CORONADO

PLANNING COMMISSION

AGENDA

REGULAR MEETING

3 P.M.

TUESDAY, APRIL 23, 2013

CORONADO PLANNING COMMISSION
AGENDA

REGULAR MEETING
TUESDAY, APRIL 23, 2013
3 P.M.

CORONADO CITY HALL COUNCIL CHAMBERS
1825 STRAND WAY, CORONADO, CALIFORNIA

As a matter of courtesy, we ask that all cell phones be silenced to minimize disruption to the meeting. Thank you for your cooperation.

PRELIMINARIES

- **Roll Call**

Pg 01 **Approval of the Minutes of the Regular Meeting of January 22, 2013**

DIRECTORS REPORT

COMMITTEE REPORTS

ORAL COMMUNICATIONS AND OTHER MATTERS

Each person wishing to speak before the Planning Commission on any matter shall approach the Commission, give name, and limit address to three (3) minutes. State law generally precludes the Planning Commission from discussing or acting upon any topic initially presented during oral communication. Your information may be received, placed on the next agenda, or referred to the appropriate City staff.

PUBLIC HEARING

Pg 05 **PC 2013-01 FALLETTA, TONY:** Request for approval of a two-lot Tentative Parcel Map to allow for condominium ownership of four residential units for the property legally described as Lots 4 and 5, Block 122, Map 376 CBSI, addressed as 460-466 Orange Avenue in the R-4/OACSP (Multiple Family Residential/Orange Avenue Corridor Specific Plan) Zone.

MISCELLANEOUS

Commissioner DeNardi Request to Discuss City Council Action on January 15, 2013 Regarding Coronado's Parking Regulations Pertaining to Joint Use, Valet Parking and Parking Meter Program

ADJOURNMENT

APPLICANTS OR THEIR AGENT(S) ARE REQUESTED TO ATTEND THE PLANNING COMMISSION MEETING TO ANSWER QUESTIONS THAT MAY BE POSED BY THE COMMISSION. TRADITIONALLY, THE COMMISSION HAS NOT ACTED ON APPLICATIONS WHEN THE APPLICANT OR AN AGENT IS NOT PRESENT.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (619) 522-7320. Assisted listening devices are available at this meeting. Ask the City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with a disability. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Department of Community Development, 1825 Strand Way, Coronado, California, during normal business hours.

DRAFT

CORONADO PLANNING COMMISSION
MEETING MINUTES

Regular Meeting January 22, 2013

The regular meeting of the Coronado Planning Commission was called to order at 3 p.m., Tuesday, January 22, 2013, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, by Chairperson Santos.

MEMBERS PRESENT:	DeNardi, Grimes, Jensen, Santos, St. Denis
MEMBERS ABSENT:	None
STAFF PRESENT:	Rachel A. Hurst, Director Ann McCaull, Senior Planner Laura Ramos, Recording Secretary/Minutes Preparer
CITY ATTORNEY:	Randall Sjoblom, Deputy City Attorney

APPROVAL OF MINUTES

The minutes of the regular meeting of November 27, 2012, were approved as submitted.

DIRECTOR'S REPORT

Director Hurst introduced new member Sheryl Rosander.

Planning Commission Annual Meeting for Election of Officers

Commissioner St. Denis made a motion to nominate Commissioner Jensen as Chair.

Commissioner DeNardi seconded the motion.

AYES:	DeNardi, Grimes, Jensen, Santos, St. Denis.
NAYS:	None.
ABSENT:	None.
ABSTAIN:	None.

The motion passed 5-0.

Commissioner St. Denis made a motion to nominate Commissioner DeNardi as Vice Chair.

Chairperson Santos seconded the motion.

AYES: DeNardi, Grimes, Jensen, Santos, St. Denis.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed 5-0.

Chairperson Santos thanked her fellow Commissioners for allowing her the opportunity to serve as Chair. She thanked Director Hurst and staff for their assistance and support.

MISCELLANEOUS

Ethics Training of Commissioners

City Attorney Johanna Canlas introduced Deputy City Attorney Randall Sjoblom.

The ethics training was given by Deputy City Attorney Randall Sjoblom.

COMMITTEE REPORTS

Commissioner St. Denis mentioned that she and Commissioner DeNardi attended the City Council meeting where the Planning Commission's parking recommendation was discussed. She asked staff to provide an overview of City Council action on this item.

Director Hurst said that City Council decided not to take on changes that would require future Coastal Commission approval; however, Council did direct that some consideration be given to the parking meter program and potential future changes to parking meters.

Commissioner DeNardi commented that he felt disappointed that City Council rebutted the parking recommendations based on a third party concern, especially after much effort was invested by the Planning Commission to formulate a parking recommendation for Council review. He suggested that the item be agendized for a future meeting to discuss possible ways to review with the Coastal Commission the issues that are considered problematic.

ORAL COMMUNICATIONS AND OTHER MATTERS

NON AGENDA ITEMS

There were no members of the public wishing to speak at this time.

LISTED AGENDA ITEMS

There were no members of the public wishing to speak at this time.

PUBLIC HEARING

PC 2011-15 **CITY OF CORONADO** – Review and recommendation to City Council regarding the Final General Plan Housing Element Update.

Senior Planner Ann McCaull introduced the staff report as outlined in the agenda. Ms. McCaull reviewed the minor changes and modifications made to the Housing Element as a result of the State Housing & Community Development Department (HCD) staff comments and or requirements. She said the HCD reviewed the Housing Element and provided feedback in a very quick manner and only requested very few minor changes. Ms. McCaull said she considers this review process to be very successful. She added that much of the credit goes to Ms. Veronica Tam and her familiarity with working with HCD.

Veronica Tam, Housing Element Consultant, provided an overview and answered questions of the Commission.

PUBLIC COMMENT

There were no members of the public wishing to speak at this time.

COMMISSION DISCUSSION

Commissioner Rosander said she wanted to ensure that the payment in lieu was specified as $7,000 throughout the document.

Director Hurst noted Commissioner St. Denis' comment that this is the first Housing Element to be in effect for eight years.

COMMISSION ACTION

COMMISSIONER ST. DENIS MADE A MOTION TO RECOMMEND TO CITY COUNCIL ADOPTION OF THE CITY'S GENERAL PLAN HOUSING ELEMENT UPDATE.

COMMISSIONER JENSEN SECONDED THE MOTION.

AYES: DeNardi, Grimes, Jensen, Santos, St. Denis.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed 5-0.

Director Hurst thanked everyone for their participation. She said that even though the process went smoothly, it is a major achievement to get the Housing Element through the process so quickly. She said this item will be scheduled for a future City Council meeting for their

consideration as the final step before submitting it to HCD.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:05 p.m.

_____

Rachel A. Hurst, Director of Community Development,
Redevelopment & Housing Services

CORONADO PLANNING COMMISSION

AGENDA ITEM
Public Hearing

Regular Meeting **April 23, 2013**

PC 2013-01 FALLETTA, TONY - REQUEST FOR APPROVAL OF A TWO-LOT TENTATIVE PARCEL MAP TO ALLOW FOR CONDOMINIUM OWNERSHIP OF FOUR RESIDENTIAL UNITS FOR THE PROPERTY LEGALLY DESCRIBED AS LOTS 4 AND 5, BLOCK 122, MAP 376 CBSI, ADDRESSED AS 460 – 466 ORANGE AVENUE IN THE R-4/OACSP (MULTIPLE FAMILY RESIDENTIAL/ORANGE AVENUE CORRIDOR SPECIFIC PLAN) ZONE.

ISSUE: Whether the Planning Commission should recommend to the City Council approval of the proposed Tentative Parcel Map subject to conditions.

RECOMMENDATION: That the Planning Commission recommend to the City Council approval of the Tentative Parcel Map with the attached findings and conditions.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DETERMINATION: Categorical Exempt Section 15303 Class 3(b), Section 15315 Class 15 and Section 15332 Class 32.

PUBLIC NOTICE: Notice of the Planning Commission public hearing was mailed to all property owners within a 300 ft. radius of the property and published in the *Coronado Eagle & Journal*.

BACKGROUND:

1. Applicant: Tony Falletta

2. Property Owner: Same

3. Request: Two-lot Tentative Parcel Map per Chapter 82.60 Minor Subdivisions to allow for condominium ownership of four residential units.

4. Location: Property is located on the west side of the 400 block of Orange Avenue.

5. Description of Property: The property is comprised of two 25 ft. x 140 ft. parcels with a combined total lot area of 7,000 sq.ft. and with street and alley access.

6. Existing Zoning: R-4 (Multi-Family Residential) Zone.

7. General Plan Use/Density: Multiple-Family Residential (40 dwelling units per acre or one unit per 1,090 sq.ft. of land is permitted). The size of the subject property would allow a maximum of six units.

ANALYSIS: This staff report is the report of recommendation prepared by Staff as required under Coronado Municipal Code ("CMC") Sections 82.50.090 and 82.50.100. Pursuant to CMC Section 82.50.110, the Planning Commission is authorized to recommend to the City Council the approval, conditional approval or denial of the tentative map. As appropriate, the Planning 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 CMC Section 82.50.120. If the tentative map is approved, the tentative map will become final upon compliant with CMC Chapter 82.64 as a minor subdivision.

The R-4 zoning designation and parcel size of 7,000 sq.ft. would permit six residential units, however the owner has elected to construct only four. Two off-street parking spaces will be provided for each unit for a total of eight off-street parking spaces. The parking will be provided in garages off of the alley. The approval of this parcel map will permit the individual units to be sold separately as condominiums. The existing lot configuration will remain as is with no changes proposed for the exterior lot lines of the two lots.

The parcel map and proposed land use is consistent with the General Plan and Zoning Ordinance, complies with the State Map Act and the Coronado Subdivision Ordinance, and was approved, with conditions, by the Public Services, Engineering, and Fire departments.

The State Subdivision Map Act and Coronado Subdivision Ordinance provide authority to local agencies to impose conditions on approval of subdivisions. The subdivider 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. Public improvements for this project include undergrounding utilities, removing a driveway on Orange Avenue (public street parking will increase) and replacing the adjacent damaged alley and public sidewalk. These required public improvements have been incorporated into the below list of conditions and are consistent with requirements of other subdivision maps.

For additional details please see the below findings and conditions, attachments, and enclosed Tentative Map.

Findings:

1. The proposed map is consistent with the Coronado General Plan, Zoning Ordinance and Orange Avenue Corridor Specific Plan (OACSP) in that the proposed residential use and density of development are permitted under the General Plan, Zoning Ordinance, and OACSP requirements;
2. The design and improvement of the proposed subdivision are consistent with the Coronado General Plan, Zoning Ordinance and OACSP in that the design provides sufficient lot area and street access for proper development;
3. The site is physically suitable for the type of development in that the subject two lots with a combined 7,000 sq.ft. in size are capable of supporting up to six dwelling units in the R-4 zone;
4. The site is physically suitable for the proposed density of development in that the project is within the 40 dwelling units per acre standard specified in the Coronado Zoning Ordinance and OACSP for the R-4 zone;

5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or are not likely to substantially and avoidably injure fish or wildlife or their habitat and the project is categorically exempt, in accordance with section 15303 Class 3(b), section 15315 Class 15, and section 15332 Class 32 from environmental review according to the California Environmental Quality Act (CEQA);
6. The design of the subdivision and the type of improvements are not likely to cause serious public health problems within the authority of the Coronado Public Health Officer;
7. The design of the subdivision and the type of improvements will not conflict with any easements acquired by the public at large and which are recorded or established by judgment of a court of competent jurisdiction; and
8. The Tentative Map meets all the requirements of the Subdivision Map Act and the Coronado Subdivision Ordinance and was approved, with conditions, by the Public Services, Engineering, and Fire departments.

Conditions:

1. Owner shall reserve 20% of the units within the development "for rental" to persons qualified by the County Housing Authority as meeting Section 8 Rental Assistance requirements or to persons qualifying within very low and low income categories as established annually by the U.S. Department of Housing and Urban Development (HUD), or "for sale" to persons qualifying within moderate income categories as established annually by the U.S. Department of Housing and Urban Development (HUD), or shall pay a fee in lieu thereof of $7,000.00 for every unit within the project, at the option of the subdivider, for the purpose of providing affordable housing assistance in accordance with Chapter 82.21 of the Coronado Municipal Code;
2. Owner shall install a 13R compliant fire sprinkler and alarm system throughout the development in accordance with the National Fire Protection Association Standard, 2010 Edition to the satisfaction of the City of Coronado Fire Department;
3. Owner shall provide appropriate Fire Department personnel and vehicle access including access to any locked common areas. All gates or other structures or devices that could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the Fire Department and receive specific plan approval;
4. The location of the fire department connection and back flow prevention device (OS&Y valve) shall be approved by the Fire Department and preferably face Orange Avenue;
5. Owner shall provide adequate water flow for firefighting based upon the square footage of the buildings and if needed, Owner shall upgrade or install a fire hydrant within the adjacent public rights-of-way in accordance with the California Fire Code standard to the satisfaction of the City of Coronado Fire Department;
6. Owner shall maintain a minimum of three feet of clearance between vehicular ingress/egress areas and any property lines extended, intersection radius, and any obstruction, e.g., utility poles, hydrants, trees, etc. The relocation of any of these items to obtain the needed clearances shall be the sole responsibility of the Owner;
7. Owner shall assure that drainage from the subject property not flow onto adjacent parcels and Owner shall take reasonable measures to prevent the direct flow of surface water drainage into the curbs and gutters, streets and alleys, including but not limited to:
    a) All impervious surfaces shall drain into landscaped areas before exiting the site;
    b) All roof drains shall outlet into landscaped areas; and
    c) Driveways and sidewalks shall slope to drain into landscaped areas;

8. Owner shall submit a completed Storm Water Forms Packet (Priority Assessment, Low Impact Development "LID," and Storm Water Source Control Checklist) to the Public Services Department for review;
9. During and after construction, Owner shall implement effective erosion control, sediment control, and water pollution prevention measures in accordance with the National Pollutant Distribution Elimination System (NPDES) and Coronado's Municipal Code Title 61 to prevent the flow of contaminants into the storm drain system including but not limited to:
    a) Water extraction pumps designed to remove water from below grade structures shall filter the water through a sand-oil separator then discharge to the sewer system (or a similar system intended to segregate pollutants and suspended solids approved by the City of Coronado Public Services Department);
    b) Protect adjacent storm drain inlets from the flow of pollutants;
    c) Contain runoff from excavation sites and building materials, with (for example) straw wattles;
    d) Cover piles of debris and excavated materials;
    e) Contain storage of building materials;
    f) Monitor the condition of the erosion control components for maintenance purposes; and
    g) Sweep the adjacent streets and sidewalks daily or as needed to keep adjacent areas clean;
10. Any existing sewer laterals used for new development shall be videotaped, at Owner's expense, for its entire length to the sewer main to assess its condition and suitability for continued use. The video shall be furnished to the City of Coronado Public Services Dept. in DVD format and, based on its review, repairs or replacement of the sewer line may be required, at the direction of the City of Coronado. In accordance with the Municipal Code, fees will be charged for new sewer service lateral connections. Each building requires a separate sewer service lateral connected to the sewer main and the reservation of easements may be required;
11. Prior to demolition any existing sewer laterals shall be capped and staked. Sewer laterals that are not used by the proposed development shall be removed by Owner from the City's rights-of-way and capped within 24 inches of the sewer main under permit issued by the Engineering and Project Development Department;
12. Owner shall underground all existing and future utilities to this site. Individual lots require separate utility service and utility easements shall be provided between the alley and the street. (Concrete replacement to accommodate the undergrounding of utilities shall be a minimum of 36 inches wide for the length of the repair.);
13. Owner shall research and identify the location of existing utilities on the site prior to grading or excavating the site and the Owner shall be responsible to remove any utility location "mark out" indicators or paint;
14. Owner shall install all utilities, which are not possible to underground, such as back flow valves and transformers, on private property and said utilities shall be screened from public view, at the direction of the City Community Development Department;
15. Owner shall remove and replace the alley adjoining the subject property (full width from property line to property line - approximately 20 ft. x 50 ft.) in accordance with City standards and the San Diego Regional Standard Drawings, at the direction of the City Engineering and Project Development Department;
16. Owner shall remove the non-standard driveway from the adjoining Orange Avenue rights-of-way and replace it with a full height curb and gutter in accordance with City standards and

the San Diego Regional Standards Drawings (SDRSD), at the direction of the City Engineering and Project Development Department;

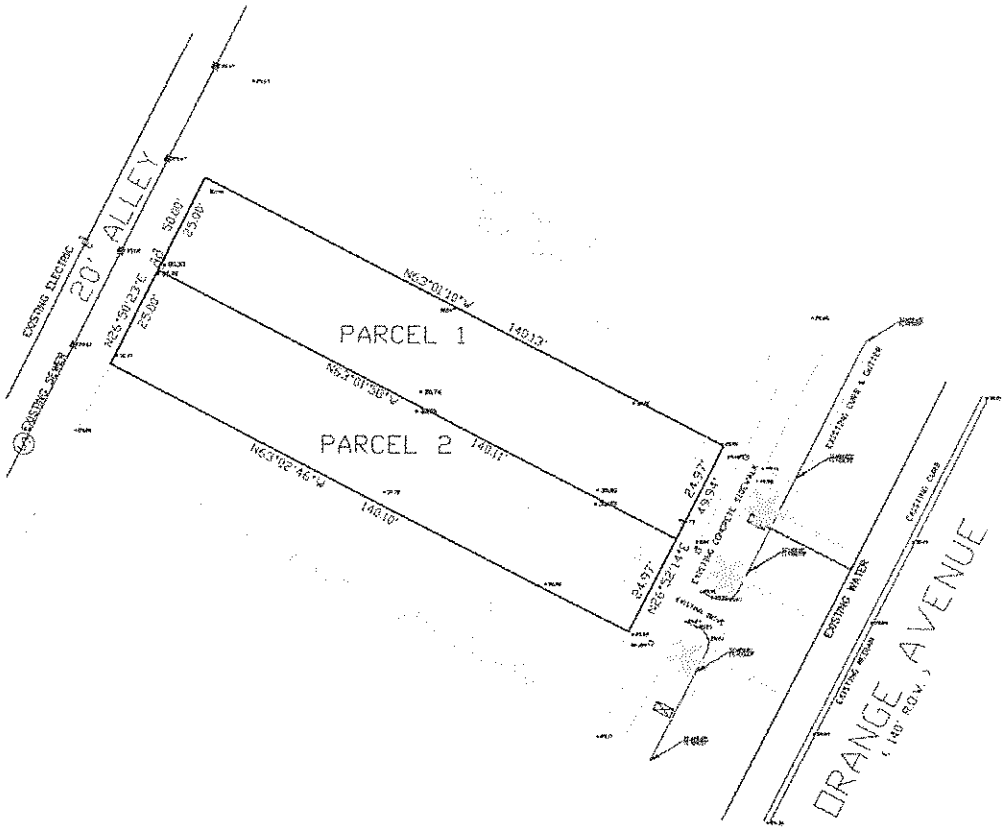
17. Owner shall remove and replace the adjacent public sidewalk (with "historic" pattern) and curb, and gutter from property line to property line (approximately 50 lineal ft. each) in accordance with City standards and the San Diego Regional Standards Drawings (SDRSD), at the direction of the City Engineering and Project Development Department. (Curb and gutter Type G SDRSD Detail G-2);
18. Owner shall apply for an encroachment permit from Caltrans for any work performed within the adjoining Orange Avenue public rights-of-way and the Owner shall assume responsibility for costs associated with the construction and maintenance of said amenities;
19. Owner shall assure that all work performed outside of the private property lines shall conform to the San Diego Regional Standard Drawings and Coronado Special Construction Provisions and prior to construction a right-of-way permit shall be obtained from the Engineering and Project Development Department for work within any City owned rights-of-way;
20. The adjacent public sidewalk and alley (if present) shall remain safe, smooth and free of all trip or travel hazards during construction. Owner shall repair any public paving damaged (e.g., sidewalk, curb, gutter, alley, street) during the course of this project at the direction of the City's Engineering Department. All repairs to public property shall be in accordance with City standards and the San Diego Regional Standard Drawings;
21. Owner shall have a California licensed land surveyor install survey monuments at all property corners with locations indicated on the final parcel map and any monuments disturbed during construction shall be replaced by a licensed land surveyor at Owner's expense;
22. Owner shall assure that the storage of building materials, equipment, or containers (other than for refuse purposes) in the City right-of-way does not occur;
23. Owner shall comply with the City of Coronado's policy for proposed construction of subterranean garages/cellars, incorporated herein by reference and made a part hereof;
24. The City does not permit the discharge of groundwater or construction runoff into the storm drain system. Consequently, disposal of groundwater extracted from the site into the City sewer system, if warranted, requires approval and a permit from the City's Engineering and Project Development Department. The applicant must pay the costs for this operation and make payments of a processing fee charged the City by San Diego's Metropolitan Waste Water Department;
25. Owner shall maintain on-street parking spaces, parking and traffic markings, and signage adjacent to the subject property except as required to be modified to provide vehicle ingress and egress to the property;
26. Owner shall protect, irrigate, and maintain the existing street trees within the adjacent street public parkway. Each tree shall be protected with an expandable collar and no turf shall be permitted within 12 inches of the trunk;
27. Owner shall install linear root barriers adjacent to all existing and newly planted shade trees on public or private property, which are within 10 feet of any public sidewalk, street or alley. Said barriers shall be installed adjacent to the sidewalk and curb face to extend 8 feet to each side of center of the tree installed and not encircle the trees. The barrier shall be a minimum of 12" and a maximum of 18" in depth and shall be either hard plastic or fabric impregnated with a root inhibitor (bio-barrier);
28. Owner shall remove all concrete within the Orange Avenue parkway strip and re-plant new sod within said area (approximately 8 ft. x 50 ft.);
29. Owner shall provide an automatic irrigation system to all existing and proposed adjoining public property landscaping;

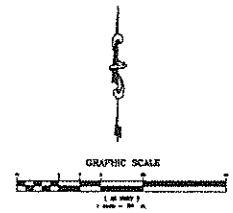
30. Owner shall provide an area on private property, accessible by all occupants, for the storage of recyclable materials to the satisfaction of the City of Coronado;
31. Owner shall assure that any common areas and easements be identified and described on the Final Map;
32. Owner shall comply with, and if there are CC&Rs, include in said CC&Rs:
    a) That no existing or future utility lines be permitted outside of the lot or private interest spaces (separate interest spaces or units) of which they serve unless located within a common area or an easement approved by the City of Coronado;
    b) That common area or reciprocal pedestrian easements be provided to allow all private occupants of the property access to both the street and alley. Where fences or walls are proposed, gates shall be provided to give said occupants access to both the street and alley;
    c) That any and all required parking spaces, shared driveways and vehicle ingress, egress, and vehicle maneuvering aisles shall be designated as common areas or easements with the City of Coronado named in the easement language for approval required if any changes are proposed to said common or easement area;
    d) That two required off-street parking spaces be provided for each dwelling with each space specifically assigned to each dwelling unit and clearly marked for such dwelling or use;
    e) That each off-street parking space required for all dwellings be continuously maintained free and unobstructed, with adequate ingress and egress, and not used for any use other than parking of motor vehicles;
    f) That any present or future outside storage of trash be accessible by all occupants and be enclosed within a minimum 5 ft. high wall with gate which shall be on private property and approved by the City of Coronado;
    g) That each existing and proposed dwelling unit held as a condominium form of ownership shall be provided with a minimum of 200 cubic feet of storage space per dwelling, in addition to closets customarily provided, in accordance with the Zoning Ordinance; and
    h) That none of the covenants, conditions and restrictions required by this condition shall be deleted, amended or modified without the prior written approval of the City of Coronado; and
33. If the above conditions have not been completed and accepted in accordance with standards established by the City prior to approval of the final map, then the subdivider shall enter into a secured agreement with the City for 150% of the estimated cost of constructing the improvements and performing the conditions before the final map is approved. Said agreement shall be prepared and recorded with the County Recorder's Office. If the above conditions are not completed prior to approval of the final map and a secured agreement is approved, all of the above conditions shall be completed to the satisfaction of the City of Coronado prior to any newly constructed dwelling's building permit being finaled or occupancy permitted.

Attachments: Reduced size Tentative Parcel Map and application
Enclosure: Full size Tentative Parcel Map

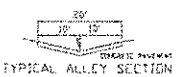
i:\staff\peter\maps\tmap_r4_pc 2 lots pc 2013-01.doc

TENTATIVE PARCELMAP
460-466 ORANGE AVE
CONDOMINIUMS



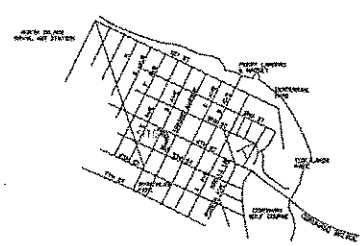


Legend



TYPICAL ALLEY SECTION
NOT TO SCALE

TYPICAL STREET SECTION
ORANGE AVENUE
NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

MAP STATEMENT

This is a Tentative Parcel Map for residential condominium purposes.

The total number of proposed condominiums is 4. Parcel 1 & Parcel 2 will have 2 condominiums each.

SITE ADDRESS

460 to 466 Orange Avenue

LEGAL DESCRIPTION

Lots 4 and 5 in Block 122 of Coronado Beach South Island, in the City of Coronado, County of San Diego, State of California, according to Map thereof No. 376 filed in the Office of the County Recorder of San Diego County, Dated Nov. 12, 1886.

ASSESSOR'S PARCEL NO.

536-302-17-00

Lot Area

PARCEL 1=3,501 sq.ft.
PARCEL 2=3,501 sq.ft.
TOTAL SITE=7,002 sq.ft./0.16 Ac.

OWNER

Palletta Family Trust
Anthony J. Palletta & Janet S. Palletta, Trustees
631 G Avenue
Coronado, CA 92118
Elliottassociates@hotmail.com
(619) 318-3128

Anthony J. Palletta & Janet S. Palletta

WATER & SEWER SUPPLY

City of Coronado

BENCHMARK

2" City of Coronado Brass Disc Top of curb at the Southeasterly corner of 5th Street and F Avenue. Benchmark Number 345. Elevation is 25.643 NAVD88

SURVEYOR'S NOTE

1. No grading is proposed on grading plan is required per City of Coronado codes & regulations.
2. No street trees, landscape are proposed, all existing trees are to remain.
3. No storm drains are proposed, site is surface drainage only.
4. No phasing of this project is proposed.

PREPARED BY

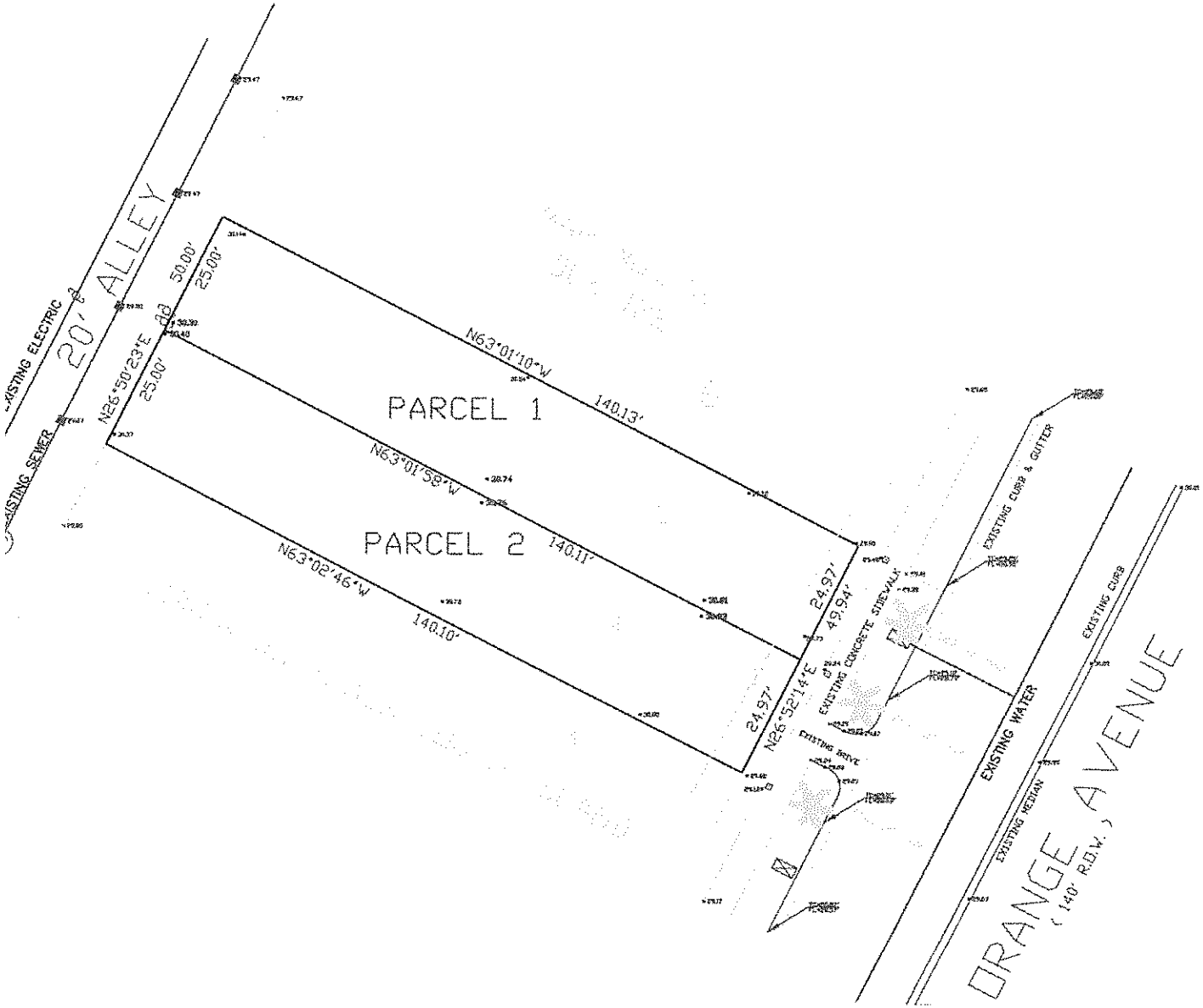
GEOMATICS ENGINEERING INC.
5173 WARING ROAD, SUITE 64, SAN DIEGO CA 92120
TEL: (619) 218-4520 FAX: (858) 479-9043
EMAIL: steven@sdlandsurveyor.com
WEBSITE: www.sdlandsurveyor.com

PROFESSIONAL LAND SURVEYING SERVICES

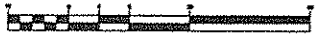
Steven A. Boese, LS8786 Dated: 2-7-2013

Field Survey Date: 7-30-2012
Tentative Map Date: 2/11/2013

Job No.: 11-0230 PALLETTA Sheet 1 of 1



GRAPHIC SCALE

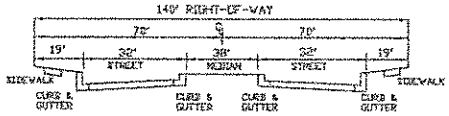


(IN FEET)
1 inch = 50 ft.

Legend

- SPOT ELEVATION
- WATER METER
- SANITARY MANHOLE
- POWER/UTILITY POLE
- PALM TREE
- TOP OF CURB/FLOWLINE ELEVATION
- FOUND SURVEY MARKER

TYPICAL ALLEY SECTION
NOT TO SCALE



TYPICAL STREET SECTION
ORANGE AVENUE
NOT TO SCALE

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

HANDOUT 707 FEB 2013

TENTATIVE SUBDIVISION MAP

PURPOSE: To request a Tentative Subdivision Map to allow for the creation of 5 or more parcels or 5 or more condominium units through 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 docketed for a hearing before the Planning Commission, applications must be deemed complete. The City has 30 days to determine the application complete or incomplete.
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 at 3:00 p.m., 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. The Tentative Subdivision Map process generally takes six to ten weeks to process.

APPLICANT DATA:

Address of Property: 460-466 ORANGE AVE
Owner: FALLETTA FAMILY TRUST
Mailing Address: 831 G AVE CORONADOA,CA 92118
Phone #: (619)-318-3125
Email: FALLETTACONSTRUCTION@HOTMAIL.COM
Signature: Anthony Falletta

Assessor Parcel No.: 536-302-17
Applicant: ANTHONY FALLETTA
Mailing Address: 831 G AVE CORONADO,CA.92118
Phone #: (619)-318-3125
E-Mail: FALLETTACONSTRUCTION@HOTMAIL.COM
Signature: Anthony Falletta

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 (do not attach mailing labels to envelopes unless separate list of addressees is attached).
3. Copy of deed and Preliminary Title Report identifying easements or restrictions placed on of property.
4. Fourteen (14) copies of Tentative Subdivision Maps to include information described on supplemental form.
5. One (1) digital set of Tentative Subdivision Map.

CITY STAFF USE: Case #: _____ Date Received: _____ Fee: _____ Receipt No. _____

PC 2013-01 3/26/13 $4470 — 47027