



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, December 06, 2018, at 4:00 p.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

**Harbor Pointe Senior Living** – The applicant proposes to demolish the existing approximately 8,800-square-foot Kitayama restaurant building and construct a new 120-bed Residential Care Facility for the Elderly (i.e., senior assisted living and memory care). The new facility would be approximately 85,000 square feet with three stories and subterranean parking. The project site is 1.5 acres and is located at the corner of Bayview Place and Bristol Street. In order to implement the project, the applicant requests the following approvals from the City of Newport Beach:

- **General Plan Amendment (GPA)** – To amend Anomaly No. 22 to replace the existing allowed development limits of 8,000 square feet for restaurant use or 70,000 square feet for office use with 85,000 square feet for a Residential Care Facility for the Elderly (RCFE) and to change the land use designation for the property from General Commercial Office (CO-G) to Private Institutions (PI).
- **Planned Community Development Plan Amendment (Zoning)** – To change the land use allowances and development standards for Area 5 of the Bayview Planned Community (PC-32) Zoning District related to the proposed RCFE use.
- **Major Site Development Review** – To ensure the site is developed in accordance with the applicable planned community and zoning code development standards and regulations pursuant to Newport Beach Municipal Code (NBMC) Section 20.52.080 (Site Development Reviews).
- **Conditional Use Permit** – To allow the operation of a 120-bed RCFE.
- **Development Agreement** – A development agreement providing development rights in exchange for public benefits.
- **Environmental Impact Report (EIR)** – To address reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals pursuant to the California Environmental Quality Act (CEQA).

**NOTICE IS HEREBY FURTHER GIVEN** that an Environmental Impact Report, State Clearinghouse No. 2016071062 has been prepared in connection with the application noted above. It is the present intention of the City to accept the Environmental Impact Report and supporting documents. The City has prepared the draft EIR, which was distributed for public comment beginning August 10, 2018, through September 28, 2018. Copies of the Environmental Impact Report and supporting documents are available for public review and inspection at the Planning Division or at the City of Newport Beach website at [www.newportbeachca.gov/ceqa](http://www.newportbeachca.gov/ceqa).

All interested parties may appear and present testimony in regard to this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or prior to, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). The application may be continued to a specific future meeting date, and if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing, and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, California, CA 92660 or at the City of Newport Beach website at [www.newportbeachca.gov/planningcommission](http://www.newportbeachca.gov/planningcommission). Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5 p.m. on the business day immediately prior to the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Benjamin M. Zdeba, AICP, Associate Planner, at 949-644-3253, [bzdeba@newportbeachca.gov](mailto:bzdeba@newportbeachca.gov).

**Project File No.:** PA2015-210

**Activity Nos.:** GP2015-004, PD2015-005, SD2015-007, UP2015-047, DA2018-006, ER2018-001

**Zone:** PC-32 (Bayview)

**General Plan:** CO-G (General Commercial Office)

**Location:** 101 Bayview Place

**Applicant:** Harbor Pointe Senior Living LLC

Lee Lowrey, Secretary, Planning Commission, City of Newport Beach