



NEWPORT BEACH

City Council Staff Report

August 26, 2025
Agenda Item No. 6

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: 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)

ABSTRACT:

For the City Council's consideration is the second reading and adoption of Ordinance No. 2025-13, which amends Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to modernize and update certain requirements related to commercial parking, making Title 21 consistent with changes already made in Title 20 (Planning and Zoning) of the NBMC. This ordinance was introduced at the City Council meeting on July 22, 2025. If adopted, the ordinance will become effective immediately.

RECOMMENDATIONS:

- 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)*.

DISCUSSION:

On May 9, 2023, the City Council introduced Ordinance No. 2023-6 to amend Title 20 of the NBMC updating commercial parking requirements. Concurrently, the City Council also adopted Resolution No. 2023-27, authorizing submittal of the Local Coastal Program Amendment filed as PA2021-104 to the California Coastal Commission (CCC) to similarly amend Title 21. Ordinance No. 2023-6 was adopted by the City Council on May 23, 2023, but Title 21 remained pending CCC approval. The proposed changes affecting Title 21 included:

- Re-defining certain types of food service uses, including a new “fast casual” (up to 20 seats) land use;
- Revising the methodology for determining parking requirements for food service uses utilizing gross floor area; and
- Allowing administrative reductions in parking requirements for specific scenarios, such as when bicycle parking or parking spaces dedicated to ridesharing are available.

On June 12, 2025, the CCC considered and approved the Local Coastal Program Amendment, as submitted, without suggested modifications.

At its meeting on July 22, 2025, the City Council introduced Ordinance No. 2025-13 to formally amend Title 21, and it is now presented for City Council adoption. If adopted, the ordinance will become effective immediately, as there were no suggested modifications and the City Council already held a public hearing on the matter on May 9, 2023.

FISCAL IMPACT:

There is no fiscal impact related to this item.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this action is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENT:

Attachment A – Ordinance No. 2025-13