



# BOLSA CHICA SENIOR CARE COMMUNITY

*General Plan Amendment No. 21-004*

*Zoning Map Amendment No. 21-003*

*Zoning Text Amendment No. 22-005*

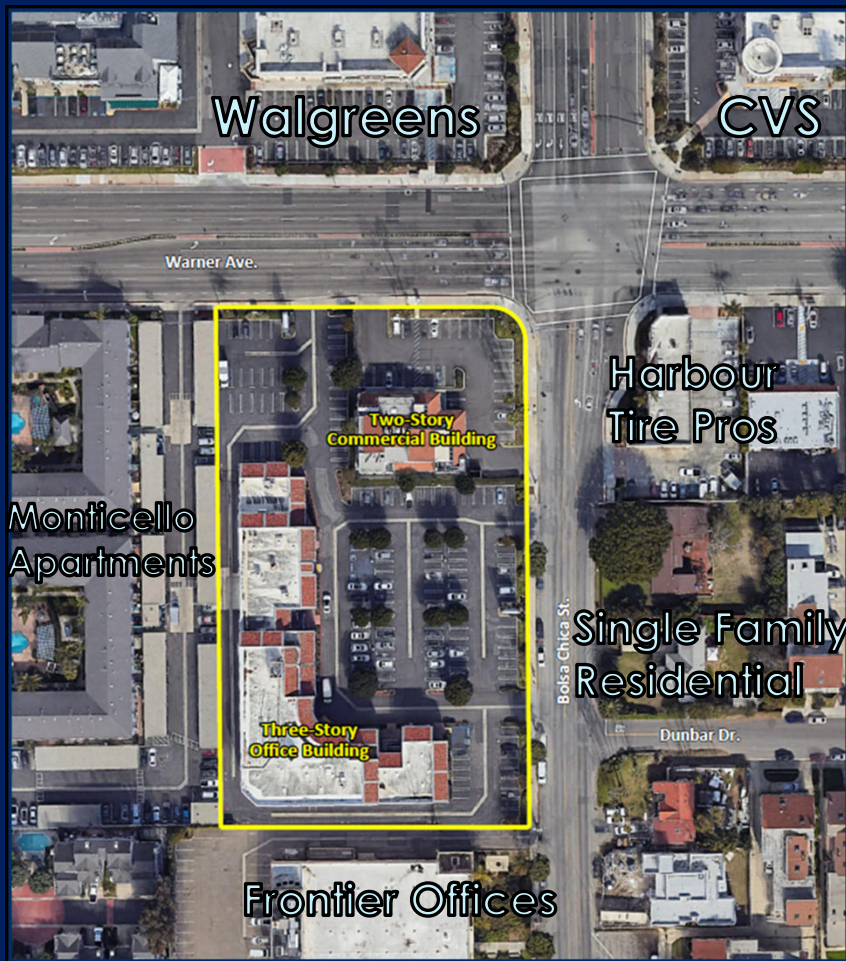
*Conditional Use Permit No. 21-024*

*Revised Final Environmental Impact Report No. 21-004*

CITY COUNCIL

October 15, 2024

# Existing Project Site



- 3.10 Acres
- Two Parcels: 4952 and 4972 Warner Avenue
- 55,000 sq. ft. commercial space



# Project Request

## ▶ Conditional Use Permit No. 21-024

- ▶ Demolish 55,000 sq. ft. existing commercial
- ▶ Construct 4-Story 159-unit convalescent facility
  - ▶ 25 Memory Care Units
  - ▶ 134 Assisted Living Units
- ▶ Subterranean parking garage
- ▶ On-site indoor and outdoor amenities and dining facilities with alcohol service
- ▶ Associated hardscape and landscape improvements
- ▶ Site with > 3 ft. grade differential

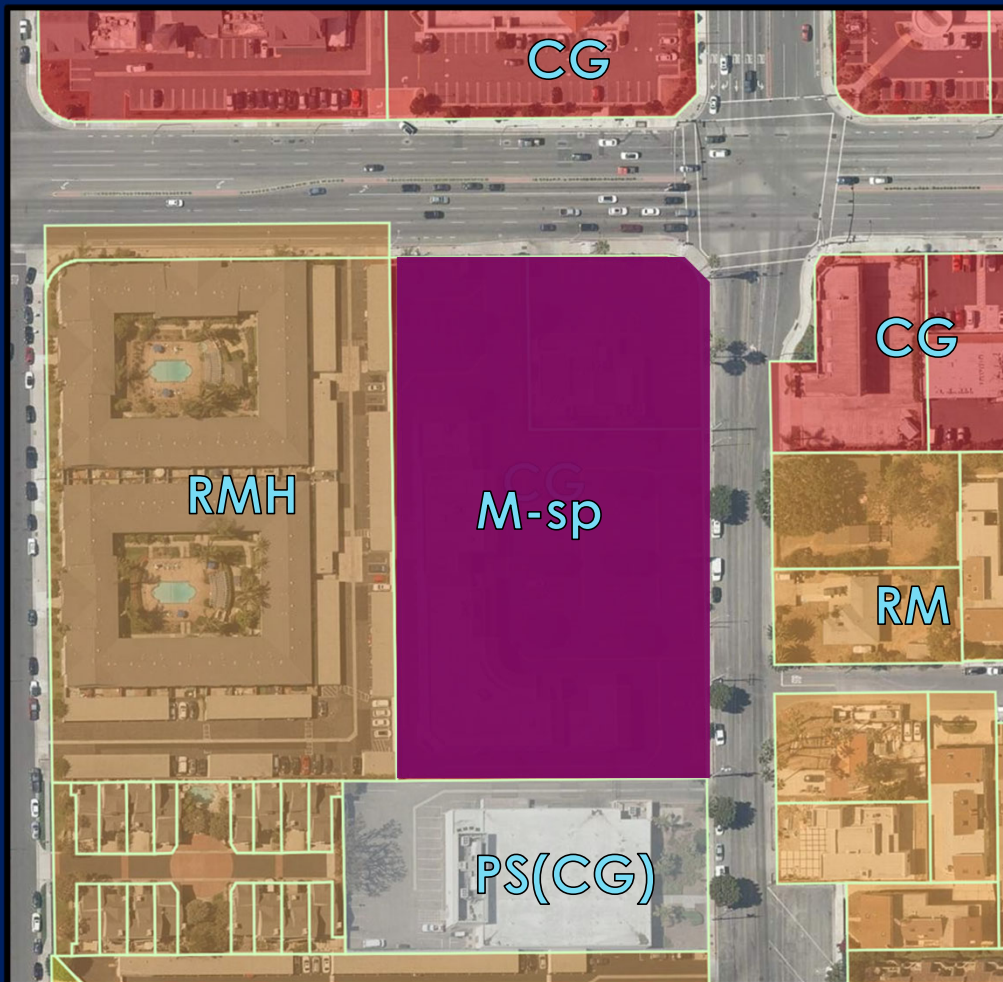


# Project Request

- ▶ **Revised Environmental Impact Report** to analyze the potential environmental impacts associated with the revised project
- ▶ **General Plan Amendment** to amend the land use designation of the project site from Commercial General (CG) to Mixed Use (M) with a Specific Plan Overlay;
- ▶ **Zoning Map Amendment** to amend the zoning designation of the project site from Commercial General (CG) to Specific Plan (SP-19);
- ▶ **Zoning Text Amendment** to establish the Bolsa Chica Senior Care Community Specific Plan (BCSCC) for the subject site



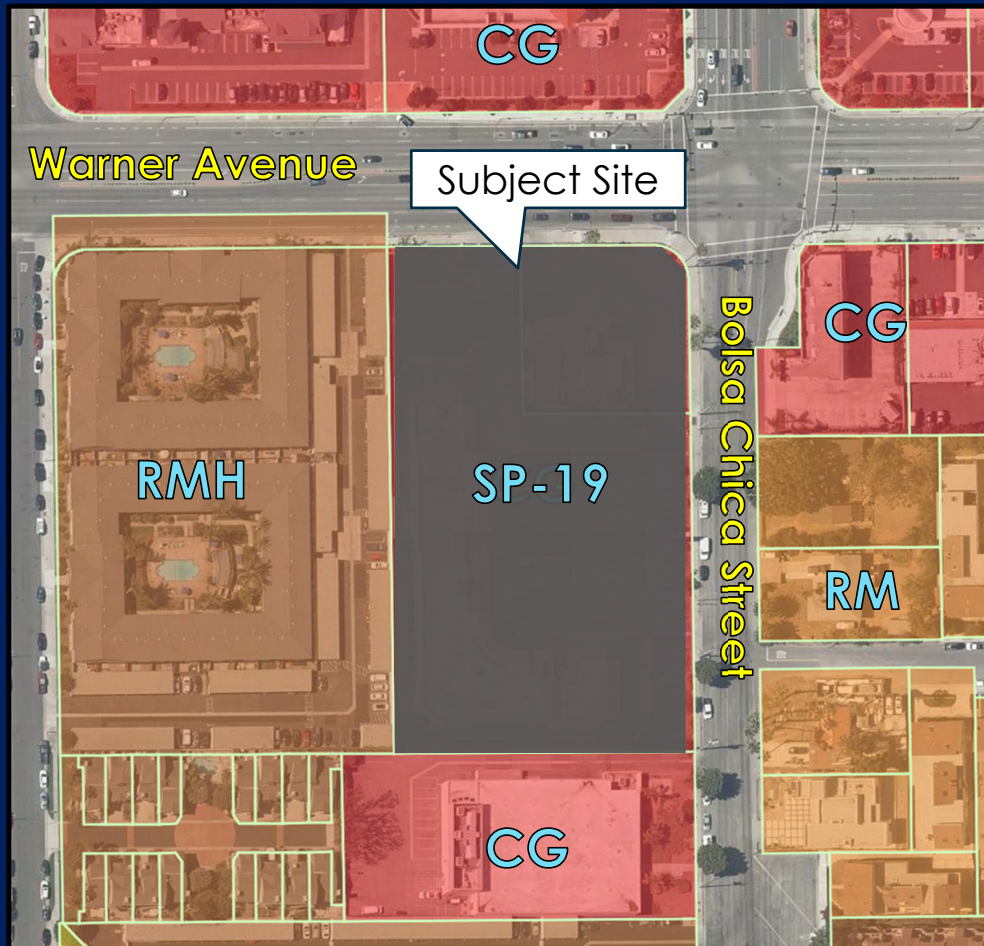
# General Plan Amendment



- General Plan Amendment No. 21-004
- Provides for all ranges of commercial, residential, institutional & cultural uses on same site
- Current CG and proposed M designations compatible with surrounding area



# Zoning Map Amendment

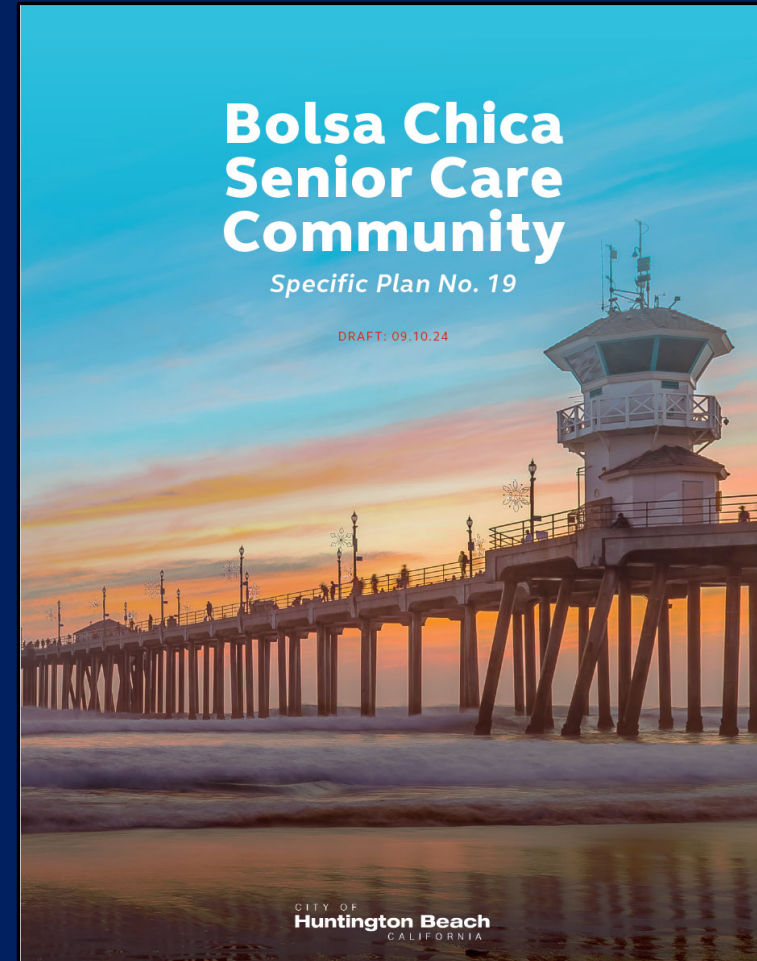


- Zoning Map Amendment No. 21-003
- Provides for the orderly development of the subject site to create a cohesive senior living community
- Adoption of ZMA request conforms with public convenience, general welfare, and good zoning practice
- Implements proposed General Plan Land Use designation of M-sp



# Zoning Text Amendment

- ▶ **Zoning Text Amendment No. 22-005**  
Establish the Bolsa Chica Senior Care Community Specific Plan (SP19)
- ▶ Draft Specific Plan establishes the development standards for the proposed project pursuant to HBZSO Chapter 215
- ▶ Modified to reflect the revised project
  - ▶ Reduced Height
  - ▶ Revised Circulation and Parking
  - ▶ Elimination of Independent Living Units



# Revised Final Environmental Impact Report (EIR)

## ▶ Revised Draft EIR

- ▶ Modifications to original project warranted new analysis
- ▶ Comparison of original project and revised project
  
- ▶ Recirculated for Public Comment
  - ▶ 60 Days (June 20 – August 19)
  - ▶ 33 Comments Received

## ▶ Revised Final EIR

- ▶ Includes Response to Comments (RTC) and Errata





# Revised Final Environmental Impact Report (EIR)

## ▶ Analysis and Conclusion

- ▶ No significant unavoidable adverse impacts
- ▶ Significant impacts can be feasibly mitigated or avoided
  - ▶ Project Design Features (PDFs)
  - ▶ Standard Code Requirements
  - ▶ Mitigation Measures
- ▶ Mitigation Monitoring Program incorporated into Conditions of Approval for CUP



# Original Project

- ▶ Demolish 55,000 sq. ft. existing commercial
- ▶ Construct 5-Story 65 ft. high convalescent facility
  - ▶ 202 Units
    - ▶ 28 Memory Care
    - ▶ 72 Assisted Living
    - ▶ 102 Independent Living
  - ▶ Subterranean parking garage with 189 spaces
  - ▶ On-site indoor and outdoor amenities and dining facilities with alcohol service
  - ▶ Associated hardscape and landscape improvements
- ▶ Site with > 3 ft. grade differential
- ▶ Involves >25,000 cubic yards of excavation



# Revised (Proposed) Project

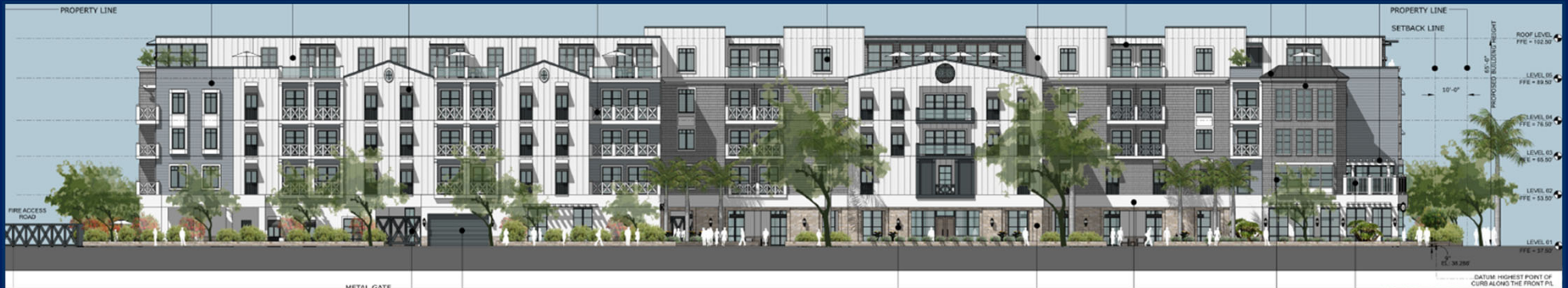
- ▶ Demolish 55,000 sq. ft. existing commercial
- ▶ Construct 4-Story **49.5 ft.** convalescent facility
  - ▶ 159 Units
    - ▶ 25 Memory Care
    - ▶ 134 Assisted Living
    - ▶ **No Independent Living Units**
  - ▶ Subterranean parking garage with **82** spaces (104 total)
  - ▶ On-site indoor and outdoor amenities and dining facilities with alcohol service
  - ▶ Associated hardscape and landscape improvements
- ▶ Site with > 3 ft. grade differential
- ▶ Involves **12,500** cubic yards of excavation



# Original Project



NORTH ELEVATION – WARNER AVENUE



EAST ELEVATION – BOLSA CHICA STREET



# Revised Project



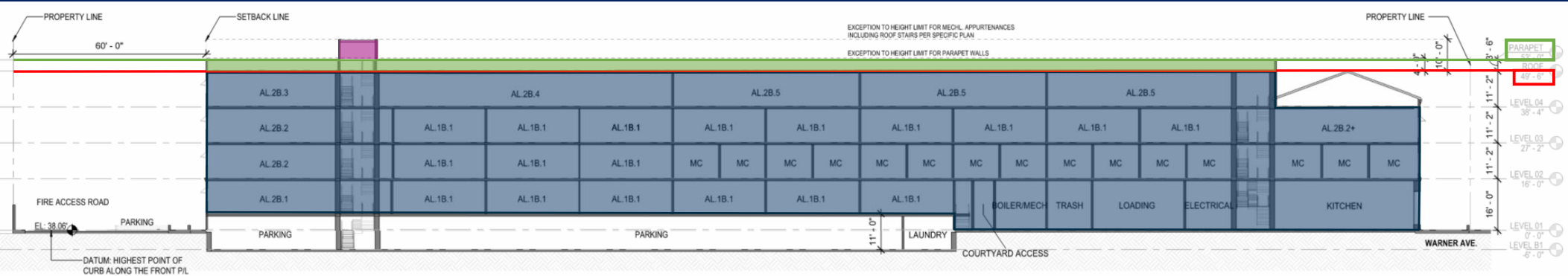
NORTH ELEVATION – WARNER AVENUE



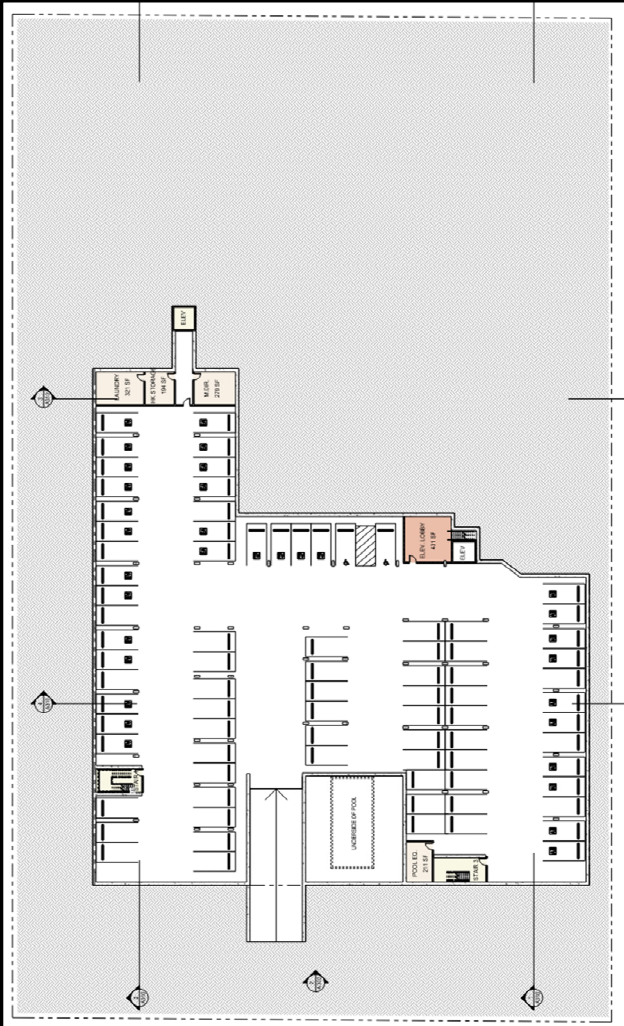
EAST ELEVATION – BOLSA CHICA STREET



# Height



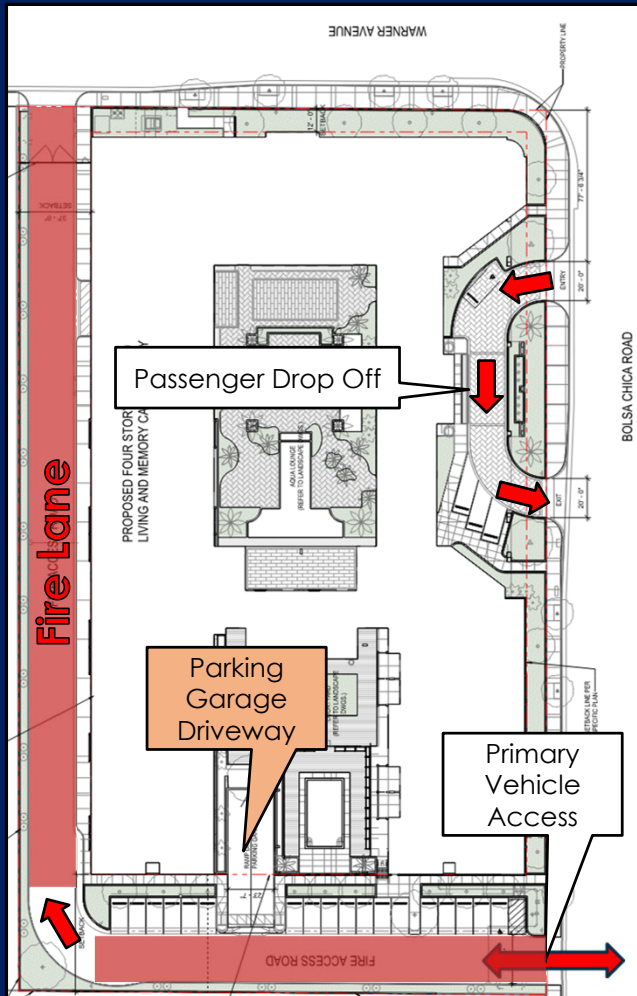
# On Site Parking – Revised Project



- ▶ 104 total on-site parking spaces
- ▶ Subterranean Parking Garage
  - ▶ 82 total spaces
  - ▶ 3 Stairway Access Points
  - ▶ 1 Elevator Access Point
  - ▶ 1 Service Elevator
- ▶ Parking Demand
  - ▶ Project Specific Parking Study
    - ▶ 93 Spaces Peak Demand
    - ▶ 104 Spaces Provided
  - ▶ Compared to HBZSO Requirements
    - ▶ 118 Spaces



# Operation and Access



- ▶ Open and Staffed 24/7
  - ▶ Secure Environment for Residents
- ▶ At-grade passenger drop-off on Bolsa Chica
- ▶ Single Resident/Visitor/Employee access point
- ▶ Wrap around dedicated Fire Lane
  - ▶ One-way exit to Warner





# Planning Commission Action

*September 24, 2024*

- ▶ On motion by Chair Twining, seconded by Commissioner Wood:
- ▶ Approved CUP 21-024; Recommend adoption of Final Revised EIR/GPA/ZMA/ZTA to City Council by 4-3 vote



# Appeals

Planning Commission action to approve CUP 21-024  
appealed

- ▶ Appellant #1 Mr. Brian Thienes
  - ▶ Appeal Letter September 27, 2024
- ▶ Appellant #2 Mr. Brian Flynn, Lozeau Drury LLP
  - ▶ Appeal Letter October 1, 2024
- ▶ Responses in RCA
- ▶ De Novo Public Hearing by City Council



# Questions?

