



**CITY OF NEWPORT BEACH**  
**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that on **Tuesday, November 14, 2023**, at **4:00 p.m.**, or soon thereafter as the matter shall be heard, a public hearing will be conducted in the City Council Chambers at 100 Civic Center Drive, Newport Beach. The City Council of the City of Newport Beach will consider the following application:

**Tennis and Pickleball Club at Newport Beach Project Amendment** – A legislative amendment to the 2012-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 the ancillary hotel uses 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 to the 2012-approved project requires the considerations of the following:

- General Plan Amendment: An amendment to Anomaly No. 46 of Table LU2 of the 2006 Newport Beach General Plan Land Use Element to amend the allowable development limits for the tennis club site;
- Local Coastal Program Amendment: An amendment to Local Coastal Program Implementation Plan Section 21.26.055.S.2 (Newport Beach Country Club Planned Community Coastal Zoning District Development Standards) to amend land use regulations for the tennis club site;
- Planned Community Development Plan Amendment: An amendment to Planned Community Development Plan No. 47 (Newport Beach Country Club Planned Community) to amend land use regulations and development standards on the tennis club site;
- Development Agreement: A Development Agreement between the applicant and the City pursuant to Section 15.45 of the Municipal Code, which would provide vested right to develop the proposed project while also providing negotiated public benefits for a term of 15 years; and
- Addendum to the 2010 Mitigated Negative Declaration: Pursuant to the California Environmental Quality Act ("CEQA"), the addendum addresses reasonably foreseeable environmental impacts resulting from the proposed development.

**NOTICE IS HEREBY FURTHER GIVEN** that the City has prepared the Tennis Club at Newport Beach Negative Declaration Addendum to the previously adopted Mitigated Negative Declaration No. ND2010-008 (SCH 2010091052). To address reasonably foreseeable environmental impacts resulting from the proposed project, the City has determined that an addendum to the previously adopted Mitigated Negative Declaration No. ND2010-008 is warranted pursuant to the California Environmental Quality Act (CEQA). Once completed, the document will be made at the Planning Division or at the City of Newport Beach website at [www.newportbeachca.gov/ceqa](http://www.newportbeachca.gov/ceqa).

**NOTICE IS HEREBY FURTHER GIVEN** that on March 23, 2023, by a vote of 5 ayes, 1 absent, and 1 recused, the Planning Commission of the City of Newport Beach recommended that the City Council approve the Tennis and Pickleball Club at Newport Beach Project Amendment.

All interested parties may appear and present testimony in regard to 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, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapters 20.64 and 21.64. The application may be continued to a specific future meeting date, and if such an action occurs additional public notice of the continuance will not be provided. Prior to the public hearing the agenda, staff report, and documents may be reviewed at the City Clerk's Office, 100 Civic Center Drive, Newport Beach, California, 92660 or at the City of Newport Beach website at [www.newportbeachca.gov](http://www.newportbeachca.gov). 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.

For questions regarding details of the project please contact David Lee, Senior Planner, at 949-644-3225 or [dlee@newportbeachca.gov](mailto:dlee@newportbeachca.gov), 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2021-260

**Zone:** PC-47 (Newport Beach Country Club Planned Community)

**Location:** 1602 East Coast Highway

**Activity No.:** General Plan Amendment, Local Coastal Program Amendment, Planned Community Development Plan Amendment, Development Agreement

**General Plan:** MU-H3/PR (Mixed-Use Horizontal 3/Parks and Recreation)

**Applicant:** Golf Realty Fund, Managing Owner



/s/ Leilani I. Brown, MMC, City Clerk, City of Newport Beach