



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 09, 2025**, at **6:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

TTC Newporter – A request for a conditional use permit (CUP) and coastal development permit (CDP) to restripe six existing tennis courts into 22 pickleball courts for a private pickleball club, known as the TTC Newporter. The project also includes minor improvements to the parking lot on the adjacent hotel property located at 1107 Jamboree Road to accommodate the required parking spaces. The proposed hours of operation are between 8:00 a.m. and 8:30 p.m., daily. The request includes a traffic study pursuant to Chapter 15.20 (Traffic Phasing Ordinance) of the Newport Beach Municipal Code (NBMC) as the project will generate a net increase of over 300 average daily trips. No changes are proposed to the existing tennis courts on the adjacent Palisades Tennis Club.

The project is categorically exempt under Section 15332 – Class 32 (In-Fill Development Projects) and under Section 15301 – Class 1 (Existing Facilities) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City or before the public hearing. The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 and 21.64 (Appeals). A fee is required to appeal any final action on a coastal development permit to the City Council. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City on the applications may not be appealed to the California Coastal Commission.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Jenny Tran, Associate Planner, at jtran@newportbeachca.gov or 949-644-3212, at 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2024-0091

Zone: Parks and Recreation (PR) and Commercial Visitor Serving (CV)

Coastal Land Use Plan: Parks and Recreation (PR) and Visitor Serving Commercial – (0.0 – 1.50 FAR) (CV-B)

Location: 1111 and 1107 Jamboree Road

Activities: Conditional Use Permit, Coastal Development Permit, and Traffic Study

General Plan: Parks and Recreation (PR) and Visitor Serving Commercial (CV)

Filing Date: June 4, 2024

Applicant: Cox, Castle, & Nicholson LLP

David Salene, Secretary, Planning Commission, City of Newport Beach