by CDFW](#)

[Attachment B - CDFW/City Right of Entry](#)

[Attachment C - NBC/City Agreement](#)

[Attachment D - Agreement](#)

[Attachment E - Location Map](#)

[On the Agenda](#)

14. Office Lease Agreement with River Valley Holdings, LLC for Use of Suite 390 at 1201 Dove Street

a) Find this matter is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing facilities) and Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment; and

b) Authorize the City Manager and City Clerk to execute the Office Lease Agreement between the City of Newport Beach and River Valley Holdings, LLC for use of City Property, office space Suite 390 located at 1201 Dove Street, in a form substantially similar to the amendment attached to the staff report.

[Staff Report](#)

[Attachment A - Office Lease Agreement](#)

15. Alley Reconstruction (Assessment District 111, Underground Utility District 22 Phase 2 and Assessment District 124 Phase 0 Areas) - Notice of Completion for Contract No. 8820-2 (23R07)

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](#)

[Written Comments](#)

16. Approval of Professional Services Agreement with Verde Design, Inc. for Bonita Creek Park Athletic Field Synthetic Turf Replacement (Project No. 26P11) (Contract No. 9890-1)

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 professional services agreement with Verde Design, Inc. for the Bonita Creek Park Athletic Field Synthetic Turf Replacement project for a total not-to-exceed amount of \$353,625 and authorize the Mayor and City Clerk to execute the agreement.

[Staff Report](#)

[Attachment A - Location Map](#)

[Attachment B - Professional Services Agreement](#)

[Written Comments](#)

17. Approval of On-Call Maintenance and Repair Services Agreement for On-Call Elevator Services with SmartRise Elevator Service, Inc.

- 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 a Maintenance and Repair Services Agreement with SmartRise Elevator Services, Inc., for On-Call Elevator Services for a five-year term and total amount not-to-exceed of \$300,000 and authorize the Mayor and City Clerk to execute the agreement.

[Staff Report](#)

[Attachment A - Agreement](#)

18. Ford Road Wastewater Pump Station Improvement Notice of Completion for Contract No. 7731-2 (23S04)

- 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](#)

19. OASIS Senior Center Site Lighting Phase 2 - Award of Contract No. 9009-3 (26F02)

- a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(a), Class 1 (Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because this project has no potential to have a significant effect on the environment;
- b) Approve the project plans and specifications;
- c) Declare SFADIA Inc., dba Green Innovations Inc. bid non-responsive due to performing less than 50% of the work listed on the submitted bid per section 2-3.2 Self Performance of the Public Works Standard Specifications;
- d) Relieve Optima Energy Inc. of its bid due to a bid error;
- e) Approve Budget Amendment No. 26-017 appropriating \$149,950 in new revenue and expenditures from the U.S. Department of Energy to 13501-980000-26F02;
- f) Award Contract No. 9009-3 to SacTown Contractors Corporation for the total bid price of \$526,450 for the OASIS Senior Center Site Lighting Phase 2 project, and authorize the Mayor and City Clerk to execute the contract; and
- g) Establish a contingency of \$53,000 (approximately 10% of total bid) to cover the cost of unforeseen work not included in the original contract.

[Staff Report](#)

[Attachment A - Location Map](#)

[Attachment B - Optima Energy Inc. Bid Withdrawal letter](#)

[Attachment C - Budget Amendment](#)

20. Police Department Parking Lot Maintenance Project No. 25F02) - Notice of Completion for Contract No. 7901-1

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](#)

21. Temporary Fire Station No. 1 Project - Award of Contract No. 8865-3 (23F12)

a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or conversion of small structures), Section 15304 under Class 4 (Minor Alterations to Land), and Section 15311 under Class 11 (Accessory Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because this project has no potential to have a significant effect on the environment and the exceptions to these categorical exemptions under Section 15300.2 are not applicable;

b) Approve the project plans and specifications;

c) Find the bid submitted by VSI Technologies to be non-responsive;

d) Award Contract No. 8865-3, including the additive bid item for potential lease extension to Premo Construction, Inc. for the total bid price of \$295,800 for the Temporary Fire Station No.1 Temporary Trailer Project, and authorize the Mayor and City Clerk to execute the contract; and

e) Establish a contingency of \$29,500 (approximately 10% of total bid) to cover the cost of unforeseen work not included in the original contract.

[Staff Report](#)

[Attachment A - Location Map](#)

[Written Comments](#)

22. Approval of Professional Services Agreement with Stantec Consulting Services, Inc. for the San Miguel Drive Pavement Rehabilitation Project (Project No. 26R11) (Contract No. 9855-1)

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) Approve Budget Amendment No. 26-015, appropriating \$40,000 in increased expenditures in Account No. 12601-980000-26R11 from the unappropriated SB1 -Road Maintenance & Rehabilitation Account (RMRA) fund balance; and

c) Approve a professional services agreement with Stantec Consulting Services, Inc. for the San Miguel Drive Pavement Rehabilitation project for a total not-to-exceed amount of \$297,640 and authorize the Mayor and City Clerk to execute the Agreement.

[Staff Report](#)

[Attachment A - Location Map](#)

[Attachment B - Budget Amendment](#)

[Attachment C - Professional Services Agreement](#)

23. Approval of Amendment No. One to Professional Services Agreement with Brightly Software, Inc. for Facility Maintenance Software

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 professional services agreement with Brightly Software, Inc. for Facility Maintenance Software to extend the term through June 30, 2028, increase the agreement amount by \$68,613.21 for a total not-to-exceed amount of \$187,351.80, and authorize the Mayor and City Clerk to execute the agreement.

[Staff Report](#)

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

24. Purchase of Police Department Patrol Vehicles

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 the purchase of six (6) black-and-white Ford Explorer police patrol vehicles, one (1) all-black Ford Explorer police patrol vehicle and four (4) black-and-white Ford F-150 police patrol trucks from the National Auto Fleet Group of Watsonville using Sourcewell cooperative pricing and authorize the City Manager to execute a purchase order in the amount of \$664,964.91.

[Staff Report](#)

[Attachment A – Quote from National Auto Fleet Group- black-and-white Ford Explorers](#)

[Attachment B - Quote from National Auto Fleet Group- all-black Ford Explorer](#)

[Attachment C – Quote from National Auto Fleet Group- black-and-white Ford F150s](#)

25. Public Bathroom Gate Fabrication and Installation - Award of Contract No. 9761-1

a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because this project has no potential to have a significant effect on the environment;

b) Award Contract No. 9761-1 to Modern General Contractor, Inc., for the total bid price of \$292,008 for the Public Bathroom Gate Fabrication and Installation project, and authorize the Mayor and City Clerk to execute the contract; and

c) Establish a contingency of \$29,200 (approximately 10% of total bid) to cover the

cost of unforeseen work not included in the original contract.

[Staff Report](#)

[Attachment A - Protest Letter](#)

26. Bristol Street North, Spyglass Hill Road, and Von Karman Avenue Pavement Rehabilitation - Award of Contract No. 8895-3 (25R11, 25R15, and 23R15)

- a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(c), Class 1 (maintenance of existing public facilities involving negligible or no expansion of use) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment;
- b) Approve the project plans and specifications;
- c) Approve Budget Amendment No. 26-016 appropriating \$95,850 in new revenue to Account No. 13501-431220-23R15 and expenditures to Account No. 13501-980000-23R15 from Irvine Ranch Water District and \$18,500 in new revenue to Account No. 13501-431075-23R15 and expenditures to Account No. 13501-980000-23R15 from Orange County Sanitation District;
- d) Award Contract No. 8895-3 to R.J. Noble Company for the total bid price of \$4,579,033.59 for the Bristol Street North, Spyglass Hill Road and Von Karman Avenue Pavement Rehabilitation project, and authorize the Mayor and City Clerk to execute the contract; and
- e) Establish a contingency of \$458,000 (approximately 10% of total bid) to cover the cost of unforeseen work not included in the original contract.

[Staff Report](#)

[Attachment A - Location Map](#)

[Attachment B - Budget Amendment](#)

27. Approval of On-Call Professional Services Agreement with Paramedrix, LLC for EMS Quality Improvement 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 an On-Call Professional Services Agreement with Paramedrix, LLC to provide EMS Quality Improvement Services for a three-year term and a total amount not-to-exceed \$180,000 and authorize the Mayor and City Clerk to execute the agreement.

[Staff Report](#)

[Attachment A - Professional Services Agreement](#)

28. Amendment No. One to Clinical Affiliation Agreement with Regents of the University of California

- 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 Agreement with the Regents of the

University of California, On Behalf of the University of California, UCLA Center for Pre-Hospital Care Paramedic Education Program for Paramedic Internships at Newport Beach Fire to extend the term of the agreement to September 30, 2029, and update indemnification and insurance provisions, and authorize the Mayor and City Clerk to execute the amendment.

[Staff Report](#)

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

29. Approval and Award of Printing Services Agreement for Newport Navigator Magazine with Advantage Mailing LLC

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) Award a five-year printing services contract for the Newport Navigator brochure and digital summer camp guide to Advantage Mailing LLC for the total not-to-exceed price of \$521,544.91, and authorize the Mayor and City Clerk to execute the contract agreement.

[Staff Report](#)

[Attachment A - Agreement](#)

[Written Comments](#)

30. First Amendment to Lease with Risk Placement Services, Inc. for Use of Suite 100 at 1201 Dove Street

a) Find this matter is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing facilities) and Section 15302 (Replacement or Reconstruction) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment; and

b) Authorize the City Manager and City Clerk to execute the First Amendment to Lease between the City of Newport Beach and Risk Placement Services, Inc. for use of City Property, office space Suite 100 located at 1201 Dove Street, in a form substantially similar to the amendment attached to the staff report.

[Staff Report](#)

[Attachment A – Amendment No. 1](#)

[Attachment B – Office Lease Agreement](#)

XV. MISCELLANEOUS

31. Planning Commission Action Report for the August 7, 2025 Meeting and Agenda for the August 21, 2025 Meeting

Receive and file.

[PC Action Report 08-07-2025](#)

[PC Action Report and Agenda 8-21-2025](#)

32. Appointment of William Lobdell as the Newport Beach City Historian

Laureate

- 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) Appoint William Lobdell to the volunteer position of Historian Laureate pursuant to Resolution No. 2025-24.

[Staff Report](#)

[Attachment A - Resolution No. 2025-24](#)

[On the Agenda](#)

[Written Comments](#)

33. Confirmation of Nominees to Serve on the Aviation Committee

- 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) Confirm the nominations made by the Aviation Ad Hoc Committee:
 - 1. Kurt Belcher
 - 2. Cassie Bretschger
 - 3. Jeffrey Cole
 - 4. Ryan Dougherty
 - 5. Barbara Lichman
 - 6. Nicholas Prytherch
 - 7. Michael Radigan
 - 8. Timothy Strader, Jr.
 - 9. John "Jack" Stranberg
 - 10. Mary-Christine (MC) Sungaila; and
- c) Direct the City Clerk to agendize a formal vote for five citizen-member appointments for the September 9, 2025, City Council meeting.

[Staff Report](#)

[Attachment A – Resolution No. 2025-31](#)

[Attachment B – Nominated Applicant Applications](#)

[Written Comments](#)

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

XVI. ITEMS REMOVED FROM THE CONSENT CALENDAR

XVII. 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.

XVIII. PUBLIC HEARINGS

34. Ordinance No. 2025-20 and Resolution No. 2025-54 Amending Title 20 (Zoning Code) and Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code Updating ADU and JADU Standards (PA2025-0093)

- a) Conduct a public hearing;
- b) Find this project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to 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 pursuant to CEQA Guidelines Section 15265(a)(1), local governments are exempt from the requirements of CEQA in connection with the adoption of a Local Coastal Program;
- c) Waive full reading, direct the City Clerk to read by title only, and introduce 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)*, and pass to second reading on September 9, 2025; and
- d) Adopt Resolution No. 2025-54, *A Resolution of the City Council of the City of Newport Beach, California, Authorizing Submittal of a Local Coastal Program Amendment to the California Coastal Commission to Amend Section 21.48.200 (Accessory Dwelling Units) of the Newport Beach Municipal Code Related to Accessory Dwelling Units and Junior Accessory Dwelling Units (PA2025-0093)*.

[Staff Report](#)

[Attachment A - Ordinance No. 2025-20](#)

[Attachment B - Resolution No. 2025-54](#)

[Attachment C - HCD Review Letter Dated October 1, 2024](#)

[Attachment D - July 17, 2025 Planning Commission Staff Report \(Without Attachments\)](#)

[Attachment E - July 17, 2025 Planning Commission Minutes](#)

[Attachment F - HCD Comment Summary](#)

[Attachment G – NBMC Title 20 \(Planning and Zoning\), proposed redlined code changes](#)

[Attachment H – NBMC Title 21 \(Local Coastal Program Implementation Plan\), proposed redlined code changes](#)

[Attachment I – Existing ADU Ordinance Summary Matrix](#)

[Attachment J - Proposed ADU Ordinance Summary Matrix](#)

[On the Agenda](#)

35. Resolution No. 2025-55: Ford Road Townhomes Appeal (PA2025-0049)

- a) Conduct a de novo public hearing;
- b) Find that this project is not subject to further environmental review pursuant to Section 21083.3 of the California Public Resources Code (PRC) and Section 15183 of the California Environmental Quality Act (CEQA) Guidelines because the project is consistent with the previously certified Program Environmental Impact Report

(SCH No. 2023060699) and statutorily exempt from the requirements of CEQA pursuant to Public Resources Code Section 21080.66; and

c) Adopt Resolution No. 2025-55, *A Resolution of the City Council of the City of Newport Beach, California, Denying an Appeal and Upholding the Decision of the Planning Commission to Approve a Major Site Development Review to Construct 27 Residential Condominiums Located on an Unaddressed Parcel Abutting 1650 Ford Road (PA2025-0049).*

[Staff Report](#)

[Attachment A – Resolution No. 2025-55](#)

[Attachment B - Project Description](#)

[Attachment C - Project Plans](#)

[Attachment D - 7-3-2025 Planning Commission Staff Report](#)

[Attachment E - Resolution No. PC2025-012](#)

[Attachment F - 7-3-2025 Planning Commission Minutes](#)

[Attachment G - Appeal Application](#)

[Attachment H - City Appeal Response Letter](#)

[Attachment I - Applicant Appeal Response Letter](#)

[Attachment J - CAO Supplemental Memorandum](#)

[Attachment K - Public Comments](#)

[On the Agenda](#)

[Written Comments](#)

[Correspondence](#)

XIX. CURRENT BUSINESS

36. Ordinance No. 2025-21: Authorizing an Amendment to the City's 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) Waive full reading, direct the City Clerk to read by title only, and introduce Ordinance No. 2025-21, *An Ordinance of the City Council of the City of Newport Beach, California, Authorizing an Amendment to the Contract Between the City Council of the City of Newport Beach and the Board of Administration of the California Public Employees' Retirement System*; and pass to a second reading on September 9, 2025.

[Staff Report](#)

[Attachment A - Ordinance No. 2025-21](#)

37. Agreement for Purchase and Sale and Escrow Instructions with 3848 Campus L.P. for the Purchase of Real Property at 3848 Campus Drive

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 the Agreement for Purchase and Sale of Real Property and Escrow Instructions, and all associated documents necessary to complete the purchase transaction, with 3848 Campus L.P., to purchase the property at 3848 Campus Drive, for a price of \$11,500,000 in a form substantially similar to the agreement attached to the staff report; and

c) Approve Budget Amendment No. 26-018 to appropriate \$11,936,500 in increased expenditures from the unappropriated General Fund balances.

[Staff Report](#)

[Attachment A - Agreement and Escrow Instructions](#)

[Attachment B - Budget Amendment No. 26-018](#)

[Attachment C - Location Map](#)

[Attachment D - Appraisal Report](#)

[Attachment E- OCTA Letter](#)

[On the Agenda](#)

[Written Comments](#)

XX. 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.

XXI. PUBLIC COMMENTS ON CLOSED SESSION

XXII. CLOSED SESSION - Council Chambers Conference Room

A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Government Code § 54956.9(d)(1)): 2 matters

1. *Pacaso Inc. v. City of Newport Beach*

United States District Court Case No. 8:23-cv-01762-JVS-ADS

2. *Barbara Salvini v. City of Newport Beach*

Orange County Superior Court Case No. 30-2024-01442980-CU-OE-CJC

[Written Comments](#)

XXIII. CLOSED SESSION REPORT

XXIV. ADJOURNMENT IN MEMORIAM - Police Chief Charles Gross, Retired

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.