

Item 8
Cypress Court Project
1420 East Ocean Avenue

City Council Meeting
December 21, 2021

Background

- The Cypress Court Development is located at 1420 East Ocean Avenue in the PCD zone and was originally approved by the Council in April 2009
- A 60-unit affordable senior apartment complex and a two-story 12,000 sq. ft. commercial building was built in 2013

Project Location



Background – Con't

- The project site was previously used as a bowling alley
- The Council placed land use restrictions (Resolution 5775 12) on the 1st floor (6,000 sq. ft.) of the commercial building which limits uses allowed on the 1st floor to “*sales tax generating*”
- To date, the apartment complex is occupied but the commercial building remains vacant

Building Exterior



Commercial Building Exterior



Building Interior



Views from Ocean Avenue



Views from Ocean Avenue



Property Interest and Owner Input

- Staff continues to receive calls regarding the commercial building with interest from medical and non-medical users
- Staff reached out to the property owner and has attached a letter with their input
- The property owner would like the restriction eliminated due to the location of the building which is undesirable to retailers due to limited visibility

Staff Recommendation

- Consider a modification or removal of Condition of Approval P6 from CUP 08-05; and
- Direct staff to prepare a resolution reflecting the City Council's decision for adoption at the next City Council meeting;

OR

- Provide other direction

End of Presentaiton

Zoning Map



Site Plan

