

Residential Care Facility for the Elderly  
350 Cypress Street  
Applicant: Parents and Friends, Inc.

# Project Site



# Project Summary

- A residential care facility for the elderly (RCFE)
- Consolidated, non-medical service and residential care for a total of 12 disabled adults in an assisted living/residential care setting.
- Residents: extremely-low-income, age 59 and older, developmentally disabled, and/or suffering from age-related dementia, Alzheimer's Disease, or other age-related disabilities.
- Three, single story, four-bedroom, residential buildings arranged around a central landscaped, open space, and associated improvements.
- Two buildings on site will be demolished.
- Ultimate disposition of trees on site unclear.



# Entitlements

- Coastal Development Permit (CDP 4-20)
- Design Review (DR 3-20)
- Use Permit (UP 2-20)
- Sign Permit (SP 8-21)



# Special Condition

**5.** Prior to issuance of a building permit, the applicant shall submit a final landscaping plan, prepared in accordance with the CLUDC Chapter 17.34, for review and approval by the Community Development Department.

The final landscaping plan shall clearly show the trees proposed for preservation on the site and demonstrate compliance with the International Society of Arboriculture (ISA)'s Best Management Practices for construction activities around trees in the Critical Root Zone.

The plan shall include a minimum of one tree per 200 square feet of landscaped area in the street side setback in accordance with the CLUDC Section 17.34.60(B)(2)(d)(ii).

# Special Condition

**21.** Prior to building permit issuance, the applicant shall revise the site plan to include a).the propane tank relocated out of the front yard and to a shielded location, which may be in the side or the rear yard if there is no other feasible location b). \_\_\_\_; c). \_\_\_\_; d) and e). \_\_\_\_, subject to review and approval by the Community and Development Department.

# CEQA Exemption (Class 32, Infill Development Projects)

- Consistency with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- Development within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- No value as habitat for endangered, rare or threatened species.
- Approval would not result in any significant effects relating to traffic, noise, air quality, or water quality.

## NEPA Categorical Exclusion 24 CFR 58.35(a)

- An individual action on up to four dwelling units where there is a maximum of four dwelling units on one site.

# Staff Recommendation

Adopt the Resolution

Approving the Requested Entitlements

Coastal Development Permit 4-20 (CDP 4-20),  
Design Review 3-20 (DR 3-20), Use Permit 2-20 (U  
2-20), and Sign Permit 8-21 (SP 8-21)