



## **CITY OF CORONADO**

### **CITY COUNCIL STAFF REPORT**

---

#### **832-838 C Avenue – Request for a One-Lot Tentative Parcel Map to Allow for Condominium Ownership of Four Residential Units and Determination that the Project is Categorically Exempt from California Environmental Quality Act Guidelines Section 15332 (PC2025-14)**

##### **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 832-838 C Avenue.

##### **BACKGROUND**

The request is for approval of a one-lot Tentative Parcel Map, per Coronado Municipal Code (“CMC”) Chapter 82.50 Major Subdivisions – Tentative Parcel Map Procedure.

The property is located on the west side of C Avenue at 832-838 C Avenue. The lot is approximately 50 feet wide, 140 feet deep, and connects to an alley. Properties to the north, south, and east are mainly single and multi-family dwelling units in the R-3 Zone. Properties to the west are located in the Commercial 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 is 6,993 square feet which complies with the minimum lot size of the R-3 zone.

The Property’s General Plan Designation is Medium Density Residential, which allows up to 28 dwelling units per acre. The project complies with the density limitation since a lot size of 6,993 square feet would allow for four units and the project proposes four units.

The Planning and Design Commission held a public hearing on February 10, 2026, where they considered the application and recommended that the City Council approve the Tentative Parcel Map with the conditions of approval found in the attached resolution.

##### **ANALYSIS**

CMC Sections 82.50 and 82.60.020 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 and Design Commission containing recommendations regarding the proposed” Tentative Parcel Map. Pursuant to CMC Section 82.50.110(B), the Planning and Design 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 82.54 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 eight spaces. The approval of this Tentative Parcel Map will permit each of the four 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 Department and Fire Department, 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 public improvements have been incorporated into the 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.

#### **FISCAL IMPACT**

None.

#### **ALTERNATIVE**

The Council may elect to deny the Tentative Map application and make 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 development.

#### **PUBLIC NOTICE**

A public notice regarding this agenda item was published in the Coronado Eagle & Journal on April 8, 2026, and was mailed to all property owners within 300 feet of the subject property.

#### **ATTACHMENTS**

1. Resolution 2026-16
2. Tentative Parcel Map
3. Tentative Parcel Map Application
4. Planning and Design Commission Minutes
5. Declaration of Notice

Submitted By: Community Development / Marisa Smith