



November 6, 2024

ITEM TITLE: APPROVE FINAL MAP (TM-23-0001) FOR NEW MIXED-USE DEVELOPMENT WITH 2,212 SQUARE FEET OF COMMERCIAL SPACE AND FOURTEEN (14) RESIDENTIAL UNITS, WHICH ARE INCLUSIVE OF TWO AFFORDABLE UNITS AT 236 PALM AVE. (APN 625-023-07-00) MF 1380/USE-22-0077. (0600-20)

ORIGINATING DEPARTMENT:

Community Development

EXECUTIVE SUMMARY:

Staff is requesting that the City Council approve the Final Map for one new mixed-use development with approximately 2,212 square feet of commercial space and fourteen (14) residential units, which are inclusive of two affordable units, at 236 Palm Avenue (APN 625-023-07-00). The project was initially approved by the City Council on June 15, 2022. The project received a total of two extensions on June 7, 2023, and November 15, 2023.

RECOMMENDATION:

That the City Council approve the Final Map for recordation.

OPTIONS:

- Approve the final map.
- Disapprove the final map for the project by making specific findings showing that the final map is not in substantial compliance with the previously approved tentative map.
- Request additional information.

BACKGROUND/ANALYSIS:

The Tentative Map for the new mixed-use development with approximately 2,212 square feet of commercial space and fourteen (14) residential units, which are inclusive of two affordable units, at 236 Palm Avenue (APN 625-023-07-00) was approved by the City Council on June 15, 2022. The project received a total of two extensions on June 7, 2023, and November 15, 2023. As a part of the project, the City Council approved Resolution No. 2022-46 approving the vacation and sale of a portion of the City's right-of-way and easements at the northwest corner of Palm Avenue and Silver Strand Boulevard pursuant to conditions of approval listed within the signed Resolution 2022-46. Additionally, pursuant to Resolution 2022-45, for the entitlement approvals for the project, the developer was required to dedicate a minimum of one foot of private property frontage along Palm Avenue for public use. The applicant/developer submitted a Tentative Map consolidating the two existing lots and a portion of the right of way and easements into a single lot and dedicating one foot of private property for public use. The Final Map substantially conforms to the approved Tentative Map. Pursuant to Map Act Section 66474.1 and 66447 and Imperial Beach Municipal Code Section 18.48.020, the final map with the dedication must be approved by

the legislative body, City Council. The applicant is in the process of complying with the conditions of the Tentative Map as stipulated in Resolution Nos. 2022-45, 2022-46, and relevant plans.



ENVIRONMENTAL DETERMINATION:

This project may be statutorily exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15268 project (Ministerial Projects).

FISCAL ANALYSIS:

The applicant has deposited \$6,500.00 to fund the processing of the project application.

COASTAL JURISDICTION:

The site is located within the coastal zone as defined by the California Coastal Act of 1976, and the City Council evaluated and approved the project with respect to conformity with coastal permit findings on June 15, 2022.

ATTACHMENTS:

ATT 1 – Final Map

ATT 2 – Reso. 2022-46

ATT 3 – Reso. 2022-45