



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Thursday, July 18, 2019**, at **6:30 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:

Vivante Senior Housing - The project consists of the demolition of the existing Orange County Museum of Art (23,632 square feet) and associated administrative office building (13,935 square feet) to accommodate the development of a 183,983-square-foot, six-story combination senior housing (90-unit residential dwelling units) and memory care facility (27 beds). The approximately 2.9-acre site is located on San Clemente Drive opposite the intersection with Santa Maria road. 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 Companies, requests the following applications from the City of Newport Beach:

- **General Plan Amendment** – To change the land use category of the project site from PI (Private Institutions) to MU-H3 (Mixed-Use Horizontal). Additionally, the amendment would modify Anomaly No. 49 to add 90 dwelling units and reduce the non-residential floor area from 45,208-sq-ft to 16,000 square feet in Statistical Area L1.
- **Planned Community Text Amendment** – To modify the San Joaquin Plaza Planned Community Development Plan (PC-19) 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 69 feet with 10 feet for rooftop and mechanical appurtenances.
- **Development Agreement** – To provide public benefits should the project be approved pursuant to Section 15.45.020 (Development Agreement Required) of the Municipal Code because the requested General Plan Amendment includes 50 or more dwelling units and adds dwelling units within Statistical Area L1.
- **Conditional Use Permit** – To allow the operation of the proposed senior housing and memory care facility, alcohol service for dining hall and lounge areas in the form of a Type 47 (On Sale General) and Type 57 (Special On Sale General) Alcohol Beverage Control (ABC) license, and ensure use compatibility.
- **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 parcels into one development site.

If approved, Project approval would revoke and replace Use Permit No. UP2005-017 (PA2005-086) and Modification Permit No. MD2004-059 (PA2004-184).

NOTICE IS HEREBY FURTHER GIVEN that the City has prepared an addendum to the Museum House Final Environmental Impact Report (SCH#2016021023) for the modified project described above. It is the present intention to use the Addendum to potentially approve the modified project since no new environmental impacts and no impacts of greater severity would result from approval and implementation of the expanded and modified project. The City encourages members of the general public to review and comment on this documentation. Copies of the EIR addendum and previously prepared Certified Environmental Impact Report for the Museum House project (SCH#2016021023) 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.

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 Section 19.12.060 (Subdivision Code). 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, CA 92660 or at the City of Newport Beach website at 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 Makana Nova, Associate Planner, at 949-644-3249, mnova@newportbeachca.gov.

Project File No.: PA2018-185

Activity No.: 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 Companies

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