



CITY OF CORONADO

CITY COUNCIL STAFF REPORT

October 4, 2022

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PUBLIC HEARING: REQUEST FOR A TWO-LOT TENTATIVE PARCEL MAP AT 910 ALAMEDA BOULEVARD

RECOMMENDATION:

Adopt "A Resolution of the City Council of the City of Coronado, California, Approving a Two-Lot Residential Tentative Parcel Map for the Property Addressed as 910 Alameda Boulevard, Coronado, California."

BACKGROUND:

The request is for City approval of a two-lot residential Tentative Parcel Map, per Coronado Municipal Code ("CMC") Chapter 82.60 Minor Subdivisions.

The triangular-shaped lot is located at the southern intersection of Alameda Boulevard and Country Club Lane. The existing property is double-fronted with a lot depth of approximately 175 feet. Each side of the parcel has 141 feet of frontage along Alameda Boulevard and Country Club Lane. The total lot size is 15,331 square feet. The property is surrounded by a mixture of single-family dwelling units in the R-1A Zone.

The zoning for the property is "R-1A Single-Family Residential," which has a minimum lot size requirement of 7,500 square feet. The proposed subdivision will yield two lots. Lot 1 (southern parcel) will be 7,649 square feet and Lot 2 (northern parcel) will be 7,682 square feet. Each of these proposed parcels complies with the minimum lot size.

The property's General Plan Designation is Very Low Density Residential, which allows up to 6 dwelling units per acre (i.e., R-1A(CC-1) Zone). The project complies as each proposed lot size (7,649 and 7,682 square feet) can support one unit.

On September 13, 2022, the Planning Commission voted unanimously to recommend the City Council approve the Tentative Parcel Map.

ANALYSIS:

CMC Section 82.50.090 requires the Department of Community Development to "prepare a staff report to the Planning Commission containing recommendations regarding the proposed Tentative Parcel Map." Pursuant to CMC Section 82.50.110, the Planning Commission is authorized to recommend to the City Council the approval, conditional approval, or denial of the Tentative Parcel Map. As appropriate, the Planning Commission is to recommend the kind, nature and extent of improvements that should be constructed or installed. The recommendation is then presented to the City Council according to CMC Section 82.50.120. If the Tentative Parcel Map is approved, the Tentative Parcel Map will become final upon compliance with CMC Chapter 82.64 as a minor subdivision.

The proposed two-lot Tentative Parcel Map will divide the existing 15,331 square foot lot into two parcels. The proposed Parcel 1 will be located along the southern portion of the lot and will contain 7,649 square feet. Proposed Parcel 2 will be located along the northern portion of the property

and will contain 7,682 square feet. Both proposed parcels will be double-fronted, which is the current situation of the existing lot. Each proposed parcel complies with Subdivision Design Requirements, including minimum lot size and lot line dimensions. The existing single-family dwelling unit would be demolished prior to recordation.

Parcel	Lot Width Requirement (CMC 82.12.030.B)	Project Complies with Lot Width?	Lot Depth Requirement (CMC 82.12.030.C)	Project Complies with Lot Depth?
Lot 1 (southern)	Minimum 25 feet	Yes. Proposed lot width varies, average is approximately 84 feet.	Minimum 50 feet	Yes. Proposed Lot depth is approximately 76 feet.
Lot 2 (northern)	Minimum 25 feet	Yes. Proposed lot width is approximately 57 feet.	Minimum 50 feet	Yes. Proposed Lot depth is approximately 125 feet.

The Tentative Parcel Map and proposed residential use is 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 Attachment A.

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. Required public improvements have been incorporated into the attached list of conditions and are consistent with the requirements of other subdivision maps.

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

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: \$14,000 (\$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:

Deny the Tentative Parcel Map application and make appropriate findings.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

CEQA Category Exemption Class 15, Minor Land Divisions

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 September 21, 2022.

ATTACHMENTS:

1. Draft Resolution No. 2022-46
2. Tentative Parcel Map
3. Street Trees Exhibit
4. September 12, 2022 Planning Commission Minutes
5. Declaration of Mailing/Publishing and Public Notice

Submitted By: Community Development Department / Marisa Smith