



# CITY OF CORONADO

## CITY COUNCIL STAFF REPORT

August 15, 2023

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

#### **RECOMMENDATION:**

Adopt "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."

#### **BACKGROUND:**

The request is for a one-lot Final Map (PC2022-09) with condominium ownership pursuant to Chapter 82.50 (Major Subdivisions) to allow for condominium ownership of ten residential units at 543-555 Orange Avenue.

On May 10, 2022, the Planning Commission adopted a motion, with findings and conditions, recommending City Council approval of the Tentative Map as proposed. On June 7, 2022, the City Council adopted Resolution No. 2022-26, conditionally approving the Tentative Map.

Pursuant to Government Code Section 66458(a), the City Council shall approve or conditionally approve the Final Map if it conforms to all the requirements and conditions of the Tentative Map, Subdivision Map Act, and applicable local ordinances or disapprove if it does not conform. Government Code Sections 66462 and 66462.5 allow the City to require the subdivider to enter into an improvement agreement before the Final Map is approved.

#### **ANALYSIS:**

CMC 82.54.130.A requires Final Subdivision Maps to be placed on the City Council's agenda as a consent calendar item since it is defined as a Subdivision Map. A Subdivision Map is any map which is five or greater lots or units. The approved Tentative Map is a 10-unit condominium map; therefore, it is required to be filed with the City Council as a consent item.

Pursuant to the Government Code, the City Council shall approve or conditionally approve the Final Subdivision Map if it conforms to all the requirements and conditions of the Tentative Map, applicable at the time of the original approval. The City Council can only disapprove the Final Map if they determine it does not comply with the conditions listed in the approved Tentative Map. The applicant has met all the conditions listed in the 2022 Tentative Map Resolution.

The property is currently under construction. The improvements and conditions listed in the Tentative Map Resolution have either been completed or have been incorporated into a secured subdivision surety agreement which has been recorded against the property. All public improvements and conditions will need to be fulfilled prior to the building permit being finalized and occupancy permitted.

For additional details, please see the attachments. A full-size copy of the proposed Final Map is available to review in the Community Development Department.

**FISCAL IMPACT:**

None.

**ALTERNATIVE:**

The City Council could disapprove the Final Map if they find it does not conform to the conditions of the approved Tentative Map.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

The approval of the Final Map is ministerial and therefore exempt from CEQA (Sec. 15268 (b) (3) CEQA Guidelines).

**PUBLIC NOTICE:**

No notice required.

**ATTACHMENTS:**

1. City Council Resolution No. 2023-32
2. Draft Final Subdivision Map
3. City Council Resolution No. 2022-26, approving a one-lot Tentative Map to allow for condominium ownership of 10 residential units for the property addressed as 543-555 Orange Avenue, Coronado, California

Submitted By: Community Development Department / Marisa Smith