



## Legislation Details (With Text)

**File #:** 22-1093 **Version:** 1

**Status:** Public Hearing

**File created:** 9/1/2022 **In control:** Planning Commission

**On agenda:** 9/8/2022 **Final action:**

**Title:** TENNIS CLUB AT NEWPORT BEACH PROJECT AMENDMENT (PA2021-260)  
Site Location: 1602 East Coast Highway

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ITEM NO. 3 STAFF REPORT, 2. 3a\_Additional Materials Received\_Staff Memo\_PA2021-260, 3. 3b\_Additional Materials Received\_Various\_PA2021-260, 4. 3c\_Additional Materials Received\_Bolletieri-Abdali\_PA2021-260

Date	Ver.	Action By	Action	Result
9/8/2022	1	Planning Commission		

TENNIS CLUB AT NEWPORT BEACH PROJECT AMENDMENT (PA2021-260)  
Site Location: 1602 East Coast Highway

**Summary:**

An amendment to the 2012 approved Tennis Club at Newport Beach project to: 1) increase the number of future tennis courts from 7 to 8 courts, 2) increase the number of future hotel rooms from 27 to 41 rooms, 3) increase the gross floor area of the ancillary hotel uses by 4,686 square feet, and 4) provide 3 attached condominium units and 2 detached single family residences in-lieu of 5 detached single-family residences. The proposed changes to the 2012 approved project require the consideration of the following land use:

- General Plan Amendment: An amendment to Anomaly No. 46 of Table LU2 of the 2006 Newport Beach General Plan Land Use Element to amend the allowable development limits for the tennis club site;
- Local Coastal Program Implementation Plan Amendment: An amendment to Local Coastal Implementation Plan Section 21.26.055.S.2 (Tennis Club of Newport Beach Country Club Planned Community Coastal Zoning District Development Standards) to amend land use regulations for the tennis club site
- Planned Community Development Plan Amendment: An amendment to Planned Community Development Plan No. 47 (Newport Beach Country Club Planned Community) to amend land use regulations and development standards on the tennis club site;
- Major Site Development Review Amendment (SD2011-002): A site development review in accordance to Section 4.0 (Site Development Review) of Planned Community Development Plan No. 47 and Newport Beach Municipal Code (NBMC) Section 20.52.80 (Site Development Reviews) for the construction of the proposed project;
- Coastal Development Permit Amendment (CD2017-039): An amendment to Coastal Development

Permit No. CD2017-039 for the demolition of existing structures, further subdivision on the tennis club site, and implementation of the project;

- Tentative Vesting Tract Map Amendment (NT2005-003): An amendment to Tentative Vesting Tract Map pursuant to Title 19 of the Municipal Code to create separate lots for the tennis club site;
- Limited Term Permit Amendment (XP2011-004): A limited term permit to allow temporary use of structures during construction pursuant to Section 20.60.015 of the Municipal Code;
- Development Agreement Amendment (DA2008-001): A second amendment to the Development Agreement between the Applicant and the City, pursuant to NBMC Sections 15.45 (Development Agreement), which would provide vested right to develop the proposed project while also providing negotiated public benefits and extend the term of Agreement for additional ten years; and
- Addendum to the 2010 Mitigated Negative Declaration (ND2010-008): Pursuant to the California Environmental Quality Act ("CEQA"), the addendum addresses reasonably foreseeable environmental impacts resulting from the proposed development

**Recommended Action:**

1. Conduct a public hearing;
2. Find that the Proposed Project will not result in any new significant impacts that were not previously analyzed in the adopted Mitigated Negative Declaration No. ND2010-008 (SCH 2010091052) for the Approved Project, and the addendum has been prepared to address reasonably foreseeable environmental impacts resulting from the Proposed Project; and
3. Adopt Resolution No. PC2022-022 recommending City Council approval of PA2021-260, which includes adoption of a Mitigated Negative Declaration Addendum, and approval of a General Plan Amendment, Local Coastal Land Use Plan Amendment, Planned Community Development Plan Amendment, Major Site Development Review Amendment, Coastal Development Permit Amendment, Vesting Tentative Tract Map Amendment, Limited Term Permit Amendment, and Development Agreement Amendment for The Tennis Club at Newport Beach Project located at 1602 East Coast Highway.