

# CITY OF NEWPORT BEACH

**City Council Meeting Minutes**  
**Regular Meeting**  
**April 14, 2026**

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**I. ROLL CALL – 4:00 p.m.**

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

**INVOCATION** – Costa Mesa First United Methodist: Pastor Matt Hambrick

**PLEDGE OF ALLEGIANCE** – Mayor Kleiman

**II. PRESENTATIONS**

- National Library Week Proclamation

Mayor Kleiman read the proclamation declaring April 19, 2026, through April-25, 2026, as National Library Week.

Board of Library Trustees Board Member Chase Rief expressed appreciation for the recognition, noting strong circulation numbers and program attendance.

Library Services Director Melissa Hartson also thanked Council for their recognition.

**III. STUDY SESSION**

- **Legislative Platform Changes:** The City of Newport Beach Legislative Platform outlines the City Council's position on key issues and helps streamline the process through which the City and its legislative advocacy consultants act in response to legislative proposals. The legislative platform is primarily used as a tool for determining if the City will support or oppose local, state and federal legislation. Staff will introduce proposed changes to the document for the City Council's consideration.

Management Analyst Lorig Harutunian referenced a PowerPoint presentation, provided a report on proposed legislative platform updates, and explained that staff planned to return with a formal resolution at the next council meeting.

**PUBLIC COMMENTS**

Jim Mosher thought the legislative platform webpage should be better publicized.

Council reached a consensus to move forward with the proposed changes.

The item will be agendized for consideration at the next meeting.

**PUBLIC COMMENTS ON AGENDA AND NON-AGENDA ITEMS**

Adam Leverenz discussed Harbor Commission meeting minutes regarding mooring length adjustments and he expressed concern that the official minutes of the Harbor Commission meeting did not fully capture the substance of public comments and the Chair's statements, particularly regarding the allocation of public water space and the regulatory differences between moorings and residential piers.

Jim Mosher thanked the city clerk for providing speaker cards for accurate name spelling and appreciated the mayor's revised explanation of public comment procedures, but cautioned that the current rules may inadvertently prevent members of the public from commenting on consent calendar items if they speak on related topics during general public comment.

Jim Mains expressed frustration with staff communication regarding a past hit-and-run incident he had been involved in and emphasized the need to keep Newport Beach streets safe.

David Hahn expressed his desire to be appointed to the Harbor Commission, citing his experience as a live-aboard permit holder for 9 years, volunteer work with the American Legion, and extensive international sailing background.

Laura Curran praised the CERT program's recent mass casualty incident drill at Marina Park involving multiple city departments and encouraged council members to participate in CERT training.

Chase Wickersham expressed concerns about large tower developments at Regal Edwards Big Newport theater property and potential police facility construction in Civic Center Park without adequate public input.

Cynthia Hollern supported community members speaking about tower construction concerns and criticized the lack of public input on projects that could fundamentally alter the community's character.

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

Mayor Kleiman

- Announced the next meeting of the Aviation Committee taking place on April 27, 2026, at 5:00 p.m. in council chambers.

#### **PUBLIC COMMENTS ON CONSENT CALENDAR**

Adam Leverenz commented on Agenda Item 7 (*Fifth Amendment to Lease with Minuteman Press International, Inc. for Use of Suite 490 at 1201 Dove Street*) and noted that this lease effectively removes the property from police station consideration despite the \$30 million acquisition cost for that purpose.

Jim Mosher also commented on Agenda Item 7 (*Fifth Amendment to Lease with Minuteman Press International, Inc. for Use of Suite 490 at 1201 Dove Street*) and noted similar concerns about potentially limiting the city's flexibility regarding the property's future use as a police headquarters.

#### **IV. CONSENT CALENDAR**

##### ***READING OF MINUTES AND ORDINANCES***

###### **1. Reading of Ordinances**

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

###### **2. Minutes for the March 24, 2026 City Council Meeting**

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

##### ***ORDINANCES FOR INTRODUCTION***

- 3. Ordinance No. 2026-03: Amending Subsection 12.68.060(B) - (Preferential Parking Zones - Locations And Restrictions) of Chapter 12.68 - (Residents' Preferential Parking) of the Newport Beach Municipal Code Regarding the Residential Parking Permit Program for Newport Heights and Cliff Haven**

- 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) Introduce Ordinance No. 2026-03, *An Ordinance of the City Council of the City of Newport Beach, California, Amending Subsection 12.68.060(B) - (Preferential Parking Zones - Locations and Restrictions) of Chapter 12.68 - (Residents' Preferential Parking) of the Newport Beach Municipal Code Regarding the Residential Parking Permit Program for Newport Heights and Cliff Haven.*

#### **RESOLUTIONS FOR ADOPTION**

#### **4. Resolution No. 2026-20: Authorizing Acceptance of Grant Agreement C8970324 Between the State of California Department of Parks and Recreation, Division of Boating and Waterways and the City of Newport Beach**

- 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. 2026-20: *A Resolution of the City Council of the City of Newport Beach, California, Authorizing Acceptance of Grant Agreement C8970324 Between the State of California Department of Parks and Recreation, Division of Boating and Waterways and the City of Newport Beach for Reimbursement of Costs Associated with Replacement Equipment, Refurbishment Items, and Scholarships for the Marina Park Boating Program;*
- c) Authorize the City Manager to sign and execute the Grant Agreement and subsequent related documents as may be related to the reimbursement of the cost for the adaptive sailing and youth programming scholarships, and replacement/refurbishment items for the Marina Park Boating Program; and
- d) Approve Budget Amendment No. 26-067, recognizing \$51,000 in new grant revenue from the State of California Division of Boating and Waterways in the Marina Park Sailing account (0107023-561086-G2602), and appropriating expenditures in the same amount to the Marina Park Equipment NOC account (0107023-911024-G2602).

#### **CONTRACTS AND AGREEMENTS**

#### **5. Fiscal Year 2025-26 Facilities Roofing Project - Notice of Completion for Contract No. 9860-1 (26F02)**

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

#### **6. Slurry Seal Program Fiscal Year 2025-26 - Award of Contract No. 9947-1 (26R04)**

- 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. 9947-1 to American Asphalt South, Inc. for the total bid price of \$1,361,505 for the Slurry Seal Program Fiscal Year 2025-26, and authorize the Mayor and City Clerk to execute the contract; and
- d) Establish a contingency of \$137,000 (approximately 10% of the total bid) to cover the cost of unforeseen work not included in the original contract.

#### **7. Fifth Amendment to Lease with Minuteman Press International, Inc. for Use of Suite 490 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 Fifth Amendment to Lease between the City of Newport Beach and Minuteman Press International, Inc. for use of City Property, office space Suite 490 located at 1201 Dove Street.
- 8. Eastbluff Restroom Rehabilitation Project - Award of Contract No. 9752-1 (26F02)**
- 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) Approve the project plans and specifications;
- c) Find the bid submitted by Estate Design and Construction to be non-responsive;
- d) Award Contract No. 9752-1 to Metro Builders & Engineers Group, Ltd. for the total bid price of \$357,957 for the Eastbluff Restroom Rehabilitation Project, and authorize the Mayor and City Clerk to execute the contract; and
- e) Establish a contingency of \$35,800 (approximately 10% of the total bid) to cover the cost of unforeseen work not included in the original contract.
- 9. Award of On-Call Vessel Removal, Storage and Disposal Services Agreements with Core Water Systems, Inc., Pacific Towing LLC, Perry Trucking and Equipment Repair LLC, and South Waterfront Construction Corporation**
- 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 four separate on-call Professional Services Agreements with Core Water Systems, Inc., Pacific Towing LLC Doing Business as TowBoatUS Newport Beach, Perry Trucking and Equipment Repair LLC, and South Waterfront Construction Corporation for vessel removal, storage and disposal services at a not-to-exceed amount of \$250,000 per agreement, and authorize the Mayor and City Clerk to execute the agreements.

**MISCELLANEOUS**

- 10. Plaque Donation for the United States of America's 250th Anniversary**
- 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 Donation Agreement for the United States of America's 250<sup>th</sup> Anniversary Plaque with the Newport Beach Foundation for their payment to the City of Newport Beach to fabricate, install and maintain the plaque, and authorize the Mayor and City Clerk to execute the Donation Agreement.

**Councilmember Stapleton and Mayor Kleiman noted that they are both Advisory Board members of the Newport Beach Foundation.**

- 11. Planning Commission Agenda for the April 2, 2026, Meeting**
- a) Receive and file.

**Motion by Mayor Pro Tem Blom, seconded by Councilmember Stapleton**, to approve the Consent Calendar, including amendments to Agenda Item No. 2, the Minutes.

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

**ITEMS REMOVED FROM THE CONSENT CALENDAR**

There were no items removed from the consent calendar.

V. PUBLIC HEARINGS

**12. Resolution No. 2026-21: Appeal of the Acacia Atrium Medical Condominium Conversion Project at 20280 and 20312 Acacia Street (PA2024-0236)**

- a) Conduct a de novo public hearing
- b) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) 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
- c) Adopt Resolution No. 2026-21, *A Resolution of the City Council of the City of Newport Beach, California, Approving an Appeal and Overturning the Decision of the Planning Commission to Deny a Condominium Conversion, Tentative Parcel Map, Conditional Use Permit, Traffic Study, and Parking Waiver to Allow the Conversion of an Existing Professional Office Complex to Medical Office Condominiums as Modified for the Property Located at 20280 and 20312 Acacia Street (PA2024-0236).*

Mayor Kleiman inquired if council members had any ex parte communications to announce.

Mayor Pro Tem Blom stated that he received a campaign contribution from the applicant and recused himself due to the potential conflict of interest.

Mayor Kleiman disclosed brief conversations with the applicant about the project description.

Associate Planner Oscar Orozco presented the appeal of a Planning Commission denial for converting a professional office building to medical office condominiums. The original project requested 100% medical use requiring 32 parking space waivers. The applicant revised the project to 67% medical use, reducing the waiver to 18 spaces and added a valet parking contingency plan addressing the Planning Commission concerns.

Councilmember Weigand inquired about the valet plan at the site. Associate Planner Orozco responded that the valet plan would be in effect for a full day.

Councilmember Grant sought clarification on parking requirements and contingency enforcement.

Community Development Director Jaime Murillo explained that with the revised plan, the parking requirements were reduced due to the mixed-use nature of the project. He also confirmed that the valet plan is tied to the project's entitlements, ensuring its enforcement runs with the land.

Starpoint Ventures CEO Patrick Strader, representing the applicant, explained the revisions addressed Planning Commission concerns by reducing medical units from 9 to 7, implementing a valet parking contingency, and maintaining developer ownership to ensure compliance. He noted similar valet systems work successfully at nearby medical facilities.

Mayor Kleiman opened the public hearing at 4:52 p.m.

PUBLIC COMMENTS

Jim Mosher suggested the modified project should have returned to Planning Commission rather than being treated as an appeal and questioned whether precedent issues raised by another property owner at 3300 Irvine Avenue were resolved.

Brett Brazil supported the project as providing needed medical space for the growing population.

Mayor Kleiman closed the public hearing at 4:54 p.m.

Councilmember Grant inquired about street parking availability in the area.

Community Development Director Murillo added that there is available street parking in the vicinity, and there have been no neighborhood concerns regarding over-parking.

**Motion by Mayor Kleiman, seconded by Councilmember Weber** to a) Conduct a de novo public hearing, b) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) 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 c) Adopt Resolution No. 2026-21, *A Resolution of the City Council of the City of Newport Beach, California, Approving an Appeal and Overturning the Decision of the Planning Commission to Deny a Condominium Conversion, Tentative Parcel Map, Conditional Use Permit, Traffic Study, and Parking Waiver to Allow the Conversion of an Existing Professional Office Complex to Medical Office Condominiums as Modified for the Property Located at 20280 and 20312 Acacia Street (PA2024-0236)*.

**The Motion carried by the following vote: 6-0-1. Mayor Pro Tem Blom recused.**

**VI. MOTION FOR RECONSIDERATION – None**

**PUBLIC COMMENTS ON CLOSED SESSION**

There were no public comments on closed session.

**VII. CLOSED SESSION**

Councilmember Stapleton recused himself from closed session items involving Holiday and Welbourn litigation due to potential bias from providing a state of the city update at one of the properties in question while serving as mayor.

City Attorney Aaron Harp read the closed session items.

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

**Government Code § 54956.9 (d)(1): 3 matters.**  
**Adam Holiday v. the City of Newport Beach**  
OCSC No. 30-2023-01353566-CU-EI-CXC

**Robert Welbourn v. the City of Newport Beach**  
OCSC No. 30-2023-01365757-CU-EI-NJC

**Brian McDonough v. City of Newport Beach**  
California Workers' Compensation Appeals Board Case No. ADJ19351863

**CLOSED SESSION REPORT**

City Attorney Harp announced that there was no closed session report.

**ADJOURNMENT**

Meeting adjourned at 5:26 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 April 9, 2026, at 10:00 a.m.**

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**Lauren Kleiman**  
**Mayor**

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**Lena Shumway**  
**City Clerk**

**Draft**