

CEQA DETERMINATION OF EXEMPTION

Subject: This California Environmental Quality Act (CEQA) Determination of Exemption is in compliance with Carlsbad Municipal Code Section 19.04.060. An appeal to this determination must be filed in writing with the required fee within ten (10) calendar days of the City Planner's decision consistent with Carlsbad Municipal Code Section 21.54.140.

City Planner Decision Date: February 7, 2024

Project Number and Title: CT 2022-0003/CUP 2022-0014/CDP 2022-0047 (DEV2022-0063) – CARLSBAD BY THE SEA SUMMERHOUSE

Project Location - Specific: Assessor's Parcel Numbers (APNs) 203-144-04, -05, -06, -07, and -08

Project Location - City: Carlsbad

Project Location - County: San Diego

Description of Project: The project consists of a Tentative Tract Map (CT 2022-0003), Conditional Use Permit (CUP 2022-0014), and Coastal Development Permit (CDP 2022-0047) for the consolidation of five legal lots (0.55 acres) and the development of an approximately 35,721 square foot multilevel building with a "professional care facility" use operated by the adjacent Carlsbad by the Sea Retirement Community. The proposed building will consist of the following: Basement Level includes parking for 30 vehicles with access provided from Ocean Street and storage for up to 21 bicycles; Level 1 (Ocean Street Grade Level) includes 19 memory care licensed beds; Level 2 (Garfield Street Grade Level) includes 16 licensed residential professional care beds within 10 units; Level 3 (Upper Level with Roof Terrace) includes 7 licensed residential professional care beds within 5 units for a total of 42 professional care licensed beds. The site is vacant, fenced and maintained. Access will be provided from both Garfield Street and Ocean Street. Frontage improvements include curb, gutter and sidewalk along Garfield Street, Ocean Street and Beech Avenue.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: City of Carlsbad

Name of Applicant: Front Porch Communities and Services (Attn: Jeff Sianko)

Applicant's Address: 800 North Brand Boulevard, 19th Floor, Glendale, CA 92103

Applicant's Telephone Number: 626-688-5160

Exempt Status: Categorical Exemption: Class 32, Section 15332 (In-fill Development Projects)

Reasons why project is exempt: Categorical Exemptions: Pursuant to Section 15332 of CEQA exemptions (Class 32) the project is consistent with the General Plan and Zoning Ordinance; development occurs within City limits; the site is less than five (5) acres in size and is substantially surrounded by urban uses; there is no evidence that the site has value as habitat for endangered, rare, or threatened species; the approval of the project will not result in significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

Lead Agency Contact Person: Jason Goff, Senior Planner **Telephone:** 442-339-2643



ERIC LARDY, City Planner

2/7/24

Date