



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: SEPTEMBER 14, 2026 ITEM NUMBER: PH-2

**SUBJECT: CONDITIONAL USE PERMIT (PCUP-25-0021) TO ALLOW A
PROPOSED COMMERCIAL PADEL FACILITY (PADEL UP) AT 2045
HARBOR BOULEVARD**

**FROM: COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

APPLICATION DATE: NOVEMBER 27, 2025

PRESENTATION BY: FROYLAN GARCIA, ASSISTANT PLANNER

**FOR FURTHER FROYLAN GARCIA
INFORMATION 714-754-4846
CONTACT: Froylan.Garcia@costamesaca.gov**

RECOMMENDATION

Staff recommends the Planning Commission:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15332 (Infill Development Project); and
2. Approve Conditional Use Permit 25-0021 based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The applicant and authorized agent is Albert Blank representing the property owner Nicolas Clemence.

PLANNING APPLICATION SUMMARY

Location:	2045 Harbor Boulevard	Application Number:	PCUP-25-0021
Request:	Conditional Use Permit (CUP) request to establish a commercial padel facility with five outdoor padel courts and associated storage and restroom facilities.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	C2 (General Business District)	North:	C2 (General Business District)
General Plan:	General Commercial	South:	C2 (General Business District)
Lot Dimensions:	Irregular 336.4 Ft X 99.36	East (across Harbor Blvd):	C1 (Local Business District.)
Lot Area:	35,858 SF (.82 acres)	West (across Charle St):	R3 (Multi-Family District) & R2-HD (Multi-Family Residential, High Density)
Existing Development:	Surface parking lot.		
Lot Size:	.82 Acre (35,858 SF)		
Previous Use (tenant space):	Overflow parking lot for South Coast Toyota (PA-96-59)		

DEVELOPMENT STANDARDS COMPARISON

Development Standard		Required	Existing/Proposed
Building Height:			
Storage Building		2 Stories / 30 FT	1 Story / 10 FT
Padel Courts and Fencing		30 FT	13 Ft 2 IN
Setbacks:			
Front (Harbor Blvd)		20 FT	20 FT
Side		15 FT/0 FT	15 FT/0 FT
Rear		26 FT 4 IN ²	75 FT (15 Ft from rear PL) ²
Floor Area Ratio			
		0.25	0.01
Parking:			
Standard		14	13
Van Accessible		1	1
Bicycle		N/A	1
		Total	15 ¹
CEQA Review	Exempt per CEQA Guidelines section 15332 (Infill Development Projects)		
Final Action	Planning Commission		

¹ Subject property is subject to Assembly Bill (AB) 2097, since it is located within one-half mile of two major transit stops. Pursuant to AB 2097, the City is barred from imposing a minimum parking requirement on the project.

² Per Table 13-44 under CMMC 13-44, If the rear property line is adjacent to a residential zone, all buildings shall maintain a rear setback from the residential property line of two times the building height at all locations. The tallest structure on the property is 13 feet, 2 inches tall.

EXECUTIVE SUMMARY

The applicant requests approval of a Conditional Use Permit (PCUP-25-0021) to establish a commercial padel facility consisting of five outdoor padel courts located at 2045 Harbor Boulevard. Staff supports the request as conditioned because the proposed use is consistent with applicable goals, objectives, and policies of the General Plan; complies with applicable provisions of the Zoning Code; and satisfies the required findings for approval. Therefore, staff recommends that the Planning Commission find that the project is exempt from CEQA, and approve the application based on findings of fact and subject to conditions of approval.

SETTING

The subject properties are located at 2045 Harbor Boulevard (see Figure 1) and consist of two parcels totaling approximately 0.82 acres (35,858 square feet). The northern parcel is approximately 0.41 acres (17,442 square feet), and the southern parcel is approximately 0.41 acres (17,859 square feet). The site is currently improved with two 90-square-foot prefabricated storage buildings. Additionally, the site is striped for its previous use as an overflow parking lot for South Coast Toyota. The property includes gated parking areas with access from both Harbor Boulevard and Charle Street. The site is designated General Commercial by the City's General Plan Land Use Element and is zoned C2 (General Business District).



The General Commercial land use designation is intended for a wide range of commercial uses that serve both local and regional needs such as retail stores, theaters, restaurants and service establishments. The C2 General Business District is intended to

provide for those uses which offer a wide range of goods and services which are generally less compatible with more sensitive land uses of a residential or institutional nature.

Figure 2

Existing Site Photos



Harbor Boulevard



Charle Street

The subject property is adjacent to C2-zoned properties to the north and south. To the north, the adjacent C2-zoned property includes a legal nonconforming single-family residence along Charle Street and a vacant commercial building along Harbor Boulevard that was previously occupied by a Meineke Car Care Center. To the south, there is a window tinting business along Harbor Boulevard. To the east, across Harbor Boulevard, the property is zoned C1 and is developed with a gas station. To the west, across Charle Street, the properties are zoned R3 and R2-HD and are developed with multifamily residential buildings.

REQUEST

The applicant requests approval of a Conditional Use Permit (CUP), pursuant to CMMC section 13-30(D), to establish commercial padel courts within the C2 Zone.

Use Classification

Commercial padel courts are not specifically listed in Land Use Matrix Table 13-30. Pursuant to CMMC section 13-30(d), an unlisted use must be reviewed by the Development Services Director to determine whether it is substantially similar to a listed use.

In this instance, the Community Development Director has determined that the proposed padel courts are not substantially similar to any use listed in Table 13-30. Although the Zoning Code includes development standards, such as parking requirements for tennis courts, which may be considered a similar use, tennis facilities are not specifically listed as a permitted use in Table 13-30. Therefore, a CUP would be required to establish a tennis facility as it is a use not listed. Additionally, Table 13-30 includes several fitness related uses, such as studios, physical fitness facilities, and skating rinks; however, the proposed use is not considered similar to these uses due to the nature of the game, its proposed outdoor operation, and its overall inconsistency with the uses listed in the table. Therefore, approval of a CUP is required before the proposed use may be established.

STANDARD OF REVIEW

To approve a CUP pursuant to CMMC section 13-29(g)(2)(a-c), the Planning Commission must make the required findings regarding compatibility, public health and safety, and General Plan consistency. The project must be compatible with surrounding developments and should not be detrimental to nearby properties. Additionally, granting the permit must not harm public health, safety, or welfare, nor permit a use, density, or intensity that is inconsistent with the general plan or applicable specific plans. Each application is project-specific and evaluated on its unique merits to ensure it aligns with the City's development standards and the zoning code.

As necessary, conditions may be imposed on the development and operation of a conditional use to ensure compatibility with the surrounding area.

PROJECT DESCRIPTION

The applicant proposes to establish an outdoor padel facility consisting of five courts. Each court measures approximately 32 feet wide by 65 feet long and is enclosed by glass walls and mesh material that provide additional contact points during play. The courts are separated from one another by approximately six feet, and each court has its own independent entrance (Attachment 4).

Figure 3 below shows the proposed site plan, including the layout of the five courts and associated site improvements, which includes new landscaping, sidewalks, a surface parking lot, and prefabricated structures for storage and restroom facilities. Additionally,

[illegible]

Padel is a racket sport typically played in doubles that combines elements of tennis and squash, although it may be played in singles. Players serve underhand and may use the surrounding walls as part of play. The ball may bounce once on the court before contacting the walls, resulting in fast-paced rallies and movement throughout the court. The primary points of contact during a padel game include the ball striking the racket, bouncing on the court surface, and contacting the glass walls or fencing surrounding the court. A typical padel game lasts approximately 60 to 90 minutes, although the duration may vary depending on the players' skill level and pace of play. Figure 4 shows the proposed elevations of a typical padel court, including the court enclosure and fencing.

Figure 4 Court Elevations

Figure 4 displays two architectural elevations of a court structure, labeled "ELEVATION (EAST/WEST)" and "ELEVATION (NORTH/SOUTH)".

The "ELEVATION (EAST/WEST)" drawing shows a long, rectangular structure with a central rectangular feature. Key dimensions include a total length of 207.12' (63.07m) and a total width of 100.11' (30.52m). The structure features multiple "Mesh Ramps" and "Glass Canopies". The central feature is labeled "ELEVATION (EAST/WEST)".

The "ELEVATION (NORTH/SOUTH)" drawing shows a shorter, rectangular structure. Key dimensions include a total width of 100.11' (30.52m) and a total length of 100.11' (30.52m). The structure features multiple "Mesh Ramps" and "Glass Canopies". The central feature is labeled "ELEVATION (NORTH/SOUTH)".

ANALYSIS

The General Business District is intended to provide for those uses which offer a wide range of goods and services which are generally less compatible with more sensitive land uses of a residential or institutional nature. The proposed commercial padel facility would introduce a new commercial recreational use to the City and provide residents and visitors with access to reservation-based outdoor padel courts. The project would also improve the site with new landscaping, a new sidewalk along Harbor Boulevard, and other site improvements. In addition, tournaments would be limited to four per year pursuant to Condition of Approval No. 6 and would require approval of a Special Event Permit.

Lastly, the Police Department has reviewed the proposed use and has no objections to the approval of the application.

Noise

Outdoor recreational uses, including padel and other racket sports, can generate noise that may affect surrounding properties. As part of the project review, staff required the applicant to prepare a noise study to evaluate potential noise impacts associated with the proposed use. Multifamily residential development is located across Charle Street from the project site, a legal nonconforming residential use is located immediately north of the project site on a commercially zoned property. Given the proximity of these residential uses, staff required additional analysis to evaluate whether operation of the proposed padel courts would comply with the City's applicable noise standards and CEQA.

The applicant submitted a noise study prepared by MD Acoustics that evaluated the anticipated noise levels from the proposed padel courts. To establish representative noise levels, MD Acoustics collected noise measurements at an existing padel facility operated by Padel Up in Los Angeles and used those measurements to evaluate the anticipated noise levels at the project site. The noise study is included as Attachment 5.

The noise study concludes that the proposed project would comply with the applicable noise standards established in CMMC section 13-280 (Exterior Noise Standards). Based on the analysis, the anticipated L50¹ noise levels generated by the padel courts would be approximately 40 to 41 dBA to the adjacent residentially zoned properties, which would comply with the City's applicable noise standards. The study also evaluated maximum short-duration noise events (LMAX²), such as a ball striking a racket or court enclosure, which could reach approximately 67 dBA. The study concluded that these short-duration maximum noise levels would be generally consistent with daytime ambient noise levels measured in the surrounding area.

¹ L50 is the noise level that is equaled or exceeded 50% of the time during a measurement period. It represents the typical or median noise level in an area and helps describe the general background noise environment.

² CMMC Section 13-278 defines noise level as the sound pressure level, in decibels, measured using a sound level meter set to slow response rather than fast response. LMAX refers to the highest noise level measured during a specified period; however, LMAX is not referenced in the CMMC definition of noise level and is not required to be reviewed in the Municipal Code.

Traffic

The Trip Generation and Vehicle Miles Traveled (VMT) Screening Study (Attachment 7) determined that the Project would not result in significant transportation impacts. The Project is anticipated to generate approximately 131 net new daily trips, including 22 trips during the peak hour, which is below the City's 50 peak-hour trip threshold requiring a Traffic Impact Analysis. Additionally, the Project qualifies for VMT screening because it is located within a City designated Low VMT Area and Transit Priority Area and is therefore presumed to have a less-than-significant VMT impact.

Parking

The project is subject to Assembly Bill (AB) 2097, as it is located within one-half mile of a major transit stop. Pursuant to AB 2097, the City is barred from imposing a minimum parking requirement on the project. However, to serve its customers, the applicant has provided parking that is consistent with the parking requirements.

For reference, tennis courts represent the most comparable use identified in CMMC Table 13-89 Non-Residential Parking Standards. As previously mentioned, although tennis courts are not listed as a use in Table 13-30, Land Use Matrix, a required off-street parking rate for tennis courts is included in Table 13-89. The applicable parking standard requires three parking spaces per court, resulting in a total requirement of 15 parking spaces for the proposed five courts.

The project provides 14 vehicle parking spaces, including 13 standard spaces and one ADA-accessible space, as well as a bicycle rack. Pursuant to CMMC Table 13-89, the bicycle rack qualifies for a one-space parking credit, resulting in a total credited parking supply of 15 spaces.

GENERAL PLAN CONFORMANCE

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa through 2035. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that serve both local needs and attract regional international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The proposed commercial Padel facility use is in conformance with the General Plan land use designation for the property. The following analysis evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the need of the business and residential segments of the community.*

Consistency: The proposed padel use would introduce a new recreational service into the City. Although tennis and pickleball courts are available in City parks, there are currently no commercial padel courts in the City. The proposed use would provide a new recreational service for Costa Mesa residents and visitors from the surrounding area.

2. **Policy LU-6.7:** *Encourage new and retain existing businesses that provide local shopping and services.*

Consistency: The proposed project would facilitate the establishment of a new business on a lot that is currently vacant and was previously used for vehicle parking. The use would also provide a new recreational activity within the City and region, where commercial padel courts are limited. By activating a currently vacant site, the project would support the continued economic vitality of Harbor Boulevard and introduce a new destination and recreational commercial use for residents and visitors.

3. **Policy N-2.4:** *Require that all proposed projects are compatible with adopted noise/land use compatibility criteria.*

Consistency: The proposed project is consistent with the applicable Zoning Code and General Plan noise standards, as demonstrated by the noise study prepared by MD Acoustics and peer reviewed by the City's retained consultant. The study concludes that anticipated project-generated noise would comply with applicable General Plan and Zoning Code noise standards.

FINDINGS

Pursuant to CMMC, section 13-29(g), to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required CUP findings:

- a. **Finding:** The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Finding. The proposed use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area in that the proposed use consists of a commercial

padel facility with five reservation-based outdoor padel courts. The primary function of the proposed use is to provide courts for recreational play, with patrons reserving and paying for use of individual courts for designated periods throughout the day. Although there are no other padel courts in the immediate vicinity, the proposed use is a commercial recreational use that is compatible with the variety of commercial activities located along Harbor Boulevard.

Additionally, the applicant submitted a noise study that was independently peer reviewed. The noise study anticipates that the proposed courts would generate L50 noise levels ranging from approximately 40 to 41 dBA at the adjacent residentially zoned properties which is consistent with the Zoning Code. Furthermore, Condition of Approval No. 12 has been included to restrict the operation of Courts 4 and 5 to between 9:00 a.m. and 8:00 p.m. to further reduce noise impacts on the adjacent residential properties. The proposed use is also not anticipated to result in significant impacts related to traffic, air quality, or water quality, as documented in the Class 32 memo prepared by EPD following its independent review of the technical studies.

Additionally, the site has been designed to direct traffic primarily to Harbor Boulevard, with 14 of the 15 parking spaces located adjacent to Harbor Boulevard. The site design also takes the adjacent properties into consideration by locating the courts approximately 30 feet from the rear property line, providing additional separation between the courts and the residentially zoned properties across Charle St. while allowing five courts to be maintained on the site.

Furthermore, conditions of approval have been incorporated to address potential operational impacts and ensure the continued compatibility of the use with surrounding properties. Pursuant to COA 6, tournaments will be limited to four special events per year to minimize the frequency of large gatherings on the site. Additionally, COA 9 requires all court lighting to be turned off outside of the approved hours of operation to minimize potential light impacts on adjacent residentially zoned properties.

- b. **Finding:** Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Finding. The granting of the CUP will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood in that the proposed padel use is consistent with other commercial activities in the surrounding area. Other commercial uses in the area include auto repair shops, retail stores, restaurants and major grocery stores in the nearby vicinity and along Harbor Boulevard. The applicant has also provided a noise study demonstrating that the proposed use is not anticipated to result in significant noise impacts to surrounding properties. Furthermore, the project includes the reconstruction of the driveway approach along Harbor Boulevard and enhanced landscaping along

the property frontage. These improvements will enhance the appearance and functionality of the site while contributing to the overall quality of the Harbor Boulevard corridor.

Furthermore, the project would not be materially detrimental to public health and safety, as the technical studies prepared for the project conclude that it would not result in significant adverse impacts related to traffic, air quality, noise, or water quality.

- c. **Finding:** Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Facts in Support of Finding. Granting the CUP will not allow a use, density, or intensity that is inconsistent with the General Plan designation or any applicable specific plan for the property. The site has a General Plan land use designation of General Commercial. The proposed padel facility is a commercial recreational use that would allow patrons to reserve courts and play padel throughout the day. Although the proposed use is not specifically identified in the CMMC Land Use Matrix, the General Commercial designation accommodates a wide range of commercial uses serving local and regional needs. The proposed use would support this designation by establishing a local- and regional-serving recreational business and providing commercial padel courts, which are currently limited within the City.

Review Criteria

Pursuant to CMMC section 13-29(e), all planning applications shall be reviewed for consistency with the following review criteria. Below is a summary of the project's conformity with each criterion:

(1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.

The proposed commercial padel facility would be compatible and harmonious with the surrounding neighborhood because it would introduce a commercial recreational use along Harbor Boulevard, one of the City's major commercial corridors. The facility would provide five reservation-based outdoor padel courts for recreational play. As part of the application, the applicant provided a noise study demonstrating that the proposed use is not anticipated to result in significant noise impacts. The site design also provides 14 parking spaces for patrons, and conditions of approval would require the use to operate in a manner that preserves the quiet enjoyment of surrounding residential properties.

(2) *Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.*

Safety and compatibility are maintained through the proposed project design, which includes 14 parking spaces as well as a bicycle rack, a reconstructed driveway approach along Harbor Boulevard, a new sidewalk, and enhanced landscaping. Additionally, trash collection services are located along Charle Street to reduce potential circulation conflicts along Harbor Boulevard. These improvements would maintain safe automobile and pedestrian circulation and improve the functionality of the site.

(3) *Compliance with any performance standards as prescribed in the Zoning Code.*

All performance standards have been deemed to be met as described in the analysis section of this report.

(4) *Consistency with the General Plan and any applicable specific plan.*

The proposed commercial padel facility is not a use specifically listed in the Land Use Matrix; however, it is consistent with the General Plan and the General Business District. The General Plan land use designation of the property is General Commercial, which is intended to accommodate a wide range of commercial uses serving local and regional needs. Furthermore, the proposed project is consistent with General Plan Land Use Policies LU-1.1 and LU-6.7 in that the project would add to the mix and balance of commercial goods and services and provide a recreational amenity for residents and visitors. Additionally, the project is consistent with General Plan Policy N-2.4 in that the proposed use would comply with the applicable General Plan and Zoning Code noise standards.

(5) *The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.*

The application has been evaluated based on the specific characteristics of the proposed use, site configuration, surrounding development, and conditions of approval. Approval of this application is project-specific and is not intended to establish a precedent for future development.

(6) *When more than one planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.*

The proposed project includes only one application, of which the cumulative effect has been considered through this report.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 (Class 32), Infill Development Projects. The Class 32 exemption applies to projects characterized as in-fill development that are consistent with the applicable General Plan designation and zoning regulations; occur within city limits on a site of no more than five acres substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not result in significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

The proposed project consists of the development of a commercial padel facility with five reservation-based outdoor padel courts and associated site improvements on an approximately 0.8-acre site within an urbanized area of the City of Costa Mesa. The project meets the location and site-related criteria for the exemption because the site is less than five acres, is located entirely within City limits, and is substantially surrounded by existing urban development, and does not contain habitat of value for endangered, rare, or threatened species. The project is also consistent with the applicable General Plan designation and zoning regulations, subject to approval of the requested CUP.

The project would not result in significant environmental effects related to traffic, noise, air quality, or water quality. As part of the project review, technical studies were prepared to evaluate potential environmental impacts associated with the proposed use and were peer reviewed by EPD, a City retained consultant. The traffic analysis determined that the project would generate approximately 22 peak-hour trips, which is below the City's threshold of 50 trips requiring further traffic analysis. Additionally, the project site is located within a Low VMT Area and therefore qualifies for VMT screening.

The noise study determined that the proposed use would generate L50 noise levels ranging from approximately 40 to 41 dBA to the adjacent residentially zoned properties, which is below the 55 dBA noise standard established by the Zoning Code. The Focused Air Quality, Greenhouse Gas, and Energy Impact Study also determined that construction and operational emissions would remain below applicable SCAQMD significance thresholds and would not result in significant air quality impacts. Furthermore, the project would primarily utilize the existing asphalt surface, with only minor construction activities that would not substantially alter existing drainage patterns or stormwater flows. Based on the findings of the technical studies, the proposed project would not result in significant impacts related to traffic, noise, air quality, or water quality. The project would also be adequately served by existing utilities and public services.

Additionally, none of the exceptions that would preclude the use of a categorical exemption pursuant to CEQA Guidelines section 15300.2 apply to this project. The

project would not result in a significant cumulative impact or have a significant effect on the environment due to unusual circumstances. Although the proposed outdoor padel facility is adjacent to a residential neighborhood, there are no unusual circumstances associated with the project that would result in a significant environmental effect. The technical studies prepared for the project demonstrate that no significant impacts are anticipated from the proposed use. Additionally, the project would not result in damage to scenic resources within a designated state scenic highway; is not located on a hazardous waste site identified pursuant to Government Code section 65962.5; and would not cause a substantial adverse change in the significance of a historical resource. Therefore, the project qualifies for a Class 32 categorical exemption pursuant to CEQA Guidelines section 15332.

ALTERNATIVES

As an alternative to the recommended action, the Planning Commission may:

Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.

Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months.

PUBLIC NOTICE

Pursuant to CMMC section 13-29(d) three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site September 1, 2026. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on September 3, 2026.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on September 4, 2026.

As of the completion date of this report, eleven statements of support have been received and a community petition of support form with multiple signatures was also

received as part of the application packet. Any public comments received prior to the September 14, 2026, Planning Commission meeting will be provided separately.

CONCLUSION

Approval of the project would allow for the establishment of a commercial padel facility consisting of five outdoor padel courts and associated site improvements. The proposed use is consistent with the General Plan, Zoning Code, Planning Application Review Criteria, and the required findings for approval of the CUP can be made. As conditioned, the proposed use would be compatible with surrounding residential and commercial uses and would not be materially detrimental to other properties within the area. Therefore, staff recommends approval of the proposed project, subject to the conditions of approval contained in the attached resolution.

ATTACHMENTS

1. Draft Planning Commission Resolution
2. Vicinity Map
3. Zoning Map
4. Applicant Letter – Padel Up
5. Applicants Noise Study – MD Acoustics
6. Air Quality Study _ MD Acoustics
7. Traffic Study – MD Acoustics
8. CEQA Class 32 Exemption Memo & Peer Review – EPD Solutions
9. Project Plans