



# NOTICE OF PLANNING COMMISSION STUDY SESSION

**THIS IS A COURTESY NOTICE** that on **Thursday, April 18, 2019, at 5:30 p.m.**, a study session will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will review and discuss:

**Vivante Senior Housing** – The project consists of the demolition of the former Orange County Museum of Art buildings (approximately 39,000 square feet) on a 2.91-acre site to accommodate the development of a 184,309-square-foot, six-story senior housing development (90 residential dwelling units) and memory care facility (27 beds). The development would include resident dining areas, fitness room, yoga room, indoor pool, lounge with bowling alley, salon, art room, theater, library, golf simulator, and support uses such as offices, mechanical and storage rooms, mail room, laundry, and housekeeping.

The applicant, Nexus Development Corporation, requests the following applications from the City of Newport Beach:

- **General Plan Amendment** – To amend Anomaly No. 49 to change the land use category from PI (Private Institutions) to MU-H3 (Mixed-Use Horizontal). The proposed amendment also includes 90 additional dwelling units in Statistical Area L1.
- **Planned Community Text Amendment** – To modify the San Joaquin Plaza Planned Community (PC-19) Development Plan to include development and design standards to allow for 90 senior dwelling units and 27 memory care beds. The applicant also requests an increase in the height limit from 65 feet to 77 feet 10 inches.
- **Development Agreement** – Review of a proposed development agreement that would provide development rights in exchange for public benefits should the project be approved.
- **Conditional Use Permit** – To allow the operation of the proposed senior housing development and memory care facility.
- **Major Site Development Review** – To allow the construction of 90 senior dwelling units and a 27 bed memory care facility and 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 \(Site Development Reviews\)](#).
- **Lot Merger** – To merge the two existing lots into one parcel for development of the site.

A draft addendum to Environmental Impact Report No. ER2016-002, SCH#2016021023 (EIR addendum) is being prepared for the project. To address reasonably foreseeable environmental impacts resulting from the legislative and project specific approvals, the City has determined that an addendum to a previously certified EIR is warranted pursuant to the California Environmental Quality Act (CEQA). Once completed, the document will be made available at the Planning Division, all City libraries and may also be accessed online at: <http://www.newportbeachca.gov/index.aspx?page=1347>

**The purpose of the Study Session is to provide the Planning Commission and the public the opportunity to review and discuss the proposed project in advance of the public hearings. No action on either the project or EIR addendum will be taken by the Planning Commission at the study session.**

For questions regarding this application and the study session please contact Makana Nova, AICP, Associate Planner, at 949-644-3249 or [mnova@newportbeachca.gov](mailto:mnova@newportbeachca.gov).

**Project File:** PA2018-185

**Activity:** GP2018-003, PC2018-001, DA2018-005, UP2018-019, SD2018-003, LM2018-004, and ER2016-002

**Zone:** PC-19 (San Joaquin Plaza Planned Community)

**General Plan:** PI (Private Institutions)

**Location:** 850 and 856 San Clemente Drive

**Applicant:** Nexus Development Corporation

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