



**CITY OF CORONADO  
COMMUNITY DEVELOPMENT**

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January 22, 2025

PERMITEE: MATT AND MOLLY HOUSAND  
DESIGN REVIEW No.: DR2024-25  
PROPERTY: 751 CORONADO AVENUE, CORONADO  
APN: 537-022-07

FORM OF DECISION

At its regularly scheduled meeting of January 22, 2025, the Design Review Commission (DRC) approved the above-mentioned request, as designed. This request for Design Review additional FAR space for a new single-family dwelling in the R-1A (Single-Family Residential Zone). This permit authorizes an increase in floor-area ratio for this single-family dwelling pursuant to Chapter 80.00 of the Coronado Municipal Code (CMC).

The project consists of constructing a two-story, single-family dwelling that includes 4,334 square feet of space considered as FAR. Please refer to the stamped plans and material board for details.

DESIGN REVIEW EXPIRATION: This Design Review approval expires on January 22, 2028 (three years from the date of approval except where construction or use of the property in reliance on such Design Review approval has commenced prior to its expiration).

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SPECIFIC CONDITIONS: Compliance with the following Specific Conditions shall be established before the property can be used in reliance upon this approved Design Review permit.

1. The applicant/owner must follow the plans approved by the Design Review Commission on January 22, 2025. Any changes from those plans must be submitted to the Community Development Department for review to determine if the project is required to go back before the Commission for the proposed amendments.
2. The Owner shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from and against any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Owner of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Owner shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a

disagreement between the City and Owner regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner shall not be required to pay or perform any settlement unless such settlement is approved by the Owner.

3. That this approved design shall expire if substantial work on the project has not commenced within three years of the date of Design Review Commission approval;
4. No new or replacement mechanical equipment shall be installed within required setbacks in accordance with CMC 86.56.120;
5. All mechanical equipment, whether mounted on the roof or ground, shall be screened from view. Utility meters and equipment should be placed in locations that are not exposed to view from the street or they shall be suitably screened. All screening devices are to be compatible with the architecture and color of the adjacent buildings.
6. All conditions of approval imposed by the Design Review Commission include compliance with all applicable zoning, subdivision, and sign ordinances per CMC Section 80.00.130. Revised project plans incorporating Design Review Commission's conditions for approval must comply with all applicable zoning, subdivision, and sign ordinances in effect at the time the plans are submitted for building permit plan check.

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**NOTICE: PLEASE NOTE THAT PRIOR TO THE COMMENCEMENT OF ANY PROPOSED IMPROVEMENTS, A BUILDING PERMIT FROM THE CITY IS REQUIRED.** THE ISSUANCE OF THIS PERMIT BY THE CITY OF CORONADO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: The project was found to be "Exempt" from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303(a) pertaining to the construction of a single-family residence in a residential zone.

APPEAL PROCEDURE: Please be advised that any person may appeal a decision of the DRC to the City Council by filing a written notice of appeal with the City Clerk within ten (10) days of a decision of the Commission. If you have any questions regarding this matter, please contact the Department of Community Development at (619) 522-7326.

BY:

Marisa Smith, Associate Planner

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