



Parcel Map Waiver CC24-004

1100 Coddington Center

June 18, 2025

Suzanne Hartman, City Planner
Planning and Economic Development

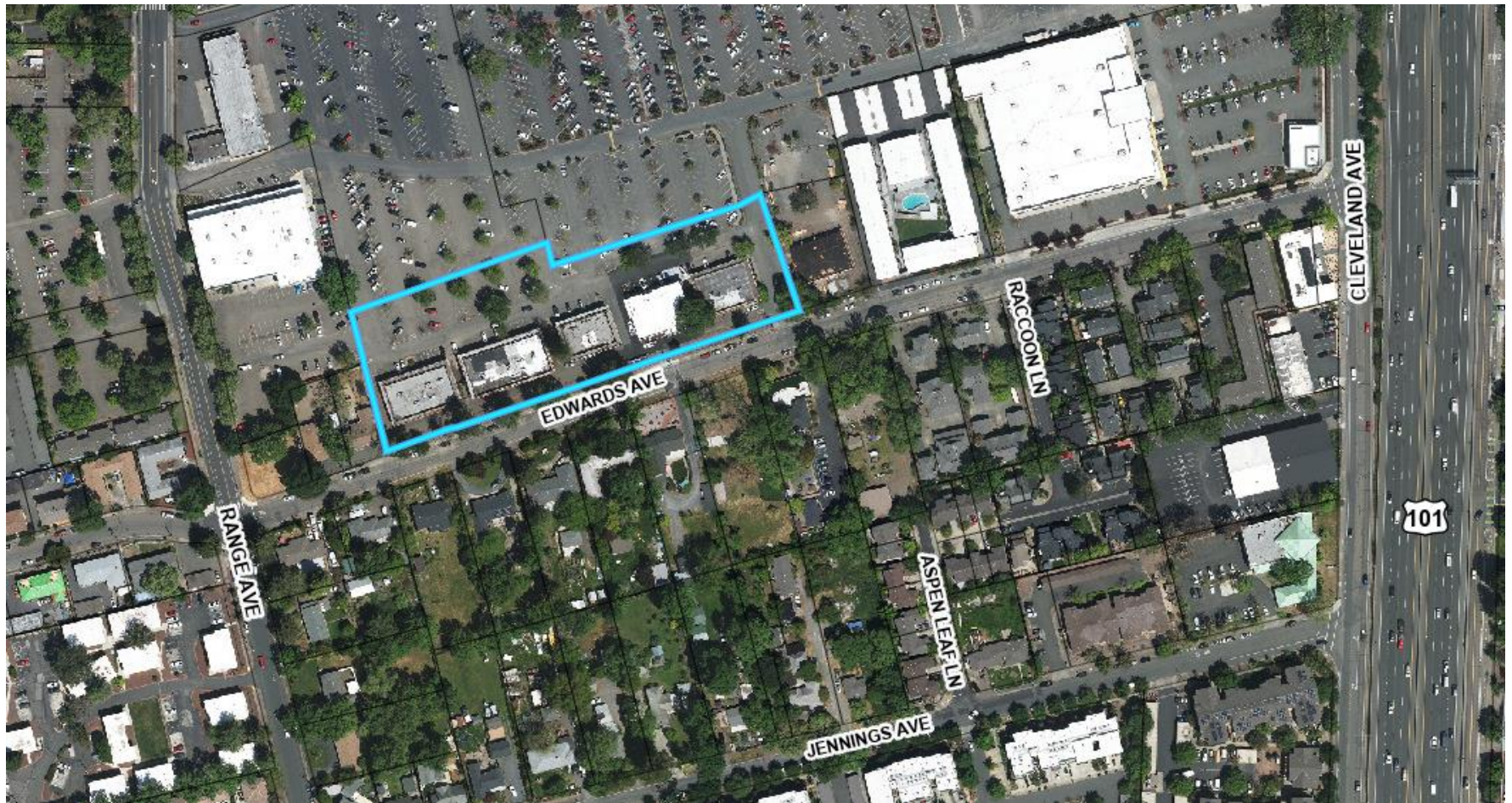
Project Description

- This is a proposal to subdivide a 2.82-acre parcel into five lots. This site is fully developed with commercial structures and uses.
- Proposed Lot Sizes:
 - Lot 1 - .57 acres
 - Lot 2 - .44 acres
 - Lot 3 - .47 acres
 - Lot 4 - .69 acres
 - Lot 5 - .65 acres

Existing Conditions 1100 Coddington Center

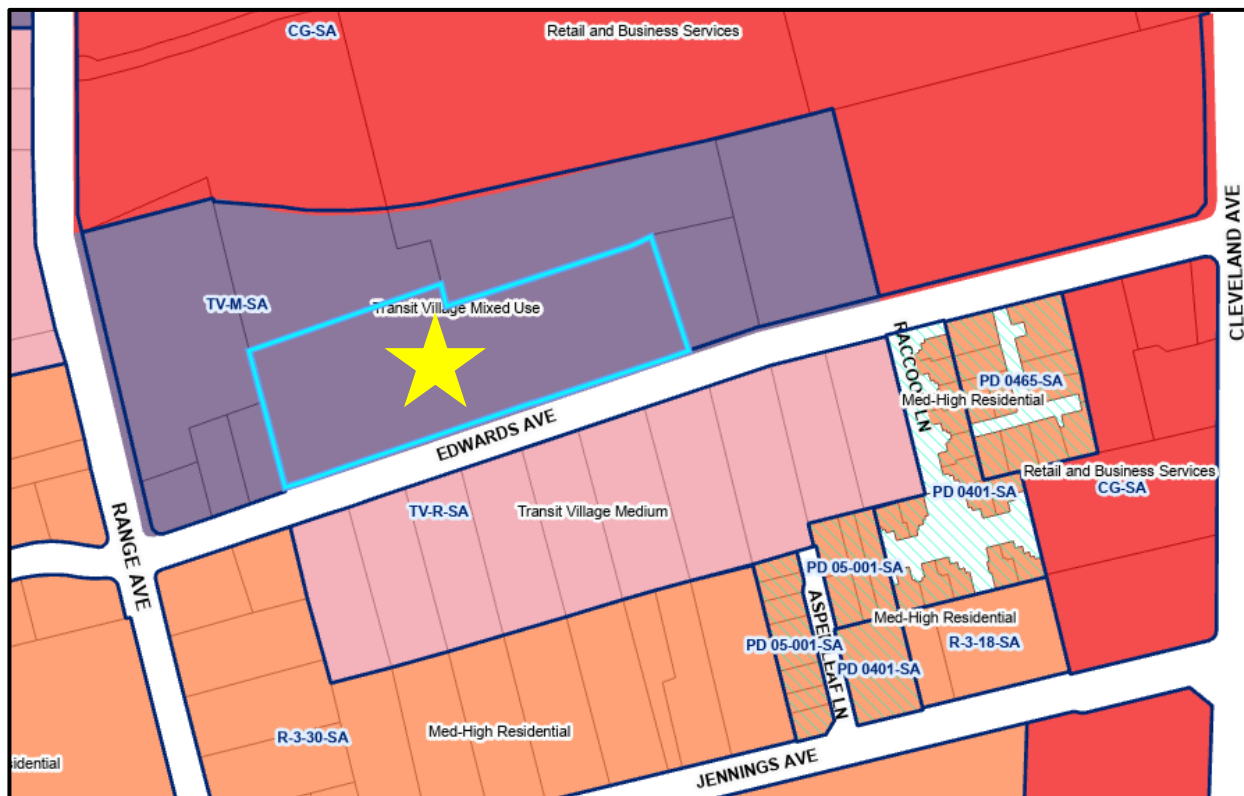


Neighborhood Context



General Plan Land Use Designation: Transit Village Mixed Use

Zoning District: TV-M-SA (Transit Village Mixed Use)





Environmental Review California Environmental Quality Act (CEQA)

- Statutorily exempt from CEQA because it's consistent with the General Plan (Section 15183)
- Categorically exempt from CEQA as infill development (Section 15332)
 - Consistent with General Plan and Zoning
 - Less than five acres & surrounded by urban uses
 - All utilities and services are available
 - No value as habitat
 - No impacts to air quality, water quality, traffic or noise.

- Staff has not received any public comments regarding the project.
- The applicant has reviewed and accepted all conditions of approval.
- Staff analysis has concluded required findings can be met.

The Planning and Economic Development Department recommends that the Subdivision Committee approve the Parcel Map Waiver proposed at 1100 Coddington Center.

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