

**RESOLUTION NO. 2023-32**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CORONADO, CALIFORNIA, APPROVING FINAL MAP NUMBER  
PC2022-09, LOCATED AT 543-555 ORANGE AVENUE, CORONADO,  
CALIFORNIA**

WHEREAS, the property owner, "Orange Avenue Townhomes, LLC," has, per the California Subdivision Map Act and the City of Coronado Subdivision Ordinance, requested City approval for a one-lot subdivision and condominium ownership of 10 residential units at 543-555 Orange Avenue, Coronado, CA; and

WHEREAS, the Planning Commission of the City of Coronado did, pursuant to Section 66854 of the Government Code, hold a public hearing on the Tentative Map on May 10, 2022, and subsequently adopted a motion recommending approval with findings and conditions to the City Council; and

WHEREAS, the City Council of the City of Coronado did, pursuant to Section 66854 of the Government Code, hold a public hearing on the Tentative Map on June 7, 2022, and subsequently adopted Resolution No. 2022-26, conditionally approving said Tentative Map number PC2022-09; and

WHEREAS, the City Council of the City of Coronado at its regularly scheduled meeting of August 15, 2023, reviewed the subject Final Map in the form and manner required by law; and

WHEREAS, Owner has or will file a signed Final Map with all required certificates or statements and, where necessary, acknowledgements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coronado that the proposed Final Map PC2022-09 for parcels commonly known as 543-555 Orange Avenue, be approved and that the approval be based upon the following findings:

1. The above recitals are true and incorporated herein as findings;
2. The proposed Map is consistent with the Coronado General Plan and Zoning Ordinance in that the proposed use is permitted;
3. The design and improvement of the proposed subdivision are consistent with the Coronado General Plan and Zoning Ordinance in that the design provides sufficient lot area and street access for proper development;
4. The site is physically suitable for the type of development in that proposed lot of 14,006 square feet is capable of supporting up to 10 residential condominium units in the R-4 Zone;
5. The approval of a Final Subdivision Map is considered a ministerial action and is exempt from the California Environmental Quality Act (CEQA) (Sec. 15268 (b) (3) CEQA Guidelines);
6. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or are not likely to substantially and avoidably injure fish or wildlife or their habitat;

7. The design of the subdivision and the type of improvements are not likely to cause serious public health problems within the authority of the Coronado Public Health Officer;
8. The design of the subdivision and the type of improvements will not conflict with any easements acquired by the public at large and which are recorded or established by judgment of a court of competent jurisdiction; and
9. The Final Subdivision Map meets all the requirements of the Subdivision Map Act and the Coronado Subdivision Ordinance and is in substantial compliance with the previously approved Tentative Map and Conditions of Approval.
10. The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from 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 Applicant 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 Applicant 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 Applicant 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 Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Coronado as follows:

The City Manager or his designee is hereby authorized and directed to execute such documents and take all actions necessary and proper in connection with carrying into fruition any of the Conditions of Approval for this project or as necessary to comply with applicable law; and

The City Manager or his designee is hereby authorized and directed to make any changes to the Final Map that may be necessary if the changes are in substantial conformance with the Final Map approved hereby and the City Clerk is hereby authorized and directed to certify the approval of the City Council of the same, including as modified.

**Attachment 1**

PASSED, ADOPTED, AND APPROVED by the City Council of the City of Coronado, California, at a regular meeting thereof this fifteenth day of August, 2023, by the following vote to wit:

**AYES:**

**NAYS:**

**ABSTAIN:**

**ABSENT:**

---

RICHARD BAILEY, Mayor of the  
City of Coronado, California

ATTEST:

---

Kelsea Holian, City Clerk of the  
City of Coronado, California