



## Legislation Text

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**File #:** 18-4091, **Version:** 1

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### **HARBOR POINTE SENIOR LIVING (PA2015-210)**

**Site Location:** 101 Bayview Place

#### **Summary:**

The applicant seeks approval of a major site development review and conditional use permit for the construction and operation of a three-story, approximately 85,000-square-foot building with 101 convalescent and congregate care units with a total of 120 beds. The building would include, resident dining areas, fitness room, spa/salon, theater, library, medication rooms, and support uses such as offices, lab, mail room, laundry, housekeeping, and subsurface parking. The existing single-story restaurant and associated improvements on the 1.5-acre site would be removed. The application includes a request to amend the General Plan to increase the development limit from 70,000 square feet to 85,000 square feet and to change the land use category from CO-G (General Commercial Office) to PI (Private Institutions). The application also includes a planned community development plan amendment to allow institutional uses subject to the approval of a use permit.

A Draft Environmental Impact Report (DEIR) has been prepared for the project and was made available for public review August 10, 2018. Comments on the DEIR will be accepted until September 28, 2018. The document is 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.

#### **Recommended Action:**

No action on either the project or draft EIR can be taken by the Planning Commission at the study session.