

PROJECT DESCRIPTION & REQUEST

Address: 2045 Harbor Blvd, Costa Mesa, CA 92627

Applicant/Operator: Padel Up (www.padelup.club)

Introduction

Padel Up is the largest operator of padel clubs in Los Angeles, with two successful locations currently in operation. We are seeking to expand into Orange County with a new facility at 2045 Harbor Blvd in Costa Mesa.

Padel is one of the fastest-growing sports worldwide and is known for its accessibility, social nature, and health benefits. The sport attracts players of all ages and skill levels and encourages community engagement through recreational play, lessons, and organized programming.

The goal of this project is to activate an underutilized site by introducing a high-quality recreational use that promotes fitness, social activity, and community participation while remaining compatible with surrounding commercial uses.

Existing Conditions

The site is currently zoned C2 (General Commercial) and is primarily used for automobile storage.

Surrounding properties along Harbor Boulevard to the north and south are also predominantly vehicle storage and auto-related commercial uses, which results in relatively low levels of pedestrian activity.

The property currently consists of asphalt surface area, existing flood lighting, electric vehicle gates, small storage structures, and perimeter fencing.

Outside of vehicle storage operations, the property is largely inactive. The proposed project will repurpose the site into a recreational sports facility that activates the site while maintaining compatibility with surrounding uses.

Proposed Use

The proposed project will repurpose the site into a Padel Club with the following components:

- **Padel Courts:** Five (5) regulation padel courts installed directly on the existing asphalt surface.
- **Check-In Area:** A staffed check-in area used for guest reception, court reservations, and limited sales of padel equipment and rentals.
- **Prefabricated Restrooms:** Installation of ADA-compliant prefabricated restroom facilities to serve guests and players.
- **Parking & Landscaping:** Site improvements to provide code-compliant parking spaces, ADA accessible parking, bicycle parking, and perimeter fencing and landscaping.
- **Utilities:** The site will utilize the existing 200 AMP electrical service, and no electrical upgrades are required.
- **Structures:** All new facilities will consist of prefabricated structures, with specifications to be provided during the permitting process. No building demolition is required. Existing gate and fencing systems will remain in place.
- **Ingress / Egress:** All site ingress and egress will remain consistent with existing access points and will comply with City of Costa Mesa standards for driveways, sidewalks, and access to the public right-of-way. All pedestrian pathways and site circulation will be designed to be ADA compliant and consistent with applicable City codes and accessibility requirements.

Hours of Operations

Hours of Operation: 7:00 AM – 11:00 PM; Seven days per week

Staffing

Staff will be present during all hours of operation to actively manage and oversee the facility.



The site will always operate with 1–2 employees onsite, who will be based at a centralized check-in area located at the main entrance from the parking lot to the court area.

All customers are required to enter through the main entrance and check in with staff prior to accessing the courts or participating in any activity. This controlled entry point ensures that all users are accounted for and that site operations remain organized and secure.

Staff will utilize a tablet-based (iPad) check-in system connected to the Padel Up reservation platform to:

- Verify reservations and player check-ins
- Manage court assignments and scheduling
- Assist walk-in customers with bookings (subject to availability)

While stationed at the entrance for check-in, staff will also be actively circulating throughout the site during operating hours to:

- Monitor court activity and ensure proper use
- Assist guests and answer questions
- Maintain cleanliness and organization of the facility
- Ensure compliance with facility rules and safety protocols

This combination of a controlled entry point and active on-site staff presence ensures that the facility operates in an orderly, well-managed manner at all times.

Site Access & User Flow

The facility is designed with a single primary point of entry, allowing staff to monitor all guests entering and exiting the site.

Players typically arrive shortly before their scheduled reservation time, check in at the front desk, and proceed directly to their assigned court. Upon completion of play, guests exit the facility in a similarly controlled manner.

Because all court usage is reservation-based, site activity is naturally staggered throughout the day, preventing overcrowding and ensuring a consistent and manageable flow of users.

Security & Safety Operations



The project has been designed to ensure a safe, secure, and well-managed environment for all users and surrounding properties.

Key security and safety features include:

- Staff presence at all times during operating hours
- A controlled entry point, requiring all users to check in prior to accessing the facility
- Perimeter fencing and existing gated access, maintaining a secure site boundary
- Adequate site lighting, designed to enhance visibility while minimizing spillover to adjacent properties
- Staff actively monitoring the site and responding to any operational or safety concerns

Because the facility operates through scheduled reservations and small group play, activity levels remain predictable and manageable, further supporting safe operations.

Court Reservations

Courts will primarily be reserved through the Padel Up reservation platform, which allows bookings through: mobile application, website reservations, phone reservations through staff, in-person reservations at the front desk.

Court reservations and classes are typically scheduled in 1–2 hour increments, allowing multiple groups to rotate through courts during the day.

This reservation-based system helps regulate occupancy and maintain organized facility operations.

Programming & Instruction

The facility will offer a variety of programming designed to introduce the sport and promote healthy recreation, including: coaching and private lessons, beginner and intermediate clinics, open play sessions, group instruction, youth programming, skill-level based play sessions.

Programming is intended to teach the sport, provide healthy fitness alternatives, and create a fun and accessible environment for players of all skill levels.



Expected Occupancy

Typical occupancy levels are expected to be: approximately 15 people during off-peak hours / up to 30 people during peak hours (4:00 PM – 9:00 PM).

Tournaments & Special Events

The facility may occasionally host small recreational tournaments or community events, typically 5–6 times per year.

Typical event characteristics include: duration of 4–8 hours, events generally concluding by 6:00 PM, participants primarily consisting of registered players, businesses, charities, groups/clubs, limited spectator presence.

Noise, Air Quality, Traffic, and Lighting Compliance

To ensure the project is thoughtfully designed and does not create significant impacts to the surrounding community, the applicant commissioned several technical studies to evaluate potential environmental effects associated with the proposed Padel Club.

These studies include:

- Noise Impact Study prepared by MD Acoustics evaluating operational and traffic noise associated with the project.
- Focused Air Quality, Greenhouse Gas, and Energy Impact Study prepared by MD Acoustics analyzing construction and operational emissions.
- Trip Generation and Vehicle Miles Traveled (VMT) Screening Study prepared by LIN Consulting evaluating traffic generation and circulation impacts.

These studies were conducted to evaluate environmental impacts and ensure the project is designed to remain compatible with surrounding land uses.

Noise Study Findings

The Noise Impact Study evaluated existing ambient noise conditions and modeled potential operational noise generated by padel play, parking activity, and site operations.

The analysis included field measurements of padel play and modeling of worst-case operational conditions to evaluate potential impacts to nearby properties.



Based on this analysis, the project incorporates mitigation measures including installation of a 6-foot sound mitigation fence, and strategic landscaping buffers

These design measures ensure the project complies with the City of Costa Mesa Noise Element and Municipal Code standards while minimizing impacts to nearby properties.

Air Quality and Greenhouse Gas Findings

The Air Quality and Greenhouse Gas Study evaluated both construction emissions and long-term operational emissions associated with the project.

Using the CalEEMod emissions modeling program, emissions were compared against South Coast Air Quality Management District (SCAQMD) significance thresholds.

The study determined that:

- Construction emissions are below regional and localized significance thresholds
- Operational emissions are below SCAQMD thresholds
- Greenhouse gas emissions are below applicable screening thresholds

As a result, air quality and greenhouse gas impacts are considered less than significant.

Traffic Analysis

A Trip Generation and Vehicle Miles Traveled (VMT) Screening Study was prepared to evaluate potential traffic impacts associated with the proposed recreational use.

The study estimates that the project will generate approximately 152 weekday daily trips, which is relatively modest for a commercial property of this type.

Because the project site is located within a City-designated Low VMT Area, the project qualifies for VMT screening under the City of Costa Mesa Transportation Impact Analysis Guidelines, and the study concludes that the project will result in less-than-significant traffic impacts.

Lighting Compliance

Site lighting will be designed to comply with City standards and minimize impacts to adjacent properties.



Lighting design measures include: directional lighting fixtures, shielding to minimize light spillover, compliance with City photometric requirements.

Low-Intensity Recreational Use Characteristics

Padel clubs are considered low-intensity recreational uses compared with many typical commercial uses permitted within the C2 zone, such as restaurants, bars, gyms, or retail stores.

Operational characteristics that reduce impacts include:

- Reservation-based play that spreads activity throughout the day
- Small group sizes (typically four players per court)
- Limited spectator activity
- Minimal trash generation due to the absence of full food service
- Limited retail sales primarily consisting of rackets and equipment

As a result, the project generates less traffic, less noise, and significantly less waste than many commercial uses permitted within the same zoning district.

Community-Serving Recreational Use

Padel is a recreational racket sport similar in format and operation to tennis facilities, which are widely permitted and operated throughout Southern California in parks, clubs, and recreational facilities.

Like tennis courts, padel courts primarily serve local residents, communities, and businesses seeking recreational and fitness opportunities, with limited commercial activity beyond court reservations and small equipment sales.

The proposed project therefore functions as a community-serving recreational amenity, supporting the City's goals of promoting healthy lifestyles and active recreation.

CEQA Compliance

Based on the findings of the Noise Study, Air Quality/GHG Study, and Traffic Analysis, the project has been designed to ensure environmental impacts remain less than significant.



The technical studies demonstrate that the project complies with applicable regulatory thresholds and incorporates mitigation measures where appropriate.

Accordingly, the project qualifies for CEQA exemption, as the proposed use will not result in significant environmental impacts and has been thoughtfully designed to remain compatible with surrounding properties and the Harbor Boulevard corridor.



2045 Harbor Boulevard, Costa Mesa, CA 92627 • padelup.club

STATEMENT OF SUPPORT — LOCAL BUSINESS

Honorable Chair and Members of the Planning Commission
City of Costa Mesa
77 Fair Drive, Costa Mesa, CA 92626

RE: Statement of Support — Padel Up Padel Club, 2045 Harbor Boulevard, Costa Mesa
Conditional Use Permit No. PCUP-25-0021
Planning Commission Public Hearing — September 14, 2026

Dear Chair and Members of the Planning Commission:

I own and operate a local business in Costa Mesa, and I support approval of Conditional Use Permit No. PCUP-25-0021, the proposed Padel Up padel club at 2045 Harbor Boulevard.

Padel is one of the fastest-growing sports in the world. There is currently no padel facility in Costa Mesa, and the nearest courts are a substantial drive away in Anaheim and Mission Viejo. This project brings the sport to our neighborhood.

I am familiar with Padel Up and have been to their clubs in Los Angeles. They are clean, well maintained, and staffed during all operating hours, with an active community of players around them. Padel Up runs the largest padel operation in Los Angeles, and that record is the best indication of how a Costa Mesa location is run.

As a business owner, Padel Up offers exciting partnership opportunities — corporate memberships and team clinics for our staff, company events, and client outings, along with a nearby venue for employee wellness and team building. It is a healthier alternative to the usual after-work options.

This project improves an underutilized lot. The parcel has operated for years as a fenced vehicle storage yard — asphalt, floodlights, and perimeter fencing, with no meaningful public activity. A well-run recreational club is a substantial improvement to this stretch of Harbor Boulevard.

This is a low-intensity, community-serving use, and it fits the direction the City is taking along this corridor.

For these reasons, I respectfully request that the Planning Commission approve Conditional Use Permit No. PCUP-25-0021.

Respectfully,

Thomas Mattivi

Signature

Print Name: Thomas Mattivi Title: _____ Date: 08/17/2026

Business Name: Security Paving Company, Inc. Years in Costa Mesa: 4

Business Address: 3200 Park Center Dr. Ste 550, Costa Mesa, CA 92626

Phone / Email: 805-276-8877 Tmattivi@securitypaving.com



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STATEMENT OF SUPPORT — RESIDENT / NEIGHBOR

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Respectfully,

Signature

Print Name: Jake Juels

Date: 8/13/2026

Home Address: 2108 e oceanfront

City / ZIP: newport beach, ca 92661 Phone / Email: 8186874744 jakej@gamebreaker.com



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Respectfully,

Signature

Print Name: Mathew Peterson Date: 8/19/2026

Home Address: 18071 Bryan Ct

City / ZIP: Yorba Linda 92886 Phone / Email: (714) 858-0273



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Signature

Print Name: Jackson Marlow Date: 8/14/2026

Home Address: 211 Knox St

City / ZIP: Costa Mesa 92660 Phone / Email: jackmar22@gmail.com



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Signature

Print Name: Eric Hernandez Date: 08/13/2026

Home Address: 346 Ogle Street

City / ZIP: Costa Mesa 92627 Phone / Email: Erichernandez24@gmail.com



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Respectfully,

Andrew Peterson

Signature

Print Name: Andrew Peterson Date: 11/19/26

Home Address: 721 Weelo Dr Costa Mesa, CA 92627 United States

City / ZIP: Costa Mesa, CA 92627 Phone / Email: 7148580243



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Respectfully,

Signature

Print Name: Brian Mayer Date: 8/19/26

Home Address: 225 16th Pl

City / ZIP: Costa Mesa 92627 Phone / Email: 4073100170



PADEL UP

COMMUNITY PETITION IN SUPPORT OF PADEL UP

2045 Harbor Boulevard, Costa Mesa • Conditional Use Permit No. PCUP-25-0021

Planning Commission Public Hearing — September 14, 2026

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#	Print Name	Address or Business Name (Street, City)	Signature	Email or Phone (optional)	Date
1	Grayson Konigsberg	1286 W 26th 90007			8/7
2	Rafael Navar	3230 Overland Av		407 790605	8/7
3	Kaue Pereira	1450 Manhattan Ave			8/7
4	Lea Cummings	11005 Wilshire			8/7
5	Victor D.	9102 Wilshire Beverly Hills, CA 90211		310 200 2007	8/8
6	Matthew Singer	1427 Wilgrove Ave			8/8
7	Sreyas Samantula	1168 S. Barrington Arb			8/8
8	Christina Roldan	431 N Sycamore LA CA 90036			8/8

By signing, I confirm that I support the project described above and consent to my name being submitted to the City of Costa Mesa as part of the public record.

Page A of Collected by: Lucas Contact: (805) 634-1786
lucas@padelup.club



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#	Print Name	Address or Business Name (Street, City)	Signature	Email or Phone (optional)	Date
1	CARLOS SOTO	Newport			8/29/26
2	PERLUCCI B.	L.A.			8/21/26
3	Rohan Abel	906, 9th Street, Santa Monica			8/21/20
4	Lucas DeMattia	2919-2 S. Bondside Ave			8/21/26
5	Enrique Valero	1347 N Alvarado St LA CA 91206			8/21/26
6	Lucas Carden	1950 Industrial St Unit 309 LA, CA			8/24/26
7	Jill Stanley	Venice, CA			8/21/26
8	Alex Hope	Venice, CA			8/21/26

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Page 7 of Collected by: Enrique Contact: (805) 637-1786



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1	Nicole Glanville	1836 Parnell Ave Los Angeles		424-343-7579	08/21/2026
2	Marisha Darogah	8811 Burton Way		8125500290	08/21/2026
3	Anton Scharf	—		805-765-5355	
4	CARTER HEDRICK	—		310-8041826	8/21/26
5	DAVID WELLS	2606 Pacific Ave, Venice, CA		312-9759001	8/21/26
6	Paco Bendamer	4750 Lincoln Blvd Marina del Rey		210-929-1377	8/21/26
7	Gary Bluman	1252 Granville Ave West LA		310-7046866	8/21/26
8	Dan Kotica	—		310-8495752	8/21/26

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Page 4 of — Collected by: Lucas Contact: 805 637-1786



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Padel Up is an experienced operator. It runs the largest padel operation in Los Angeles, where its clubs are clean, well maintained, and staffed during all operating hours, with an active community of players around them. That record is the best indication of how a Costa Mesa location is run.

This project improves an underutilized lot. The parcel has operated for years as a fenced vehicle storage yard — asphalt, floodlights, and perimeter fencing, with no meaningful public activity. A well-run recreational club is a substantial improvement to this stretch of Harbor Boulevard.

The undersigned respectfully request that the Planning Commission approve Conditional Use Permit No. PCUP-25-0021.

#	Print Name	Address or Business Name (Street, City)	Signature	Email or Phone (optional)	Date
1	LUCA FIORINI	3335 LA CUEVA			8/14/26
2	Lucas Vaissieres	2045 Harbor Side Ave			8/14/26
3	Vincent Suos	2624 S Spaulding			8/14/26
4	Sam HIC				8/14/26
5	Samuel Selan				8/14/26
6	Steve Benson	1616, Cornan, SoCal			15-8-26
7	Janie Smith				8-15-26
8	DAN MAYOR	1686 STEARNS DR			8.15-26

By signing, I confirm that I support the project described above and consent to my name being submitted to the City of Costa Mesa as part of the public record.

Page 2 of Collected by: Lucas Contact: (805) 637-7786



2045 Harbor Boulevard, Costa Mesa, CA 92627 • padelup.club

STATEMENT OF SUPPORT — RESIDENT / NEIGHBOR

Honorable Chair and Members of the Planning Commission
City of Costa Mesa
77 Fair Drive, Costa Mesa, CA 92626

RE: Statement of Support — Padel Up Padel Club, 2045 Harbor Boulevard, Costa Mesa
Conditional Use Permit No. PCUP-25-0021
Planning Commission Public Hearing — September 14, 2026

Dear Chair and Members of the Planning Commission:

I support approval of Conditional Use Permit No. PCUP-25-0021, the proposed Padel Up padel club at 2045 Harbor Boulevard.

Padel is one of the fastest-growing sports in the world. There is currently no padel facility in Costa Mesa, and the nearest courts are a substantial drive away in Anaheim and Mission Viejo. This project brings the sport to our neighborhood.

Padel is accessible to players of every age and skill level. It is easy to learn, it is social, and it is one of the few sports in which children, parents, and grandparents play the same game together. The club offers lessons, beginner clinics, youth programming, and open play — a healthy, active use this area currently lacks.

I am familiar with Padel Up and have been to their clubs in Los Angeles. They are clean, well maintained, and staffed during all operating hours, with an active community of players around them. Padel Up runs the largest padel operation in Los Angeles, and that record is the best indication of how a Costa Mesa location is run.

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For these reasons, I respectfully request that the Planning Commission approve Conditional Use Permit No. PCUP-25-0021.

Respectfully,

Signature

Print Name: David Peterson Date: 8/28/26

Home Address: 18071 Bryan Ct

City / ZIP: Yorba Linda 92886 Phone / Email: (714)-812-4904 / davidmpeterson03@gmail.com



2045 Harbor Boulevard, Costa Mesa, CA 92627 • padelup.club

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Respectfully,

Signature

Print Name: KEITH ANDERSON Date: 8-28-2026

Home Address: 18042 BRYAN CT.

City / ZIP: YORBA LINDA, CA 92886 Phone / Email: 909-263-1940



2045 Harbor Boulevard, Costa Mesa, CA 92627 • padelup.club

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Respectfully,

Joey Martino

Signature

Print Name: Joseph Martino

Date: August 21, 2025

Home Address: 1824 Port Sheffield Place

City / ZIP: Newport Beach, CA 92660

Phone / Email: (949) 355-1122



2045 Harbor Boulevard, Costa Mesa, CA 92627 • padelup.club

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Respectfully,

Signature

Print Name: Trucker Killian Date: 08/24/2025
Home Address: 2048 Charle St
City / ZIP: Costa Mesa, CA 92627 Phone / Email: 949-689-9391