

# CDM STUDY UPDATE

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CdMRA Monthly Meeting

April 16, 2026



CITY OF  
**NEWPORT BEACH**

# TODAY'S OBJECTIVES

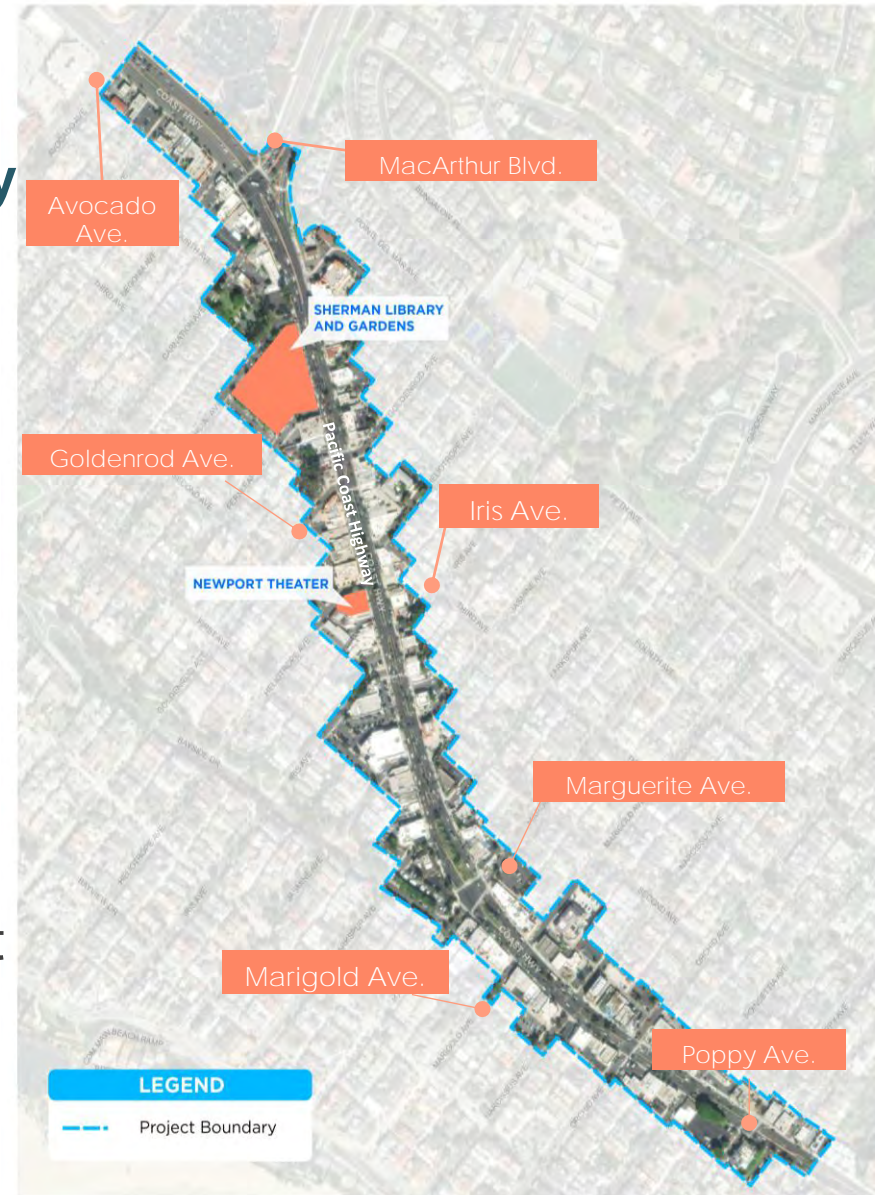
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- Quick refresher on the CdM Study
- Recap project milestones since July 2025 CdMRA meeting
- Share proposed code amendments & infrastructure improvements
- Review implementation timeline

# OVERVIEW OF STUDY

**Summer 2024, City launched comprehensive land use and mobility study to identify opportunities to enhance and improve the CdM commercial corridor**

- Develop zoning regulations unique to CdM
- Remove barriers to investment
- Implement parking solutions that balance all users
- Enhance walkability & safety
- Determine feasibility of redevelopment opportunities.



# MILESTONES SINCE JULY 2025 CDMRA MEETING

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- Follow-up Business Roundtable, July 29, 2025
- Community Open House, August 12, 2025
- Follow-Up Community Meeting, October 7, 2025
- Study Session with City Council, November 4, 2025
- Initiate Amendments with City Council, February 10, 2026
- Kicked-off design of infrastructure - Ongoing



# STUDY SESSION WITH COUNCIL - OVERVIEW

## Code Amendments

1. Change land use permissions
2. Allow residential
3. Reduce parking rates for preferred uses
4. Incentives for lot consolidation (FAR)
5. Design guidelines
6. Valet ordinance for public ROW

## Programs

7. Private parking lot leases
8. Signage and technology solutions
9. Expansion of trolley/local circulator
10. In-lieu parking fees

## Public Improvements

11. Improving intersections and crosswalks
12. Sidewalk extensions and bulbouts
13. Designing bike infrastructure to/along 5th Avenue \*\*
14. Purchase of property for parking

# BEACH PARKING DIGITAL SIGNAGE

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**Complete installation by June 19, 2026**

# ORCHID AVENUE CROSSING

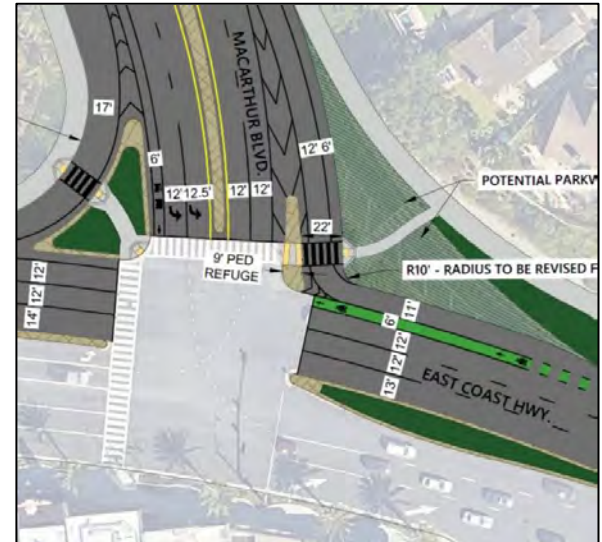
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# OTHER INFRASTRUCTURE IMPROVEMENTS

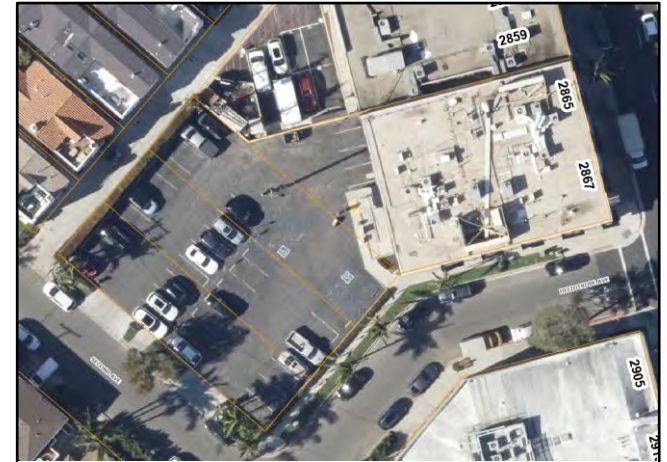
- MacArthur Boulevard intersection
- Median dynamic signage
- Bike concepts
- Bulbouts
- Sidewalk extensions for dining/parkways
- Pedestrian wayfinding signage

**Goal is to have permits/authorization by end of 2026**

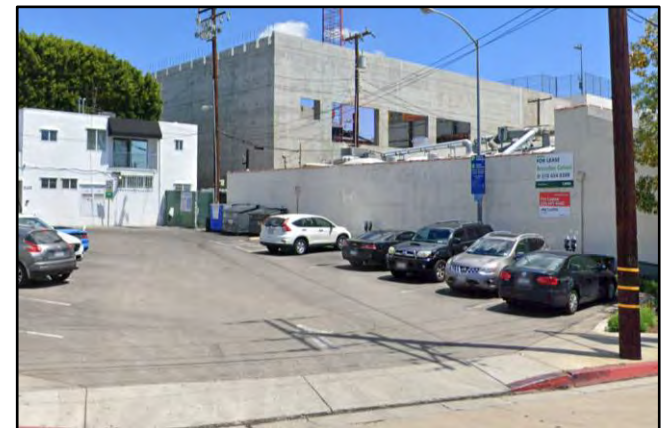


# ZONING CODE AMENDMENT – PARKING

- Adjust Restaurant Parking Rate
  - Consistent with default rate (i.e., retail)
  - Permitted in any tenant space, with or without onsite parking
  - No parking waiver
- Offset Increased Parking Demand
  - Parking apps & technology
  - Private lot lease
  - Curb management (i.e., valet, drop off)
  - Trolley, May 2027
  - Bike lane improvements



*Port Plaza*



*Private Lot with Public Parking, West Hollywood*

# ZONING CODE AMENDMENT – CONTINUED

- Objective Design Standards
  - New construction or significant remodels
  - Basic standards – e.g., transparent ground floors, pedestrian lighting
- Outdoor Dining
  - Public property
  - Private property
- Valet on Public Property
  - Side streets
  - Pilot program testing viability and functionality



2700 East Coast Highway



# ZONING CODE AMENDMENT – LAND USES

	<b>Existing Zoning</b>	<b>Proposed</b>
<b>Offices</b> - Business, Medical, Dental	Permitted	Permitted
<b>Retail Sales</b>	Permitted	Permitted
<b>Service-Oriented Business</b>		
Personal Services (Nail salons, barber/beauty shop)	Permitted/Minor Use Permit	Permitted/Minor Use Permit
Fitness Facility (< 2,000 SF)	Permitted	Permitted
<b>Animal Services</b> – Veterinary Services	Conditional Use Permit	<b>Minor Use Permit</b>
<b>Automobile Uses</b> – Rental, Washing, Repair, Drive Thru	Permitted/Minor Use Permit	<b>Not Permitted*</b>
<b>Animal Services</b> – Animal Boarding/Kennels	Conditional Use Permit	<b>Not Permitted</b>

# ZONING CODE AMENDMENT – LAND USES

	<b>Existing Zoning</b>	<b>Proposed</b>
<b>Food and Beverage</b>		
Wine Tasting Room	Not Allowed	<b>Minor Use Permit</b>
Bar, Lounges, Nightclubs	Conditional Use Permit	Conditional Use Permit
Fast Casual Restaurant (no alcohol)	Minor Use Permit	<b>Director Level</b>
Restaurant (no late hours)	Permitted/Minor Use Permit	<b>Director Level</b>
Restaurant (w/late hours/live entertainment/dancing)	Conditional Use Permit	<b>Minor Use Permit</b>
Outdoor Dining	Use Permit Amendment/Admin Permit	<b>Director Level</b>
<b>Residential Uses</b> (2 <sup>nd</sup> /3 <sup>rd</sup> Floor)	Not Allowed	<b>Permitted</b>

# TIMELINE AND OPPORTUNITIES TO COMMENT

## **General Plan and Municipal Code Amendments:**

- Planning Commission Public Hearing – late summer 2026
- City Council Public Hearing – late summer 2026
- Submit to California Coastal Commission – late summer 2026



## THANK YOU

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