



Bolsa Chica Senior Living Community

City Council

December 19, 2023

BOLSA CHICA SENIOR LIVING 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

Final Environmental Impact Report No. 21-004



EXISTING PROJECT SITE



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



PROJECT REQUEST

- ▶ **Environmental Impact Report** to analyze the potential environmental impacts associated with the project
- ▶ **General Plan Amendment** to amend the land use designation of the project site from Commercial General (CG) to Mixed Use (MU) 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 Living Community Specific Plan (BCSLC) for the subject site



PROPOSED PROJECT REQUEST

▶ Conditional Use Permit No. 21-024

- ▶ Demolish 55,000 sq. ft. existing commercial

▶ **Revised Request**

- ▶ Construct 4-Story 178-unit convalescent facility
 - ▶ 52 ft. overall height
 - ▶ 28 Memory Care
 - ▶ 73 Assisted Living
 - ▶ 77 Independent Living
- ▶ Subterranean parking garage with 160 spaces
- ▶ On-site indoor and outdoor amenities and dining facilities with alcohol service
- ▶ Site with > 3 ft. grade differential
- ▶ Involves >25,000 cubic yards of excavation



REDUCED PROPOSED PROJECT

Table 1 – Proposed Changes to Original Project

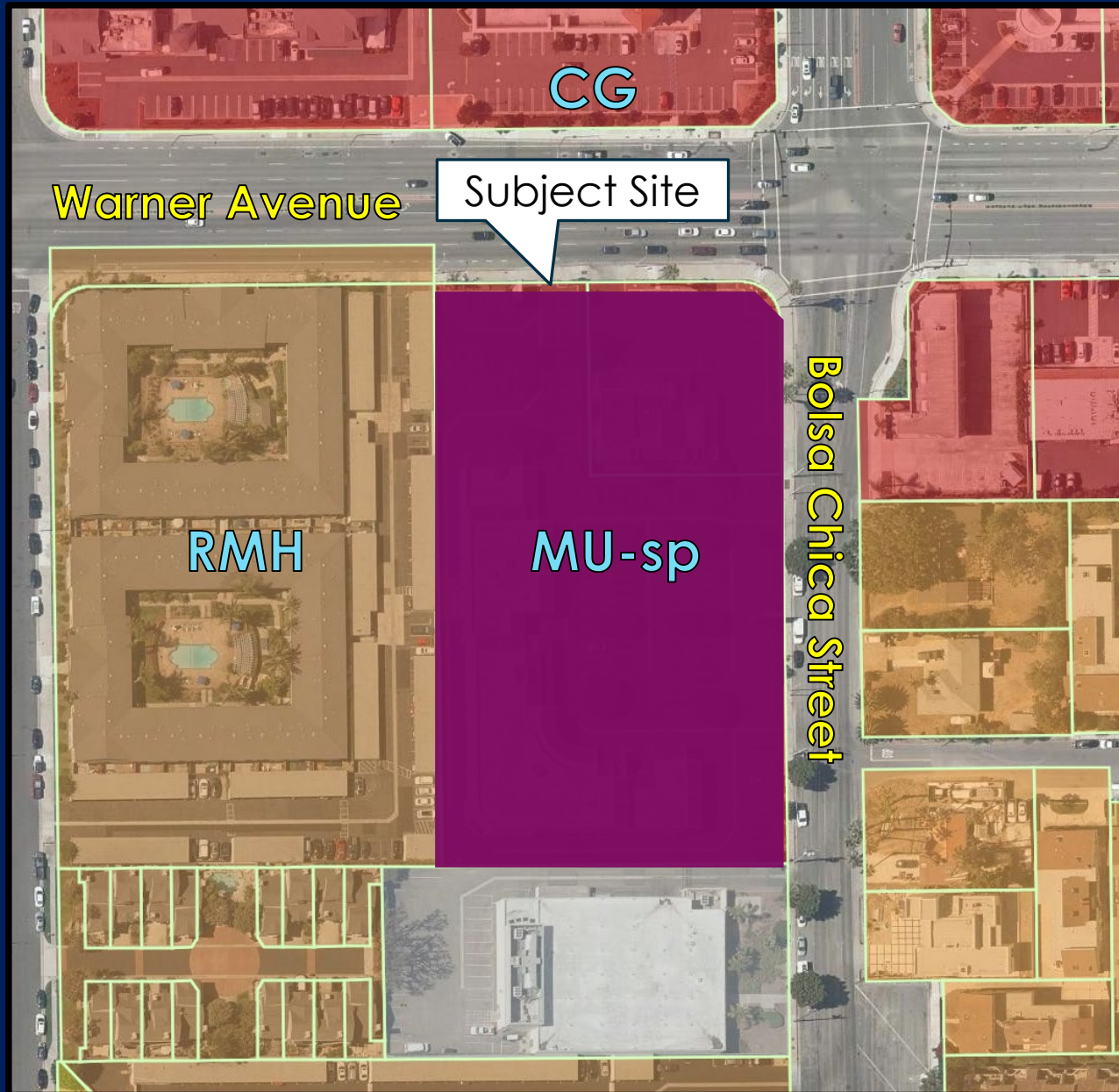
Standard	Current Code	Original Project	Reduced Proposed Project
Maximum Height	50 ft.	65 ft.	52 ft.
Stories	N/A	5	4
# of Units	N/A	202	178
Unit Mix	N/A	102 Independent Living 72 Assisted Living 28 Memory Care	77 Independent Living 73 Assisted Living 28 Memory Care
Floor Area Ratio (FAR)	1.5	2.42	1.99
Gross Square Feet	N/A	298,000	244,295
Parking	207 – original 173 – reduced or Parking Study	193 Spaces*	162 Spaces**

*Per Parking Demand Study (189 subterranean; 4 at-grade)

** Reduced proposed project will have a reduced parking demand of 162 total spaces



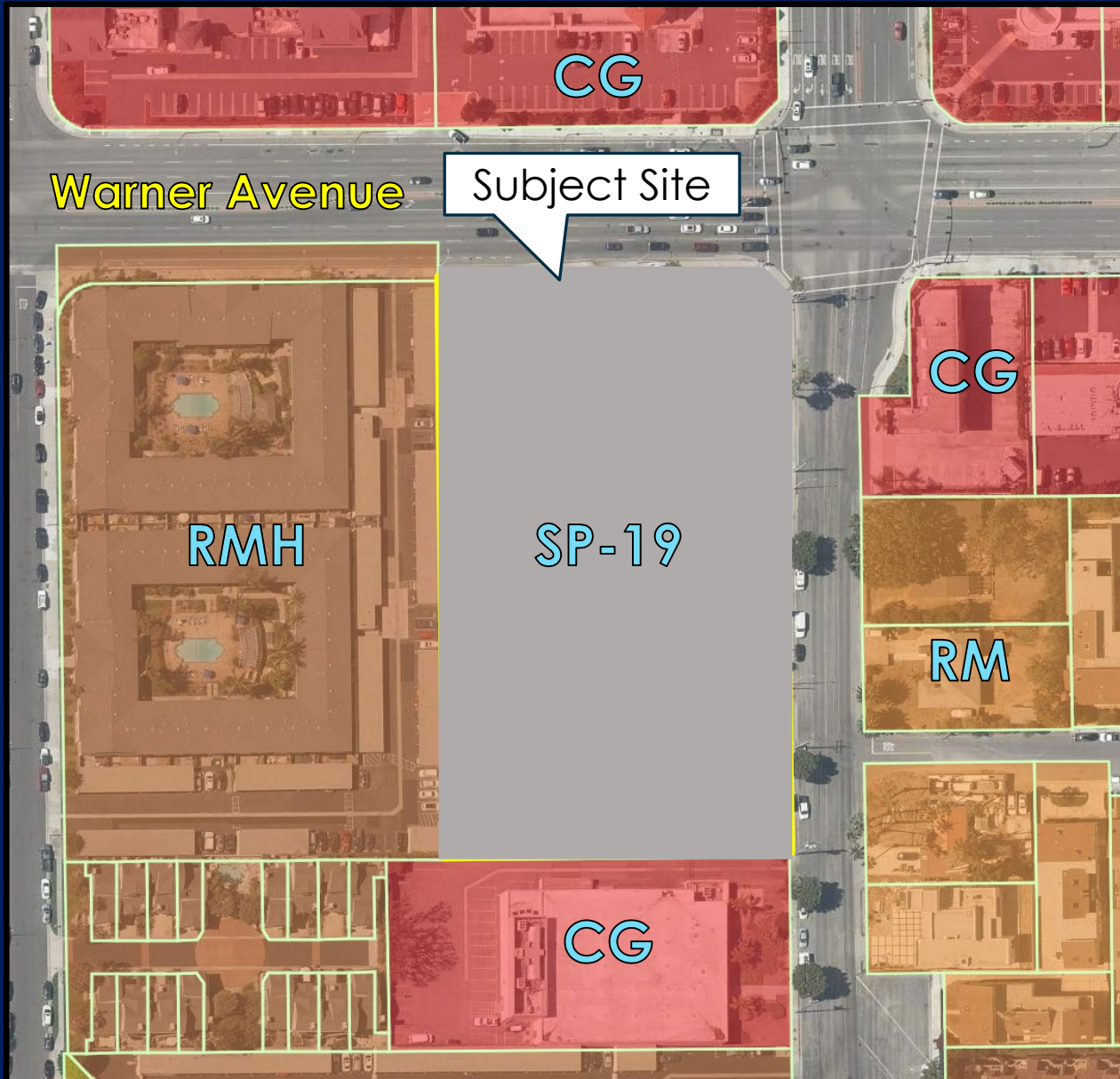
GENERAL PLAN AMENDMENT



- General Plan Amendment No. 21-004
- Provides for both residential and commercial uses on same site
- Current CG and proposed MU designations compatible with surrounding area land use designations



ZONING MAP AMENDMENT

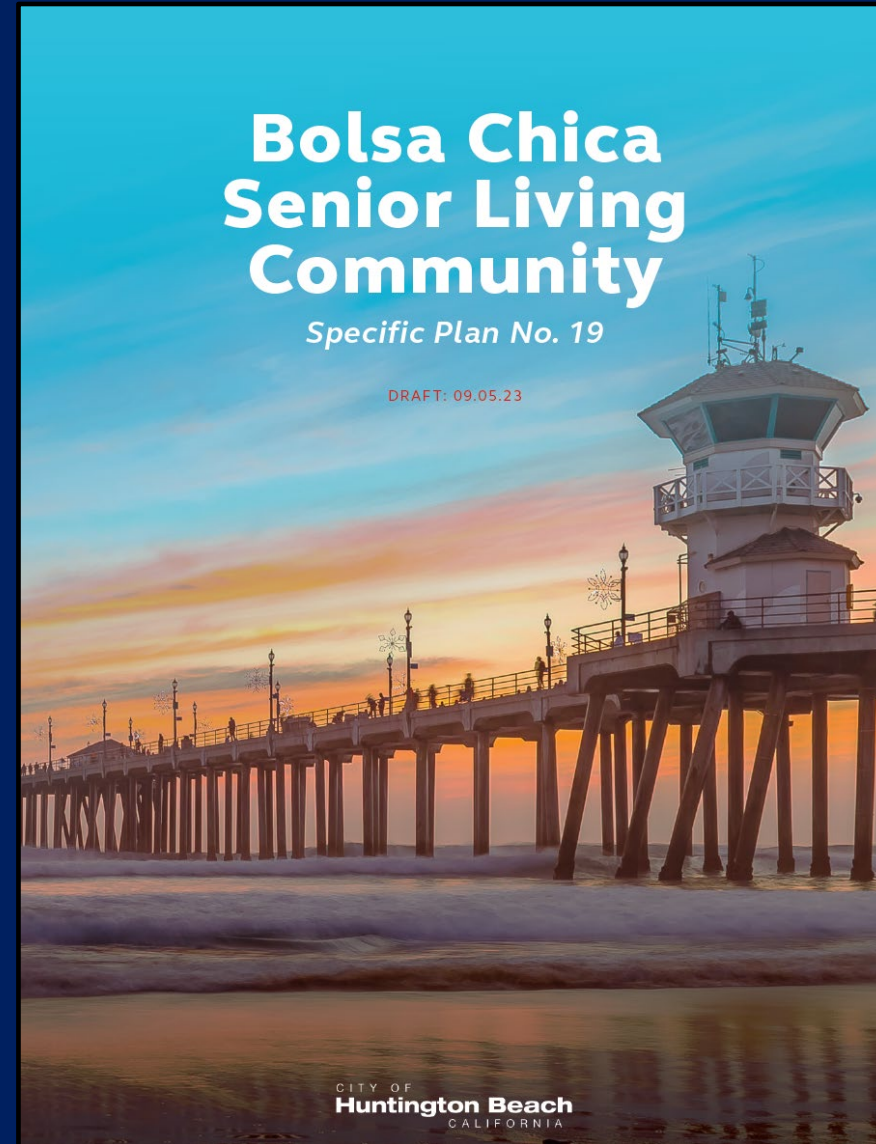


- **Zoning Map Amendment No. 22-003**
- Provides for the orderly development of the subject site to create a cohesive senior living community
- Implements proposed General Plan Land Use designation of MU-sp



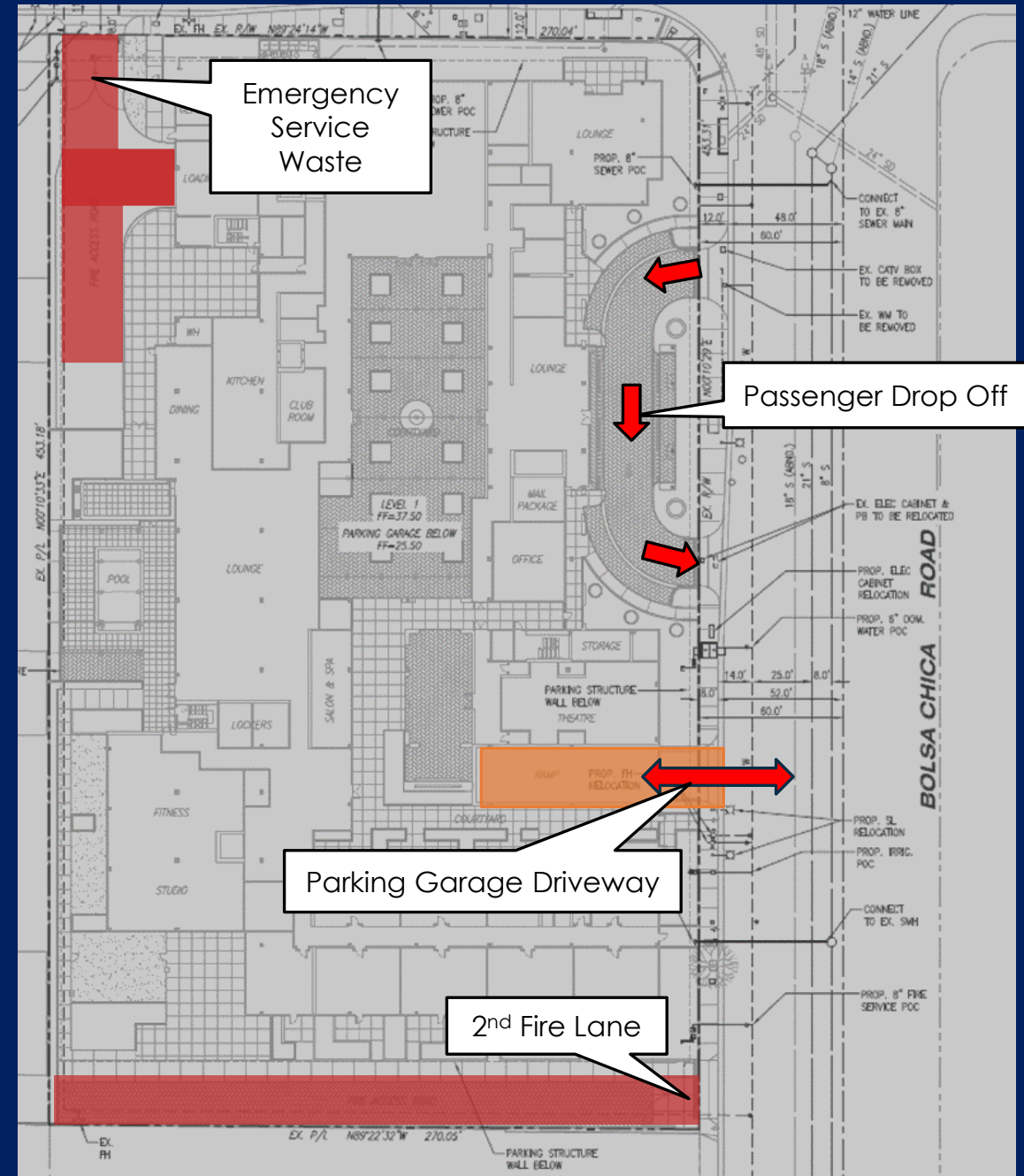
ZONING TEXT AMENDMENT

- ▶ Request to rezone subject site
 - ▶ From CG to a Specific Plan district
 - ▶ HBZSO Chapter 215
- ▶ Establish the Bolsa Chica Senior Living Community Specific Plan (SP19)
- ▶ Draft Specific Plan writes the development standards for the proposed project

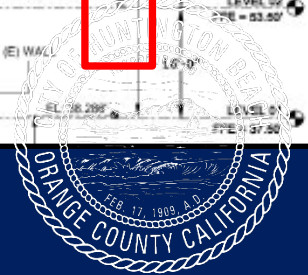


OPERATION

- ▶ Subterranean Parking Garage
 - ▶ Project Specific Parking Study
 - ▶ 162 Spaces Provided
- ▶ Open and Staffed 24/7
 - ▶ Secure Environment for Residents
- ▶ Dedicated emergency, service, and waste vehicle access
- ▶ At-grade passenger drop-off on Bolsa Chica



ELEVATIONS



FINAL ENVIRONMENTAL IMPACT REPORT (EIR) NO. 21-004

► **Draft EIR NO. 21-004**

- November 10, 2022: Notice of Preparation, Scoping Meeting
- May 1, 2023 – June 15, 2023: Draft EIR Public Comment Period
- August 2023: Final EIR and Response to Comments

► **Final EIR No. 21-004**

- Analyzes potential environmental impacts with project implementation
- Identifies project's impacts as compared to existing conditions, proposed mitigation measures, and level of significance after mitigation applied
- No impacts identified that are considered significant, adverse, and unavoidable after all mitigation is applied



FINAL ENVIRONMENTAL IMPACT REPORT (EIR) NO. 21-004

► **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



PLANNING COMMISSION ACTION

► **Public Hearing September 26, 2023**

- 15 public speakers; 6 in favor and 9 opposed
 - Support for a new senior living community citing community need
 - Opposition citing concerns with height and location
- Planning Commission voted 6-1
 - Approve CUP
 - Recommend Approval of EIR, GPA, ZMA, and ZTA



APPEALS

- ▶ October 5, 2023 – Two Appeals of Planning Commission's approval of subject CUP Filed
 - ▶ Councilmember Burns
 - ▶ Council review and consider all applications concurrently
 - ▶ CUP presented to Council for consideration
 - ▶ Brian Thienes
 - ▶ Comments disputing suggested findings of CUP
 - ▶ Comments on analysis discussed in EIR
 - ▶ Response to Comments (RTC) in Final EIR
 - ▶ LSA reviewed comments and provided specific responses



CITY COUNCIL ACTIONS:

- ▶ City Council Actions:
 - ▶ Hold the Public Hearing
 - ▶ Consider the proposed project and take action on the following:
 - ▶ EIR No. 21-004
 - ▶ GPA No. 21-004
 - ▶ ZMA No. 21-003
 - ▶ ZTA No. 22-005
 - ▶ CUP No. 21-024



Questions?

