



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION
FROM: Seimone Jurjis, Assistant City Manager/Community Development Director
SUBJECT: Report of actions taken by the Zoning Administrator and/or Community Development Director for the week ending August 4, 2023.

**COMMUNITY DEVELOPMENT DIRECTOR
OR ZONING ADMINISTRATOR ACTIONS**
(Non-Hearing Items)

Item 1: The Champions Club Staff Approval (PA2023-0138)
Site Address: 1107 Jamboree Road

Action: Approved

Council District 4

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
949-644-3200
www.newportbeachca.gov

COMMUNITY DEVELOPMENT DIRECTOR ACTION LETTER

Subject: **The Champions Club (PA2023-0138)**
 ▪ Staff Approval

Site Location **1107 Jamboree Road**

Applicant **Champion Management Group, Inc.**

Legal Description **Parcel 2 of Resubdivision No. 413**

On **August 3, 2023**, the Community Development Director approved a staff approval authorizing a new operator, Champion Management Group Inc. ("Applicant"), to operate six existing tennis courts located on Parcel 2 of Resubdivision No. 413 ("Property") under the name "The Champions Club". These six (6) courts were previously a part of the Palisades Tennis Club, which will continue to separately operate the ten (10) existing tennis courts and clubhouse located on Parcel 1 of Resubdivision No. 413. The Community Development Director finds that the change in operator for the six (6) courts on Parcel 2 to be in substantial conformance with the previously approved Use Permit No. UP1697.

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** PR (Parks and Recreation)
- **Zoning District:** PR (Parks and Recreation)
- **Coastal Land Use Category:** PR (Parks and Recreation)
- **Coastal Zoning District:** PR (Parks and Recreation)

BACKGROUND

On October 4, 1973, Use Permit No. UP1697 was approved by the Planning Commission, authorizing the construction of a private tennis club with lighted tennis courts, known as the John Wayne Tennis Club at the time. At the time of the approval, both Parcel 1 and Parcel 2 were owned by The Irvine Company. A vicinity map (Attachment No. CD 1) and the parcel map for Resubdivision No. 413 (Attachment No. CD 2) has been to demonstrate the layout of the parcels.

The approval included a total of 16 tennis courts (15 regular courts and one (1) tennis ball machine court), an approximately 8,100-square-foot, two (2)-level tennis clubhouse consisting of restrooms and locker rooms, lounges, offices, and snack and apparel shops. Additionally, 78 parking spaces were provided in an on-site surface parking lot located on Parcel 2, which accommodated the clubhouse and all tennis courts. Parcel 1 does not include parking. Since both parcels were solely operated by the John Wayne Tennis Club,

the parking was intended to be provided for all 16 courts. UP1697 limited the hours of operation for the club to the hours of 7 a.m. to midnight, daily. All conditions of approval are included in Attachment No. CD 3.

Subsequent to the approval of UP1697, the John Wayne Tennis Club began operations in 1974. In 1995, the change of ownership led to the change of name to the Palisades Tennis Club. Parcel 1 and Parcel 2 have become separately owned, with Parcel 2 being owned in common with the Hyatt Regency Hotel.

PROPOSED CHANGES

The Applicant is proposing to operate the six (6) existing tennis courts on Parcel 2 for tennis play and instruction, under the name "The Champions Club." The operation is separate from the Palisades Tennis Club, which will remain in operation on Parcel 1 with ten (10) existing courts. The Applicant is proposing hours of operation between 8 a.m. to 8:30 p.m., daily. Pickleball of any form is strictly prohibited at the club unless an amendment is filed for a new use permit (Condition of Approval No. 6).

Since the on-site parking lot is located on Parcel 2, the property owner has provided confirmation that parking will continue to be provided to members of the Palisades Tennis Club (Attachment No. CD 5). This has been included as Condition of Approval No. 3 as a part of this Staff Approval.

As previously stated, Parcel 2 is owned in common with the Hyatt Regency Hotel. Therefore, the Champions Club will have affiliation with the hotel. In addition to the on-site parking lot, the club will have the exclusive use of 43 parking spaces located on the adjacent hotel parking lot, as well as access to overflow parking spaces for special events on an as-needed basis. Hotel members will have fee-based access to the club facilities. Members of the club will have access to the hotel's restroom facilities. Since the clubhouse and restrooms are located within the Palisade's property, members of the Champions Club will not have access to Palisade's facilities.

No physical improvements are proposed for the Applicant's request to continue tennis operations. Any future changes or improvements to the club will require further review by City staff and may require additional entitlements and/or building permits.

FINDINGS

Pursuant to Section 20.54.070 (Changes to an Approved Project) of the Newport Beach Municipal Code (NBMC), the Community Development Director may authorize minor changes to an approved site plan, architecture, or the nature of the approved use without a public hearing, and waive the requirement for a new use permit application. In this case, the Community Development Director has determined that the new club operator is in substantial conformance with UP1697 because the project's changes:

Finding:

- A. *Are consistent with all applicable provisions of this Zoning Code.*

Facts in Support of Finding:

1. The Property is located in the Parks and Recreation (PR) Zoning District, which is intended to provide for areas appropriate for land used or proposed for active public or private recreational use. A tennis club is a listed example of an allowed use within the PR Zoning District. The six (6) existing tennis courts on Parcel 2 are part of the tennis club originally authorized by UP1697.
2. A new operator on Parcel 2 does not conflict with the allowances of UP1697, as the courts will continue to be used for tennis play and instruction. As conditioned, no pickleball is permitted on any courts as a part of the new operation. Adequate and available parking for both the Project and Palisades is also included as a condition of approval.

Finding:

- B. *Do not involve a feature of the project that was a basis for or subject of findings or exemptions in a negative declaration or Environmental Impact Report for the project.*

Fact in Support of Finding:

1. UP1697 included an Environmental Impact Report which discussed the construction of the tennis club, clubhouse, associated parking, etc. and its potential impact on human resources, geologic hazards, flooding, ground water, noise, air resources, vegetation and animal life, traffic, and public recreational facilities. The report concludes that the tennis club does not have a significant effect on the environment.
2. There are no physical changes proposed. The Applicant is proposing to operate the six (6) existing courts on Parcel 2, separately from the existing Palisades Tennis Club on Parcel 1. Since there is no change in use of the tennis courts, there are no features of the project that can potentially affect the environment,

Finding:

- C. *Do not involve a feature of the project that was specifically addressed or was the subject of a condition(s) of approval for the project or that was a specific consideration by the applicable review authority in the project approval.*

Facts in Support of Finding:

1. The proposed change of operator on Parcel 2 does not involve a feature that was specifically conditioned or addressed by UP1697. The Champions Club is

proposing to operate within the conditioned hours of operation (7 a.m. to midnight, daily).

2. There are no physical changes proposed. Any future changes are subject to building permits and a potential amendment to UP1697.
3. Additional conditions of approval for the club have been included as a part of this Staff Approval to provide zoning clearance for the new use.

Finding:

D. Do not result in an expansion or change in operational characteristics of the use.

Facts in Support of Finding:

1. Fact A.2 is hereby incorporated as reference.
2. Fact C.2 is hereby incorporated as reference.

CONDITIONS

1. The development shall be in substantial conformance with the approved site plan and floor plan stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. All applicable conditions of approval for Use Permit No. UP1697 shall remain in effect.
3. *Adequate parking for the Palisades Tennis Club of Parcel 1 shall be provided on the Hyatt Regency Hotel property.*
4. *Any special events for the Tennis Club on Parcel 2 shall be coordinated with the Hyatt Regency Hotel to avoid potential issues with parking.*
5. *Members of the Tennis Club on Parcel 2 shall have access to restroom facilities at the Hyatt Regency Hotel.*
6. *There shall be no pickleball activities of any kind within the Tennis Club on Parcel 2.*
7. The Community Development Director may add to or modify conditions to this staff approval, or revoke this staff approval upon determination that the operations, which is the subject of this staff approval, causes injury, or is detrimental to the public health, safety, peace, or general welfare of the community or if the property is operated or maintained so as to constitute a public nuisance.
8. To the fullest extent permitted by law, Applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers,

employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the The Champions Club including, but not limited to, a staff approval under PA2023-0138. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The Applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



David S. Lee
Senior Planner

Approved by:



Seimone Jurjis
Assistant City Manager

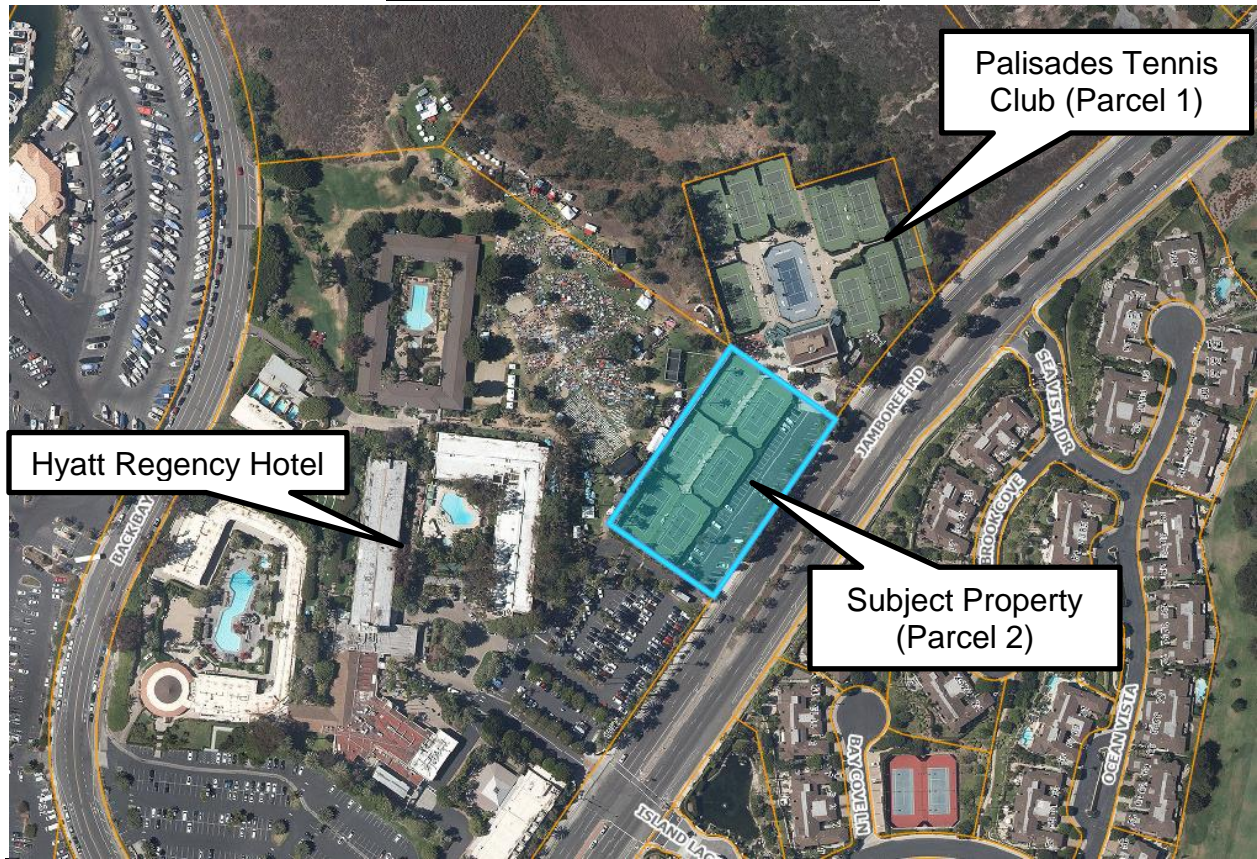
JM/dl

- Attachments:
- CD 1 Vicinity Map
 - CD 2 Parcel Map for Subdivision No. 413
 - CD 3 Use Permit No. UP1697
 - CD 4 Applicant's Project Description
 - CD 5 Correspondence from Property Owner Regarding Parking
 - CD 6 Project Plans

Attachment No. CD 1

Vicinity Map

VICINITY MAP



Staff Approval
PA2023-0138

1107 Jamboree Road

Attachment No. CD 2

Parcel Map for Subdivision No. 413

PARCEL MAP

IN THE CITY OF NEWPORT BEACH,
COUNTY OF ORANGE,
STATE OF CALIFORNIA.

MAY 16 1974

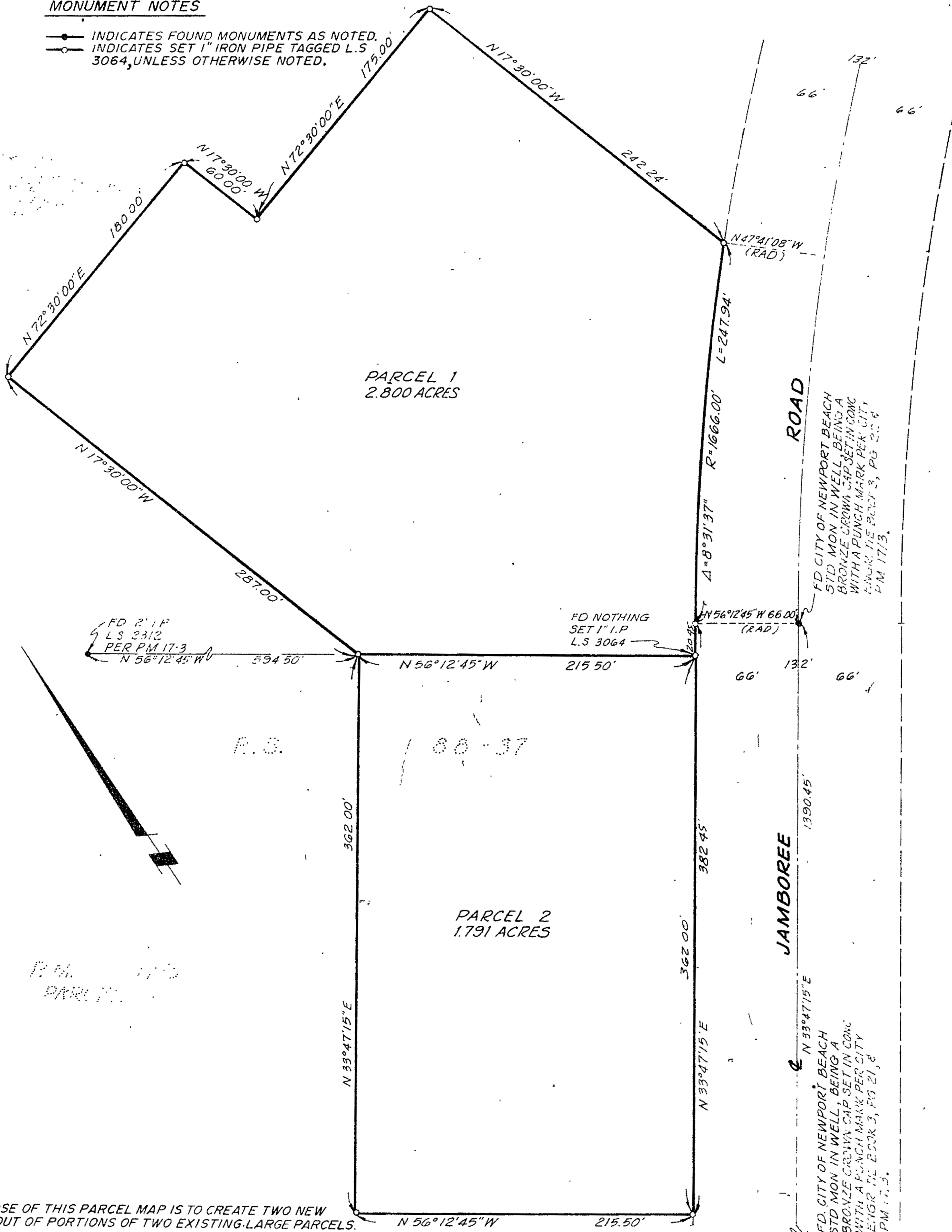
FILED AT 4:10 P.M. BY BOOK **615** PAGE **5**
OF PARCEL MAPS, COUNTY OF ORANGE, CALIFORNIA
AT REQUEST OF COUNTY SURVEYOR
J. PHILIP CARLILE, COUNTY RECORDER

\$500

BEING A PARCEL MAP OF A PORTION OF PARCEL 2 OF A PARCEL
MAP RECORDED IN BOOK 17, PAGE 3 OF PARCEL MAPS AND A
PORTION OF BLOCK 55, IRVINE'S SUBDIVISION, RECORDED IN
BOOK 1, PAGE 88, OF MISCELLANEOUS RECORD MAPS OF ORANGE
COUNTY, CALIFORNIA.

MONUMENT NOTES

- INDICATES FOUND MONUMENTS AS NOTED.
- INDICATES SET 1" IRON PIPE TAGGED L.S. 3064, UNLESS OTHERWISE NOTED.



ROAD
FD CITY OF NEWPORT BEACH
STD MON IN WELL BEING
BRONZE CROWN CAP SET IN CONC
WITH A PUNCH MARK PER CITY
ENGR. PL. BOOK 3, PG. 21, 4
P.M. 1713.

FD CITY OF NEWPORT BEACH
STD MON IN WELL BEING
BRONZE CROWN CAP SET IN CONC
WITH A PUNCH MARK PER CITY
ENGR. PL. BOOK 3, PG. 21, 4
P.M. 1713.

NOTE:

THE PURPOSE OF THIS PARCEL MAP IS TO CREATE TWO NEW PARCELS OUT OF PORTIONS OF TWO EXISTING LARGE PARCELS.

BASIS OF BEARINGS:

THE BEARING OF THE CONSTRUCTION CENTERLINE OF JAMBOREE ROAD, N 33° 47' 15" E AS PER O.R. 7964 / 631 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF THE JOHN WAYNE TENNIS CLUB IN SEPTEMBER, 1973. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREON, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Alan B. Conville
ALAN B. CONVILLE
L. S. 3064

CITY ENGINEER'S CERTIFICATE:

THIS MAP HAS BEEN EXAMINED THIS 17TH DAY OF APRIL, 1974, FOR CONFORMANCE WITH THE REQUIREMENTS OF SECTION 11575 OF THE SUBDIVISION MAP ACT.

Benjamin B. Nolan
BENJAMIN B. NOLAN R.C.E. 12806
CITY ENGINEER

COUNTY SURVEYOR'S CERTIFICATE:

EXAMINED AND APPROVED THIS 16TH DAY OF May, 1974.

L. Mc CONVILLE
COUNTY SURVEYOR

BY *Lawrence L. Bacon*
DEPUTY COUNTY SURVEYOR

PM 615
Resub 413
1/1

Attachment No. CD 3

Use Permit No. UP1697

USE PERMIT APPLICATION
CITY OF NEWPORT BEACH

No. 1697
Application Rec'd by WAL
Fee: \$150.00

Department of Community Development
Zoning and Ordinance Administration Division
3300 Newport Boulevard
Phone (714) 673-2110

Applicant (Print) THE JOHN WAYNE TENNIS CLUB Phone 644-6900
646-0526

Mailing Address 23 LOCHMOOR LANE, NEWPORT BEACH

Property Owner IRVINE COMPANY Phone 644-3011

Mailing Address 550 NEWPORT CENTER DRIVE

Address of Property Involved WESTERLY SIDE OF JAMBREE ROAD,
NORTH OF NEWPORTER INN PROPERTY. (1171 JAMBREE ROAD)

Purpose of Application (describe fully) CONSTRUCTION OF PRIVATE
TENNIS CLUB WITH 15 COURTS AND CLUBHOUSE. COURTS TO BE
LIGHTED AND OPERATED UNTIL 12 MIDNIGHT DAILY. ~~SEE WHEN~~
~~SEE WHEN TO NEWPORTER INN~~

Zone U Present Use VACANT, GOLF COURSE

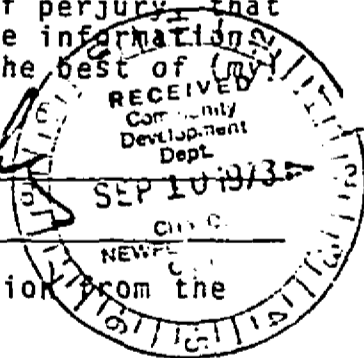
Legal Description of Property Involved (if too long, attach separate sheet)
SEE ATTACHMENTS.

OWNER'S AFFIDAVIT

(I) (We) THE IRVINE COMPANY depose and say that (I am) (we are) the owner(s) of the property(ies) involved in this application. (I) (We) further certify, under penalty of perjury, that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (our) knowledge and belief.

Signature(s) [Handwritten Signature]

AGENT



NOTE: An agent may sign for the owner if written authorization from the record owner is filed with the application.

DO NOT COMPLETE APPLICATION BELOW THIS LINE

Date Filed 9/10/73 Fee Pd. \$150.00 Receipt No. 72856

Hearing Date 10/4/73 Publication Date ---

Posting Date 9/20/73 Mail Date 9/20/73

P. C. Action Approved - Conditionally

Date 10-4-73 Appeal ---

C. C. Hearing --- C. C. Action ---

Date ---

CITY OF NEWPORT BEACH

October 2, 1973

TO: Planning Commission
FROM: Department of Community Development
SUBJECT: Use Permit Application No. 1697 (Public Hearing)

Request to permit the construction of a private tennis club with lighted tennis courts, and the acceptance of a Negative Declaration or an Environmental Impact Report.

LOCATION: Portion of Block 55, Irvine's Subdivision, located at 1171 Jamboree Road, on the westerly side of Jamboree Road, adjacent to the Newporter Inn.

ZONE: Unclassified

APPLICANT: The John Wayne Tennis Club, Newport Beach

OWNER: The Irvine Company, Newport Beach

Application

This application requests approval of private tennis club facilities in the Unclassified District. In accordance with Section 20.34.020 of the Newport Beach Municipal Code, all uses not otherwise not permitted by law shall be permitted in the Unclassified District, subject to the securing of a use permit in each case.

Environmental Impact Report

This project may have a significant environmental impact. A copy of the Environmental Impact Report and the findings and recommendations of the Environmental Affairs Committee are attached.

Subject Property and Surrounding Land Use

The subject property consists of a portion of the Newporter Golf Course adjacent to the Newporter Inn, and a vacated heliport and excess off-street parking for the Newporter Inn. To the north is vacant property; to the east, across Jamboree Road, is vacant property; to the south is the Newporter Inn; and to the west is the remaining portion of the golf course.

Analysis

The following outline reflects the major characteristics of the proposed development:

Lot Area 199,967 sq.ft.±

Clubhouse

Building Height	25 ft. (to top of roof)
Lower level (consisting of dressing rooms, restrooms, lounges, snack shop, apparel shop)	4,712 sq.ft.±
Upper level (consisting of offices, card room, cocktail lounges, restrooms)	3,440 sq.ft.±
Tennis Courts (enclosed by 12 ft. high chain link fences with woven slats)	15 regular courts, 1 tennis ball machine court
Setbacks from Jamboree Road	
Tennis courts	15 ft. ±
Clubhouse	50 ft. ±
Off-street Parking	78 spaces

Access

Easement over Newporter Inn property to main entrance of the Inn on Jamboree Road

Landscaping

3 ft. wide planter adjacent to parking area on Jamboree Road; 15 ft. + wide planter adjacent to tennis courts on Jamboree Road; landscaping surrounding clubhouse.

Proposed Membership of Club

"regular" members - 400 (average 3 persons/regular membership)	-	1200
"associate" members - 125 (average 2 persons/associate membership)	-	250
"individual" members - 200 (1 person/individual membership)	-	<u>200</u>
	TOTAL	1650
Newporter Inn guests using club facilities (after 1st year)		20±/day 30±/day
Number of major tournaments/year		2
Number of tennis club tournaments/year		10

Details of Major Characteristics

Relationship with Newporter Inn

- The proposed tennis club will be a separate operation from the Newporter Inn but will coordinate its activities with the hotel functions. Through leasing agreements with the Newporter Inn, for example, the tennis club will schedule its tennis tournaments when the hotel does not have a major

TO:

Planning Commission - 3.

convention on the site. The tennis club will also be able to utilize the 200 extra parking spaces in the hotel parking lot when needed. The guests of the hotel will be able to use the tennis club facilities while the tennis club members will be able to utilize the Newporter Inn swimming pool (the tennis club does not propose to have a swimming pool) and other facilities of the Inn.

2. Access to the off-street parking lot of the tennis club will also be from an easement on the Newporter Inn property to the main entrance of the Inn. The main entrance will be widened to a four lane access drive (two lanes for ingress, two lanes for egress) to accommodate the additional automobiles on the property.
3. Because of the proposed tennis facilities and for financial reasons, the Newporter Inn will not be constructing the multipurpose room and additional retail shops adjacent to the Monte Carlo Room, as was approved by the Planning Commission at its meeting of August 3, 1972 (Use Permit No. 1597).
4. The proposed location of the tennis club facilities will require the relocation of one green and three tee areas of the Newporter Golf Course adjacent to the Newporter Inn. The redesigned portion of the golf course will be located to the west of the tennis club facilities.

Tennis Court Lights

A new concept in lighting is proposed for the tennis courts. The lights will be located on strings of wires (i.e., festoon-like) that are designed so as to eliminate glare from adjacent areas. (The applicant will have more details of the lighting system at the Planning Commission meeting.) The court lights are proposed to remain on until midnight to allow use of the tennis courts for tennis club members and for guests of the Newporter Inn.

Tennis Tournaments

Two major tennis tournaments are proposed at the John Wayne Tennis Club annually. Bleachers holding 2000/2500 persons are to be constructed around the main tennis court for these tournaments. Ten tournaments within the membership of the club are also proposed annually.

Off-Street Parking

Seventy-eight (78) off-street parking spaces are proposed in conjunction with the proposed tennis club facilities. Although the ordinance has no parking requirements for tennis clubs, staff feels that the parking is adequate during the normal use of the tennis club; based upon the figure of one space/250 sq.ft. of gross floor area for the tennis clubhouse, plus three spaces/tennis court.

The excess 200 parking spaces within the Newporter Inn parking lot will be utilized during the two annual major tournaments of the tennis club.

Recommendations

Staff feels that the proposed tennis club facility will be an asset to the City and is consistent with the General Plan (The Land Use Element shows the site as recreation and marine commercial). Approval of Use Permit 1697 is, therefore, recommended subject to the following conditions:

Item No. A-10

1. That development be according to the approved plot plan, except for minor modifications approved by the Department of Community Development.
2. That a landscape plan shall be approved by the Director of Parks, Beaches and Recreation. Said plan shall indicate a minimum six foot wide landscaped planter along Jamboree Road, adjacent to the off-street parking lot and tennis courts, and shall have trees and shrubs that will partially screen said parking lot and tennis courts from view from Jamboree Road.
3. That all exterior signs be approved by the Director of Community Development.
4. That all storage of trash shall be shielded from view within the clubhouse or within an area enclosed by a wall not less than six feet in height.
5. That all grading be in accordance with grading plans and reports approved by the Building Division of the Department of Community Development, and a qualified soils engineer shall certify that the grading has been completed according to the plans and the requirements of the grading ordinance. Permanent reproducible copies of the "as-built" grading plans on standard size sheets shall be furnished to the Department of Community Development.

Special attention shall be given to erosion control measures necessary to prevent siltation and sedimentation caused by water runoff during the course of the grading work.
6. The lighting fixtures shall be designed, located and maintained so as to confine glare to the site area.
7. Prior to securing a final utility release, the applicant shall submit to the Department of Community Development a statement from a licensed electrical engineer certifying that the lights have been installed in accordance with Condition No. 6.
8. Use of the tennis courts shall be confined to the hours of 7:00 A.M. to 12:00 midnight, daily. All court lights will be out by 12:00 midnight, daily.
9. The use of outdoor loud speakers shall be limited to individual paging units at each court and a public address system at the center court during major tournaments.
10. Use Permit No. 1597 (i.e., request for multipurpose room in Newporter Inn) shall become null and void with the approval of this application.
11. That all the applicable conditions of approval for Resubdivision No. 413, which is being considered concurrently, be fulfilled.
12. That plans for the redesigning of the Newporter Golf Course shall be approved by the Director of Parks, Beaches and Recreation.
13. Fire access on the proposed access road to the tennis clubhouse shall be approved by the Fire Department.

TO:

Planning Commission - 5.

14. Additional fire hydrants shall be provided along the proposed access road as required by the Fire Department.
15. That an off-site parking agreement for the use of overflow parking on the Newporter Inn site during major tournaments shall be approved by the City Council.

DEPARTMENT OF COMMUNITY DEVELOPMENT
R. V. HOGAN, Director

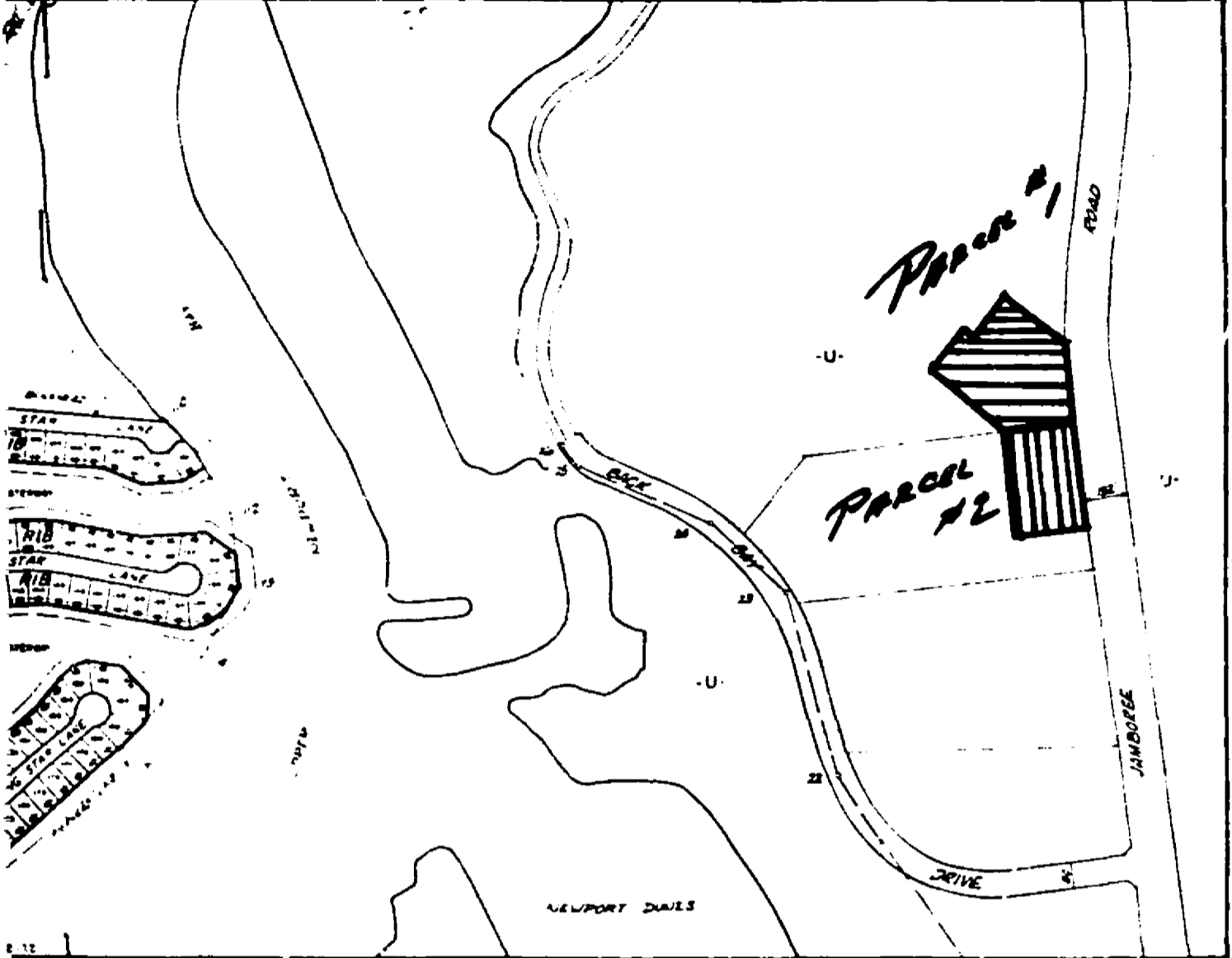
By William R. Laycock
WILLIAM R. LAYCOCK
Senior Planner

WRL/kk

Attachments: Vicinity Map
Environmental Impact Report
Plot Plan

Item No. A-10

SEE MAP 60



SEE MAP 60 45

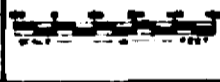
MAP CITY OF NEWPORT BEACH CALIFORNIA

ADOPTED BY 993

C-1	NEIGHBORHOOD COMMERCIAL DISTRICT
C-2	LIMITED COMMERCIAL - MULTIPLE RESIDENTIAL DISTRICT
C-3	LIGHT COMMERCIAL DISTRICT
C-4	GENERAL COMMERCIAL DISTRICT
I	INTERMEDIATE DISTRICT
M	UNCLASSIFIED DISTRICT

M-1	MANUFACTURING DISTRICT
M-2	CONTROLLED MANUFACTURING DISTRICT
"	CONTINUED AS "M" DISTRICT
"	CONTINUED AS "I" DISTRICT

REVISIONS	
DATE	LOCATION



MAP NO. 38

U.P. 1697

ROLL CALL

October 4, 1973

INDEX

- SEELY
- ROSENER
- PARKER
- HEATHER
- HAZEWINKEL
- BECKLEY
- AGEE

Larry Moore, Associate Director of Planning Administration with The Irvine Company, appeared before the Planning Commission and stated that they have no objection to the 10 foot setback along Bayside Drive but that they are in complete disagreement with any other setbacks imposed.

Ralph Arson with McLain Development Company on Beverly Boulevard in Los Angeles, appeared before the Planning Commission in favor of a 10 foot setback on Bayside Drive and opposed to any other setbacks.

There being no others desiring to appear and be heard, the public hearing was closed.

Following discussion, motion was made that Amendment No. 385 be approved as originally proposed (i.e., 10 foot setback on Bayside Drive, 10 foot setback on Promontory Bay Channel, and 10 foot setback on Balboa Island Channel).

Motion
Ayes
Noes

AGEE	
BECKLEY	X
HAZEWINKEL	X
HEATHER	X
PARKER	X
ROSENER	X
SEELY	X

Item A-10

USE
PERMIT
1697

APPROVED
CONDI-
TIONALLY

Request to permit the construction of a private tennis club with lighted tennis courts, and the acceptance of a Negative Declaration or an Environmental Impact Report.

Location: Portion of Block 55, Irvine's Sub-division, located on the westerly side of Jamboree Road, adjacent to the Newporter Inn.

Zone: Unclassified

Applicant: The John Wayne Tennis Club, Newport Beach

Owner: The Irvine Company, Newport Beach

Community Development Director Hogan advised that an Environmental Impact Report was prepared and forwarded to the Planning Commission for their consideration. He also commented on the review of the Environmental Impact Report by the Environmental Affairs Committee and approval of the project by the Parks, Beaches and Recreation Commission. Planning Commission discussed the Environmental Impact Report.

ROLL CALL

SEELY
ROSENER
PARKER
HEATHER
HAZEMINKEL
BECKETT
AGEE

October 4, 1973

INDEX

Public hearing was opened in connection with this matter.

John Wayne appeared before the Planning Commission, answered questions relative to the project, and questioned Condition No. 10 in the staff report.

Ed Nigro, Manager of the Newporter Inn appeared before the Planning Commission and requested that Use Permit No. 1597 not be cancelled by this project as they still intend to use same and provide parking in another location. He was agreeable to review by the Commission before the project commences.

John Wayne again appeared before the Planning Commission, reviewed the plot plan and elevations, and commented on the soils report made over a year ago.

George Koteles and Ed VandenBossche, architects, appeared before the Planning Commission to answer questions relative to the project. Pictures of the lighting system were distributed to the Commission for review and discussion. Planning Commission also discussed the element of distraction to motorists on Jamboree Road, landscaping and hours of operation.

There being no others desiring to appear and be heard, the public hearing was closed.

Motion
All Ayes

X Following discussion, motion was made that the findings of the Environmental Affairs Committee on the Environmental Impact Report be accepted and adopted by the Commission and that Use Permit Application No. 1697 be approved subject to the following conditions:

1. That development be according to the approved plot plan, except for minor modifications approved by the Department of Community Development.
2. That a landscape plan shall be approved by the Parks, Beaches and Recreation Commission. Said plan shall indicate a minimum six foot wide landscaped planter along Jamboree Road, adjacent to the off-street parking lot and tennis courts, and shall have trees and shrubs that will partially screen said parking lot and tennis courts from view from Jamboree Road.

October 4, 1973

ROLL CALL

INDEX

SEELEY
ROSENER
PARKER
HEATHER
HAZEWINKEL
BECKLEY
AGEE

3. That all exterior signs be approved by the Director of Community Development.
4. That all storage of trash shall be shielded from view within the clubhouse or within an area enclosed by a wall not less than six feet in height.
5. That all grading be in accordance with grading plans and reports approved by the Building Division of the Department of Community Development, and a qualified soils engineer shall certify that the grading has been completed according to the plans and the requirements of the grading ordinance. Permanent reproducible copies of the "as-built" grading plans on standard size sheets shall be furnished to the Department of Community Development.

Special attention shall be given to erosion control measures necessary to prevent siltation and sedimentation caused by water runoff during the course of the grading work.
6. The lighting fixtures shall be designed, located and maintained so as to confine glare to the site area.
7. Prior to securing a final utility release, the applicant shall submit to the Department of Community Development a statement from a licensed electrical engineer certifying that the lights have been installed in accordance with Condition No. 6.
8. Use of the tennis courts shall be confined to the hours of 7:00 A.M. to 12:00 midnight daily. All court lights will be out by 12:00 midnight, daily.
9. The use of outdoor loud speakers shall be limited to individual paging units at each court and a public address system at the center court during major tournaments.
10. Use Permit No. 1597 (i.e., request for multi-purpose room in Newporter Inn) shall be reviewed before the development of the multipurpose room in order to assure that it will be compatible with the tennis club development.
11. That all the applicable conditions of approval for Resubdivision No. 413, which is being

COMMISSIONERS

CITY OF NEWPORT BEACH

MINUTES

ROLL CALL

October 4, 1973

INDEX

SEELY
ROSENER
PARKER
HEATHER
HAZEMINKEL
BECKLEY
AGEE

- considered concurrently, be fulfilled.
12. That plans for the redesigning of the Newporter Golf Course shall be approved by the Director of Parks, Beaches and Recreation.
 13. Fire access on the proposed access road to the tennis clubhouse shall be approved by the Fire Department.
 14. Additional fire hydrants shall be provided along the proposed access road as required by the Fire Department
 15. That an off-site parking agreement for the use of overflow parking on the Newporter Inn site during major tournaments shall be approved by the City Council.

Request to create two parcels for development.

Location: Portion of Block 55, Irvine's Sub-division, located on the westerly side of Jamboree Road, adjacent to the Newporter Inn.

Zone: Unclassified

Applicant: The John Wayne Tennis Club, Newport Beach

Owner: The Irvine Company, Newport Beach

John Wayne, applicant, appeared before the Planning Commission and stated agreement with the conditions as recommended in the staff report.

Following discussion, Planning Commission approved Resubdivision Application No. 413, subject to the following conditions:

1. That a parcel map be filed.
2. That all improvements be constructed as required by ordinance and the Public Works Department.
3. That the remaining public improvements, including curb and gutter, sidewalk, pavement widening, and street lights, be completed along the Jamboree Road frontage.

Motion
All Ayes

X

Item A-11
RESUB-DIVISION
NO. 413
APPROVED
CONDITIONALLY

NOT SCANNED LAST IMAGE ON CARD

Attachment No. CD 4

Applicant's Project Description

Project Description: Continued Tennis Play & Instruction

1107 Jamboree Rd (APN: 440-132-40)

Pursuant to a ground lease with WRC Newport LLC, effective July 27, 2023, Champion Management Group, Inc. (“Applicant”) will assume control of the six tennis courts and approximately 14 parking spaces located at 1107 Jamboree Rd (APN: 440-132-40), shaded in red on the aerial photograph below (“Project Site”). In addition to the 14 parking spaces located on the Project Site, the ground lease includes 43 dedicated parking spaces located in the adjacent Hyatt parking lot, as shown on attached Exhibit A, as well as access to overflow parking spaces as needed (e.g., for special events) located in the Hyatt surface parking lot at the northwest corner of Jamboree Road and Back Bay Drive.



The Project Site, together with the property to the north (APN: 440-132-48), previously operated as a single tennis club under Use Permit No. 1697. That club was originally known as The John Wayne Tennis Club and is currently known as the Palisades Tennis Club (“Palisades”). The Applicant proposes to continue the existing tennis operations on the six tennis courts comprising the Project Site, as follows:

- **Use Permit No. 1697** – Applicant’s continued tennis use of the Project Site is subject to, and will comply with, Use Permit No. 1697 and its conditions.
- **Parking** – The Applicant will have the exclusive use of 57 parking spaces combined between the Project Site and the Hyatt surface parking lot located south of, and adjacent to, the Project site. In addition, the Applicant has access to overflow parking spaces as needed (e.g., for special events) located in the Hyatt surface parking lot at the northwest corner of Jamboree Road and Back Bay Drive.
- **Palisades Tennis Club Parking** – The Palisades property includes no parking spaces. Palisades has historically relied on the Hyatt for parking through a lease agreement. The existing parking lease agreement between Palisades and Hyatt has expired. We understand that Palisades and Hyatt are currently negotiating a new parking agreement that would provide adequate parking spaces for Palisades’ remaining 9 full size tennis courts and 1 modified ball machine court. However, this new agreement is not yet finalized.

- **Hours of Operation** – Tennis instruction and play will occur between 8:00 am and 8:30 pm, daily. Use Permit No. 1697 allows for operation between 7:00 am and 12:00 am, daily.
- **Special Events** – Any special events (e.g., tournaments) are subject to, and will secure, a Special Event Permit from the City.
- **Affiliation with the Hyatt Hotel** – Tennis players will have access to the Hyatt’s restroom facilities and Hyatt guests will have fee-based access to the Applicant’s tennis courts.
- **Affiliation with the Palisades Tennis Club** - The Applicant and Palisades have no formal affiliation.
- **Physical Improvements** – No physical improvements are proposed in connection with the Applicant’s continued tennis operations on the Project Site.

Attachment No. CD 5

Correspondence from Property Owner Regarding Parking

From: Murillo, Jaime
Sent: August 01, 2023 7:55 AM
To: Lee, David
Subject: FW: Hyatt Regency Newport Beach - Tennis Court Sublease

From: Gary Stougaard <gstougaard@chelseahp.com>
Sent: August 01, 2023 2:14 AM
To: Murillo, Jaime <JMurillo@newportbeachca.gov>
Cc: Matsler, Sean <SMatsler@coxcastle.com>
Subject: Hyatt Regency Newport Beach - Tennis Court Sublease

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mr. Murillo –

My name is Gary Stougaard and I am the Owners Representative for WCP Newport LLC, the owner of the Hyatt Regency Newport Beach Hotel.

As you are aware, we are currently finalizing a sublease agreement with Champion Management Group (“CMG”) for the use of the six tennis courts located on the land which WCP Newport LLC leases from JGKallins Investments Newport, LLC.

CMG plans to covert these courts for future Pickleball use, but have applied to the City of Newport Beach for an interim use agreement for their continued use as tennis courts.

While we finalize the terms of this agreement and related parking facilities with CMG, the purpose of this correspondence is to confirm that we will also provide interim access to on-site parking to Palisades Tennis Club members while negotiations proceed on a new parking lease with the Palisades Tennis Club.

Please contact me directly if you have any questions or I can provide any additional information relative to our agreement with CMG and the status of our negotiations with Palisades for future parking for Club members.

I can be reached anytime at (619) 709-4461.

Thank you,

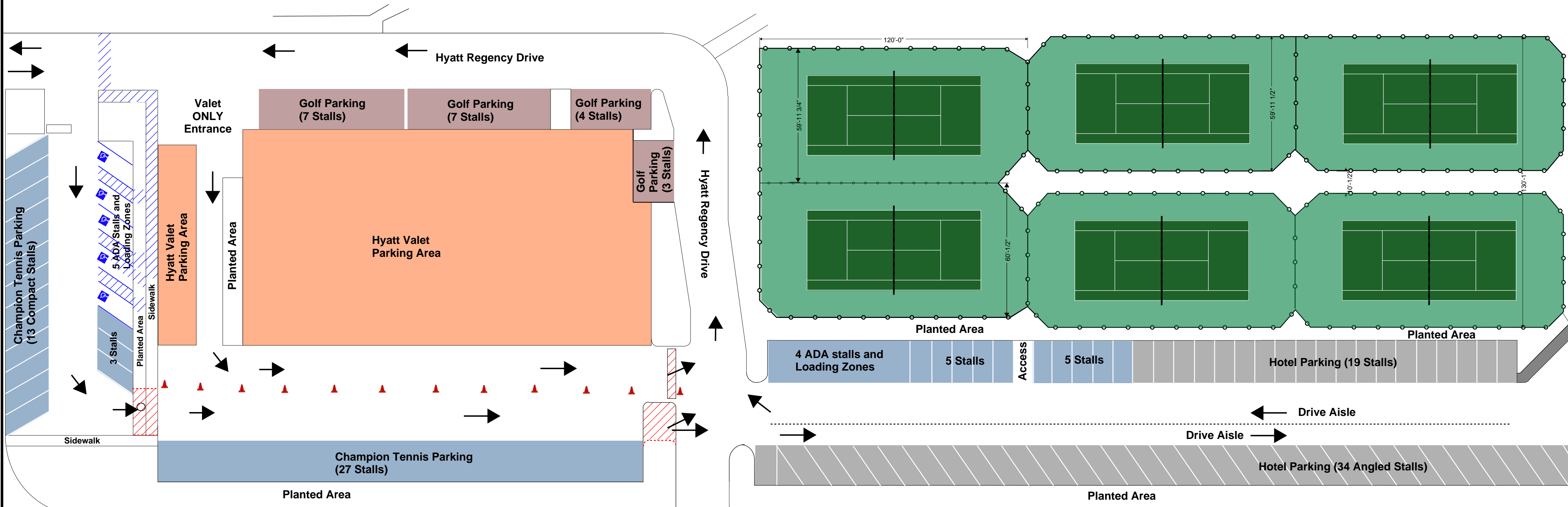
Gary Stougaard
Authorized Representative WRC Newport LLC.





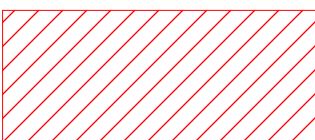
Gary A. Stougaard

Attachment No. CD 6

Project Plans

Exhibit A Parking



-  **Hotel Parking**
-  **Champion Tennis Parking**
-  **Hyatt Valet Parking**
-  **Golf Parking**
-  **Curbs, walkway and planters to be removed and replaced with parking drive aisle pavement**

General Note:
This is an exhibit and has been created for discussion purposes only. This is not to be used for construction.

