



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, May 12, 2022**, at **6:30 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Newport Beach Tennis Club Development Agreement Extension – The City and Golf Realty Fund, Managing Owner ("GRF"), entered into a Development Agreement ("Agreement") in 2012 to ensure the orderly redevelopment of the Newport Beach Tennis Club site over time with a replacement tennis facility, visitor accommodations, and 5 single-family homes ("Approved Project"). The term of the Agreement is 10 years and it will expire on September 23, 2022, if no action is taken. The Agreement provides GRF the vested right to implement the Approved Project provided it is in compliance with the approved entitlements and development standards specified in the Newport Beach Country Club Planned Community for the Tennis Club site. The Agreement also requires GRF to provide certain public benefits. GRF requests a 10-year extension.

NOTICE IS HEREBY FURTHER GIVEN that all significant environmental concerns for the project have been addressed in a previously adopted Mitigated Negative Declaration No. ND2010-008 (SCH 2010091052). The proposed Agreement extension does not change the Approved Project but rather only extend the term of the Agreement. The proposed extension does not change the Approved Project or amend any development standards, development requirements or required mitigation measures identified in the adopted Mitigation Negative Declaration No. ND2010-008. Copies of the previously prepared environmental document are available for public review and inspection at the Planning Division or at the City of Newport Beach website at www.newportbeachca.gov/ceqa.

All interested parties may appear and present testimony regarding 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. 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.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing, and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/planningcommission. 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. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Rosalinh Ung, Principal Planner, at 949-644-3208, rung@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2022-038

Activity No.: DA2022-001

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

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

Location: 1602 East Coast Highway

Applicant: Golf Realty Fund, Managing Owner

Curtis Ellmore, Secretary, Planning Commission, City of Newport Beach