

Harbor Pointe Senior Living



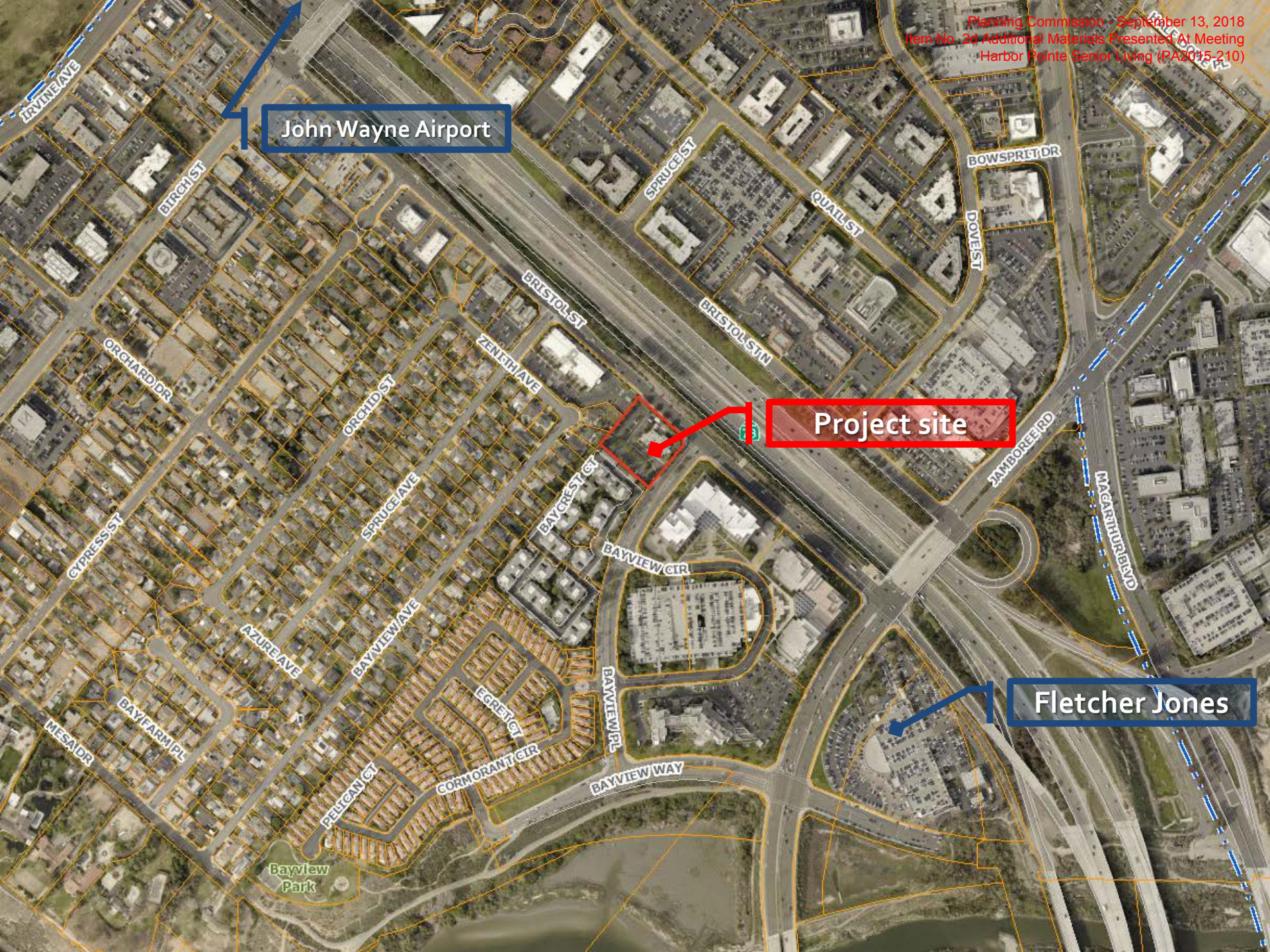
Planning Commission Study Session
September 13, 2018





Outline

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



John Wayne Airport

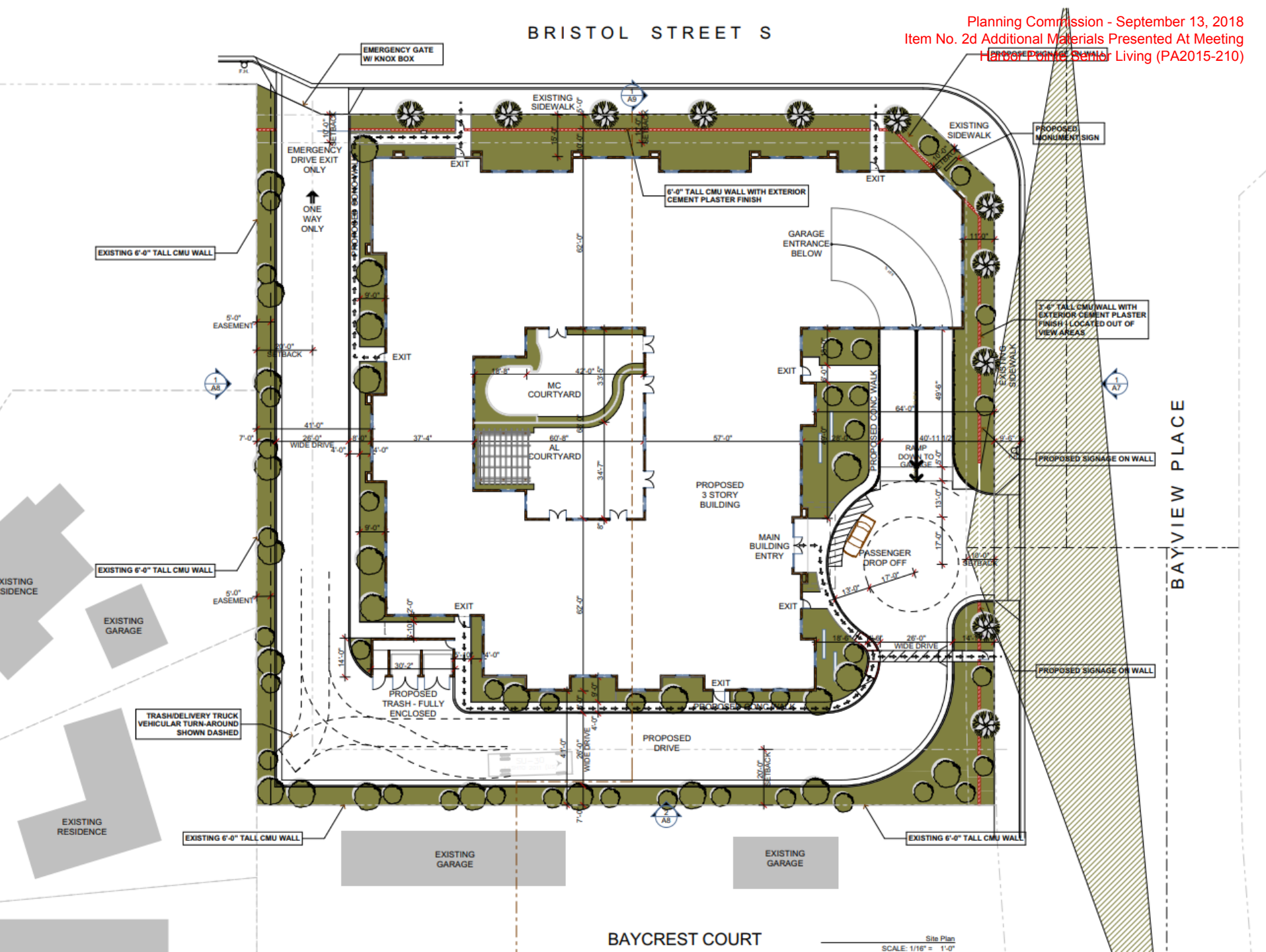
Project site

Fletcher Jones



Project Overview

- Combined congregate care and convalescent facility – 121 beds
- Shared open space and amenities (gardens, theater, fitness center, etc.)
- 85,000 square feet (approx.) plus parking
- 3 stories, complies with max. height limit (35 feet to ceiling)
- 53 parking spaces – subterranean parking garage (40 required)





Required Entitlements

- **General Plan Amendment** – Change the land use from CO-G to PI – increase development limit from 70,000 sq. ft. to 85,000 sq. ft.
- **Planned Community Development Plan Amendment (Zoning)** – Amend the Bayview Planned Community (PC-32) to allow the *specific* land use, subject to use permit.



Required Entitlements

- **Site Development Review** – Ensure development complies with applicable planned community and zoning code standards.
- **Conditional Use Permit (CUP)** – Allow the operation of the proposed facility with conditions that limit license type to RCFE.



Background

- Application submitted November 23, 2015
 - 5 stories and 110,000 square feet
- Environmental Scoping Meeting August 15, 2016
 - Re-designed and reduced to 4 stories
- PC Study Session February 23, 2017
 - Re-designed and reduced to 3 stories and 85,000 square feet



Environmental Review

- Draft Environmental Impact Report (DEIR) released August 10, 2018
- The DEIR studied...
 - Aesthetics
 - Air Quality
 - **Cultural Resources (MM)**
 - **Geology and Soils (MM)**
 - Greenhouse Gas Emissions
 - Hazards and Hazardous Materials
 - Hydrology and Water Quality
 - **Land Use and Planning (MM)**
 - **Noise (MM)**
 - **Public Services (MM)**
 - Transportation and Traffic
 - Tribal Cultural Resources
 - Utilities and Service Systems



How to Comment

- Public comment period on DEIR through September 28, 2018
- Email:
bzdeba@newportbeachca.gov
- Mail:
Ben Zdeba, Planning Division
P.O. Box 1768
Newport Beach, CA 92658



What to Expect

- Planning Commission Public Hearing
- Airport Land Use Commission Public Hearing
- City Council Public Hearing
 - Anticipated action/Decision early 2019



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