



Parcel Map Waiver CC24-004

1100 Coddington Center

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Planning and Economic Development

Project Description

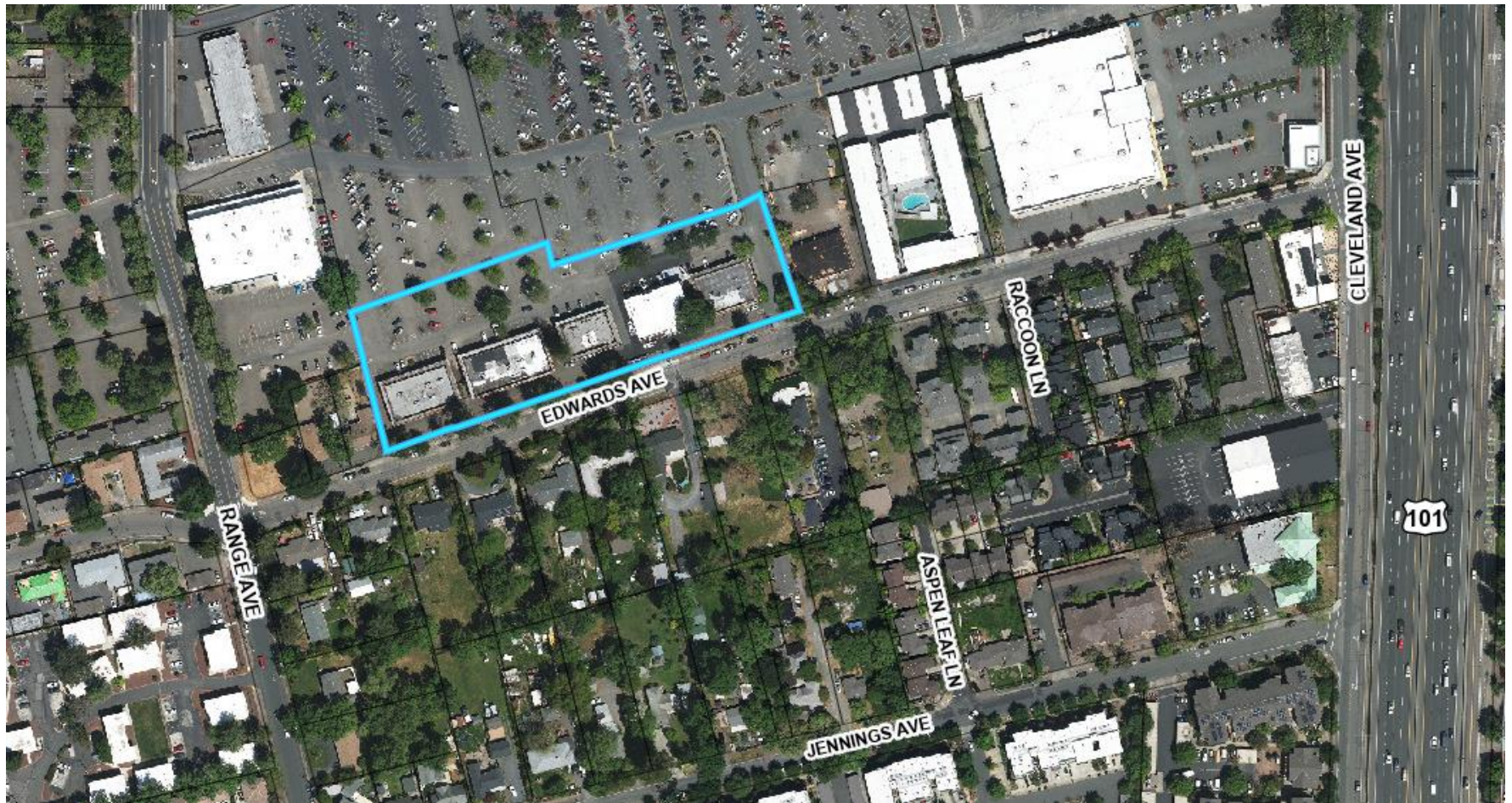
- This is a proposal to subdivide a 2.82-acre parcel into five lots:
 - Lot 1 - .57 acres
 - Lot 2 - .44 acres
 - Lot 3 - .47 acres
 - Lot 4 - .69 acres
 - Lot 5 - .65 acres
- This site is fully developed with commercial structures and uses.

Existing Conditions

1100 Coddington Center

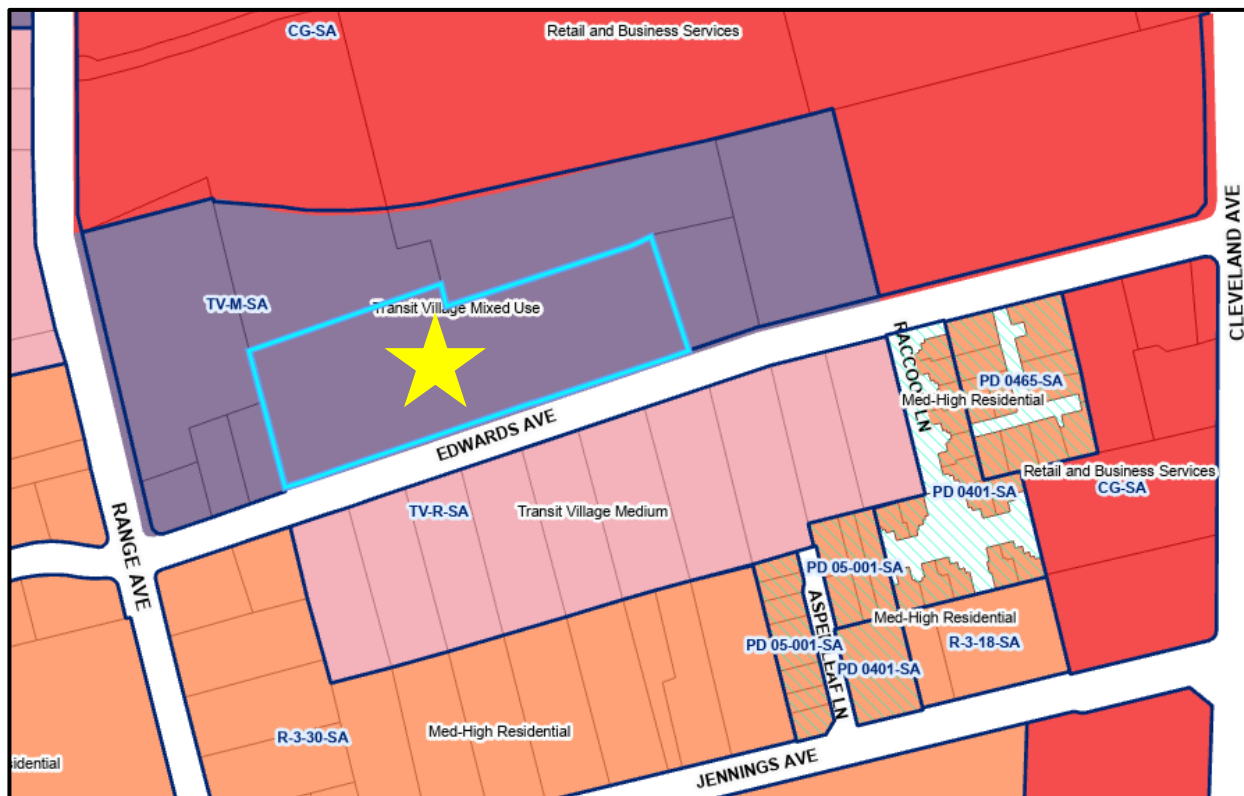


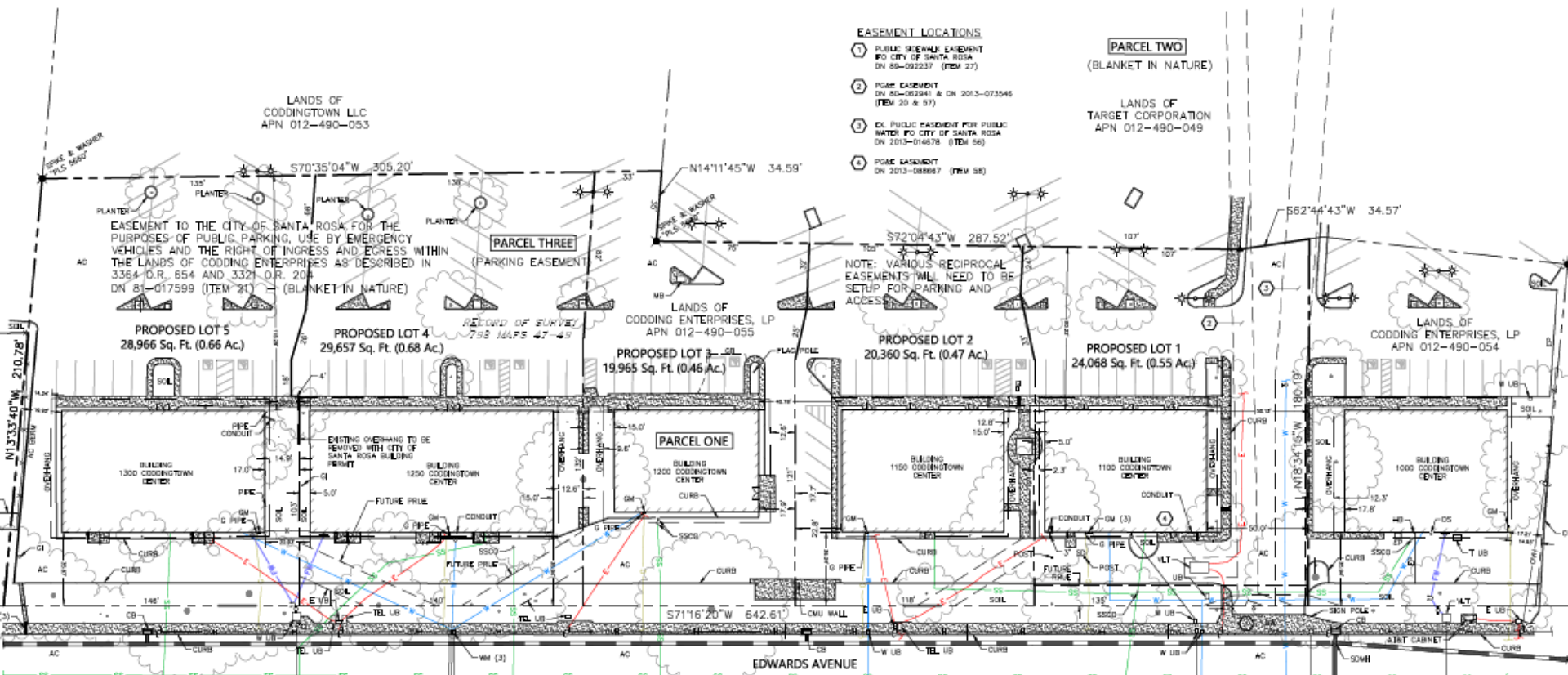
Neighborhood Context



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.

In addition to the findings posted, the following two findings must be made for a Parcel Map Waiver:

- The land before division contains less than five acres; each lot created by the division abuts upon a maintained public street or highway; and no dedications or improvements are required by the legislative body.
- The proposed division of land meets all City requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and that sufficient record and survey data are available to determine the location of the parcels.

Staff analysis has concluded required findings can be met, and these finding have been added to the Subdivision Committee Report.

Public Comments & Conditions

- Staff has not received any public comments regarding the project.
- The applicant has reviewed and accepted all conditions of approval.



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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