



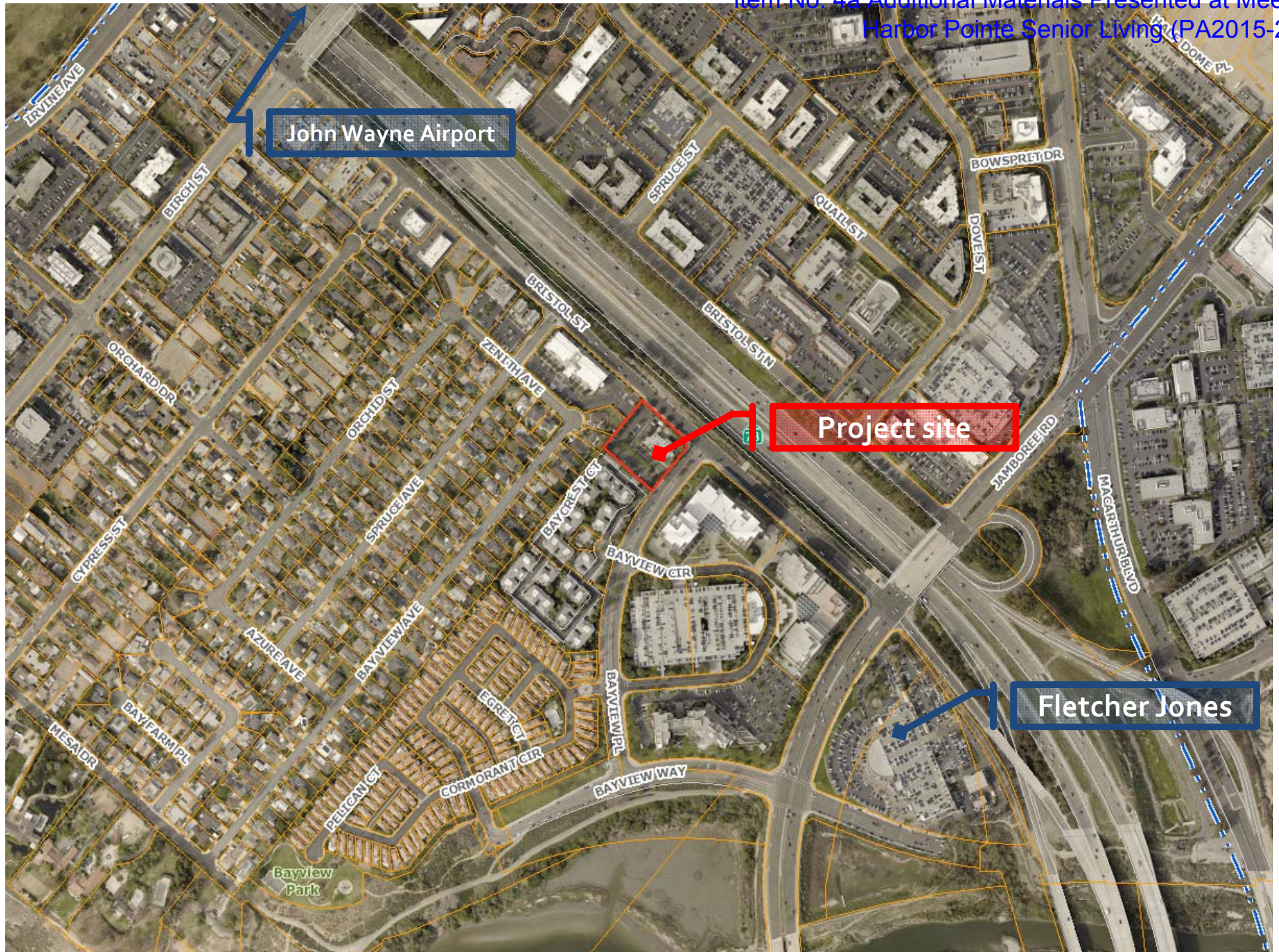
Harbor Pointe Senior Living
Planning Commission Study Session
February 23, 2017





Discussion Outline

- Discussion purposes only – no action
- Staff Presentation – summary of project application
- Applicant Presentation – project overview
- Public Comments





Project Overview

- 1.5-acre site at 101 Bayview Place
- Existing Kitiyama restaurant to be demolished (Approx. 8,800 square feet)
- Proposed project
 - Combined congregate care and convalescent facility – 121 beds
 - Shared open space and amenities (gardens, theater, fitness center, etc.)
 - Gross Floor Area – 90,000 square feet (approx.) plus parking
 - 4 stories, stepping up towards Bristol Street
 - 60 parking spaces – subterranean parking garage



Requested Entitlements

- **General Plan Amendment** – Change the land use category from General Commercial Office (CO-G) to Private Institutions (PI) – increase development limit.
- **Planned Community Development Plan Amendment** – Amend the Bayview Planned Community (PC-32) to allow the use. Also includes development standards including an increased height limit.
- **Site Development Review** – Ensure site development is in accordance with the applicable planned community and zoning code development standards and regulations
- **Conditional Use Permit** – Allow the operation of the proposed facility.

Environmental Review



- Draft Environmental Impact Report (EIR) being prepared
- Scoping meeting held August 15, 2016
 - All topics will be studied
- Applicant revised project based on input from public and staff



What to Expect

- Draft EIR – anticipated late Spring 2017
- Planning Commission, Airport Land Use Commission and City Council – Fall 2017



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