

CITY OF NEWPORT BEACH

City Council Meeting Minutes Regular Meeting November 18, 2025

I. ROLL CALL – 4:01 p.m.

Present: Mayor Joe Stapleton, Mayor Pro Tem Lauren Kleiman, Councilmember Michelle Barto, Councilmember Noah Blom, Councilmember Robyn Grant, Councilmember Sara J. Weber, Councilmember Erik Weigand

II. PRESENTATIONS

- Proclamation Declaring November as Pancreatic Cancer Month

Mayor Stapleton presented the proclamation to Dr. Lee Reitler and his wife who thanked Council for the recognition and highlighted services offered by the Pancreatic Cancer Action Network.

- Proclamation Honoring Jeff Schulein

Mayor Stapleton presented the proclamation to Jeff Schulein, Owner of Crown Ace Hardware, and recognized his outstanding contributions to the community and exemplary leadership.

- History of Christmas Boat Parade by Chris Delfs, Chairman of the Christmas Boat Parade

Chris Delfs, Co-Chair of the Christmas Boat Parade and Ring of Lights, referenced a PowerPoint presentation while discussing the history of the Newport Beach Boat Parade, which dates back to the early 1900s and has evolved into its current form. He noted that the event showcases approximately 100 decorated boats and is considered one of the top 10 holiday events in the country. Lastly, he announced that the parade is scheduled to commence at Marina Park on December 17, 2025.

III. STUDY SESSION

SS1. Underground Utility Assessment Loan Program

Finance Director Jason Al-Imam referenced a PowerPoint presentation and provided a comprehensive overview of a potential Underground Utility Assessment Loan Program designed to assist property owners experiencing financial hardship in paying underground utility assessments. He explained that new assessment districts were being proposed in the Newport Heights area representing roughly 600 properties and highlighted models used in Manhattan Beach and Laguna Beach.

Councilmember Barto clarified that the program could eventually be available citywide for future undergrounding districts.

Councilmember Weigand raised concerns about ensuring proper protections when properties transfer to heirs and suggested a 20-year sunset with 5-year renewal options to prevent situations where transfers go unnoticed. He also supported requiring interest payments on deferred loans, which Finance Director Al-Imam confirmed would be set at 1% above the bond rate.

Councilmember Grant emphasized the importance of supporting aging residents.

PUBLIC COMMENTS

Adam Leverenz asked if the program would be imposed upon residents or voluntary and if there is cost sharing involved.

Michael Henn, former Mayor, strongly supported the program and considered it an investment in the City's future.

Council unanimously supported the program concept via a Straw Vote, 7-0, and directed staff to return in early 2026 with detailed program guidelines for further review.

RECESS

RECONVENE REGULAR MEETING – 4:39 p.m.

IV. ROLL CALL

INVOCATION – Pastor Phil Eyskens, Lighthouse of Costa Mesa Church of the Nazarene

PLEDGE OF ALLEGIANCE – Councilmember Weigand

PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS

Jim Mosher commented on Agenda Item 6 regarding wireless communication facilities, expressing concern that the request seemed to revert to a less public, less visible process than what currently exists. He suggested the Council should discuss current problems with the wireless facility location process and instruct staff on solutions. He also raised concerns about the bicycle sidewalk map associated with Agenda Item 3 (*Ordinance No. 2025-35: Repealing and Replacing Chapter 12.56 (Bicycles - Registration and Regulations) of the Newport Beach Municipal Code - Second Reading*) stating it was difficult to decipher where bike-legal sidewalks begin and end.

Mike Smith requested that Council withdraw the housing overlay request made to the California Coastal Commission for the southern section (holes 3-8) of the Newport Beach Golf Course.

An unidentified speaker raised safety concerns about poor lighting and lack of security cameras at the pedestrian overpass parking lot at Superior Avenue and Highway 101, describing it as secluded with limited visibility.

Mayor Stapleton suggested the speaker reach out to him via email to further discuss their concerns.

Ron Rubino expressed Eastbluff HOA's concerns about e-bike regulations, stating he would provide additional comments if the consent calendar item was pulled.

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

Councilmember Weigand

- Congratulated Ross Sinclair and Newport Harbor High School boys water polo team on winning the 2025 CIF-SS Open Division Championship.

Councilmember Barto

- Attended a Water Quality/Coastal Tidelands Committee (WQTC) meeting and the Randall Preserve Advisory Committee meeting.
- Attended the Newport Beach Citizens' Police Academy graduation.

Councilmember Grant

- Congratulated former three-time Mayor Ed Selich who was recognized as Citizen of the Year and restaurateur Ron Salisbury as Businessman of the Year.
- Attended the Newport Beach Fire Department Foundation's Inaugural Fundraising Reception.
- Reported a Transportation Corridor Agencies (TCA) targeted study of State Route 73.

Councilmember Blom

- Congratulated Mayor Pro Tem Kleiman on being elected to the Orange County Transportation Authority (OCTA) Board.

Councilmember Weber

- Echoed congratulations to Mayor Pro Tem Kleiman noting she was the first Newport Beach representative on the OCTA Board.

Mayor Stapleton

- Echoed congratulations to former Mayor Ed Selich as Citizen of the Year and restaurateur Ron Salisbury as Businessman of the Year.
- Attended the signing of a regional water well cooperative agreement.
- Attended the Irvine Terrace HOA annual meeting.
- Participated in the 2nd Annual "Mayors' Happy Hour".

City Attorney Aaron Harp responded to a public comment made earlier in the meeting concerning a request to alter the land use designation associated with the surf park and golf course. He clarified that it would be inappropriate for the Council to take any action on this matter, as it is not included in the agenda and considering it would lead to a violation of the Brown Act.

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

- As part of the City's update of the Municipal Code related to wireless communications, direct City staff to prepare amendments to the Municipal Code as well as associated policies and procedures to streamline the permitting and deployment of wireless communication facilities. Staff's updates and recommendations should include, but not be limited to, simplifying the permitting process for wireless facilities on both public and private property, establishing clear, predictable, and expedited review timelines, implementing standardized application requirements and processes, and reducing carrier costs associated with deploying wireless facilities. (Mayor Pro Tem Kleiman)

Approved by a Straw Vote, 7-0.

PUBLIC COMMENTS ON CONSENT CALENDAR

Jim Mosher recommended a no vote on Agenda Item No. 6. (*Amendment No. Two to the Professional Services Agreement with Schmitz & Associates*), questioned cost increases associated with Agenda Item No. 7 (*Approval of Purchase Agreement with Model 1 Commercial Vehicles, Inc. for Six New Trolley Vehicles for the Balboa Island/Corona del Mar Local Area Transit Service*), asked about viewership data related to Agenda Item No. 8 (*Approval of Master Agreement for Kanopy, Inc. to Procure Digital Video Content*), spoke on Agenda Item No. 10 (*Concrete Replacement Program Fiscal Year 2025-26 - Award of Contract No. 9945-1 (26R06)*), and questioned the lease rate calculation relative to Agenda Item No. 11 (*Lease Agreement with Harbor Island Community Association for Use of Tidelands Property for the Harbor Island Bridge*).

Adam Leverenz also encouraged a no vote on Agenda Item No. 6. (*Amendment No. Two to the Professional Services Agreement with Schmitz & Associates*) and urged avoiding the appearance of impropriety.

VII. CONSENT CALENDAR

READING OF MINUTES AND ORDINANCES

- 1. Minutes for the October 28, 2025, and November 4, 2025, City Council Meetings**
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.

ORDINANCES FOR ADOPTION

- 3. Item pulled from the consent calendar.**

RESOLUTIONS FOR ADOPTION

- 4. Resolution No. 2025-79: Approval of Measure M2 Expenditure Report**
 - 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 2025-79, *A Resolution of the City Council of the City of Newport Beach, California, Concerning the Measure M2 Expenditure Report for the City of Newport Beach for Fiscal Year 2024-25.*

Councilmember Blom recused based on his interest in properties at 417 and 501 30th Street.

CONTRACTS AND AGREEMENTS

- 5. Acceptance of Cooperative Agreement C-5-4013 With Orange County Transportation Authority Enhanced Mobility for Seniors and Individuals with Disabilities Grant Program for the OASIS Transportation 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) Authorize the City Council to accept a \$217,800 Orange County Transportation Authority Enhanced Mobility for Seniors and Individuals with Disabilities grant and sign and execute the Cooperative Agreement No. C-5-4013 and subsequent related documents as may be related to the reimbursement of the cost for vehicles for the OASIS Transportation Program; and
 - c) Approve Budget Amendment No. 26-026 to record and appropriate \$217,800 in grant revenue from the Orange County Transportation Authority to OASIS Transportation Grants account 0107033-431455-G2601, and in expenditure appropriations to OASIS Transportation - Equipment NOC account 0107033- 911024-G2601.
- 6. Amendment No. Two to the Professional Services Agreement with Schmitz & Associates**
 - 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) Authorize the Mayor and City Clerk to enter into an Amendment No. Two to On-Call Professional Services Agreement with Schmitz & Associates for Advisor and Advocate Services for City Applications Before the California Coastal Commission with an amount not -to-exceed \$240,000; and
 - c) Waive the standard bidding requirements provided by City Council Policy F-14 and approve a single source award of the agreement to Schmitz & Associates.

- 7. Approval of Purchase Agreement with Model 1 Commercial Vehicles, Inc. for Six New Trolley Vehicles for the Balboa Island/Corona del Mar Local Area Transit Service**
 - 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. 26-039 to appropriate \$2,624,060 in new revenue and expenditures from OCTA to Account Nos. 1230053-431150-26T14 and 1230053-980000-26T14, respectively, and to appropriate \$1,012,521.14 in additional expenditures to Account No. 01201938-980000-26T14, funded by the General Fund Capital Improvement Program reserves and the Equipment Maintenance Internal Service Fund reserves; and
 - c) Approve a Purchase Agreement with Model 1 Commercial Vehicles, Inc. DBA Creative Bus Sales, Inc. for a total not-to-exceed amount of \$2,321,340.24, for six new trolley vehicles and authorize the Mayor and City Clerk to execute the agreement.
- 8. Approval of Master Agreement for Kanopy, Inc. to Procure Digital Video Content**
 - 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 Master Agreement with Kanopy, Inc. for a not to exceed \$75,000 annually through June 30, 2030, and to authorize the Mayor and City Clerk to execute the agreement.
- 9. Concrete Replacement Program Fiscal Year 2025-26 - Award of Contract No. 9945-1 (26R06)**
 - 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) Award Contract No. 9945-1 to CJ Concrete Construction, Inc. for the total bid price of \$815,010 for the Concrete Replacement Program Fiscal Year 2025-26 project, and authorize the Mayor and City Clerk to execute the contract; and
 - d) Establish a contingency of \$160,000 (approximately 20% of the total bid) to cover the cost of unforeseen work not included in the original contract.
- Mayor Stapleton recused based on his interest in properties at 4100 and 4110 Macarthur Blvd.**
- 10. Fire Station No.2 HVAC Retrofit - Award of Contract No. 9959-1 (25R02)**
 - 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) Award Contract No. 9959-1 to MEP Fusion, Inc. for the total bid price of \$126,000 for the Fire Station No. 2 HVAC Retrofit project, and authorize the Mayor and City Clerk to execute the contract; and
 - d) Establish a contingency of \$19,000 (approximately 15% of total bid) to cover the cost of unforeseen work not included in the original contract.
- 11. Lease Agreement with Harbor Island Community Association for Use of Tideland Property for the Harbor Island Bridge**
 - a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines because it has no potential to have a significant effect on the environment;
 - b) Authorize the City Manager and City Clerk to execute the Lease Agreement By and Between the City of Newport Beach and Harbor Island Community Association for the Harbor Island

- Bridge, 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 the staff report and the Agreement, that conducting an open bid process or converting the property to another use would result in vacancy and other expenses that would outweigh other financial benefits to the City, and that the use promotes the City's goals to provide essential or unique services to the community.

Mayor Stapleton recused based on his business interests.

12. Cooperative Agreement with Orange County Transportation Authority

- 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) Authorize the Mayor and City Clerk to enter into a Cooperative Agreement between the Orange County Transportation Authority and the City of Newport Beach in a form substantially similar to the agreement attached to the staff report; and
- c) Approve Budget Amendment No. 26-042 appropriating \$250,000 in increased expenditures from the General Fund unappropriated fund balance.

13. Tentative Agreement with the Newport Beach City Employees Association

- 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 Newport Beach City Employees Association.

MISCELLANEOUS

14. Annual Reports on Development Impact Fees and Development Agreements

- 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, review and file the annual reports on development impact fees and development agreements.

15. Confirmation of Nominations to Fill an Unscheduled Vacancy on the City Arts Commission

- 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) Confirm the nominations of Bobby Barzi and Cory Glass to fill the unscheduled vacancy on the City Arts Commission for the term ending June 30, 2029.

Motion by Mayor Pro Tem Kleiman, seconded by Councilmember Blom, to approve the Consent Calendar, including amendments to Agenda Item No. 1, the Minutes; removal of Agenda Item No. 3 for further discussion, and noting the recusals on Agenda Item No. 4 by Councilmember Blom, and Mayor Stapleton on Agenda Item Nos. 9 and 11.

The Motion carried by the unanimous vote: 7-0-0

ITEMS REMOVED FROM THE CONSENT CALENDAR

- 3. Ordinance No. 2025-35: Repealing and Replacing Chapter 12.56 (Bicycles - Registration and Regulations) of the Newport Beach Municipal Code - Second Reading**

- 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 a second reading and adopt Ordinance No. 2025-35, An Ordinance of the City Council of the City of Newport Beach, California, Repealing and Replacing Chapter 12.56 (Bicycles - Registration and Regulations) of the Newport Beach Municipal Code.

Councilmember Barto requested Agenda Item No. 3 be pulled from the consent calendar for further discussion and proposed an amendment to Ordinance No. 2025-35, deleting subsection (B)(4) - exception for operating bicycles on sidewalks in residential neighborhoods. She further proposed reintroducing Ordinance No. 2025-35, as amended, and conducting a second reading on December 9, 2025.

PUBLIC COMMENTS

Ron Rubino expressed strong opposition to e-bikes on residential sidewalks.

Jim Mosher suggested Council receive additional public input on the matter, noted that if the ordinance was revised at the dais, safe operation rules should apply to both motorized and conventional bicycles, and opposed the requirement that sidewalk riders must go with traffic flow.

Annie Sulentic voiced strong support for the ordinance and emphasized the need for relevant speed limit signage and enforcement.

Kimberly Ward fully supported the ordinance as presented.

In response to Councilmember Grant's question, Public Works Director Dave Webb clarified that a listing of specific streets is not required and confirmed accuracy of the exhibit attached to the ordinance.

Motion by Councilmember Barto, seconded by Mayor Stapleton, to 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) strike out Exception No. (B)(4) in Section 12.56.030, reintroduce Ordinance No. 2025-35 as amended, and pass on to second reading at the December 9, 2025, City Council meeting.

The Motion carried by the unanimous vote: 7-0-0

XI. PUBLIC HEARINGS

16. Ordinance No. 2025-36 and Resolution No. 2025-80 Approving the MacArthur Court Development Agreement and Affordable Housing Implementation Plan (PA2025-0090)

- a) Conduct a public hearing;
- b) Find 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 CEQA Guidelines because the project is consistent with the previously certified Program Environmental Impact Report (SCH No. 2023060699);
- c) Introduce Ordinance No. 2025-36, *An Ordinance of the City Council of the City of Newport Beach, California, Approving a Development Agreement for the MacArthur Court Project located at 4665, 4675, 4680, 4685 and 4695 MacArthur Court, and 4770 Campus Drive (PA2025-0090)*, and pass to second reading on December 9, 2025; and
- d) Adopt Resolution No. 2025-80, *A Resolution of the City Council of the City of Newport Beach, California, Approving an Affordable Housing Implementation Plan for the MacArthur Court Project Located at 4665, 4675, 4680, 4685 and 4695 MacArthur Court, and 4770 Campus Drive (PA2025-0090)*.

An amended page 19 of Resolution No. 2025-80 was provided to Council and the public.

Principal Planner Liz Westmorland referenced a PowerPoint presentation and presented a report including key provisions of the development agreement.

Mayor Stapleton opened the public hearing at 5:26 p.m.

PUBLIC COMMENTS

Shawna Schaffner, Chief Executive Officer of CAA Planning, Inc., supported staff recommendations.

Adam Leverenz raised concerns about the availability of affordable housing.

Ron Rubino advocated for mandatory inclusionary housing.

Jim Mosher expressed discomfort with vesting rights in a land use element that seemed in flux.

Mayor Stapleton closed the public hearing at 5:35 p.m.

Motion by Councilmember Blom, seconded by Councilmember Weber, to a) Find 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 CEQA Guidelines because the project is consistent with the previously certified Program Environmental Impact Report (SCH No. 2023060699); b) Introduce Ordinance No. 2025-36, *An Ordinance of the City Council of the City of Newport Beach, California, Approving a Development Agreement for the MacArthur Court Project located at 4665, 4675, 4680, 4685 and 4695 MacArthur Court, and 4770 Campus Drive (PA2025-0090)*, and pass to second reading on December 9, 2025; and c) Adopt Resolution No. 2025-80, *A Resolution of the City Council of the City of Newport Beach, California, Approving an Affordable Housing Implementation Plan for the MacArthur Court Project Located at 4665, 4675, 4680, 4685 and 4695 MacArthur Court, and 4770 Campus Drive (PA2025-0090) as amended.*

The Motion carried by the unanimous vote: 7-0-0

17. Certification of Responsible Housing Initiative Petition and Consideration of Council Action Options

- a) Determine that the action is exempt from the California Environmental Quality Act CEQA pursuant to Sections 15060(c)(1), (2) and (3) of the CEQA Guidelines because it will not result in a physical change to the environment, directly or indirectly; and
- b) Authorize City staff to prepare and execute a budget amendment, as needed, to implement the City Council's selected course of action and to appropriate sufficient funds to cover associated costs based on the option approved by the City Council;
- c) Accept the certification of the Orange County Registrar of Voters as to the verification of signatures of the Responsible Housing Initiative; and
- d) i) Order a Report Pursuant to California Elections Code Section 9215. Determine the desired scope of a report under California Elections Code Section 9212 and adopt A Resolution Ordering a Report Pursuant to California Elections Code Section 9212 Regarding an Initiative Measure to Amend the Land Use Element of the City's General Plan; or ii) Adopt the Initiative Without Alteration. Adopt the initiative as submitted by the proponents, without amendment, by adopting A Resolution Adopting the Responsible Housing Initiative Pursuant to California Elections Code Section 9215, as Submitted by the Newport Beach Stewardship Association, Without Amendment; or iii) Call a Special Municipal Election. By motion, decide whether to submit an argument against the proposed initiative (pursuant to Elections Code Section 9282) and, if submitting such an argument, designate the authors; and then adopt the following Resolutions: (1) A Resolution Calling for and Giving Notice of a Special Municipal Election to

be held on _____, 2026, to Submit to the Voters an Initiative Measure Proposing to Amend the Land Use Element of the City's General Plan, and Requesting the Orange County Board of Supervisors Authorize the County Elections Official to Render Services Relating to the Conduct of a Special Municipal Election; (2) A Resolution Directing the City Attorney to Prepare an Impartial Analysis of an Initiative Measure to Be Submitted to the Voters at the Special Municipal Election to be Held on _____, 2026, and Providing for the Deadlines for Filing of the Impartial Analysis and Written Arguments For and Against the Initiative Measure; and (3) A Resolution Setting the Deadlines for Filing of Rebuttal Arguments in Response to Direct Arguments Filed For and Against the Initiative Measure to be Submitted to the Voters at the Special Municipal Election to be held on _____ 2026; or (iv) Call a General Municipal Election. By motion, decide whether to submit an argument against the proposed initiative (pursuant to Elections Code Section 9282) and, if submitting such an argument, designate the authors; and then adopt the following Resolutions: (1) A Resolution Calling for and Giving Notice of a General Municipal Election to be Held on November 3, 2026, to Submit to the Voters an Initiative Measure Proposing to Amend the Land Use Element of the City's General Plan, and Requesting the Orange County Board of Supervisors Consolidate the General Municipal Election with the Statewide General Election to be Held on the Same Date; (2) A Resolution Directing the City Attorney to Prepare an Impartial Analysis of an Initiative Measure to Be Submitted to the Voters at the General Municipal Election to be Held on November 3, 2026, and Providing for the Deadlines for Filing the Impartial Analysis and Written Arguments For and Against the Initiative Measure; and (3) A Resolution Setting the Deadlines for Filing of Rebuttal Arguments in Response to Direct Arguments Filed For and Against the Initiative Measure to be Submitted to the Voters at the General Municipal Election to be Held on November 3, 2026.

City Clerk Lena Shumway referenced a PowerPoint presentation and reported that on October 2, 2025, the Newport Beach Stewardship Association submitted the Responsible Housing Initiative Petition proposing amendments to the General Plan to facilitate development of 2,900 affordable housing units for extremely low, very low-, low- and moderate-income households. She further noted that the Orange County Registrar of Voters confirmed the petition contained the required number of valid signatures on November 5, 2025, and presented Council action options.

PUBLIC COMMENTS

Duffy Duffield, former Mayor, supported a vote of the people.

Kirk Fleming urged Council to adopt the initiative as presented rather than spend money on an election.

Jeff Herdman supported proceeding with an election.

Councilmember Blom highlighted that the signature-gathering efforts for the initiative were funded by a major city developer, raising questions about the developer's motives and concerns that the initiative's funding was intended to limit other development in Newport Beach. He defended the Council's actions by explaining that decisions regarding housing development are taken seriously, emphasizing the Council's commitment to responsible housing solutions. He noted that the Council had taken a similar approach in the past, which was ultimately rejected by the State, and asserted that the Council maintained transparency throughout the process, rejecting any suggestion that they were deceiving Newport Beach residents.

Councilmember Grant acknowledged the 6,000+ residents who signed the petition but defended Council's approach to avoid state penalties including loss of local land use control and expressed concern regarding the significant cost associated with a special election.

Prior to making a motion, Councilmember Blom requested a straw vote to determine who on Council would participate in authoring arguments against the initiative.

At the conclusion of the straw vote it was determined that Councilmembers Barto, Blom, and Weber would participate.

Motion by Councilmember Blom, seconded by Councilmember Weigand, to a) Determine that the action is exempt from the California Environmental Quality Act CEQA) pursuant to Sections 15060(c)(1), (2) and (3) of the CEQA Guidelines because it will not result in a physical change to the environment, directly or indirectly; and b) Authorize City staff to prepare and execute a budget amendment, as needed, to implement the City Council's selected course of action and to appropriate sufficient funds to cover associated costs based on the option approved by the City Council; c) Accept the certification of the Orange County Registrar of Voters as to the verification of signatures of the Responsible Housing Initiative; and d) (iv) Call a General Municipal Election. By motion, decide whether to submit an argument against the proposed initiative (pursuant to Elections Code Section 9282) and, if submitting such an argument, designate the authors; and then adopt the following Resolutions: (1) A Resolution Calling for and Giving Notice of a General Municipal Election to be Held on November 3, 2026, to Submit to the Voters an Initiative Measure Proposing to Amend the Land Use Element of the City's General Plan, and Requesting the Orange County Board of Supervisors Consolidate the General Municipal Election with the Statewide General Election to be Held on the Same Date; (2) A Resolution Directing the City Attorney to Prepare an Impartial Analysis of an Initiative Measure to Be Submitted to the Voters at the General Municipal Election to be Held on November 3, 2026, and Providing for the Deadlines for Filing the Impartial Analysis and Written Arguments For and Against the Initiative Measure; and (3) A Resolution Setting the Deadlines for Filing of Rebuttal Arguments in Response to Direct Arguments Filed For and Against the Initiative Measure to be Submitted to the Voters at the General Municipal Election to be Held on November 3, 2026.

The Motion carried by the unanimous vote: 7-0-0

X. MOTION FOR RECONSIDERATION – None

PUBLIC COMMENTS ON CLOSED SESSION

There were no public comments on closed session items.

XI. CLOSED SESSION

**A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Government Code § 54956.8): 1 matter.**

Property 3848 Campus Drive, Newport Beach, CA 92660 (APN 427-151-08).

City Negotiators: Seimone Jurjis, Assistant City Manager and Lauren Whitlinger, Real Property Administrator.

Negotiating Parties: John Saunders on behalf of 3848 Campus Drive LP.

Under Negotiation: Instruction to City Negotiators regarding price and terms of payment.

**B. CONFERENCE WITH LEGAL COUNSEL
EXISTING LITIGATION**

(Government Code § 54956.9(d)(1)): 1 matter

Abdelfattah Seifeldin et al. v. City of Newport Beach

Orange County Superior Case No. 30-2023-01340928-CU-PA-CJC

CLOSED SESSION REPORT

There was no closed session report.

XVI. ADJOURNMENT

Meeting adjourned at 6:22 p.m.

The agenda was posted on the City's website and on the City Hall electronic bulletin board located in the entrance of the City Council Chambers at 100 Civic Center Drive, Newport Beach, on November 13, 2025, at 11:00 a.m.

Joe Stapleton
Mayor

Lena Shumway
City Clerk