

City of Newport Beach Planning Commission Study - February 23, 2017 -

Harbor Pointe
101 Bayview Place



Table of Contents

- ❖ Project Introduction
- ❖ Team Overview & Qualifications
- ❖ Proposed Project Plans
- ❖ Previous CUP Submittal
- ❖ Q&A

Project Introduction

- ❖ Proposed demolition of a one story restaurant and asphalt parking lot, located at 101 Bayview Place, into an 108-unit Assisted Living and Memory Care Community. Revised proposal has reduced unit count by 20, reduced bed count by 12, and reduced overall building height by 11 feet (one story).
 - Project will feature leading quality-of-life services for residents
 - Location caters to senior living use with lush grounds, natural light, public services, and convenient access to local amenities, including doctors, retail, and entertainment
 - This will not be skilled nursing, nor short-term care, and medical care is not expected to be provided
 - Low impact use for existing site

Project Team

Sponsor/Developer

CenterPointe Senior Living, LLC.

Acutely aware of the increasing demands for assisted living and memory care of an ageing domestic population and additionally desirous of preserving as much as enhancing the dignity of its residency, CenterPointe Senior Living, LLC. Endeavors to effect the following:

To establish, nurture and progress a living environment and culture that consistently provides each resident with appropriate individual attention, professional quality of care and delivery of general services that transcends the prominence and scope of the physical facilities. Further, to promote enduring interpersonal relationships between associates and residents in the creation of a community.

To solicit, educate and develop professional staff associates, who are innately compassionate and respectful of assisted care objectives. Inspire a continual ambition and commitment to self improvement as well as toward the enhancement of relationships with residents, associates and the overall ambience of the residence.

Establish a professional work space that expects compliance as well as rewarding self-initiative and imagination. Encouraging respect and collaboration in the daily execution of duties and responsibilities while embracing the value of listening and thinking over speaking and reacting. Focus and consolidation of effort toward “Building for tomorrow’s Seniors.”

Architect

Douglas Pancake Architects (“DPA”) is an architectural firm specializing in senior housing and healthcare industries across the United States

- ❖ Leader in the evolution of senior housing design, code development and advocacy for our elders
- ❖ Focused on creating supportive and meaningful healing environments for the most frail and vulnerable members of our community

CenterPointe Senior Living

Sponsor/Developer

Paul Habeeb – CEO/Co-Chairman

Mr. Habeeb has extensive commercial real estate experience spanning 4 decades having started his career in Corporate Banking at Bank of America and Commercial Real Estate Finance with Wells Fargo. Mr. Habeeb has acquired and developed shopping centers, office buildings, and multifamily developments throughout the U.S. in addition to his real estate activities. Some of the properties include 160,000 and 170,000 sq. ft. retail centers in Scottsdale, Arizona, and Henderson, Nevada, and 1,000 multifamily units in the Mid-West. Most recently, he has completed Ralston Creek Senior Living, a 120,000 SF, 134 unit assisted living and memory care community.

Abdo Khoury –Co-Chairman

Mr. Khoury was executive Vice President, Chief Financial and Portfolio Office for Nationwide Health Properties from 2004-2011. Nationwide Health Properties was a real estate investment trust investing primarily in senior housing, long term acute care and medical offices. This REIT was acquired by Ventas REIT in a stock transaction valued at \$7.6 billion. Prior to 2004, Mr. Khoury served during various periods as Executive Vice President of Operations at Atria Senior Living Group (formerly ARV Assisted Living, Inc.), President of ARV Living, Inc., Chief Financial Office of ARC and President of the Apartment Division of ARV.

Gale Schrag – Executive Vice President Development

Mr. Schrag has joined the CenterPointe Senior Living Team and provides extensive real estate, acquisition, entitlement, design and construction experience through his forty years of direct industry experience. His professional resume includes studying Civil Engineering at Kansas State University, superintendent and project management involvement, the organization of a firm providing general contracting, construction management, property management and leasing of commercial office buildings. He has received numerous awards relative to his development experiences as well as a substantial reference in the Denver, Colorado, residential and commercial development market.

CenterPointe Senior Living



One Witherspoon
Irvine, CA 92604



24 Las Posas Road
Camarillo, CA 93010



1228 Rossmoor Parkway
Walnut Creek, CA 94595



33 Creek Road
Irvine, CA 92604



44-600 Monterey Avenue
Palm Desert, CA 92260



1400 Montego
Walnut Creek, CA 94598



32353 San Juan Creek Road
San Juan Capistrano, CA 92675



44-300 San Pascual Avenue
Palm Desert, CA 92260



853 Tamalpais Avenue
Novato, CA 94947



801 Cypress Way
San Dimas, CA 91773



8825 Baseline Road
Rancho Cucamonga, CA 91730



405 Hodencamp Road
Thousand Oaks, CA 91360



1111 Alvarado Avenue
Davis, CA 95616



- Boutique architectural firm specializing in senior living and health care industries across the United States
- Douglas Pancake has been a leader in the evolution of senior housing design, code development, and advocacy for our elders
- Designed numerous ground up Senior Living facilities
- Worked on several successful Skilled Nursing Facilities and developed a strong relationship with OSHPD
- Involved in many CCRC campus' remodeling and repositioning efforts



California Assisted Living Association (CALA) Public Policy Committee

- Douglas Pancake contributes to the development of legislation affecting the future of the assisted living industry



OSHPD Household SNF Code Advisory Committee

- Focus on the development of building codes governing smaller, less institutionalized healthcare models



SNF Care Delivery and Design Improvement Committee (CDDIC)

- Douglas Pancake is the past chair, and current member
- CDDIC is sponsored by LeadingAge and California Association of Healthcare Facilities (CAHF)
- Focus on new code and OSHPD policy development reducing regulatory oversight and creating more humane nursing home environments.



State Fire Marshal Residential Care Facility (RCF) Code Advisory Committee

- Develop and bring clarity to building codes governing RCFE
- The committee worked on:
 - The 2007 California Building Code revision
 - The 2009 AB 762 legislation resolving bedridden client occupancy in RCFE
 - The return of Group R2.1 occupancy classification



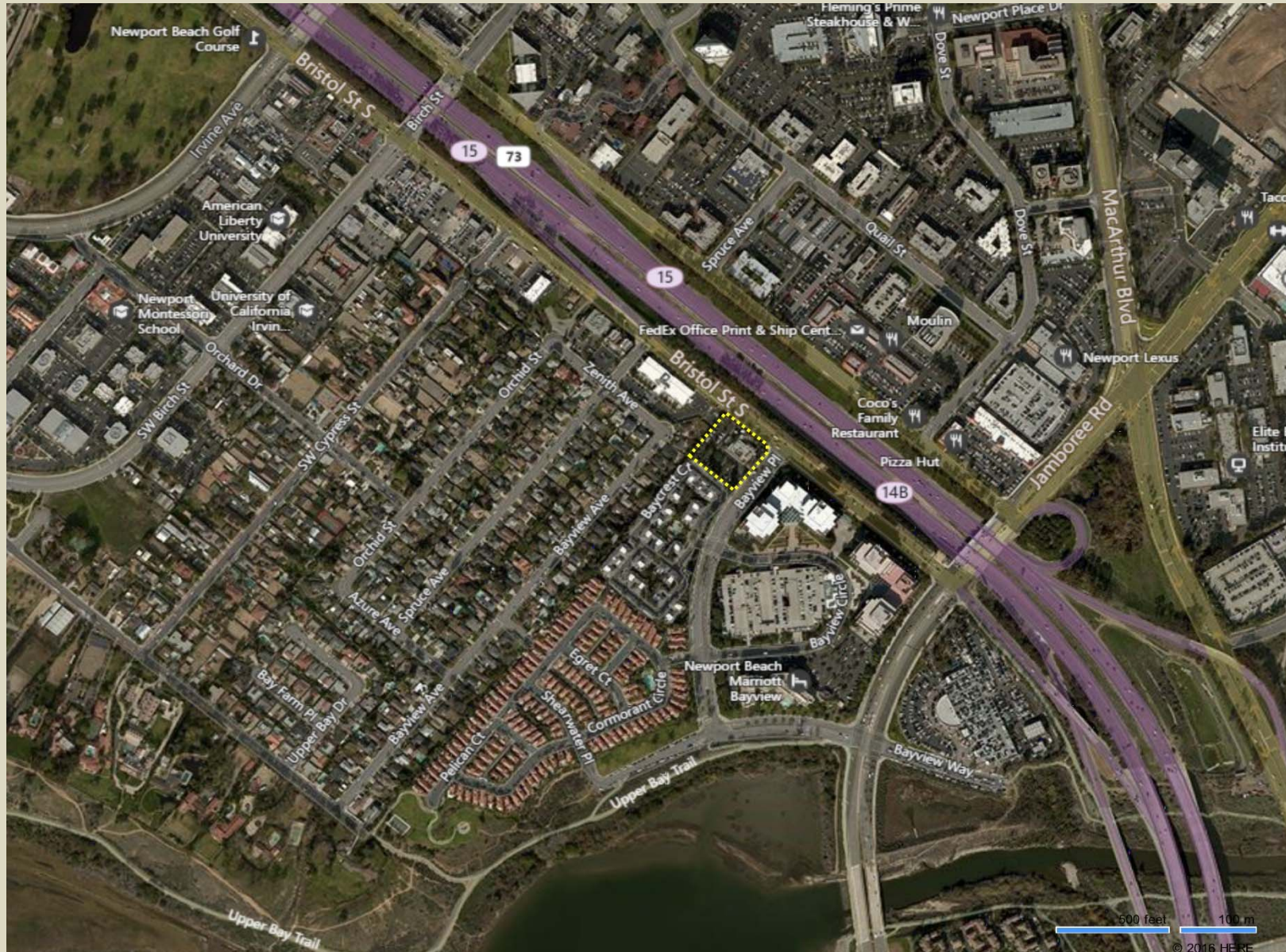
DPA Mission



HEALTHY, ACTIVE AGING



Aerial of Project Site



Planning Commission - February 23, 2017
Item No. 4b Additional Materials Presented at Meeting
Harbor Pointe Senior Living (PA2015-210)
Project Data

SITE

LOT SIZE 1.501 ACRES ~ 65,383.56SF
BUILDING FOOTPRINT 24,247 SF

LOT COVERAGE 37.1% (24,247/65,383.56)
LANDSCAPE AREA 16,828 SF
LANDSCAPE COVERAGE 25.74%

SETBACKS

15 feet along Bristol, 10 feet along Bayview, 41 feet at South, and 41 feet at West

COMMON AREA CALCULATIONS

Area Type	Qty.	Area (SF)
Basement		
ADMINISTRATION	1	692
AMENITIES	2	1,807
PUBLIC RESTROOMS	2	128
SERVICE	3	858
		3,485 sq ft

First Floor

ADMINISTRATION	6	977
AMENITIES	8	6,817
CIRCULATION	1	3,807
KITCHEN	1	991
LOBBY	1	683
PUBLIC RESTROOMS	4	578
SERVICE	5	848
		14,701 sq ft

Second Floor

AMENITIES	2	469
CIRCULATION	1	3,523
SERVICE	5	1,062
STORAGE	1	46
		5,100 sq ft

Third Floor

ADMINISTRATION	3	562
AMENITIES	3	2,108
BALCONY	1	2,147
CIRCULATION	2	3,668
KITCHEN	1	400
PUBLIC RESTROOMS	2	162
SERVICE	4	972
STORAGE	1	46
		10,065 sq ft

Fourth Floor

CIRCULATION	1	1,981
SERVICE	4	972
STORAGE	1	46
		2,999 sq ft
		36,350 sq ft

UNIT MIX

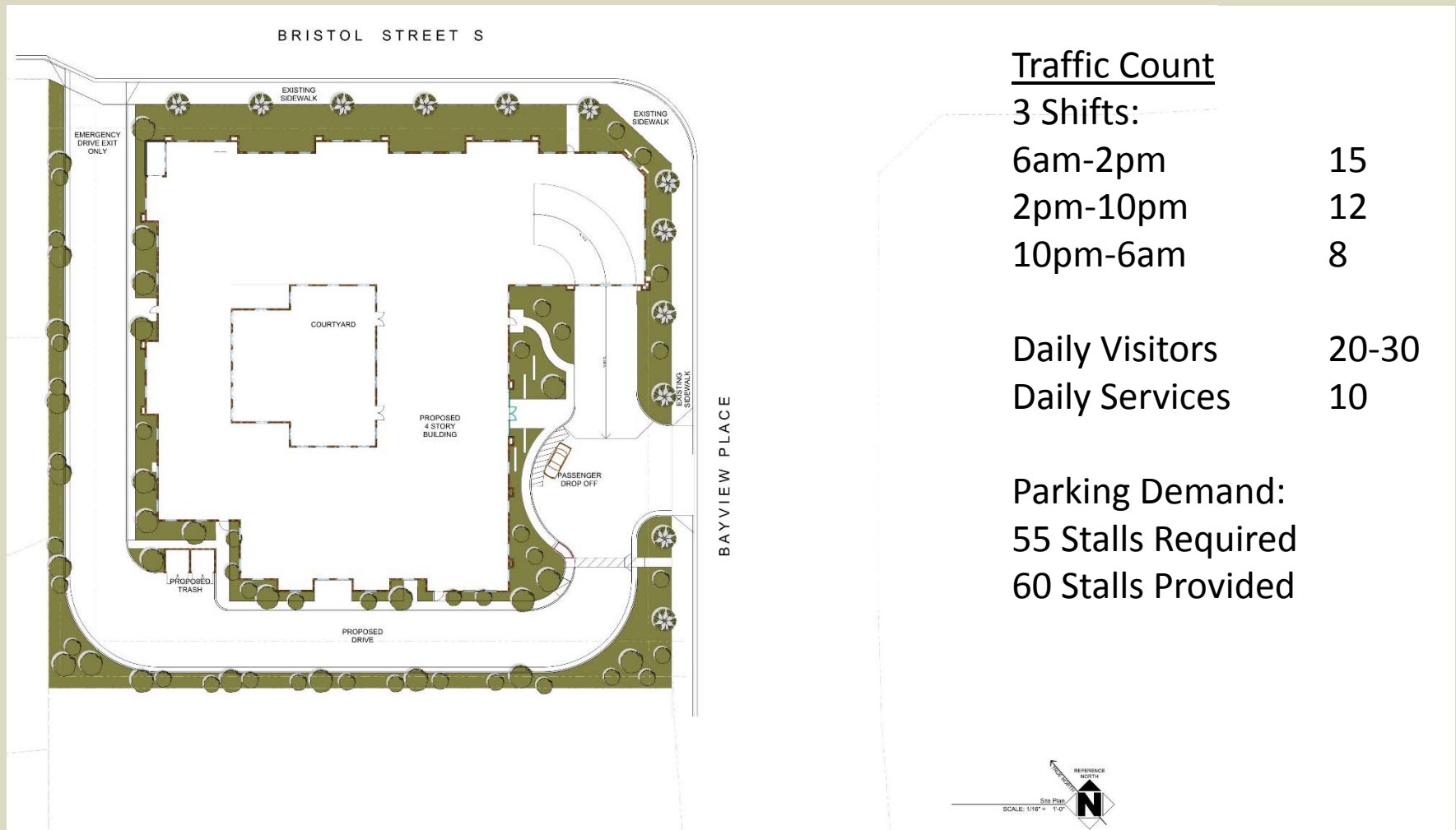
Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
AL-0A	ASSISTED LIVING - STUDIO	1	24	400	9,600
AL-0B	ASSISTED LIVING - STUDIO	1	12	400	4,800
AL-0C	ASSISTED LIVING - STUDIO	1	5	480	2,400
AL-1A	ASSISTED LIVING - 1 BED	1	18	680	12,240
AL-1B	ASSISTED LIVING - 1 BED	1	9	600	5,400
AL-1C	ASSISTED LIVING - 1 BED	1	7	600	4,200
AL-1D	ASSISTED LIVING - 1 BED	1	4	695	2,780
AL-2B	ASSISTED LIVING - 2 BED	2	4	870	3,480
AL-2C	ASSISTED LIVING - 2 BED	2	1	800	800
AL-2C	ASSISTED LIVING - 2 BED	2	3	837	2,511
MC-0A	MEMORY CARE - 1 BED	1	12	400	4,800
MC-0B	MEMORY CARE - 1 BED	1	4	400	1,604
MC-2A	MEMORY CARE - 2 BED	2	5	480	2,400
		121	108		57,015 sq ft

GROSS BUILDING AREA

Occupancy	Area (SF)
First Floor	
GROSS	26,256
	26,256 sq ft
Second Floor	
GROSS	25,526
	25,526 sq ft
Third Floor	
GROSS	23,364
	23,364 sq ft
Fourth Floor	
GROSS	14,839
	14,839 sq ft
	89,985 sq ft

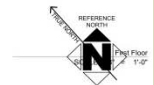
PARKING SUMMARY

	ZONING REQD.	BUILDING CODE REQD.	PROVIDED
PARKING - ACCESSIBLE	-	2	3
PARKING - ACCESSIBLE VAN	-	1	1
PARKING - RESIDENT	42	-	56
			60



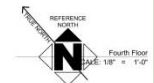
Basement Floor Plan

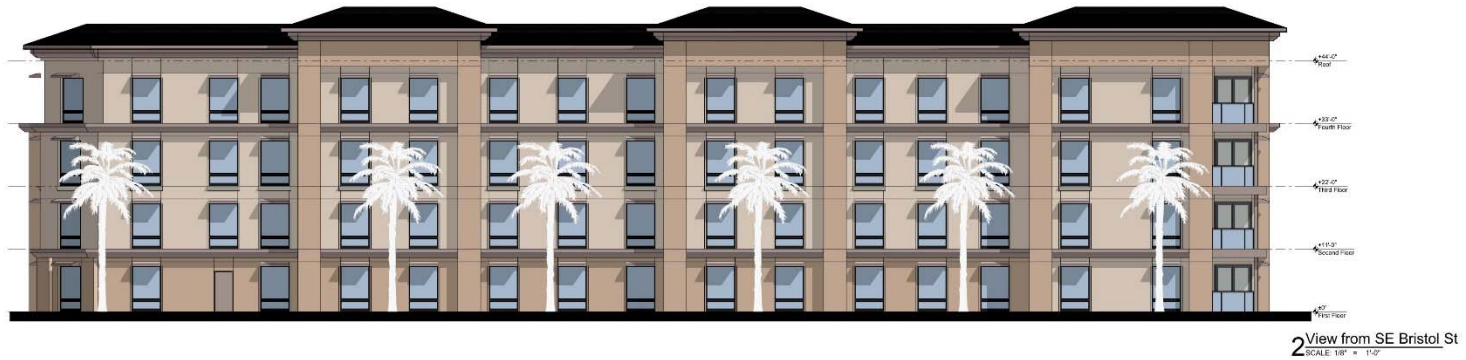














3D Views



3D Views



3D Views



Original – from SE Bristol St



Revised – from SE Bristol St

3D Views



Original – from Bayview PI



Revised – from Bayview PI

3D Views



Original – from Santa Ana Heights



Revised – from Santa Ana Heights

ORIGINAL CUP SUBMITTAL



2 View from SE Bristol St
SCALE: 1/8" = 1'-0"

ORIGINAL CUP SUBMITTAL



1 View from Bayview Pl
SCALE: 1/8" = 1'-0"

ORIGINAL CUP SUBMITTAL



2 View from Condominiums
SCALE: 1/8" = 1'-0"

ORIGINAL CUP SUBMITTAL



1 View from Santa Ana Heights
SCALE: 1/8" = 1'-0"

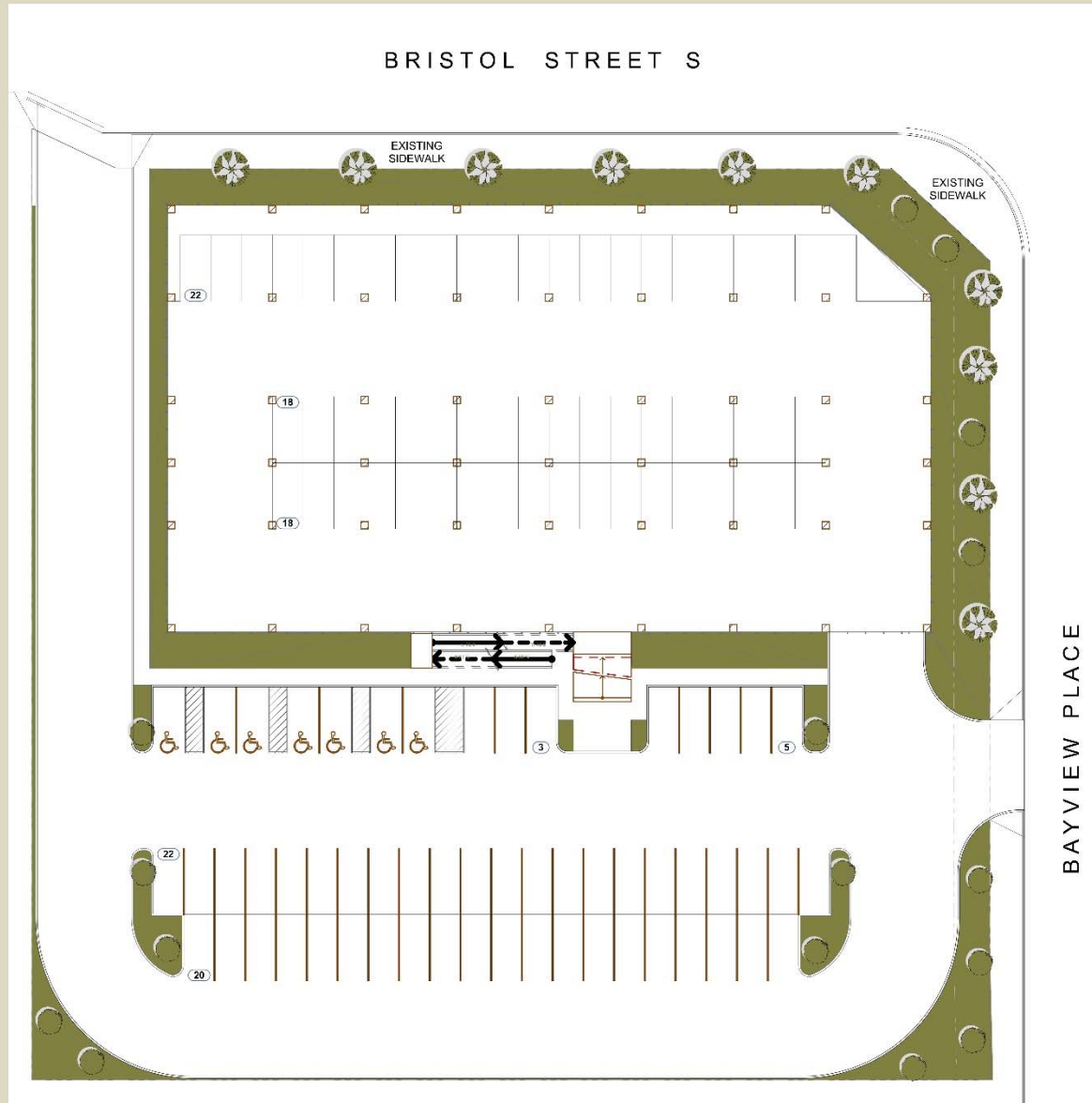
Alternative Use Design - Allowed



Alternative Use Design - Allowed



Alternative Use Design - Allowed



Building Area: 70,000 SF
Building Height: 35 feet

Parking Required: 280
57 surface, 223 subterranean (3 levels)

Trips generated: +/- 840

Q&A

Thank you for your time.

We look forward to any and all questions you may have.