



# Bolsa Chica Senior Living Community

City Council

November 7, 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



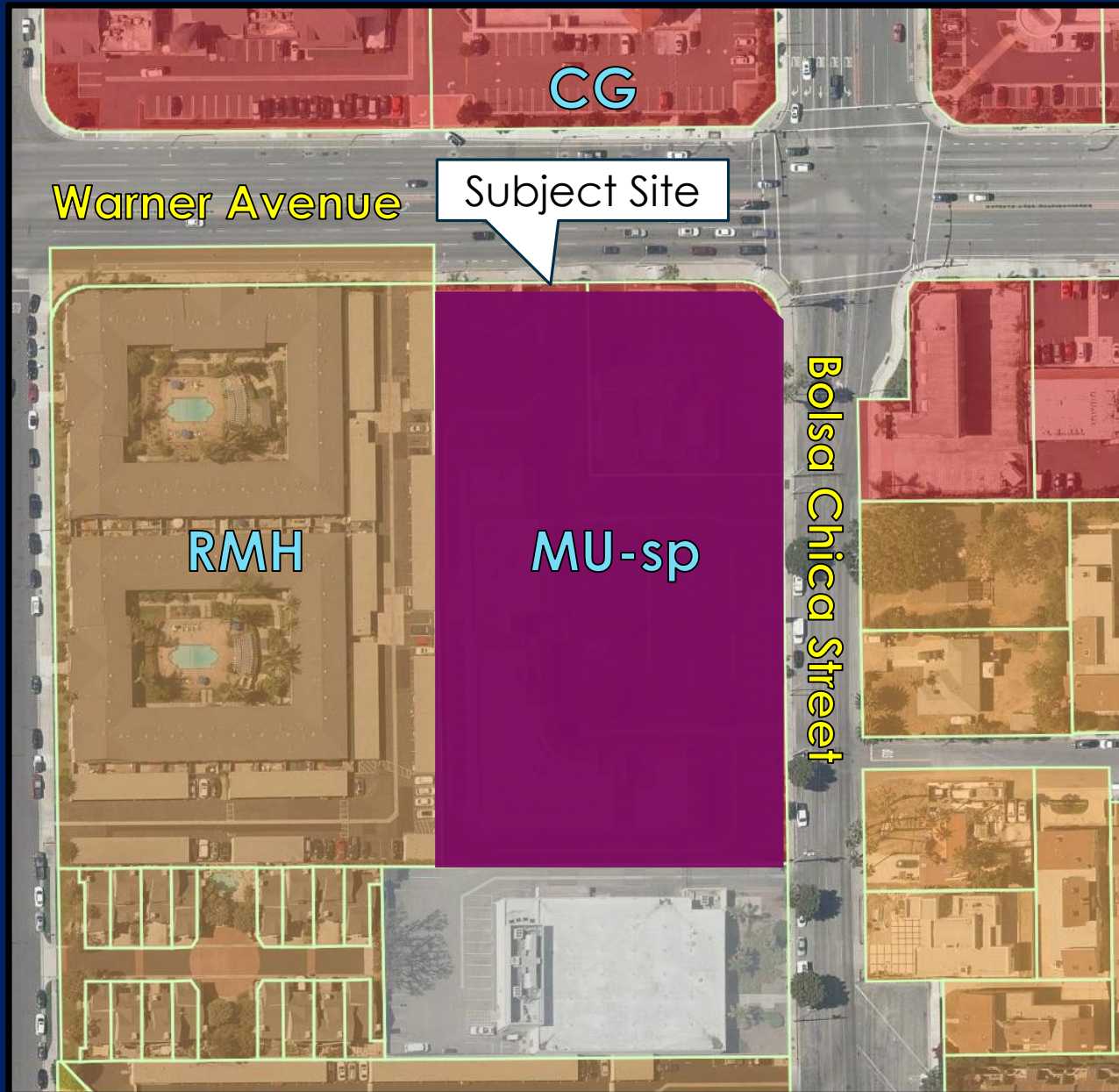
# PROJECT REQUEST

## ► Conditional Use Permit No. 21-024

- Demolish 55,000 sq. ft. existing commercial
- Construct 5-Story 202-unit convalescent facility
  - 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



# GENERAL PLAN AMENDMENT

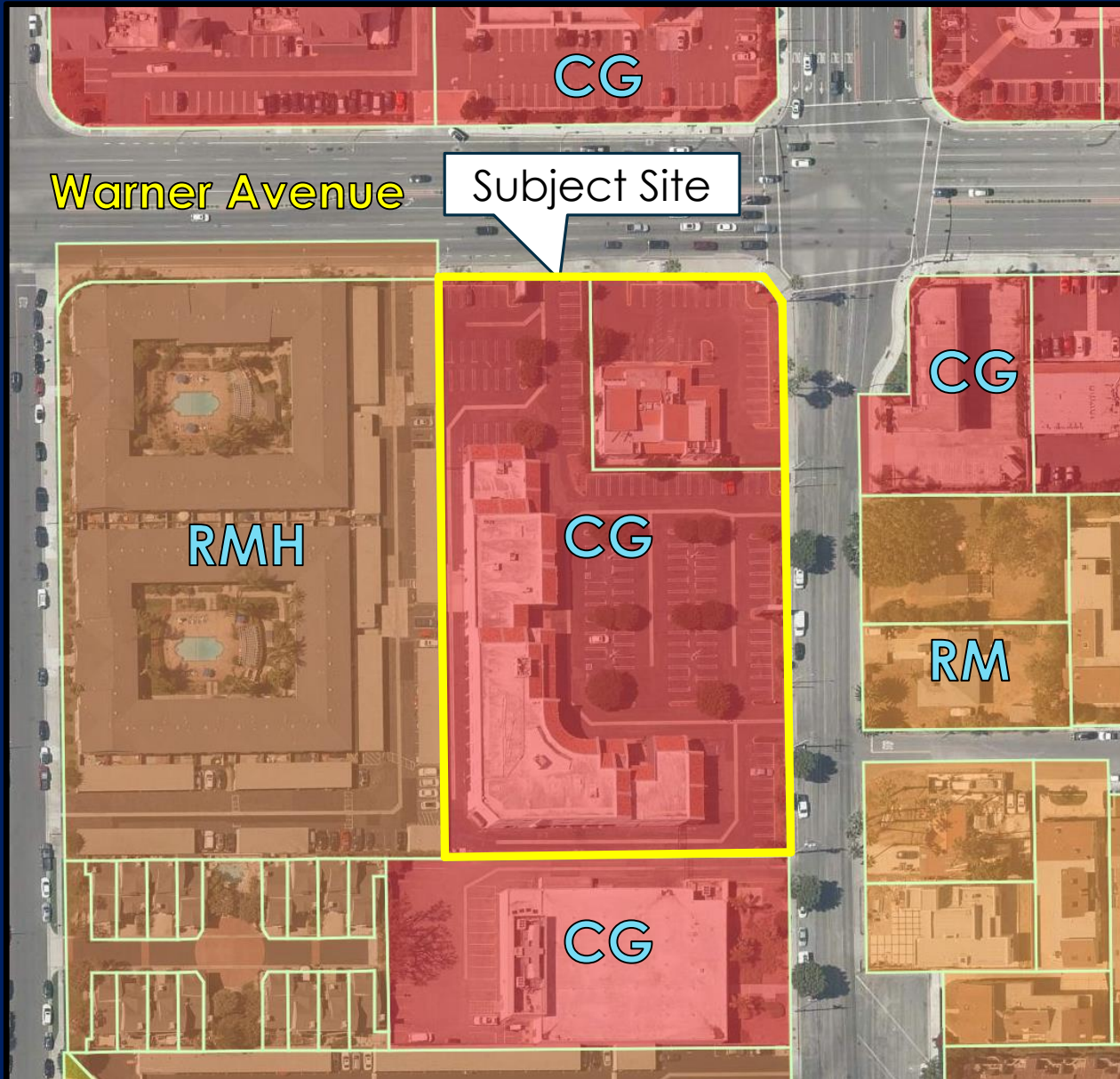


- General Plan Amendment No. 21-004
- Provides for both residential and commercial uses on same site
- Current CG and proposed MU designations compatible with surrounding area





# ZONING MAP AMENDMENT

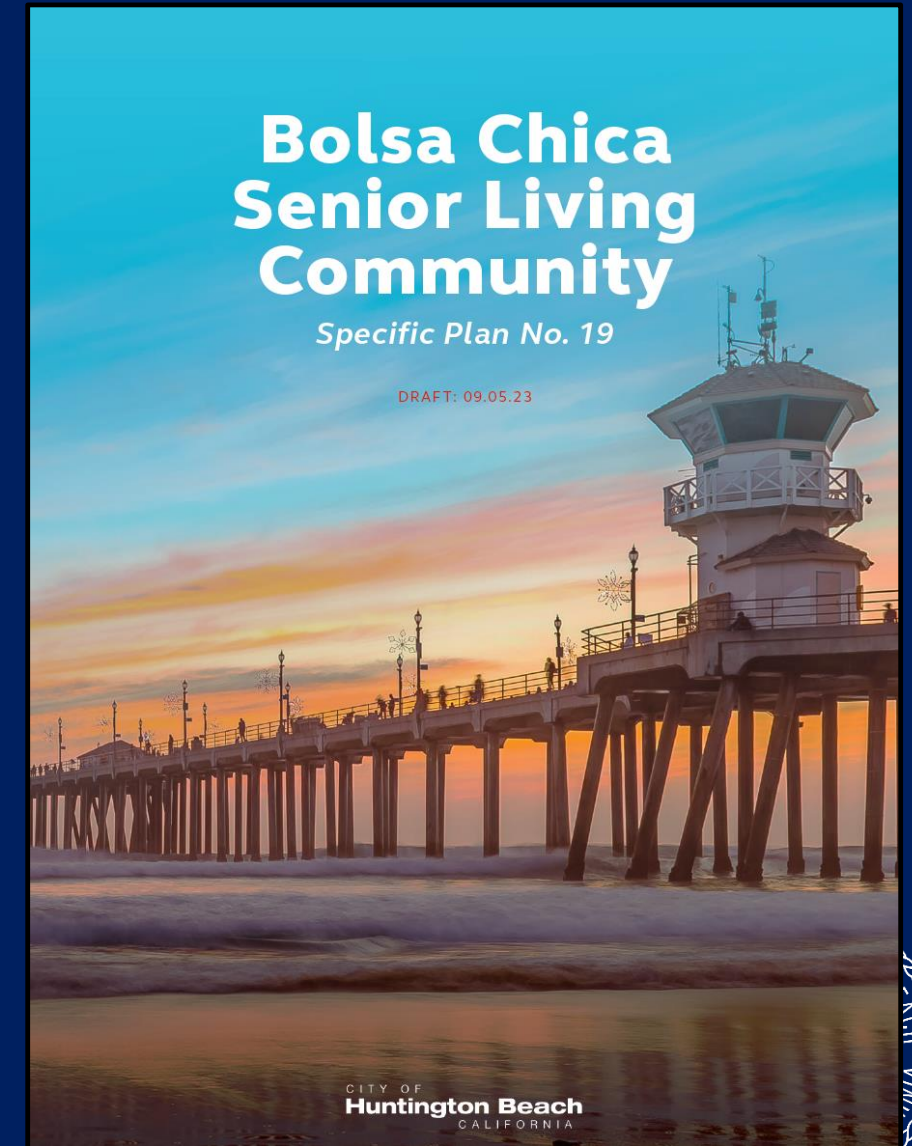


- **Zoning Map Amendment No. 22-003**
- Provides for the orderly development of the subject site to create a cohesive senior living community
- Adoption of ZMA request conforms with public convenience, general welfare, and good zoning practice
- Implements proposed General Plan Land Use designation of MU-sp



# ZONING TEXT AMENDMENT

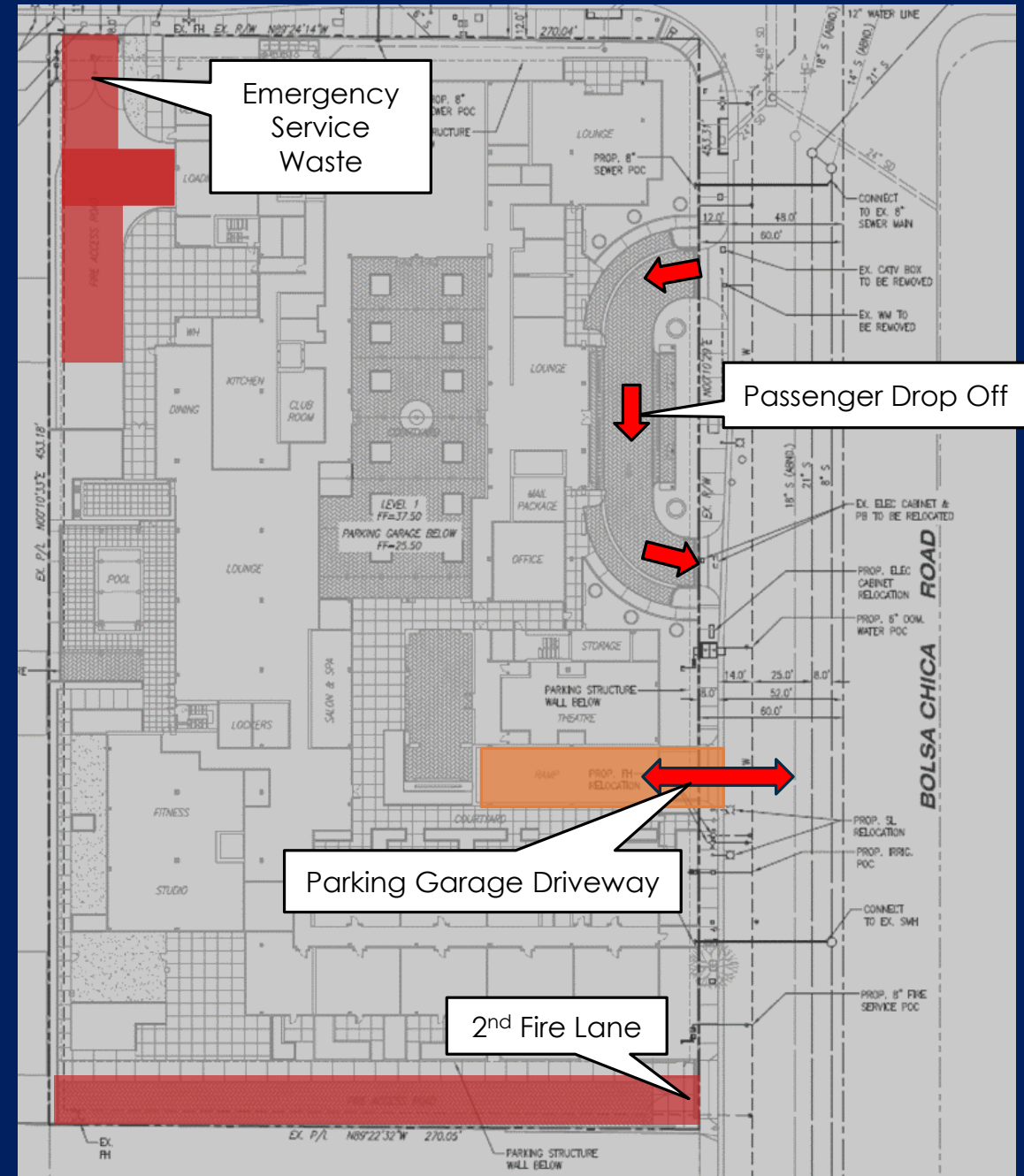
- ▶ Request to rezone subject site
  - ▶ From CG to a Specific Plan district
  - ▶ HBZSO Chapter 215
- ▶ Establish the Bolsa Chica Senior Living Community Specific Plan (SP19)
- ▶ Draft Specific Plan writes the development standards for the proposed project





# OPERATION

- ▶ Subterranean Parking Garage
  - ▶ Project Specific Parking Study
  - ▶ 166 Spaces Peak Demand
  - ▶ 189 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
- ▶ No new information or evidence to support claims of Mr. Thienes' appeal





# PLANNING COMMISSION AND STAFF RECOMMENDATION

- ▶ Recommend that the City Council:
  - ▶ Certify EIR No. 21-004 as adequate and complete;
  - ▶ Adopt General Plan Amendment No. 21-004, Zoning Map Amendment No. 21-003, and Zoning Text Amendment No. 22-005
- ▶ Approve CUP No. 21-024
  - ▶ Suitable Project Site
  - ▶ Specific Plan Development Standards
  - ▶ Reduced Trip Generation
  - ▶ No Detrimental Impacts to Surrounding Uses
  - ▶ Consistent with General Plan
  - ▶ Infill Development Supports Community Housing Needs



# Questions?

