

**CITY OF NEWPORT BEACH
PLANNING COMMISSION STAFF REPORT**

April 7, 2016 Meeting
Agenda Item No.: 3

SUBJECT: Museum House Residential Project
850 San Clemente Drive
(PA2015-152)

APPLICANT: Related California Urban Housing, LLC

OWNER: Orange County Museum of Art (OCMA)

PLANNER: Gregg Ramirez, Senior Planner
(949) 644-3219, gramirez@newportbeachca.gov

PROJECT SUMMARY

Related California Urban Housing, LLC the Project Applicant, is seeking approval of a 100-residential unit condominium tower—the Museum House project (proposed project). The proposed project includes demolition of the existing Orange County Museum of Art building. The proposed tower consists of 25-floors totaling approximately 295 feet to the top of the roof-mounted equipment and two levels of subterranean parking. The project site is approximately two acres (86,942 square feet) and is located between Santa Cruz Drive to the east and Santa Barbara Drive to the west. The application includes requests for a General Plan Amendment, Zoning Code Amendment, Planned Community Development Plan Amendment, Tentative Tract Map, Traffic (TPO) Study, Site Development Review and a Development Agreement.

STUDY SESSION


The purpose of the study session is to provide the Planning Commission and general public an opportunity to review the project prior to future public hearings. No action on either the project or yet to be released DEIR will be taken by the Planning Commission at the study session.

Prepared by:



Gregg Ramirez
Senior Planner

Submitted by:



Brenda Wisneski, AICP, Deputy Director

Attachments:
PC1 Illustrative Plans

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Attachment No. PC 1

Illustrative Plan

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MUSEUM HOUSE
850 SAN CLEMENTE DRIVE
NEWPORT BEACH, CA

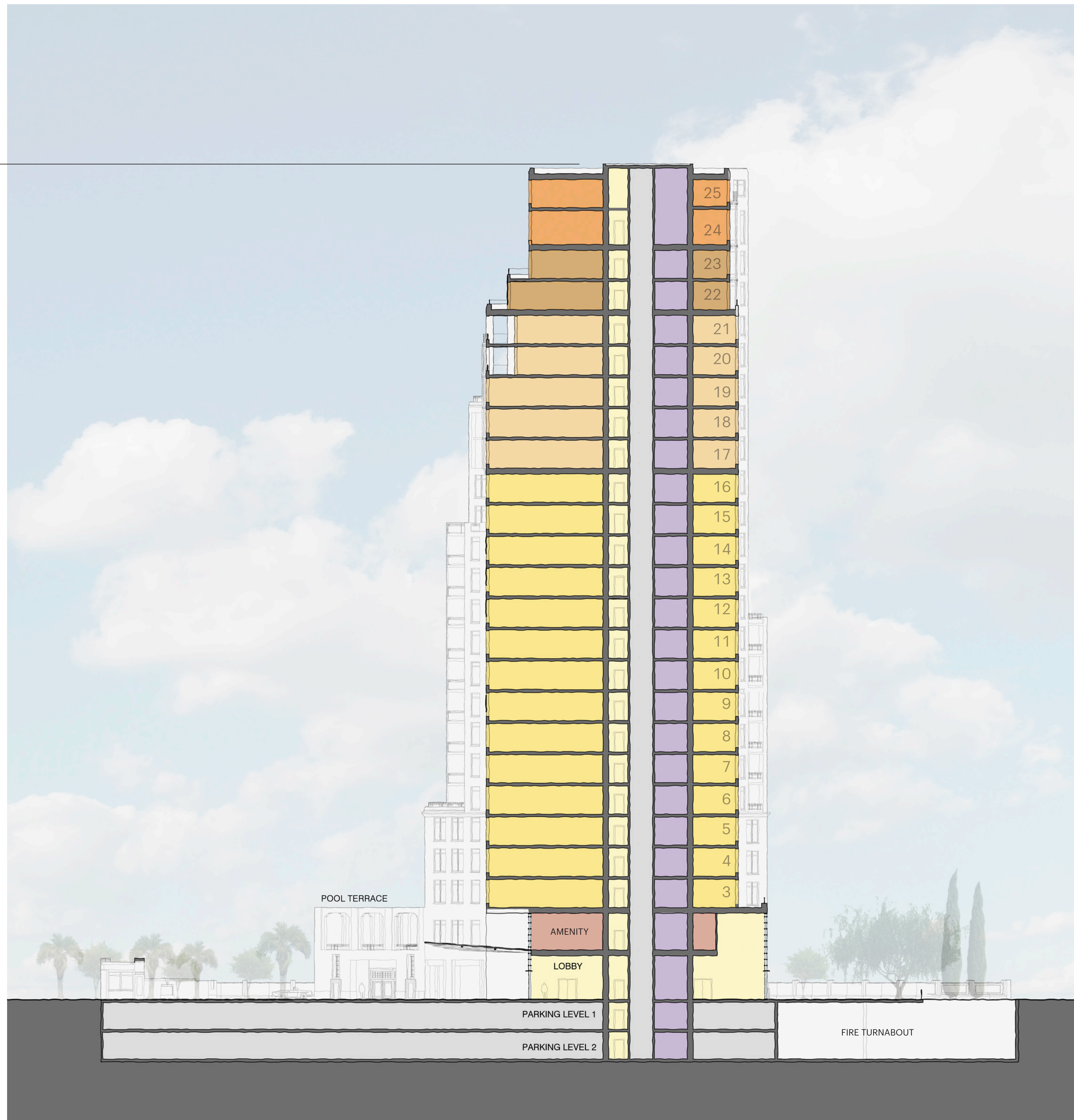
AERIAL VIEW LOOKING EAST

MARCH 28, 2016

THE RELATED COMPANIES
ROBERT A.M. STERN ARCHITECTS
MVE + PARTNERS

TOP OF BUILDING
ELEV. 295'-0"

BUILDING ENTRY
ELEV. 0'-0"



- 2 UNITS PER FL.
- 3 UNITS PER FL.
- 4 UNITS PER FL.
- 5 UNITS PER FL.
- PARKING
- SERVICE/MECH
- AMENITY
- CIRCULATION

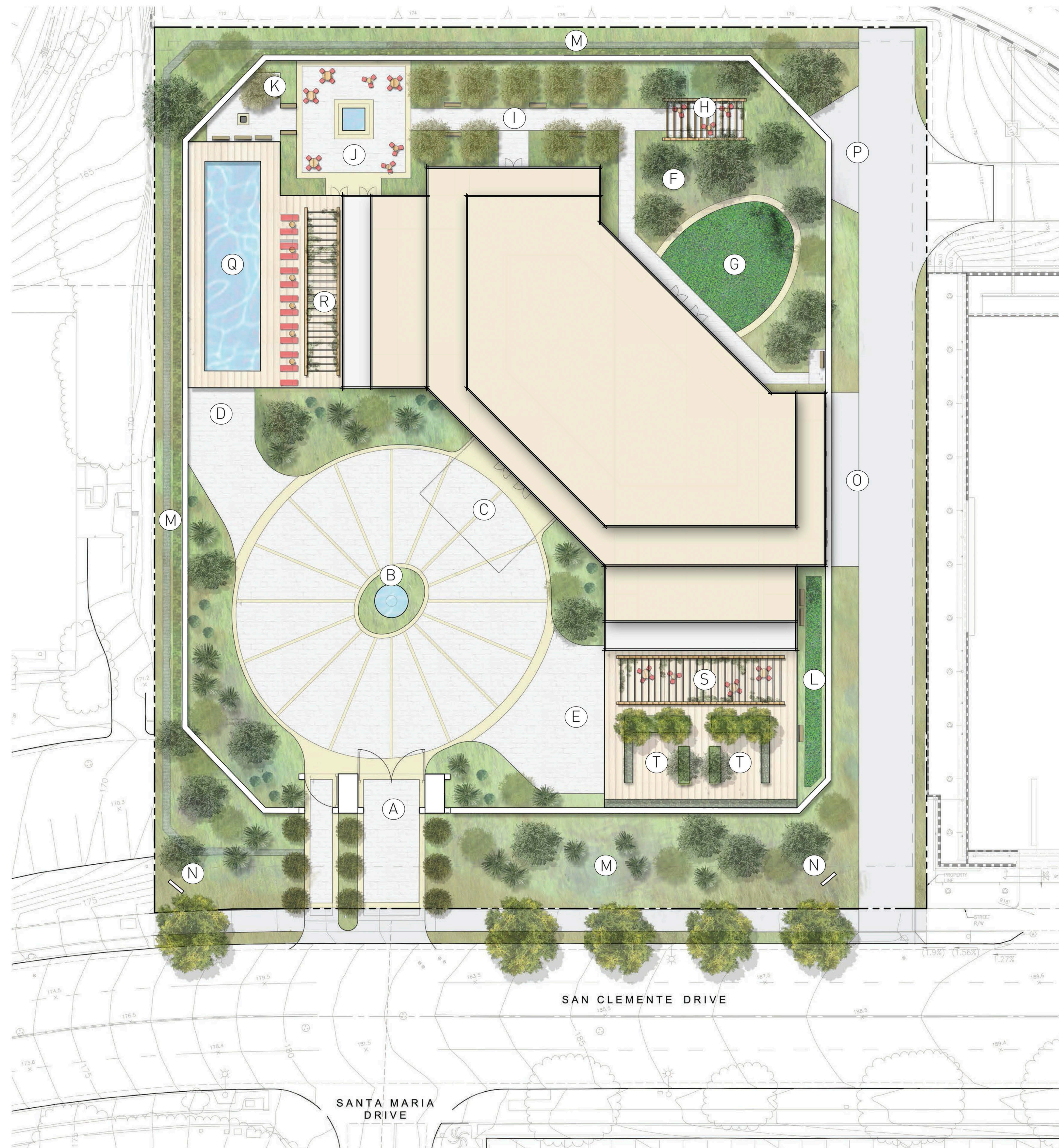


MUSEUM HOUSE
850 SAN CLEMENTE DRIVE
NEWPORT BEACH, CA

BUILDING SECTION

MARCH 28, 2016

THE RELATED COMPANIES
ROBERT A.M. STERN ARCHITECTS
MVE + PARTNERS



LEGEND

GROUND LEVEL

- (A) ENTRY DRIVE & GATE HOUSE
- (B) WATER FEATURE
- (C) DROP OFF
- (D) GARAGE ENTRY/EXIT
- (E) PRIVATE GARAGES
- (F) PODIUM GARDEN
- (G) LAWN
- (H) GARDEN TRELLIS
- (I) OLIVE ALLEE
- (J) FOUNTAIN PLAZA
- (K) SCULPTURE GARDEN
- (L) DOG RUN
- (M) BUFFER LANDSCAPE
- (N) PROJECT SIGNAGE
- (O) LOADING DOCK
- (P) SERVICE TURN AROUND

UPPER LEVELS

- (Q) INFINITY EDGE POOL
- (R) TRELLIS - CABANA
- (S) TRELLIS - DINING AREA
- (T) OUTDOOR LIVING SPACE

OCMA
ORANGE COUNTY MUSEUM OF ART
NEWPORT BEACH, CALIFORNIA

THE RELATED COMPANIES
ROBERT A.M. STERN ARCHITECTS
MVE + PARTNERS
PAMELA BURTON & COMPANY

