



CITY OF CORONADO

CITY COUNCIL STAFF REPORT

May 3, 2022

{{section.number}}b

PUBLIC HEARING: ADOPTION OF A RESOLUTION APPROVING A ONE-LOT TENTATIVE PARCEL MAP TO ALLOW FOR CONDOMINIUM OWNERSHIP OF FOUR RESIDENTIAL UNITS AT 756 F AVENUE

RECOMMENDATION:

Adopt "A Resolution of the City Council of the City of Coronado, California, Approving a One-Lot Tentative Parcel Map for Condominium Ownership of Four Residential Units for the Property Addressed as 756 F Avenue, Coronado, California."

BACKGROUND:

1. Request: One-lot Tentative Parcel Map per Coronado Municipal Code ("CMC") Chapter 82.60 Minor Subdivisions to allow for condominium ownership of four residential units.
2. Location: The site is located along the west side of F Avenue between Seventh Street and Eighth Street.
3. Description of Property: The existing property has 50 feet of frontage along F Avenue and is 140 feet deep with connection to an alley. The total lot size is 7,006 square feet. The property is surrounded by a mixture of single-family, duplex, and multi-family dwelling units in the R-3 Zone.
4. Zoning Designation: "R-3 Multiple-Family Residential Zone." The R-3 Zone requires a minimum lot size of 3,500 square feet. The size of the subject lot (7,006 square feet) complies with the minimum lot size.
5. General Plan Designation: Medium Density Residential: Up to 28 dwelling units per acre (i.e., R-3 Zone). The project complies, since a lot size of 7,006 square feet would yield four units.
6. Planning Commission: On April 12, 2022, the Planning Commission adopted a motion with findings and conditions, recommending City Council approval of the Tentative Parcel Map.

ANALYSIS:

The 7,006 square-foot subject lot allows for a maximum of four residential units. A total of eight off-street parking spaces will be provided, two for each unit. The approval of this Tentative Parcel Map will permit the individual units to be sold separately as condominiums. The configuration of the existing lot will remain as-is with no changes proposed for the exterior lot lines.

The State Subdivision Map Act and Coronado Subdivision Ordinance provide authority to local agencies to impose conditions on the approval of subdivisions. The subdivider can be required to dedicate land to public use, make public improvements, pay required fees, or other conditions as needed to mitigate any adverse impacts of the subdivision on the community, to provide governmental services to subdivision residents, and to implement the requirements of the local general plan. The Tentative Parcel Map and proposed residential use are consistent with the General Plan and Zoning Ordinance, complies with the State Map Act and the Coronado Subdivision Ordinance, and was reviewed by the Public Services & Engineering and Fire Departments, whose proposed conditions are set out in the Draft Resolution (Attachment A).

For additional details, please see the attachments. The full size proposed Tentative Parcel Map is available to review in the Community Development Department.

FISCAL IMPACT:

If the Final Map is approved and the property is developed as proposed, property taxes will increase, and the following impact fees will be paid to the City: • In-lieu housing: \$28,000 (\$7,000 per unit). • Public Facilities Impact Fee: \$.50 per square foot of net increase in floor area (transportation \$.15, storm drain \$.30 and administrative \$.05).

ALTERNATIVE:

None

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The project is categorically exempt pursuant to State CEQA Guidelines Section 15315 pertaining to "Minor Land Divisions" Class 15: "...the division of property in urbanized areas...into four or fewer parcels..."

PUBLIC NOTICE:

Notice of this public hearing was mailed to all property owners within a 300-foot radius of the property and published in the Coronado Eagle & Journal on April 20, 2022.

ATTACHMENTS:

1. Resolution Approving Tentative Parcel Map
2. Tentative Parcel Map
3. Declaration of Publishing and Public Hearing Notice

Submitted By: Community Development Department / Marisa Smith