



## Legislation Text

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**File #:** 19-1171, **Version:** 1

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### **VIVANTE SENIOR HOUSING (PA2018-185)**

**Site Location:** 850 and 856 San Clemente Drive

#### **Summary:**

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 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 in the Newport Center area. In order to implement the project, the applicant requests the following approvals from the City of Newport Beach ("City"):

- 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 to 16,000 square feet in Statistical Area L1.
- Planned Community Development Plan 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) Alcoholic 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.
- Addendum to Environmental Impact Report (EIR) (SCH#2016021023) - To address reasonably foreseeable environmental impacts resulting from the legislative and project specific discretionary approvals, the City has determined that an addendum to a previously certified EIR is warranted pursuant to the California Environmental Quality Act (CEQA).

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

#### **Recommended Action:**

1. Conduct a public hearing; and
2. Adopt Resolution No. PC2019-021 (Attachment No. PC 1) and attached Exhibits recommending the City Council:
  - Certify the addendum to Environmental Impact Report No. ER2016-002;
  - Approve General Plan Amendment No. GP2018-003, Planned Community Development Plan No. PC2018-001, Development Agreement No. DA2018-005, Lot Merger No. LM2018-004, Site Development Review No. SD2014-003, and Conditional Use Permit No. UP2018-019; and
  - Rescind Modification Permit No. MD2004-059 (PA2004-184) and Use Permit No. UP2005-017 (PA2005-086).