



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Tuesday, November 20, 2018**, at **3:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. The Zoning Administrator of the City of Newport Beach will consider the following application:

Newport Beach Country Club-Tennis Club Site – A Coastal Development Permit for the following: redevelopment of the Tennis Club Site including the demolition of an existing 3,725 square feet tennis clubhouse, a 125-space surface parking lot, and 18 out of 24 tennis courts; construction of a new 3,725 square foot tennis clubhouse with 38 surface parking spaces, a stadium-style tennis court, five single-family residential units (from 2,200 to 6,385 square feet in size) with a minimum of two enclosed parking spaces for each unit, 27 hotel units (from 570 to 2,485 square feet in size) with 50 surface parking spaces, a 2,170 square foot concierge and guest center, a 7,490 square foot spa/fitness center, and a swimming pool; and subdivisions consisting of a Tentative Parcel Map for the consolidation of 11 parcels (Lots 1 through 7 and Lots A through D) and Vesting Tentative Tract Map No. NT2005-003 (TTM15347).

NOTICE IS HEREBY FURTHER GIVEN that all significant environmental concerns for the proposed project have been addressed in a previously certified environmental document ([Mitigated Negative Declaration No. ND2010-008 \(PA2005-140\)](#), [State Clearinghouse No. 20100091052](#), per [City Council Resolution No. 2012-9](#)), and that the City of Newport Beach intends to use said document for the above noted project. Furthermore, there are no additional reasonable alternative or mitigation measures that should be considered in conjunction with said project. 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 <http://www.newportbeachca.gov/ceqa>.

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. 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. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 21.64. Fees are required to appeal any final action on a Coastal Development Permit to the Planning Commission or City Council. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City may not be appealed to the California Coastal Commission.

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, California, CA 92660 or at the City of Newport Beach website at www.newportbeachca.gov/zoningadministrator. 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 p.m. on the business day immediately prior to the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Makana Nova, Associate Planner, at (949) 644-3249, mnova@newportbeachca.gov.

Project File No.: PA2017-091

Activity No.: CD2017-039

Zone: PC-47 (Newport Country Club)

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

Coastal Land Use Plan: MU-H/PR (Mixed-Use Horizontal)

FILING DATE: May 1, 2017

Location: 1602 East Coast Highway

Applicant: Golf Realty Fund