

Attachment D

Redline-Strikeout Version of Proposed Amendment

Local Coastal Program Implementation Plan Amendment Related to Development Standards of the Tennis ~~and Pickleball~~ Club portion within the Newport Beach Country Club Planned Community (PC-47) (PA2021-260)

Amend Section 21.26.055.S (Newport Beach Country Club) of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code to read as follows:

S. Newport Beach Country Club (PC-47).

2. Tennis ~~and Pickleball~~ Club.

a. Density/intensity limit: ~~seven~~ **four (4)** tennis courts ~~and fourteen (14) pickleball courts~~; and three thousand seven hundred twenty-five (3,725) square foot clubhouse.

b. Height: thirty (30) feet for clubhouse.

c. Parking: ~~twenty-eight (28) spaces~~ **seventy-two (72) spaces**.

3. Residential.

a. Detached Residential (Villas)

i. Density/intensity limit: ~~five~~ **two** single-family dwelling units.

ii. Development Standards:

Villa Designation	Villa A (TTM Lot #1)	Villa B (TTM Lot #2)
Lot Size	5,000 square feet minimum	
Lot Coverage (Maximum)	70%	65%
Building Height	39 feet, measured in accordance with the Height and Grade definition of Section 2.0 General Conditions and Regulations	
Building Side Yard Setbacks	3 feet minimum	
Building Front and Rear Yard Setbacks	5 feet minimum	
Enclosed Parking Space for Each Unit	2	2
Open Guest Parking Space for Each Unit	One space - could be located on the private driveway – No overhang to the private street/cul-de-sac is allowed	

b. Attached Residential (Condominiums)

- i. Density/intensity limit: three (3) attached residential units.
- ii. Setbacks: five (5) feet from any property line.
- iii. Height: forty-six (46) feet to be located atop of the 2-story hotel buildings in a manner that does not obstruct blue-water coastal views from LUP-designated coastal view roads.
- iv. Parking: three (3) enclosed spaces and one guest space per dwelling unit.

4. ~~(The Bungalows)~~ **Hotel**

- a. Density/Intensity Limit: ~~forty-one (41) short-term guest rental units~~ **rooms**. The maximum **total** allowable gross floor area for the **hotel rooms** shall be ~~twenty-eight thousand three hundred (28,300)~~ **forty-seven thousand four hundred eighty-four (47,484)** square feet with a two thousand two hundred (2,200) square-foot concierge and guest center, **four thousand six hundred eighty-six (4,686) square feet of ancillary hotel uses**, and a seven thousand five hundred (7,500) square-foot spa facility.
- b. Setbacks: five feet from any property line.
- c. Height: thirty-one (31) feet.
- d. Parking: ~~thirty-four (34) parking spaces~~ **forty-one (41) parking spaces**.