



## Legislation Text

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**File #:** 18-4581, **Version:** 1

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

**Site Location:** 101 Bayview Place

#### **Summary:**

The applicant proposes to demolish an existing 8,800-square-foot restaurant building (Kitayama) and construct a new 120-bed Residential Care Facility for the Elderly (i.e., senior assisted living and memory care). The new facility would be approximately 85,000 square feet with three stories above a subterranean parking garage. The project site is 1.5 acres and is located at the corner of Bayview Place and Bristol Street. In order to implement the project, the applicant requests the following approvals from the City of Newport Beach:

- **General Plan Amendment (GPA)** - To change the land use designation for the property from General Commercial Office (CO-G) to Private Institutions (PI) and to amend Anomaly No. 22 to replace the existing allowed development limits of 8,000 square feet for restaurant use or 70,000 square feet for office use with 85,000 square feet for a Residential Care Facility for the Elderly (RCFE).
- **Planned Community Development Plan Amendment (Zoning)** - To change the land use allowances and development standards for Area 5 of the Bayview Planned Community (PC-32) Zoning District to accommodate the proposed RCFE use.
- **Major Site Development Review** - To ensure the site is developed in accordance with the General Plan and applicable planned community and zoning code development standards and regulations pursuant to Newport Beach Municipal Code (NBMC) Section 20.52.080 (Site Development Reviews).
- **Conditional Use Permit** - To allow the operation of a 120-bed RCFE.
- **Development Agreement** - A development agreement providing development rights in exchange for public benefits.
- **Environmental Impact Report (EIR)** - To identify and mitigate reasonably foreseeable environmental impacts resulting from project approval pursuant to the California Environmental Quality Act (CEQA).

#### **Recommended Action:**

1. Conduct a public hearing;
2. Adopt Resolution No. PC2018-033 and attached Exhibits recommending the City Council:
  - a. Certify Environmental Impact Report No. ER2018-001; and
  - b. Approve General Plan Amendment No. GP2015-004, Planned Community Development Plan Amendment No. PD2015-005, Major Site Development Review No. SD2015-007, Conditional Use Permit No. UP2015-047, and Development Agreement No. DA2018-006.