

## November 9, 2023, Planning Commission Item 1 Comments

These comments on a Newport Beach Planning Commission [agenda](#) item are submitted by:

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### Item No. 1. MINUTES OF OCTOBER 19, 2023

The passages in *italics* are from the [draft minutes](#), with corrections suggested in **strikeout underline** format.

**Page 2**, paragraph 4 from end: *"In response to Secretary Harris' questions, Senior Planner Lee clarified that the lease for parcel two expired in March 2022, an existing gate to access the courts at the **Champion Champions** Club, there are no required Americans with Disabilities Act (ADA) upgrades, and the enforcement process and options for use violations."* [note: from the summary, "Champion" (singular) is the lessee/operator of a club it plans to call "Champions" (plural)]

**Page 3**, full paragraph 2, sentence 2: *"He noted little effort by Palisades to secure a lease and no outreach by the appellant's attorney, and thought the matter is a property rights issue and Palisades is leveraging the City's land use process to undermine **Champions' Champion's** lease."*

**Page 3**, paragraph 5 from end, sentence 1: *"**Micheal Michael** Shonafelt, legal counsel for the appellant, provided a presentation to show the project plans for 24 pickleball courts and noted multiplying impacts occluded from the record, deprived full public disclosure of the project impact, and CEQA mandates."*

**Page 5**, full paragraph 3: *"Eric **Lonagbardi Longabardi** noted handicap parking availability, challenges, and disputes and asked for the matter to be considered."*

**Page 5**, full paragraph 5: *"In response to Commissioner Barto's request, Assistant City Attorney Summerhill stated that the lot split should have been incorporated in the use permit application instead of having two different applications."* [note: The minutes are correct that the existence of two parcels was referred to as a "lot split." The [resubdivision](#) creating the two parcels comprising the original tennis club was not actually a lot split. The parcels were carved out of two adjacent pexisting lots, preserving the pre-existing property line between them. For reasons known only to the Irvine Company, they were not merged.]

**Page 8**, paragraph 2: *"Except for Commissioner Lowrey, the Commissioners disclosed ex parte communications with landowners in the **multi-zones mixed-use** zones."*

**Page 10**, paragraph 2: *"Jim Mosher suggested making the origins **known** of deleted rules **known** to **access-potential improve** usefulness and expressed concern for eliminating bluff overlay districts from Title 20, specifically Irvine Terrace."*