



CITY OF CORONADO

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
1825 STRAND WAY, CORONADO, CA 92118
(619) 522-7326 / (619) 522-2418 (FAX)
COMMDEV@CORONADO.CA.US

Attachment 3

HANDOUT
707
FEB 2016

TENTATIVE PARCEL/SUBDIVISION MAP

PURPOSE: To request a Tentative Parcel or Subdivision Map through the City of Coronado Subdivision Ordinance and the Subdivision Map Act process.

AUTHORITY: Coronado Municipal Code Title 82 and California Government Code Section 66473-66474.10.

NOTES:

- 1. Application packages for a Tentative Subdivision Map shall be filed with the City of Coronado Community Development Department. Faxed applications will not be accepted.
2. Application packages must be submitted inclusive of all attachments and submittal requirements. Incomplete applications will not be accepted.
3. An application filing fee is required in accordance with the Development Fee Schedule adopted by the City Council.
4. The Planning Commission considers a request for a Tentative Subdivision Map and makes a recommendation to the City Council who is the agency authorized to approve the Tentative Subdivision Map.
5. In order to be scheduled for a hearing before the Planning Commission, applications must be deemed complete.
6. Planning Commission hearings are held the second and fourth Tuesday of each month and City Council hearings are held on the first and third Tuesday of each month in the Council Chambers of City Hall. The Planning Commission recommendation to the City Council will be heard at the next available, publicly noticed meeting.

APPLICANT DATA:

Address of Property: 465 E Avenue, Coronado, CA 92118 Assessor Parcel No.: 536-301-12-00
Owner: RJB Developments, LLC, a California Limited Liability Company Applicant: KAPPA Surveying & Engineering, Inc.
Mailing Address: [Redacted] Mailing Address: 8402 N Magnolia Ave, STE C 92071
Phone #: [Redacted] Phone #: (619) 449-2600
Email: [Redacted] E-Mail: Rick@KAPPAinc.com/Michelle@KAPPAinc.com
Signature: [Handwritten Signature] Signature: [Handwritten Signature]

SUBMITTAL REQUIREMENTS:

- 1. Completed Application Form and Filing Fee.
2. Two (2) sets of stamped envelopes addressed to all property owners within 300' radius of property (including name, address, and APN numbers). Please also include a separate listing of these names, addresses and APN numbers and APN maps showing 300' radius.
3. Copy of deed and Preliminary Title Report identifying easements or restrictions placed on property.
4. Seventeen (17) copies of Tentative Subdivision Maps to include information described on supplemental form.
5. One (1) digital set of Tentative Subdivision Map.

STAFF USE: File #: _____ Date Received: _____ Fee: _____ Receipt No. _____

**UNANIMOUS WRITTEN CONSENT OF THE MEMBERS
OF RJB DEVELOPMENTS, LLC
a California limited liability company**

Effective Date: June 26, 2024

The undersigned, being the Members of RJB Developments, LLC, a California limited liability company (the "**Company**"), and acting pursuant to the Operating Agreement of RJB Developments LLC, do hereby consent to the adoption of the following resolutions with the same force and effect as if duly adopted at a meeting of the of Members of the Company:

WHEREAS, the Company is under contract to acquire real property located at 465-469 E Avenue, Coronado, California 92118 (the "Real Property");

WHEREAS, certain third parties associated with the transaction have additional requirements as part of their protocol;

RESOLVED, that the Company authorizes Kingston Financial, LLC, by and through Judy Dunham, and Ryan Capital, LLC, by and through Ryan Withouski, to sign and execute documents on behalf of the Company as necessary to effectuate the acquisition of the Real Property;

RESOLVED, FURTHER, that this Unanimous Written Consent shall be filed with the corporate minutes of the proceedings of the Members of the Company.

IN WITNESS WHEREOF, the undersigned has duly executed this Unanimous Written Consent as of the date above written.

MEMBER:

SHOMA, LLC

By: _____
Beny Schoenfeld, Manager

MEMBER:

KINGSTON FINANCIAL, LLC

By: _____
Judy Dunham, Manager

MEMBER:

RYAN CAPITAL, LLC

By: _____
Ryan Withouski, Manager