



# CITY OF CORONADO

## CITY COUNCIL STAFF REPORT

---

### **Apartment Vacancy Survey**

#### **RECOMMENDATION**

Adopt "A Resolution of the City Council of the City of Coronado Adopting the 2026 Coronado Apartment Vacancy Factor Pursuant to Subsection 82.40.100(F) of the Coronado Municipal Code."

#### **BACKGROUND**

Subsection 82.40.100(f) of the Coronado Municipal Code states that the City Council shall not approve an application for conversion of an apartment complex into a condominium complex unless the City Council finds that "the vacancy factor in the City is not less than five percent of the total available apartment rental housing stock, determined in accordance with a resolution adopted by the City Council." Consequently, City staff conducts an annual survey of all rental properties with three or more dwelling units to determine the City's Apartment Vacancy Factor.

#### **ANALYSIS**

Staff compiled a list of properties with three or more dwelling units and directly mailed survey to property owners in both January and March of 2026. The information contained in the survey responses is used to calculate the Apartment Vacancy Factor.

The 2026 Apartment Vacancy Factor has been calculated at 3.7%. This calculation is based on responses from 1,210 of the approximately 1,642 apartment units that were surveyed in the City. This response accounts for 74% of the apartment units in Coronado.

Since the 2026 Apartment Vacancy Factor is less than 5%, applications for conversion of an apartment complex into a condominium complex cannot be approved by the City Council in accordance with Subsection 82.40.100(F) of the Coronado Municipal Code.

A review of apartment vacancy survey records indicate that the 2025 Apartment Vacancy Factor was 3.4% with a response rate of 64%. A 31-year history of the Apartment Vacancy Factor has been attached to the Resolution as Exhibit A. The apartment vacancies in Coronado have not reached 5% for more than 31 years.

#### **FISCAL IMPACT**

There is no direct fiscal impact associated with this item.

#### **ALTERNATIVE**

The City Council may decline to adopt the resolution and provide further direction to staff.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Not Applicable. This item is not subject to CEQA.

#### **PUBLIC NOTICE**

No public notice is required for this item.

**ATTACHMENTS**

1. Resolution 2026-20

Submitted By: Community Development / Emily Pena