



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

NOTICE IS HEREBY GIVEN that on **Tuesday, October 28, 2005**, 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, California 92660. The City Council of the City of Newport Beach will consider the following application:

Snug Harbor Surf Park – A request to redevelop the central 15.38-acre parcel of the privately owned Newport Beach Golf Course. The existing driving range and putting green, pro-shop, restaurant and bar, and three holes of golf would be removed and replaced with a new surf-focused outdoor commercial recreation use (i.e., a surf park). The site would be improved with approximately five acres of surfing lagoon surrounded by viewing platforms, seating, pools, a spa, restrooms, landscaping, and 351 surface parking spaces. The proposed hours are from 6a.m. to 11p.m., daily. The project includes the construction of a new three-story amenity clubhouse which would provide a reception and lobby area, surf academy, fitness facility, yoga center, administrative offices, locker rooms, retail space, a restaurant, viewing suites, and a coffee and snack bar. The basement level would provide space for golf cart storage, surfboard storage, facility storage, mechanical equipment, and staff area. The project also includes a two-story athlete accommodation building with 20 rooms. In total, the project would provide approximately 79,533 square feet of building area, however 19,761 square feet is excluded from the total development limit of the site as incidental building area consistent with Table LU1 (Land Use Plan Categories) of the General Plan for properties categorized as Parks and Recreation. As golf operations are proposed to continue, existing access would be maintained to the golf course holes identified as the front six and the back nine. To implement the project, the City Council will consider approving the following:

- **ALUC Override:** To override the August 7, 2025, Orange County Airport Land Use Commission (ALUC) determination that the project is inconsistent with the 2008 John Wayne Airport Environs Land Use Plan (AELUP) pursuant to California Public Utilities Code Section 21676(b). On September 11, 2025, the City provided the ALUC and the State Department of Transportation of Aeronautics Program a copy of the proposed decision and findings;
- **General Plan Amendment:** To increase the development limit from 20,000 square feet to 59,772 square feet for Anomaly Number 58, as identified in Table LU2 of the General Plan Land Use Element;
- **Major Site Development Review:** To construct a nonresidential building larger than 20,000 square feet;
- **Conditional Use Permit:** To allow the operation of an outdoor commercial recreation use, to authorize alcohol sales within the amenity clubhouse and throughout the grounds of the surfing lagoon, to establish the appropriate parking rate, and to allow the construction of buildings taller than 18 feet; and
- **Modification Permit:** To allow for the construction of retaining walls taller than 8 feet.

NOTICE IS HEREBY FURTHER GIVEN that an Environmental Impact Report (EIR) (SCH No. 2024110238) has been prepared by the City of Newport Beach in connection with the application noted above and in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq) and Council Policy K-3. The deadline to provide the City with comments on the adequacy of the Draft EIR ended on July 7, 2025. However, the City encourages members of the public to review the EIR that addresses any significant environmental issues associated with the project. It is the present intention of the City to certify the EIR and the supporting documents. Copies of the Draft EIR and supporting documentation are available for public review and inspection in the Planning Division. The Final EIR, including supporting documentation and response to comments, is available at the Planning Division upon request and on the City of Newport Beach website at www.newportbeachca.gov/ceqa.

NOTICE IS HEREBY FURTHER GIVEN that on September 4, 2025, by a unanimous vote, the Planning Commission of the City of Newport Beach recommended that the City Council approve the project and certify the EIR.

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 Chapter 20.64 (Appeals). 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. 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 Joselyn Perez, Senior Planner, at 949-644-3312, or jperez@newportbeachca.gov.

Project File No.: PA2024-0069

Activities: ALUC Override, General Plan Amendment, Major Site Development Review, Conditional Use Permit, Modification Permit, Environmental Impact Report

Zone: Santa Ana Heights Specific Plan/ Open Space and Recreation (SP-7/OSR)

General Plan: Parks and Recreation (PR)

Location: 3100 Irvine Avenue, Newport Beach, CA, 92660

Applicant: Back Bay Barrels, LLC

/s/ Molly Perry, Interim City Clerk, City of Newport Beach