



**CITY OF NEWPORT BEACH  
CITY COUNCIL AGENDA**

**NOVEMBER 4, 2025  
COUNCIL CHAMBERS - 100 CIVIC CENTER DRIVE, NEWPORT BEACH, CA 92660**

**STUDY SESSION - 4:00 P.M. (PUBLIC WELCOME)  
REGULAR MEETING FOLLOWS STUDY SESSION**

**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  
LENA SHUMWAY, 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 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 at 100 Civic Center Drive or online at [newportbeachca.gov/agendas](http://newportbeachca.gov/agendas). 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.

The City of Newport Beach's goal is to fully comply with the Americans with Disabilities Act (ADA). If you require special assistance to participate in this meeting, we will attempt to accommodate you in every reasonable manner. Please contact City Clerk staff prior to the meeting at 949-644-3005 or [cityclerk@newportbeachca.gov](mailto:cityclerk@newportbeachca.gov) so that reasonable accommodations can be made.

I. **ROLL CALL - 4:00 p.m.**

II. **PRESENTATIONS**

1. **Newport History Hiding in Plain Sight by Bill Lobdell**

III **STUDY SESSION**

2. **Presentation on the Results of the Corona del Mar Commercial Corridor Study**

Receive the presentation and provide direction regarding possible implementation of recommendations identified in the CdM Study.

[Staff Report](#)

[Attachment A - Draft Study Session Presentation](#)

[Attachment B - Corridor Atlas](#)

[Attachment C - Open House Outreach Summary](#)

IV. **INVOCATION**

*Reverend Dr. George Okusi, St. John the Divine Episcopal Church*

V. **PLEDGE OF ALLEGIANCE**

VI. **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.*

**Written Communications / Public Comments Received**

[Written Communications - Public Comments Received](#)

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

**VIII. PUBLIC COMMENTS ON CONSENT CALENDAR**

*This is the time in which Councilmembers may pull items from the CONSENT CALENDAR for discussion (ITEMS 1 - 9). 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.*

**XIV. CONSENT CALENDAR**

**READING OF MINUTES AND ORDINANCES**

**3. Reading of Ordinances**

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

**RESOLUTIONS FOR ADOPTION**

**4. Water Well Permit and Encroachment Agreement with the City of Fountain Valley; and Resolution No. 2025-76: Declaration of Intent to Issue Tax-Exempt Obligations (Bonds)**

- a) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Exemption) of Title 14 of the California Code of Regulations (14 CCR § 15332) (Class 32 exemptions are for projects of certain criteria on a development site of five acres or less) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment;
- b) Approve a Water Well Permit and Encroachment Agreement with the City of Fountain Valley and Laguna Beach County Water District for the construction, operation and maintenance of a new municipal water well facility at 17902 Bushard Street; and
- c) Adopt Resolution No. 2025-76, *A Resolution of the City Council of the City of Newport Beach, California, Regarding Its Intention to Issue Tax-Exempt Obligations*, if needed.

[Staff Report](#)

[Attachment A - Water Well Permit & Encroachment Agreement](#)

[Attachment B - City of Fountain Valley Staff Report](#)

[Attachment C - Resolution No. 2025-76](#)

[Attachment D - Environmental Analysis](#)

**5. Resolution No. 2025-77: Initiating an Amendment to Newport Place Planned Community Development Plan Related to the Minimum Percentage of Inclusionary For-Sale Housing within the Residential Overlay (PA2025-0196)**

- a) Determine this action exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15262 (Feasibility and Planning Studies) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3; and
- b) Adopt Resolution No. 2025-77, *A Resolution of the City Council of the City of Newport Beach, California, Initiating an Amendment to Newport Place Planned Community Development Plan (PC-11) Related to the Minimum Percentage of Inclusionary For-Sale Housing Within the Residential Overlay (PA2025-0196)*.

[Staff Report](#)

[Attachment A - Resolution No. 2025-77](#)

[Attachment B - Initiation Request Letter](#)

**CONTRACTS AND AGREEMENTS**

**6. Approval of Amendment No. Two to Maintenance & Repair Services Agreement with Merchants Landscape Services, Inc. (Contract No. 8772-1) for Athletic Field Re-Sodding at Buffalo Hills Park.**

- 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. 26-038 appropriating \$189,000 in increased expenditures in Account No. 0108031-851030 from the General Fund unappropriated fund balance; and

c) Approve Amendment No. Two to Maintenance and Repair Services Agreement with Merchants Landscape Services, Inc. for Landscape Services for Parks & Facilities to increase the on-call not to exceed amount by \$189,000 for a total on-call not to exceed amount of \$4,489,000 and a total overall contract NTE of \$14,639,000, and authorize the Mayor and City Clerk to sign the amendment

[Staff Report](#)

[Attachment A - Budget Amendment](#)

[Attachment B - Amendment No. 2](#)

[Attachment C - Location Map](#)

**7. Irrigation Controller Replacement Phase 3 - Award of Contract No. 9924-1**

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. 9924-1 to Superb for the total bid price of \$670,004 for the Irrigation Controller Replacement Phase 3 project, and authorize the Mayor and City Clerk to execute the agreement; and

c) Establish a contingency of \$33,500 (approximately 5% of the total bid) to cover the cost of unforeseen work not included in the original contract.

[Staff Report](#)

**8. Approval of Amended and Restated Property Maintenance Agreement with Newport Coast Community 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) Approve Amended and Restated Property Maintenance Agreement between the City of Newport Beach and the Newport Coast Community Association.

[Staff Report](#)

[Attachment A – Amended and Restated Property Maintenance Agreement](#)

**MISCELLANEOUS**

**9. Year-End Budget Results and Surplus Allocation**

- 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 the one-time waiver of policy elements C and D of City Council Policy F-5 - *General Fund Surplus Utilization*;
- c) Approve Budget Amendment No. 25-088, authorizing the transfer of \$2,789,008.85 from the Water Fund reserves to the General Liability Internal Service Fund (ISF); and
- d) Approve Budget Amendment No. 26-037, allocating the unrestricted operating surplus for Fiscal Year 2024-25.

[Staff Report](#)

[Attachment A - Budget Amendment No. 25-088](#)

[Attachment B - Budget Amendment No. 26-037](#)

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

**X. ITEMS REMOVED FROM THE CONSENT CALENDAR**

**XI. CURRENT BUSINESS**

**10. Ordinance No. 2025-35 and Resolution No. 2025-78: Adding Provisions Related to Bicycle and Electric Bicycle Activity in the Public Right-of-Way**

- 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) Introduce 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*, and pass to second reading on November 18, 2025; and
- c) Adopt Resolution No. 2025-78, *Resolution of the City Council of the City of Newport Beach, California, Designating Sidewalks for Riding Bicycles and Electric Bicycles Pursuant to Section 12.56.030 of the Newport Beach Municipal Code and Rescinding Resolution No. 82-148*.

[Staff Report](#)

[Attachment A - Ordinance No. 2025-35](#)

[Attachment B – Resolution No. 2025-78](#)

[Attachment C - Chapter 12.56 Redline](#)

**11. Confirmation of Appointments to the Newport Beach Police Headquarters Assessment 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; and
- b) Confirm Mayor Joe Stapleton's appointments of Councilmembers Michelle Barto, Noah Blom, and Sara J. Weber to the Newport Beach Police Headquarters Assessment Committee.

[Staff Report](#)

[Attachment A - Resolution No. 2025-65](#)

**XII. 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.*

**XIII. PUBLIC COMMENTS ON CLOSED SESSION**

**XIV. CLOSED SESSION**

**12. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

**(Government Code § 54956.8): 2 matters.**

**A. Property:** 12 Corporate Plaza, Newport Beach, CA 92660, APN 442-271-12.

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

**Negotiating Parties:** Junkins 12 Corporate Plaza, LLC.

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

**B. Property:** 1201 Dove Street, Newport Beach, CA 92660, APN 427-221-06.

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

**Negotiating Parties:** Junkins 12 Corporate Plaza, LLC.

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

**13. CONFERENCE WITH LABOR NEGOTIATORS**

**(Government Code § 54957.6): 1 matter.**

**Agency Designated Representative:** Grace Leung, City Manager and Jonathan Holtzman, Esq., Negotiators.

**Employee Organization:** Newport Beach City Employees Association.

**XV. CLOSED SESSION REPORT**

**XVI. ADJOURNMENT IN MEMORY OF TOM LEGAULT**

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.