



SB 9 Project Eligibility Checklist 2



REQUIREMENTS FOR URBAN LOT SPLIT SUBDIVISION

PROJECTS MUST MEET ALL OF THE PREREQUISITES BELOW TO POTENTIALLY QUALIFY FOR THE APPROVAL OF A TWO-LOT SUBDIVISION/PARCEL MAP. SEE CHAPTER 82.68 OF THE CORONADO MUNICIPAL CODE (CMC) FOR FULL REGULATIONS.

Eligibility Requirements	Yes	No
1. Subdivision Ordinance. All plans comply with Title 82 of the CMC (Subdivisions) except as otherwise exempted by Chapter 82.68 or CA state law.	<input type="checkbox"/>	<input type="checkbox"/>
2. Title of Maps. Maps are titled "Parcel Map – Urban Lot Split Subdivision."	<input type="checkbox"/>	<input type="checkbox"/>
3. Preparation. A registered civil engineer or licensed land surveyor has prepared and stamped the urban lot split map to show the location of streets and property lines, and is in conformance with the provisions of Section 66445 of the Subdivision Map Act as well as includes a survey in conformity with the Land Surveyors Act.	<input type="checkbox"/>	<input type="checkbox"/>
4. Location. The parcel being subdivided is located within a single-family zone (all R1-A & R1-B zones).	<input type="checkbox"/>	<input type="checkbox"/>
5. Prior Lot Split. The parcel has not been established through a prior urban lot split.	<input type="checkbox"/>	<input type="checkbox"/>
6. Adjacent Parcels. Neither the owner of the parcel being subdivided, nor any person acting in concert with the owner, has previously subdivided an adjacent parcel using an urban lot split.	<input type="checkbox"/>	<input type="checkbox"/>
7. Size of Parcels. Both newly created parcels are no smaller than 1,200 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
8. Lot Area. Both newly created parcels are approximately equal in lot area, with one parcel not being smaller than 40 percent of the lot area of the original parcel. Please fill out parcel sizes below: Size of parcel 1: _____ Size of parcel 2: _____	<input type="checkbox"/>	<input type="checkbox"/>
9. Demolition. The proposed lot split does NOT result in the demolition or alteration of: <ul style="list-style-type: none"> • Affordable or rent-controlled housing. <input type="checkbox"/> • More than 25 percent of an existing home’s exterior structural walls, unless the home has not been occupied by a tenant in the last three years. <input type="checkbox"/> • Housing withdrawn from the market under the Ellis Act (Government Code Section 7060). <input type="checkbox"/> • Historic structures (a Determination of Historic Significance is required for structures over 75 years old prior to demolition or alteration). <input type="checkbox"/> 	<input type="checkbox"/>	<input type="checkbox"/>
10. Units. Maps show the footprints of the proposed structures, and the units do not exceed 800 square feet. All units constructed on an urban lot split subdivision comply with the regulations set forth in Section 86.56.180 of the Coronado Municipal Code (complete checklist 1).	<input type="checkbox"/>	<input type="checkbox"/>
11. Occupancy. Owners of a parcel subject to an urban lot split are required to affirm their intent to live in one of the units for a minimum of 3 years, unless the applicant is a community land trust or a qualified nonprofit corporation.	<input type="checkbox"/>	<input type="checkbox"/>
12. Rentals. Rental of any unit(s) shall be at least for 30 days or more.	<input type="checkbox"/>	<input type="checkbox"/>
13. Grading Plan. A grading plan is provided showing graded building site elevations, including approximate earthwork volumes of proposed excavation and filling operations. Grading cannot exceed 100 cubic yards. If no grading is proposed, a statement to that effect is included on the urban lot split map.	<input type="checkbox"/>	<input type="checkbox"/>
14. Title Report. A preliminary title report of the property being subdivided has been included with the application.	<input type="checkbox"/>	<input type="checkbox"/>

Questions? The Community Development Department is here to help.

Call 619-522-7328, email communitydevelopment@coronado.ca.us, or stop by the counter at 1825 Strand Way.