



CITY OF

NEWPORT BEACH

City Council Staff Report

August 26, 2025
Agenda Item No. 10

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Ordinance No. 2025-18: Amending Title 21 of the Newport Beach
Municipal Code Related to the Tennis and Pickleball Club at Newport
Beach Located at 1602 East Coast Highway (PA2021-260)

ABSTRACT:

For the City Council's consideration is the adoption of Ordinance No. 2025-18, which amends Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to modify the permitted uses and development standards allowed on the tennis club site located within the Newport Beach Country Club Planned Community (PC-47). Ordinance 2025-18 was introduced and considered at the July 22, 2025 City Council Meeting.

RECOMMENDATIONS:

- a) Find that all significant environmental concerns for the proposed project have been adequately addressed in the Addendum to Mitigated Negative Declaration No. 2010-008 (SCH 2010091052), previously approved by City Council Resolution 2023-69; and
- b) Conduct second reading and adopt Ordinance No. 2025-18, *An Ordinance of the City Council of the City of Newport Beach, California, Amending Title 21 (Local Coastal Implementation Plan) of the Newport Beach Municipal Code as Modified by the California Coastal Commission Related to the Tennis and Pickleball Club at Newport Beach Located at 1602 East Coast Highway (PA2021-260).*

DISCUSSION:

The applicant requests the approval of legislative amendments to the approved Tennis Club at Newport Beach project to 1) reduce the number of future tennis courts from seven to four courts and add 14 pickleball courts, 2) increase the number of future hotel rooms from 27 to 41 rooms, 3) increase the gross floor area of ancillary uses within the future hotel by 4,686 square feet, and 4) provide three attached condominium units and two detached single-family residences in-lieu of five detached single-family residences.

The proposed changes affecting Title 21 include:

- Changing the development limit for the number of tennis courts from seven to four courts and adding 14 pickleball courts;

- Increasing the minimum required parking from 28 to 72 spaces (four spaces per court);
- Converting three of the five single-unit residences into attached residential condominium units;
- Updating development standards for attached residential condominiums, which have a density limit of three units and maximum gross floor area of 15,035 square feet. The maximum height allowed for the condominium buildings is 46 feet. The buildings are required to be set back five feet from any property line. The remaining single-family residences require a minimum of two enclosed parking spaces and one guest parking space per unit, while the proposed attached condominiums require a minimum of three enclosed parking spaces and one guest parking space per unit; and
- Increasing the development limit for hotel use from 27 to 41 short-term guest rental rooms. Additionally, the maximum allowable gross floor area would increase from 28,300 to 47,484 square feet, including square footage for ancillary hotel uses. A minimum of one space per hotel room is required.

The Coastal Commission approved the Title 21 amendment on May 7, 2025, with a suggested modification to protect public views from a Coastal Land Use Plan-designated coastal view road. Subsequently, Ordinance No. 2025-18 was introduced by the City Council on July 22, 2025, as a public hearing item. There were no public comments and the City Council passed the ordinance to second reading as recommended by staff.

If the ordinance is adopted, it shall not become effective for 30 days after adoption and until the executive director of the Coastal Commission certifies that this ordinance complies with the Coastal Commission's May 7, 2025, approval of the LCP amendment.

FISCAL IMPACT:

The applicant is required to reimburse the City of Newport Beach for all costs associated with the review of the application. The applicant has agreed to the terms of the DA that requires payment of \$685,796.25 in addition to all required permit fees and development impact fees.

ENVIRONMENTAL REVIEW:

Staff recommends that the City Council finds that all significant environmental concerns for the proposed project have been adequately addressed in the Addendum to Mitigated Negative Declaration No. ND2010-008 (MND), which included written responses to comments. The MND and the Addendum were prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and City Council Policy K-3, and include analysis of the proposed project amendment and the development agreement. The City Council adopted the Addendum at its November 14, 2023, meeting by Resolution No. 2023-69.

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. 2025-18