



**NOTICE OF AVAILABILITY OF  
DRAFT LOCAL COASTAL PROGRAM AMENDMENT TO REVISE  
DEVELOPMENT STANDARDS FOR TENNIS CLUB AT NEWPORT BEACH  
(PA2021-260)**

**NOTICE IS HEREBY GIVEN** that in accordance with applicable provisions of the Coastal Act and California Code of Regulations (CCR) §13515, a draft of the proposed amendment is available for public review and inspection at the Planning Division and at all branches of the Newport Beach Public Library for the following amendment to the Implementation Plan (IP) of certified Local Coastal Program (LCP):

**The Tennis Club at Newport Beach LCP Amendment (LC2021-004)** – An amendment to the Newport Beach Municipal Code (NBMC) Title 21 (Local Coastal Program Implementation Plan) to amend the development standards of the Tennis Club portion of the Newport Beach Country Club Planned Community Development Plan (PC-47) which consists of a tennis clubhouse with seven (7) tennis courts, five (5) single-family residences, and twenty-seven (27) hotel units, to include one (1) additional tennis court, fourteen (14) additional hotel units, additional amenities that are ancillary to the hotel, and convert three (3) single-family residences to attached residential condominiums.

The Planning Commission of the City of Newport Beach is scheduled to consider this item and make a recommendation to the City Council at a regular meeting to be held at 6:30 p.m. on September 8, 2022, at the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. The date and time of the Planning Commission meeting will be noticed in accordance with City of Newport Beach notification requirements.

Furthermore, the City Council of the City of Newport Beach is tentatively scheduled to consider this item at a regular meeting to be held at 4:00 p.m. on September 27, 2022, at the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. The date and time of the City Council meeting will be noticed in accordance with City of Newport Beach notification requirements.

For questions regarding this proposed LCP Amendment, please contact David Lee, Associate Planner, at 949-644-3225, [dlee@newportbeachca.gov](mailto:dlee@newportbeachca.gov).

**Proposed Amendment to the City of Newport Beach Local Coastal Program Implementation Plan Related to Development Standards of the Tennis Club portion within the Newport Beach Country Club Planned Community (PC-47) (LC2022-005)**

Amend Section 21.26.055.S.2 (Planned Community Coastal Zoning District Development Standards) of Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code to read as follows:

S. Newport Beach Country Club (PC-47).

2. Tennis Club.

- a. Density/intensity limit: ~~seven~~ **eight (8)** tennis courts; and three thousand seven hundred twenty-five (3,725) square foot clubhouse.
- b. Height: thirty (30) feet for clubhouse.
- c. Parking: ~~twenty-eight (28) spaces~~ **thirty-two (32) spaces**

3. Residential.

a. Detached Residential

- i. Density/intensity limit: **two single-family dwelling units.**

ii. Development Standards:

Villa Designation	Villa A TTM Lot #1	Villa B TTM Lot #2	Villa C TTM Lot #3	Villa D TTM Lot #4	Villa E TTM Lot #5
Lot Size	5,000 square feet minimum				
Lot Coverage (Maximum)	70%	65%	55%	40%	55%
Building Height	35 feet				
Building Side Setbacks	3 feet minimum				
Building Front and Rear Setbacks	5 feet minimum				
Enclosed Parking Space for Each Unit	2	2	3	3	2
Open Guest Parking Space for Each Unit	One space—Could be located on the private driveway—No overhang to the private street/cul-de-sac is allowed				

b. Attached Residential.

- i. Density/intensity limit: **Three (3) attached residential units.**

ii. Setbacks. Five (5) feet from any property line.

iii. Height. Fifty (50) feet

iv. Parking: Four (4) spaces per dwelling unit

4. **Hotel** (The Bungalows).

a. Density/Intensity Limit. **Forty-one (41)** short-term guest rental units. The maximum allowable gross floor area for the bungalows shall be ~~twenty-eight thousand three hundred (28,300)~~ **forty-four thousand seven hundred eighty-five (44,785)** square feet with a two thousand two hundred (2,200) square-foot concierge and guest center, **four thousand seven hundred (4,700) square feet of ancillary hotel uses**, and a seven thousand five hundred (7,500) square-foot spa facility.

b. Setbacks: five feet from any property line.

c. Height: thirty-one (31) feet.

d. Parking: ~~thirty-four (34) parking spaces.~~ **Forty-one (41) parking spaces**