



Vivante Senior Housing

850 and 856 San Clemente Drive

PA2018-185



Planning Commission Study Session

April 18, 2019



Outline



Vicinity Map



Project Overview

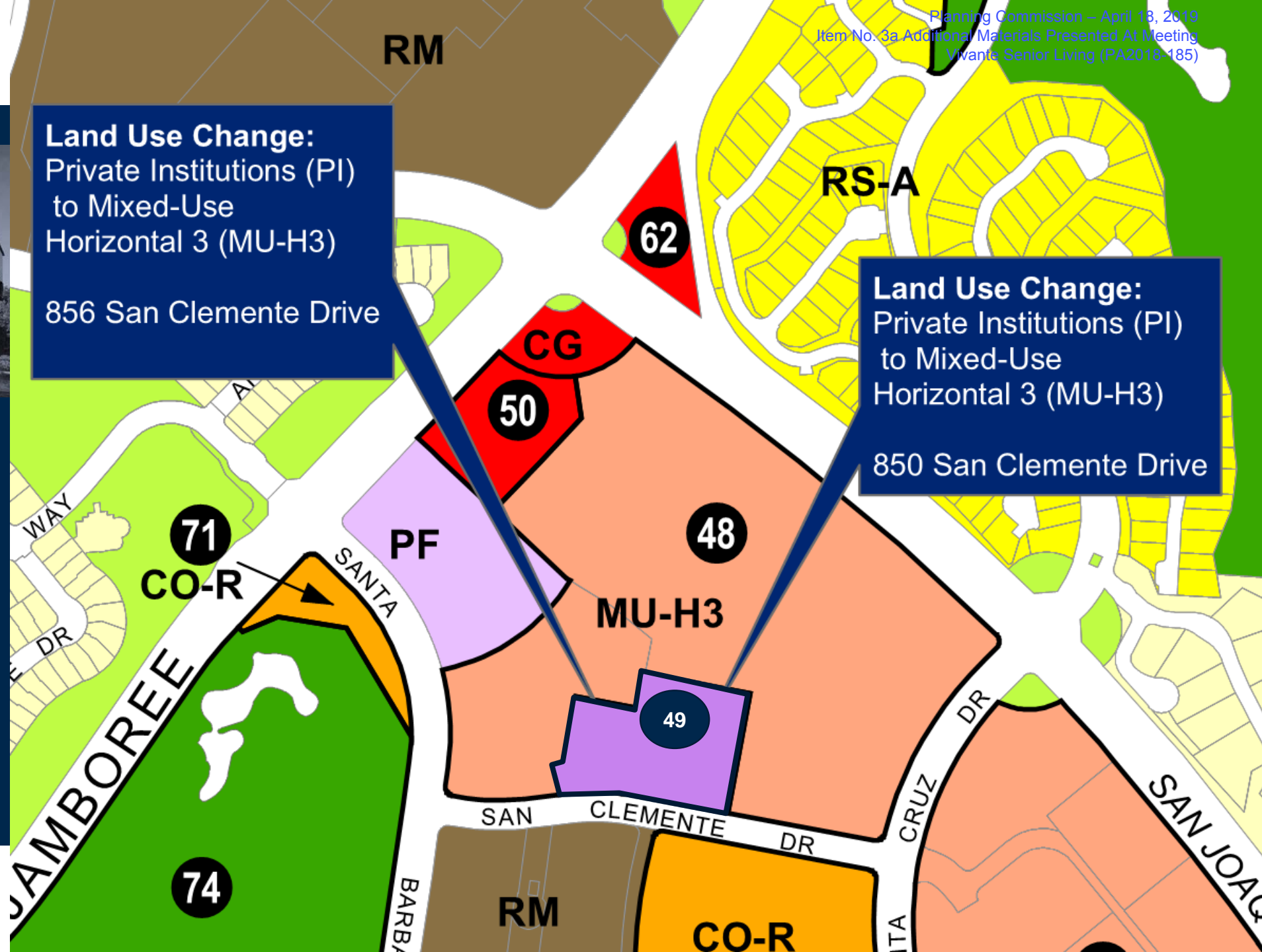


Dwelling Unit Definitions






General Plan Amendment



Land Use Change:
Private Institutions (PI)
to Mixed-Use
Horizontal 3 (MU-H3)
856 San Clemente Drive

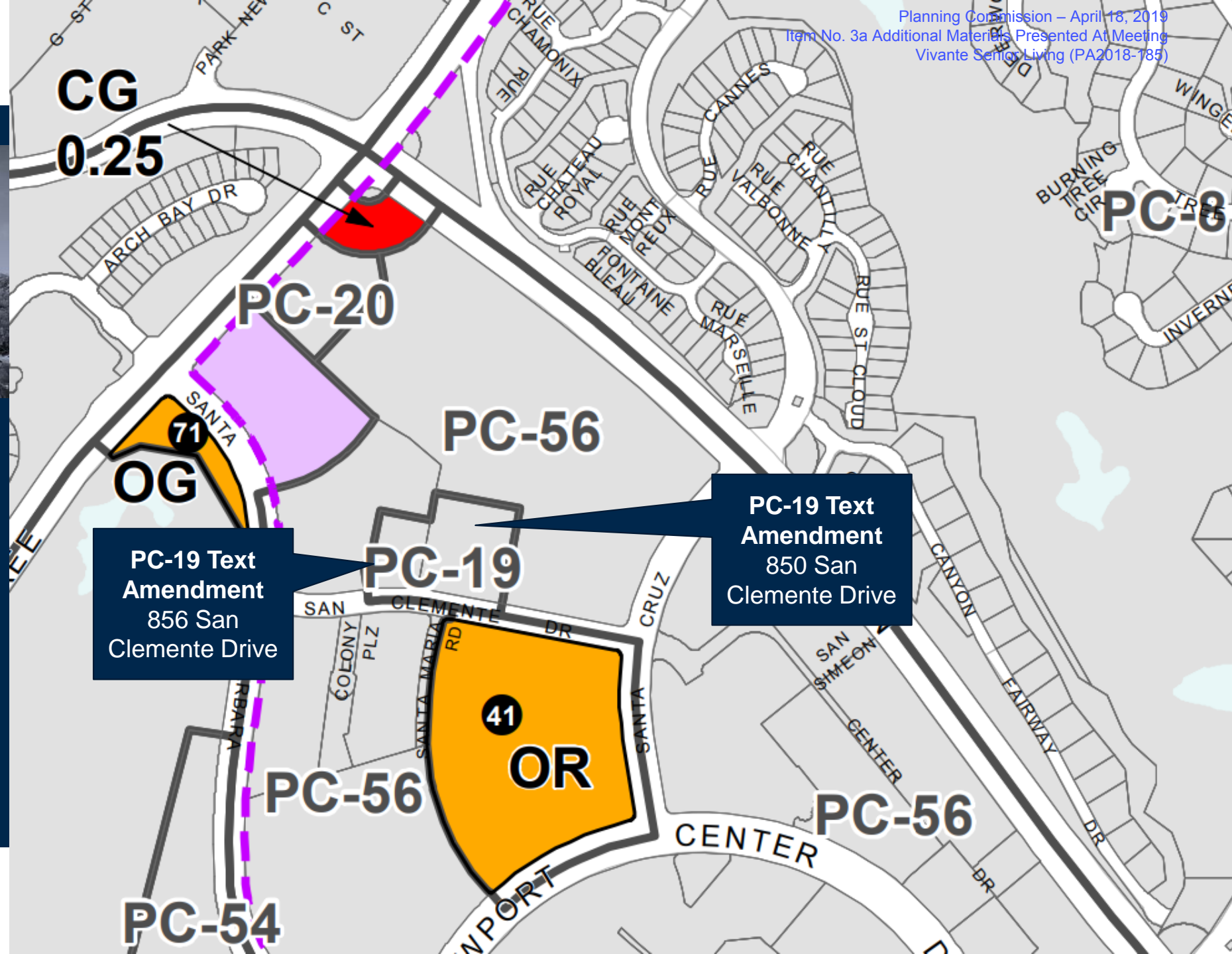
Land Use Change:
Private Institutions (PI)
to Mixed-Use
Horizontal 3 (MU-H3)
850 San Clemente Drive



Charter Section 423

	Increase in Allowed Floor Area (Sq. Ft.)	Increase in A.M. Peak Hour Trips	Increase in P.M. Peak Hour Trips	Increase in Allowed Dwelling Units
GP2019-002 (PA2017-228)	0	26	52	90
Prior Amendments (80%) None	16,800	0	0	0
Totals	16,800	26	52	90
Section 423 Thresholds	40,000	100	100	100
Vote Required?	No	No	No	No

PC-19 (San Joaquin Plaza) Amendment





Required Entitlements (Continued)



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Fiscal Analysis

- \$70,872 demand for Fire Services



CEQA Review

- Mineral Resources
- **Noise (MM)**
- Population/Housing
- Public Services
- Recreation
- Transportation and Traffic
- **Tribal Cultural Resources (MM)**
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

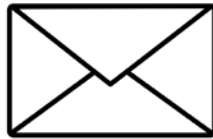


What to Expect

- Anticipated final action/decision
July/August 2019



How to Comment



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