



NEWPORT BEACH

City Council Staff Report

September 10, 2019
Agenda Item No. 3

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Seimone Jurjis, Community Development Director - 949-644-3232, sjurjis@newportbeachca.gov

PREPARED BY: Makana Nova, Associate Planner, mnova@newportbeachca.gov

PHONE: 949-644-3249

TITLE: Second Reading and Adoption of Ordinance No. 2019-13 Amending PC-19 (San Joaquin Plaza Planned Community) and Ordinance No. 2019-14 Approving a Development Agreement for the Vivante Senior Housing Project Located at 850 and 856 San Clemente Drive (PA2018-185)

ABSTRACT:

The second reading and adoption of these two ordinances will be the final City Council action necessary to amend the PC-19 (San Joaquin Planned Community Development Plan) and to approve a development agreement between the City of Newport Beach and Nexus Development Corporation for the Vivante Senior Housing Project located at 850 and 856 San Clemente Drive.

RECOMMENDATION:

- a) Find that the EIR Addendum for the Vivante Senior Housing Project certified by the City Council on August 13, 2019, and Museum House Project Environmental Impact Report (EIR) No. ER2016-002 (SCH No. 2016021023) certified by the City Council on November 29, 2016, by Resolution No. 2016-126 was prepared for the project in compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines, and City Council Policy K-3;
- b) Conduct second reading and adopt Ordinance No. 2019-13, *An Ordinance of the City Council of the City of Newport Beach, California, Adopting Planned Community Development Plan No. PC2018-001 Amending the San Joaquin Plaza Planned Community (PC-19) Located at 850 and 856 San Clemente Drive (PA2018-185);* and
- c) Conduct second reading and adopt Ordinance No. 2019-14, *An Ordinance of the City Council of the City of Newport Beach, California, Approving Development Agreement No. DA2018-005 for the Vivante Senior Housing Project Located at 850 and 856 San Clemente Drive (PA2018-185).*

FUNDING REQUIREMENTS:

There is no budget impact related to this application. The applicant is required to reimburse the City for all costs associated with the review of the application.

DISCUSSION:

On August 13, 2019, the City Council introduced and passed to a second reading Ordinance No. 2019-13, which changes the San Joaquin Plaza Planned Community (PC-19) land use designation from Civic/Cultural/Professional/Office to Senior Housing/Memory Care for 850 and 856 San Clemente Drive and includes new land use and development standards.

The City Council also introduced and passed to second reading Ordinance No. 2019-14, which approves development agreement between the City and Nexus Development Corporation.

ENVIRONMENTAL REVIEW:

The EIR Addendum and Museum House EIR No. ER2016-002 (SCH No. 2016021023) were prepared in accordance with the implementing guidelines of CEQA, the State CEQA Guidelines, and City Council Policy K-3, which included an analysis of the proposed zoning changes and Agreement. The City Council certified the EIR addendum on August 13, 2019, by Resolution No. 2019-74 and certified the Museum House EIR on November 29, 2016, by Resolution No. 2016-126.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENTS:

Attachment A – Ordinance No. 2019-13 (PC2018-001)
Attachment B – Ordinance No. 2019-14 (DA2018-005)