

COMMUNITY MEETING - Sept 2 at 5 pm at NBTC

Proposed Development of Newport Beach Tennis Club (NBTC)

Meet the Candidates for City Council Who Oppose City's Undisclosed Zoning Changes

Hear the latest status and background about City Council's efforts to make the Newport Beach Tennis Club in Eastbluff available for housing development and meet two City Council candidates who feel this is not right.

The Newport Beach City Council approved zoning changes throughout the city to increase "Housing Opportunities" by changing zoning without adequate public notice or a vote by residents. They removed "Recreation Only" zoning restrictions to permit multiple-story condominiums and apartments, and to increase the density, height, and types of housing permitted. **This was done without a vote of residents by revising the City General Plan and Housing Element and approving a new "Housing Zoning Overlay."** The zoning change included the Newport Beach Tennis Club. Every resident of Eastbluff and every voter in Newport Beach should know the facts and oppose this behind-the-curtain change.

Ron Rubino, 30-year NBTC member and Eastbluff HOA Director, will explain how the City Council created and sought the redevelopment of the 8-acre tennis/swim club to be replaced by 160 apartments.



Propose development agreement for 160 apt units: 2 and 3 bds, 1400 to 1700 sq ft, parking for 380 vehicles, projected new residences from 500 to 700.

Meet the Candidates

New city council leadership is needed to replace Lauren Kleiman, District #6, and Erik Weigand, District #3, who supported the zoning overlay that led to the proposal to develop NBTC into 160 apartments.

You will hear from Dr. Andy Gerken, candidate for District #^ and Walter Starh, candidate for District #3 at the meeting. They will tell you why they are running and discuss issues important to EASTBLUFF RESIDENTS. pending City Council issues to be discussed impacting Eastbluff include:

- Building PD headquarters in Civic Center Park and costing \$200M.
- Moving Fire St #3, which will increase response time to Eastbluff.
- Delaying the residents' right to vote on 3 pending initiatives.
- Using NB tax dollars to pay to relocate the OCTA Bus terminal.
- Supporting extension of JWA Settlement Agreement to limit flights, number of passengers and noise.
- Q&A from attendees and the candidates will take place.

★ — MEET THE — ★
CANDIDATES
FOR NEWPORT BEACH CITY COUNCIL

DR. ANDY GERKEN
AND
WALTER STAHR

LISTENING TO EASTBLUFF RESIDENTS

- Police Station in Civic Center Park
- Fire Station #3 Relocation Impact
- Airport Noise & Curfew
- City Housing Plan

LOCAL FOCUS. STRONGER NEWPORT. ★ ★ ★

WEDNESDAY SEPT 2
5:00 – 6:30 PM

NEWPORT BEACH TENNIS CLUB
2601 Eastbluff Drive,
Newport Beach, CA 92660

PAID FOR BY WALTER STAHR FOR NEWPORT BEACH CITY COUNCIL
FPPC ID #1489936

Background

Established in 1966, the Newport Beach Tennis Club remains one of the most prestigious tennis clubs in the country. Over the years, the NBTC has hosted numerous professional events, including the Davis Cup. Additionally, tennis legends such as Rod Laver and Roy Emerson have called the Newport Beach Tennis Club home.

The Newport Beach Tennis Club has provided local residents in Eastbluff and other local communities with 60 years of healthy, family-oriented life through exercise, competition, and friendship. With 19 lit tennis courts, a full-service restaurant, bar, and catering, a junior Olympic pool, a fitness center, a pro shop, and beautiful grounds, Newport Beach Tennis Club has all the amenities you would ever want in a Tennis/Swim club.

Note: The NBTC ownership has agreed to terminate the development agreement at this time, and the City has also agreed to do so. Ownership retains the right to refile for building authorization in the future. A verbal understanding with a club membership representative and club ownership is that NBTC will continue as a tennis and swim club for the foreseeable future. (7 to 10 years)

NBTC is a jewel of the Newport Beach community and cannot be replaced.