

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORONADO, CALIFORNIA AMENDING PORTIONS OF THE CORONADO MUNICIPAL CODE AND THE CITY'S LOCAL COASTAL PROGRAM RELATED TO THE SIXTH CYCLE HOUSING ELEMENT UPDATE

WHEREAS, State Housing Element law (Government Code Section 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2021-2029 to accommodate the City of Coronado regional housing need allocation (RHNA) of 912 housing units, comprised of 481 lower-income units, 159 moderate-income units, and 272 above moderate-income units; and

WHEREAS, pursuant to Assembly Bill 1398 (AB 1398), because the City of Coronado had not adopted a compliant housing element within one year of the statutory deadline, rezones to accommodate the RHNA are required in order to be found compliant, which is required by Government Code Sections 65583(c)(1)(A), and 65583.2(c); and

WHEREAS, the City Council of the City of Coronado seeks to comply with AB 1298 and Government Code Sections 65583(c)(1)(A), and 65583.2(c) through the updating of existing City regulations necessary to achieve the RHNA outlined in the City's 6th Cycle Housing Element Update; and

WHEREAS, updating the City's zoning ordinance would further many of the programs identified in the 6th Cycle Housing Element Update; and

WHEREAS, a public hearing was held by the Planning Commission on March 26, 2024. Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this public hearing; and

WHEREAS, at the hearing, the Planning Commission recommended the City Council review and deny this Ordinance; and

WHEREAS, a public hearing was held by the City Council on April 16, 2024. Evidence, both written and oral, was presented to, and considered by, the City Council at this public hearing.

NOW, THEREFORE, the City Council of the City of Coronado hereby ordains as follows:

Section 1. All of the above statements are true and incorporated herein.

Section 2. An Environmental Assessment was prepared pursuant to Government Code Section 65759.

Section 3. Chapter 86.14 of the Coronado Municipal Code is hereby amended to read as follows:

SEE EXHIBIT "A"

Section 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity

or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Coronado shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Coronado, California, on the 9th day of April 2024; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Coronado, California, on the 16th day of April, 2024, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

RICHARD BAILEY, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

KELSEA HOLIAN, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO: ss.
CITY OF CORONADO)

I, KELSEA HOLIAN, City Clerk of the City of Coronado, hereby certify that the foregoing ORDINANCE NO. 2024-03 passed at the regular meeting of the City Council of the City of Coronado held on the 16th day of April, 2024, after having been read at the regular meeting of said City Council held on the 9th day of April, 2024.

KELSEA HOLIAN, City Clerk of the
City of Coronado, California

ORDINANCE NO. 2024-03

EXHIBIT A

Chapter 86.14

R-3 – MULTIPLE-FAMILY RESIDENTIAL ZONE

Sections:

- 86.14.010 Purpose.
- 86.14.020 Permitted and accessory uses.
- 86.14.025 Density.
- 86.14.027 Lot area minimum.
- 86.14.030 Height regulations.
- 86.14.035 Floor area ratio.
- 86.14.040 Front yard required.
- 86.14.050 Rear yard required.
- 86.14.060 Side yards required.
- 86.14.070 Interior or corner lots.
- 86.14.080 Reversed corner lots.
- 86.14.085 Dormers.
- 86.14.090 Roof decks and balconies above 14 feet.
- 86.14.100 Off-street parking required.
- 86.14.110 Maximum structural coverage allowed.
- 86.14.120 Design review required.
- 86.14.130 Development landscaping required.
- 86.14.140 Facade treatment.
- 86.14.150 Courtesy notice.
- 86.14.160 Lot and building certification required.
- 86.14.170 Undergrounding of utilities.
- 86.14.180 Mechanical equipment.

86.14.010 Purpose.

- A. This chapter provides regulations governing property designated on the City’s official zoning map as R-3.
- B. The R-3 Zone provides an area for the development of multiple-family dwellings. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.020 Permitted and accessory uses.

The following uses shall be allowed in the R-3 Zone:

- A. Multiple-family dwelling structures on a minimum 3,500-square-foot lot or building site;
- B. Single-family dwelling buildings (to include manufactured housing) and duplexes of a permanent character located on a minimum 3,500-square-foot lot or building site;
- C. The following accessory uses are allowed in conjunction with the uses specified in subsection A of this section:
 - 1. Incidental home occupations subject to the provisions of Chapter 20.08 CMC;
 - 2. Accessory buildings subject to the provisions of Chapter 86.56 CMC;
- D. Small and large residential care facility, supportive housing, and transitional housing. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.025 Density.

Density shall not exceed one dwelling unit for each 1,556 square feet of lot area. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.027 Lot area minimum.

Each lot shall have no less than 3,500 square feet. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.030 Height regulations.

A. Multiple-Family Dwellings or Nonresidential Main Buildings. Multiple-family dwellings or nonresidential main buildings shall not contain more than two stories and shall comply with the following height restrictions:

Multiple-Family Main Building Maximum Height Limit	
< 4:12 Roof Pitch	≥ 4:12 Roof Pitch
30 feet.	30 feet. 15% of the roof plan area may extend to 33 feet.
For all roofs, 30% of the building's roof plan area shall be limited to 26 feet.	

B. Single-Family or Duplex Main Buildings. Single-family or duplex main buildings shall not contain more than two stories and shall comply with the following height restrictions:

Single-Family or Duplex Main Building Maximum Height Limit		
< 4:12 Roof Pitch	4:12 – < 6:12 Roof Pitch	≥ 6:12 Roof Pitch
23 feet. Parapet walls, guardrails, mechanical equipment or similar features may extend to 25 feet.	27.5 feet.	27.5 feet. 15% of the roof plan area may extend to 30 feet.

C. Accessory Buildings. Accessory buildings shall not contain more than one story and shall comply with the following height restrictions:

Accessory Building Maximum Height Limit		
< 3:12 Roof Pitch	3:12 – < 6:12 Roof Pitch	≥ 6:12 Roof Pitch
11 feet. Parapet walls may extend to 14 feet.	14 feet, 4 inches.	14 feet, 4 inches. 15% of the roof plan area may extend to 15 feet, 7 inches.

(Ord. 2062 § 2 (Exh. A), 2016)

86.14.035 Floor area ratio.

A. All multiple-family dwelling or nonresidential development shall not exceed a floor area ratio of 0.90.

B. Single-Family or Duplex Development.

1. With Design Review Commission approval shall not exceed a floor area ratio of 0.70;
2. Without Design Review Commission approval shall not exceed a floor area ratio as permitted by the R-1B Zone standard CMC 86.10.035. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.040 Front yard required.

There shall be a front yard of not less than 25 percent of the depth of the lot; provided, however, such front yard need not exceed 25 feet.

The following are exceptions to this requirement:

A. Lots having a depth of 60 feet or less shall have a front yard of no less than 15 percent of the depth of the lot.

B. Lots with a “front lot line” solely along an alley shall provide a first-story front yard of no less than five feet and a second-story front yard of no less than 10 feet. No portion of a structure within 10 feet of the alley front lot line shall exceed the height limit for accessory buildings.

C. Where the average front yard setback of a block face is less than 25 feet, the required setback may be computed based on said average in accordance with CMC 86.56.630. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.050 Rear yard required.

There shall be a rear yard of not less than 10 percent of the depth of the lot; provided, however, such rear yard need not exceed 10 feet. There shall be a minimum setback of five feet from any rear property line for accessory buildings and for covered parking which is attached to the main building. That portion of the covered parking which is in the required rear yard and is attached to the main building shall comply with the allowable height for accessory buildings. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.060 Side yards required.

The minimum side yards shall be required as set forth in CMC 86.14.070 and 86.14.080. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.070 Interior or corner lots.

A. There shall be a side yard of not less than 10 percent of the width of the lot; provided, however, that such side yard shall not be less than three feet and need not exceed five feet in width.

B. Where a single-family dwelling building or duplex development is proposed for two or more lots having contiguous interior lot lines, one side yard of each lot may be reduced to a zero setback upon site plan approval. The remaining side yard shall not be less than 20 percent of the width of the lot; provided, however, that such side yard shall not be less than six feet and need not exceed 10 feet in width. All side street lot lines and interior lot lines adjoining property not part of the development shall not be permitted to have such a reduced side yard. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.080 Reversed corner lots.

A. There shall be a side yard on the side street lot line of a reversed corner lot of not less than 50 percent of the front yards required by this title on the first five building sites on the block face that are adjoining or adjacent to the rear lot line of the reversed corner lot. The remaining side yard and rear yard shall be not less than 10 percent of the width or depth of the lot respectively; provided, however, that such side yard width or rear yard depth shall not be less than three feet and need not exceed five feet. The front yard shall be as provided in CMC 86.14.040.

B. Where a single-family dwelling building or duplex development is proposed for two or more lots having contiguous interior lot lines, the reduced side yard as provided under CMC 86.14.070 shall apply only to the interior lot line of a reversed corner lot. The side yard on the side street lot line shall be increased by the width of the setback required for the interior lot line prior to the reduction.

C. Reversed corner lots having both side lot lines on a street and alley shall maintain a setback on the side street lot line of not less than 10 percent of the width of the lot and no less than 25 feet. The remaining side yard shall be no less than 10 percent of the width of the lot; provided, however, that such side yard need not exceed five feet. The front yard shall be no less than 10 percent of the depth of the lot but need not exceed five feet. CMC 86.56.630, Exception – Average front yard setback rule, may be applied to the setback on the side street lot line. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.085 Dormers.

Dormers shall be in accordance with CMC 86.56.130. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.090 Roof decks and balconies above 14 feet.

Roof decks and balconies above 14 feet shall be in accordance with CMC 86.56.140. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.100 Off-street parking required.

Off-street parking shall be provided in conformance with Chapter 86.58 CMC. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.110 Maximum structural coverage allowed.

A. The total structural coverage of multiple-family dwelling or nonresidential development shall not exceed 60 percent of gross lot area.

B. The total structural coverage of single-family dwelling building or duplex development shall not exceed 50 percent of gross lot area.

The following are exceptions to this requirement:

1. The total structural coverage of single-family or duplex development may be increased to 60 percent of the gross lot area so long as all main buildings are limited to one story with a maximum height of 14 feet to the top of a flat roof with a pitch less than 3:12 and 20 feet to the ridge of a sloped roof with a pitch of 3:12 or greater. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.120 Design review required.

Design review is required in conformance with this code. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.130 Development landscaping required.

A. A minimum of 25 percent of the total site area of new residential developments and 15 percent of the total site of new nonresidential developments shall be landscaped. Required parking spaces shall not be considered as a portion of the required landscaping.

B. When new construction or additions over 500 square feet in size are constructed, the property owner shall plant a street tree in the public right-of-way adjacent to said property, if space is available. All shade trees shall have a minimum two-inch diameter trunk (measured four feet, six inches above the root crown) and palm trees shall have a minimum six-foot brown trunk. The tree species and planting shall be at the direction of the City of Coronado in accordance with City specifications and the City's approved street tree list. Irrigation of said tree shall be the responsibility of the adjoining property owner. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.140 Facade treatment.

A. The front and side facades of main buildings shall incorporate design components to assure visual interest and relief. Such components may consist of architectural projections, balconies, facade plane offsets and similar design features.

B. In no case shall a main building's front or side facade plane have less than one facade plane offset, or have a continuous facade plane greater than 55 percent of the building's length (for side facades) or width (for the front facade).

C. Required facade plane offsets shall be no less in depth than 20 percent of the required side yard setback for the lot. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.150 Courtesy notice.

Courtesy notice shall be in accordance with CMC 86.56.632. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.160 Lot and building certification required.

Property corners, lot dimensions, gross lot area, grade, building height, front, side and rear yard setback certification shall be in accordance with CMC 86.56.635. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.170 Undergrounding of utilities.

Undergrounding of utilities shall be in accordance with CMC 86.56.840. (Ord. 2062 § 2 (Exh. A), 2016)

86.14.180 Mechanical equipment.

Mechanical equipment shall be in accordance with CMC 86.56.120. (Ord. 2062 § 2 (Exh. A), 2016)