



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, January 14, 2021**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

Annual Review of Newport Beach Country Club – Tennis Club Site Development Agreement - 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.

SPECIAL NOTICE REGARDING COVID-19

Given the Declaration of a State Emergency and Proclamation of Local Emergency related to COVID-19, we recommend that you submit your questions and comments in writing for the Zoning Administrator's consideration by sending them to the Community Development Department at CDD@newportbeachca.gov. To give the Zoning Administrator adequate time to review your questions and comments, please submit your written comments by **Wednesday, January 13, 2021, at 12:00 p.m.** Please review the Zoning Administrator Agenda for participation instructions. The Agenda, staff report and corresponding documents will be posted to the City's website at www.newportbeachca.gov/zoningadministrator, by end of business day on **Friday, January 8, 2021**. The City of Newport Beach thanks you in advance for continuing to take precautions to prevent the spread of the COVID-19 virus. If you are unable to participate in the meeting via the process set forth in the agenda, please contact the Planning Division at 949-644-3200 or CDD@newportbeachca.gov and our staff will attempt to accommodate you.

For questions regarding this public hearing item please contact Makana Nova, Associate Planner, at 949-644-3249 or mnova@newportbeachca.gov, 100 Civic Center Drive, Newport Beach, CA 92660.

Project File No.: PA2016-196

Activity No.: DA2008-001

Zone: PC-47 (Newport Beach Country Club)

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

Location: 1602 East Coast Highway

Applicant: Golf Realty Fund, O Hill Properties