

City of Newport Beach Planning Commission Study Session September 13, 2018

Harbor Pointe

A Senior Living Community



Project History

- ❑ First Planning Commission Study Session held February 23, 2017
- ❑ Community objects to height and size of building
- ❑ City requires preparation of an EIR
- ❑ Applicant redesigns the building
 - Reduction in stories from 5 to 3
 - Reduction in units from 128 to 101
 - Reduction in size from 109,633 sf to 84,517 sf
- ❑ DEIR circulated for public review/comment
- ❑ Applicant requests meeting with Baycrest HOA
- ❑ Second Planning Commission Study Session is scheduled for September 13, 2018
- ❑ DEIR finds no substantial impacts

Market and Demographics

Population by age in Orange County and in market area:

45-64 Age Cohort

	Orange County	Primary Market
2015	810,127	31,657
2020	828,917	32,016
Annual Increase	.46%	.23%

75+ Age Cohort

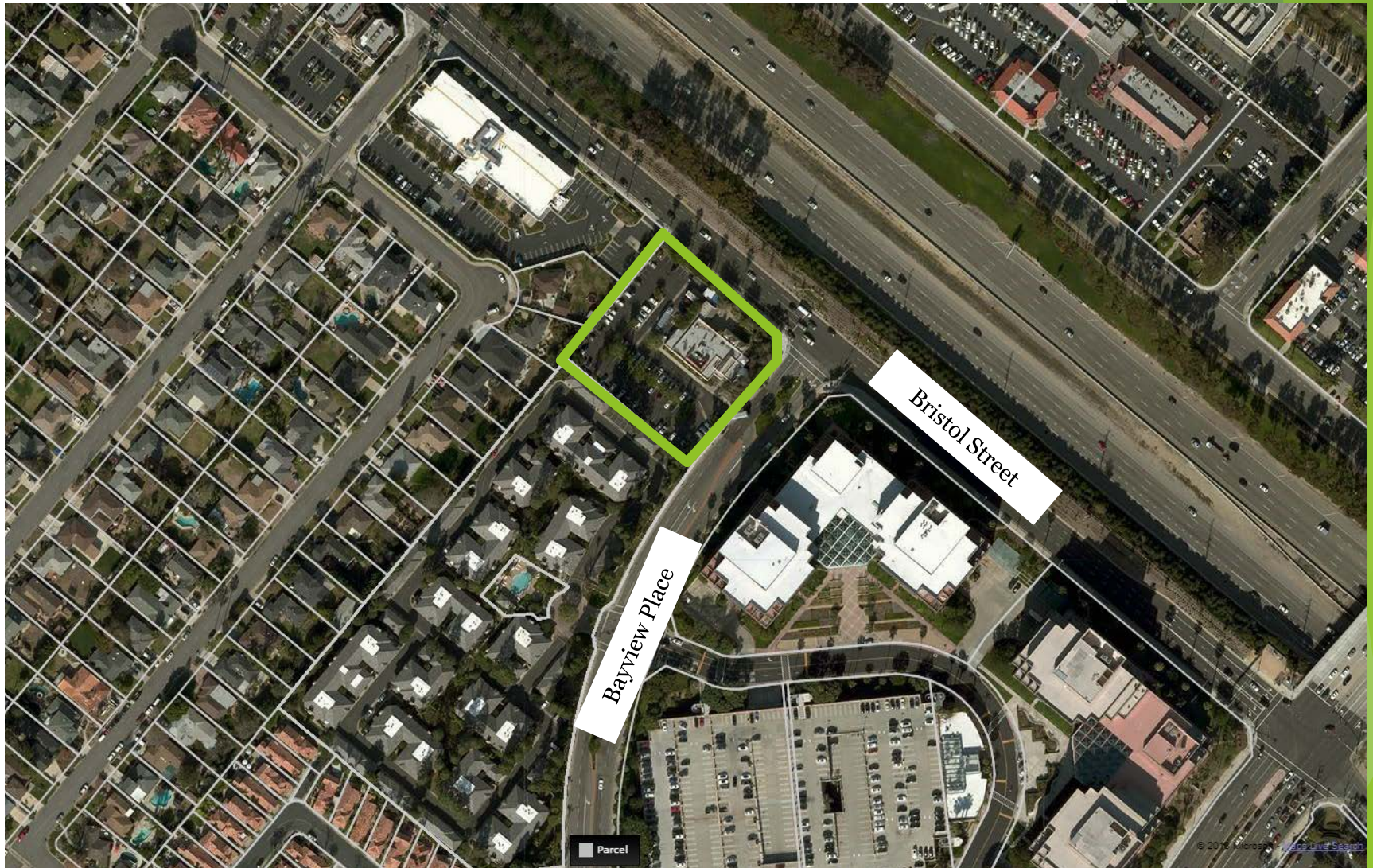
	Orange County	Primary Market
2015	178,819	7,431
2020	207,485	8,455
Annual Increase	3.02%	.62%

No new full service assisted living /memory care communities built for almost 20 years in Newport Beach

Community	Year Built	# of Beds
Vintage Newport Beach	1962	340
Newport Beach Plaza	1990	101
Crown Cove	1999	61
Newport Beach Memory Care	2016	42

Project Site – 101 Bayview Place

Planning Commission - September 13, 2018
Item No. 2e Additional Materials Presented At Meeting
Harbor Pointe Senior Living (PA2015-210)



Project Description

- ☐ 101 unit senior living community
 - 81 – AL
 - 20 MC
- ☐ 3-story – 33 foot high (39'-6" w/screening)
- ☐ 53 subterranean parking spaces (33% Surplus)
- ☐ 90-foot building to building separation from closest Baycrest homes
- ☐ Primary access from Bayview Place
- ☐ Entitlements
 - Amend General Plan and Bayview Planned Community to only allow for an assisted living – senior community
 - Site Development Permit & Use Permit
- ☐ DEIR with full public review
 - No significant impacts found, including traffic

Harbor Pointe Residents

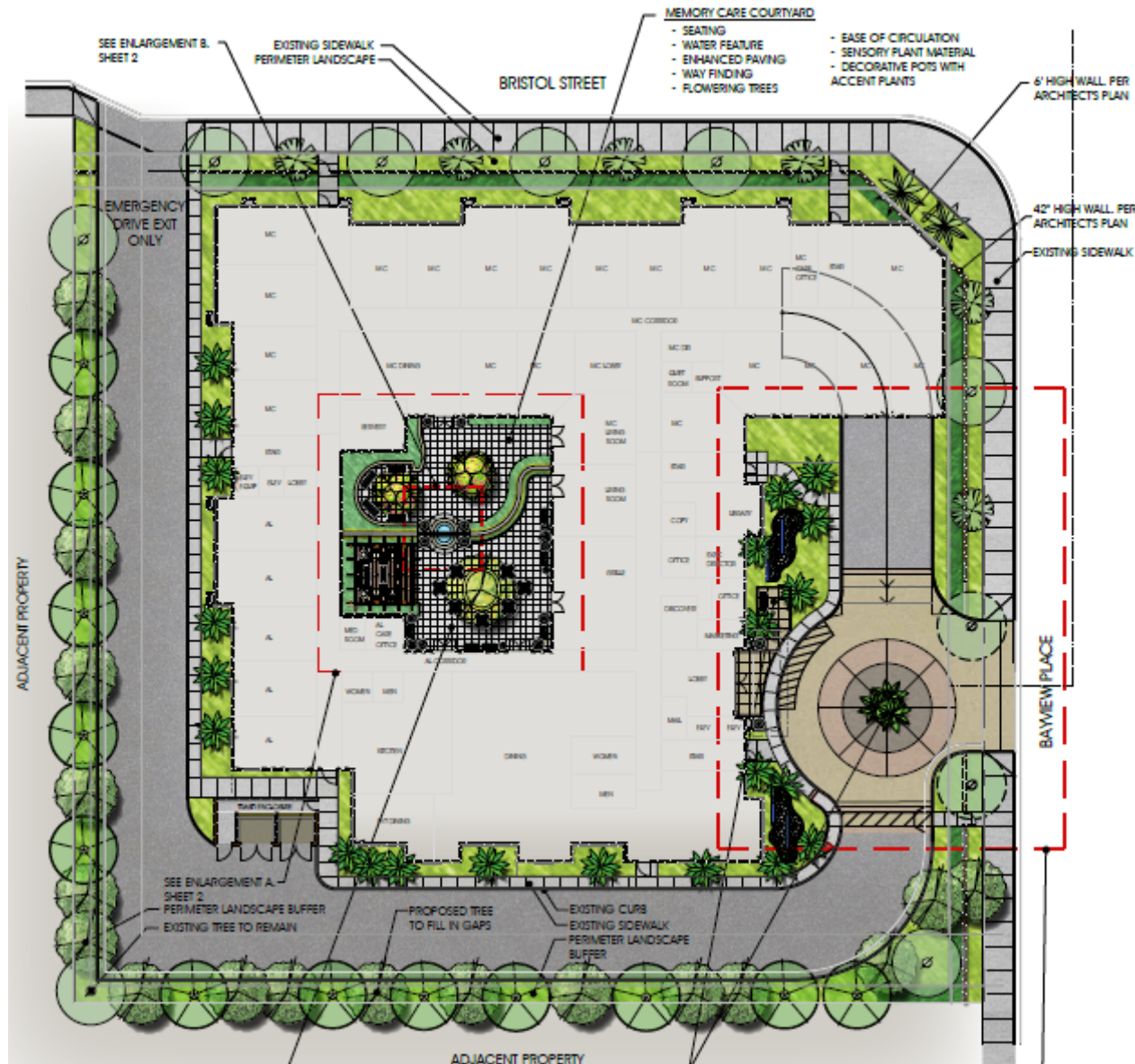
Planning Commission - September 13, 2018
Item No. 2e Additional Materials Presented At Meeting
Harbor Pointe Senior Living (PA2015-210)



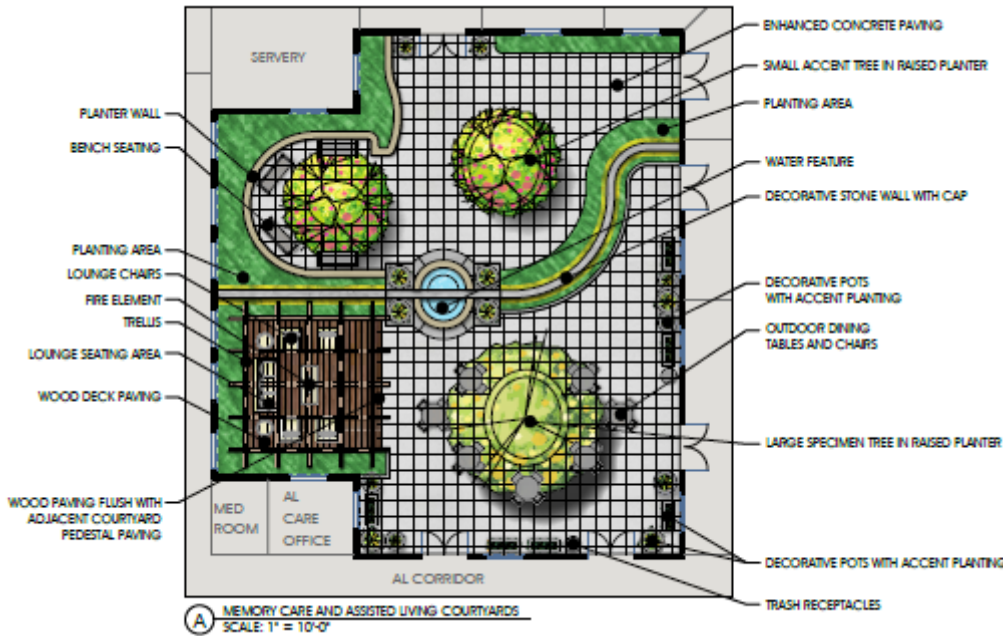
HEALTHY, ACTIVE
AGING



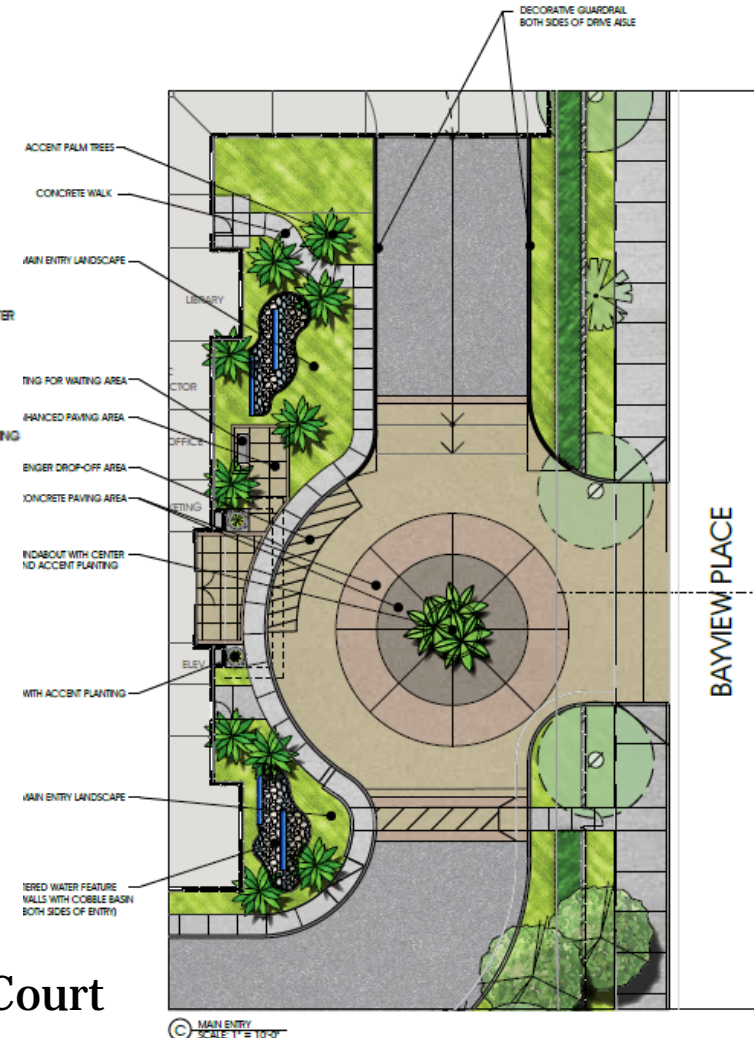
Planning Commission - September 13, 2018
Item No. 2e Additional Materials Presented At Meeting
Harbor Pointe Senior Living (PA2015-210)



Courtyard & Entry Landscape Plan



Internal Courtyard



Main Entry Court

Units & Amenities by Floor Level

Floor Level	Unit Type	Other Uses
Basement	No units	53 parking spaces, theater, ticket booth, theater concession, community store, storage, fitness room, spa, salon, staff breakroom, restroom facilities, maintenance, mechanical room, commercial laundry, and electric room
First Floor	13 Memory Care – One-Bedroom 7 Memory Care – Two-Bedroom 5 Assisted Living – Studios	Main lobby, living rooms, dining rooms, private dining, kitchen, server, courtyards, library, copy room, grille, medication rooms, care offices, quiet room, support facility, offices, mail room, and restroom facilities
Second Floor	19 Assisted Living – Studio 14 Assisted Living – One-Bedroom 6 Assisted Living – Two-Bedroom	Computer lab, activity room, support facility, housekeeping, storage, standard residential laundry, and office
Third Floor	18 Assisted Living – Studio 13 Assisted Living – One-Bedroom 6 Assisted Living – Two-Bedroom	Computer lab, support facilities, housekeeping, storage, standard residential laundry, assisted living roof garden, and restroom facilities

Project Rendering - Bristol

Planning Commission - September 13, 2018
Item No. 2e Additional Materials Presented At Meeting
Harbor Pointe Senior Living (PA2015-210)



Project Rendering - Bayview

Planning Commission - September 13, 2018
Item No. 2e Additional Materials Presented At Meeting
Harbor Pointe Senior Living (PA2015-210)



Previous vs. Proposed Project

Planning Commission - September 13, 2018
Item No. 2e Additional Materials Presented At Meeting
Harbor Pointe Senior Living (PA2015-210)

Revisions Made to Address Community Concerns

Feature	Previous (2015)	2017 Proposed	Result
Site Size	1.50 acres	1.5 acres	=
Building Square Footage	109,633	84,517	<
Units/Beds	128 Units / 144 Beds	101 Units / 120 Beds	<
Building Stories	5-story	3-story	<
Building Height (with equipment screen)	67 feet, 8 inches	39 feet, 6 inches	<
Building Placement	15 feet from Bristol 64 feet from Bayview – Main Entry 90 feet from Neighborhood Homes	Same	=
Access	Main Driveway – Bayview Emergency Driveway - Bristol	Same	=
Parking	48 spaces required 60 provided = 25% surplus	40 spaces required 53 provided = 33% surplus	>

Comparison Elevations

Planning Commission - September 13, 2018
Item No. 2e Additional Materials Presented At Meeting
Harbor Pointe Senior Living (PA2015-210)

ORIGINAL CUP SUBMITTAL



Comparison View from Bristol Street

ORIGINAL CUP SUBMITTAL



Comparison View from Bayview Place

Comparison Elevations

Planning Commission - September 13, 2018
Item No. 2e Additional Materials Presented At Meeting
Harbor Pointe Senior Living (PA2015-210)

ORIGINAL CUP SUBMITTAL



Comparison View from Baycrest Community

ORIGINAL CUP SUBMITTAL



Comparison View from Santa Ana Heights Community

Community Concerns - Responses

Planning Commission - September 13, 2018
Item No. 2e Additional Materials Presented At Meeting
Harbor Pointe Senior Living (PA2015-210)

Correspondence Sent for Study Session September 13, 2018

Concern	Response
Safety & Security	<ul style="list-style-type: none">✓ 24/7 secure and monitored memory care units✓ Fully enclosed memory care recreational amenities✓ Extensive security systems for entire building✓ Confidential key pad entry to memory care areas✓ Locked and alarmed fire access doors✓ All exterior windows include window stops✓ Unintentional & unaccompanied exits by residents are rare
Noise	<ul style="list-style-type: none">✓ Assisted living is a quiet use✓ All parking is subterranean✓ Fire department use of sirens limited to intersections/roads✓ Amenities are located within internal courtyards
Impact to Back Bay Reserve	<ul style="list-style-type: none">✓ Stringent Water Quality requirements✓ Strict State requirements for medical waste✓ No increase in traffic means no increase in CO2
Rezoning	<ul style="list-style-type: none">✓ Only minor amendment to Bayview PC text✓ Requires Use Permit approval to regulate operations✓ City's General Plan provides a process for updates
Financial	<ul style="list-style-type: none">✓ No significant impacts per EIR✓ No impact to surrounding uses therefore no impact to land values

Office Use Alternative – Allowed

Zoning currently allows numerous uses that have greater impacts i.e. restaurants, bars, theatre/nightclubs, health clubs, animal clinics/hospitals, professional offices, nurseries, and commercial recreation.



City's DEIR: *"This (office) alternative would result in **greater impacts** associated with **Air Quality**, Cultural Resources, **Greenhouse Gas Emissions**, **Transportation/Traffic**, Tribal Cultural Resources."*

Private View Analysis

Planning Commission - September 13, 2018
Item No. 2e Additional Materials Presented At Meeting
Harbor Pointe Senior Living (PA2015-210)



Current view from Baycrest



VIEW NORTH-EAST FROM
BAYCREST GARAGES

View with perimeter landscaping added



VIEW NORTH-EAST FROM
BAYCREST GARAGES

View with Harbor Pointe Building

Private View Analysis

Planning Commission - September 13, 2018
Item No. 2e Additional Materials Presented At Meeting
Harbor Pointe Senior Living (PA2015-210)



Current view from Zenith Ave



View with Harbor Pointe Building



View with perimeter landscaping added

Harbor Pointe Project Benefits

Planning Commission - September 13, 2018
Item No. 2e Additional Materials Presented At Meeting
Harbor Pointe Senior Living (PA2015-210)

- ❑ Redesigned project increased compatibility:
 - Five-story **reduced to three**
 - Reduced building height **complies with Bayview PC**
 - Building setback **more than double from neighbors**
 - Reduced shade/shadow **to insignificant levels**
- ❑ Reduction in the number of units:
 - Reduced numbers of employees – **less parking and trips**
 - Reduced required parking amount – **still parking surplus**
 - **Reduced traffic** – less than restaurant or office alternative
 - **Reduced overall trips** – reduced off-peak trips
- ❑ No significant impacts on surrounding community
 - Focused amendment to zoning – **limits use to assisted living**
 - Use Permit required – **controls operations**
 - Voluntary Development Agreement proposed to provide **additional community benefit**
 - Addresses Housing Element Policy H5.1 – **Ensures senior housing needs are met**

Harbor Pointe Senior Living

Planning Commission - September 13, 2018
Item No. 2e Additional Materials Presented At Meeting
Harbor Pointe Senior Living (PA2015-210)

Providing an Assisted Living/Memory Care option to
address aging resident needs within the Back Bay area

