



CITY OF CORONADO

CITY COUNCIL STAFF REPORT

465-467 E Avenue – Request for One-Lot Tentative Parcel Map to Allow for Condominium Ownership of Two Residential Units and Determination that the Project is Categorically Exempt from the California Environmental Quality Act Guidelines Section 15332 (PC2025-08)

RECOMMENDATION

Determine that the project is categorically exempt under Class 32 of the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development) and adopt a resolution approving a one-lot Tentative Parcel Map at 465-467 E Avenue.

BACKGROUND

The request is for approval of a one-lot Tentative Parcel Map, per Coronado Municipal Code (“CMC”) Chapter 82.60 Minor Subdivisions – Tentative Parcel Map Procedure.

The property is located on the west side of E Avenue, one parcel north of Fifth Street. The lot is 25 feet wide, 140 feet deep, and connects to an alley. The total lot size is 3,500 square feet. The property is surrounded by single and multi-family dwelling units in the R-3 Zone.

The zoning for the property is “R-3 Multiple-Family Residential,” which has a minimum lot size requirement of 3,500 square feet. The size of the subject parcel (3,500 square feet) complies with the minimum lot size.

The property’s General Plan Designation is Medium Density Residential, which allows up to 28 dwelling units per acre (i.e., R-3 Zone). The project complies with the density limitation since a lot size of 3,500 square feet would allow for two units.

On October 23, 2024, the Design Review Commission approved the request for the design and aesthetics of the proposed project as shown. On September 9, 2025, the Planning and Design Commission recommended approval of the proposed Tentative Parcel Map, as designed.

ANALYSIS

CMC Sections 82.50 and 82.60 outline the requirements and procedures applicable to Tentative Parcel Maps. CMC Section 82.50.090(B) requires the Department of Community Development to “prepare a staff report to the Planning Commission containing recommendations regarding the proposed” Tentative Parcel Map. The Planning and Design Commission is tasked with the same duties and responsibilities that were formerly handled solely by the Planning Commission. Pursuant to CMC Section 82.50.110(B), the Commission is authorized to recommend to the City Council the approval, conditional approval, or denial of the Tentative Parcel Map. As appropriate, the 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(A). If the Tentative Parcel Map is approved, the Tentative Parcel Map will become final upon compliance with CMC Chapter 82.60 as a minor subdivision.

Off-street parking spaces will be provided in accordance with CMC 86.58, which is two spaces per unit for a total of 4 spaces. The approval of this Tentative Parcel Map will permit each of the two 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 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. In addition, the plans were reviewed by the Public Services & Engineering, and Fire departments, as well as external stakeholders, such as SDG&E, and California American Water, whose proposed conditions are set out in Attachment 1.

The State Subdivision Map Act and Coronado Subdivision Ordinance provide authority to local agencies to impose conditions on the approval of subdivisions. The applicant 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. Recommended required public improvements have been incorporated into the attached list of conditions and are consistent with requirements of other subdivision maps.

The full size proposed Tentative Parcel Map is available to review in the Community Development Department office during regular business hours.

FISCAL IMPACT

None.

ALTERNATIVE

The Council may elect to deny the Tentative Parcel Map application and make the appropriate findings.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 pertaining to in-fill developments.

PUBLIC NOTICE

A public notice regarding this agenda item was published in the Coronado Eagle & Journal on October 1, 2025, and was mailed to all property owners within 300 feet of the subject property.

ATTACHMENTS

1. Resolution 2025-51
2. Tentative Parcel Map
3. Tentative Parcel Map Application

Submitted By: Community Development / Marisa Smith