



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, February 28, 2019**, 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 – Annual Development Agreement Review - Pursuant to Section 15.45.080 of the Municipal Code and Section 65865.1 of the California Government Code, the City is conducting a review of Development Agreement No. DA2008-001 for the Newport Beach Country Club – Tennis Club Site. The Development Agreement was executed in 2012, and it provides for the construction and operation of 27 hotel units with a 2,170 square-foot concierge and guest meeting facility, five single-unit residential dwellings, a 3,725 square-foot tennis clubhouse, 7,490 square-foot spa/fitness center, retaining six existing tennis courts, and one lighted stadium-center tennis court. The Zoning Administrator will review Golf Realty Fund's good faith compliance with the provisions of the Development Agreement.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321 (Enforcement Actions by Regulatory Agencies) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment. This section exempts actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, adopted, or prescribed by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered or adopted by the regulatory agency.

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 Section 15.45.080. 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/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 or mnova@newportbeachca.gov.

Project File No.: PA2016-196

Activity No.: DA2008-001

Zone: PC-47 (Newport Beach Country Club)

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

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

FILING DATE: December 11, 2018

Location: 1602 East Coast Highway

Applicant: Golf Realty Fund, O Hill Properties