

San Diego Planning Commission Meeting

PRJ- 1130693 CORONADO (SB) AVENUE

PHONE-IN TESTIMONY INFORMATION

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 407 5570**

How to Speak to a Particular Item or During Non-Agenda Public Comment:

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Development Services Department

1536 CORONADO AVENUE (SB) PROJECT NO. 1130693

Item #2

Planning Commission

July 16, 2026

Project Site Information

Location:	1536 Coronado Avenue Otay Mesa-Nestor Community Plan Area RM-3-7 Zone
Parcel Size:	0.48-acre
Approvals:	Process Four Tentative Map
CEQA:	CEQA Guidelines Section Sections 15061 (b)(3) (Common Sense Exemption), 15301 (Existing Facilities) and 15332 (In-fill Development Projects)

Project Scope

Convert nine apartment units within three existing buildings to nine condominium units

- Tentative Map

Aerial Photograph

Location:

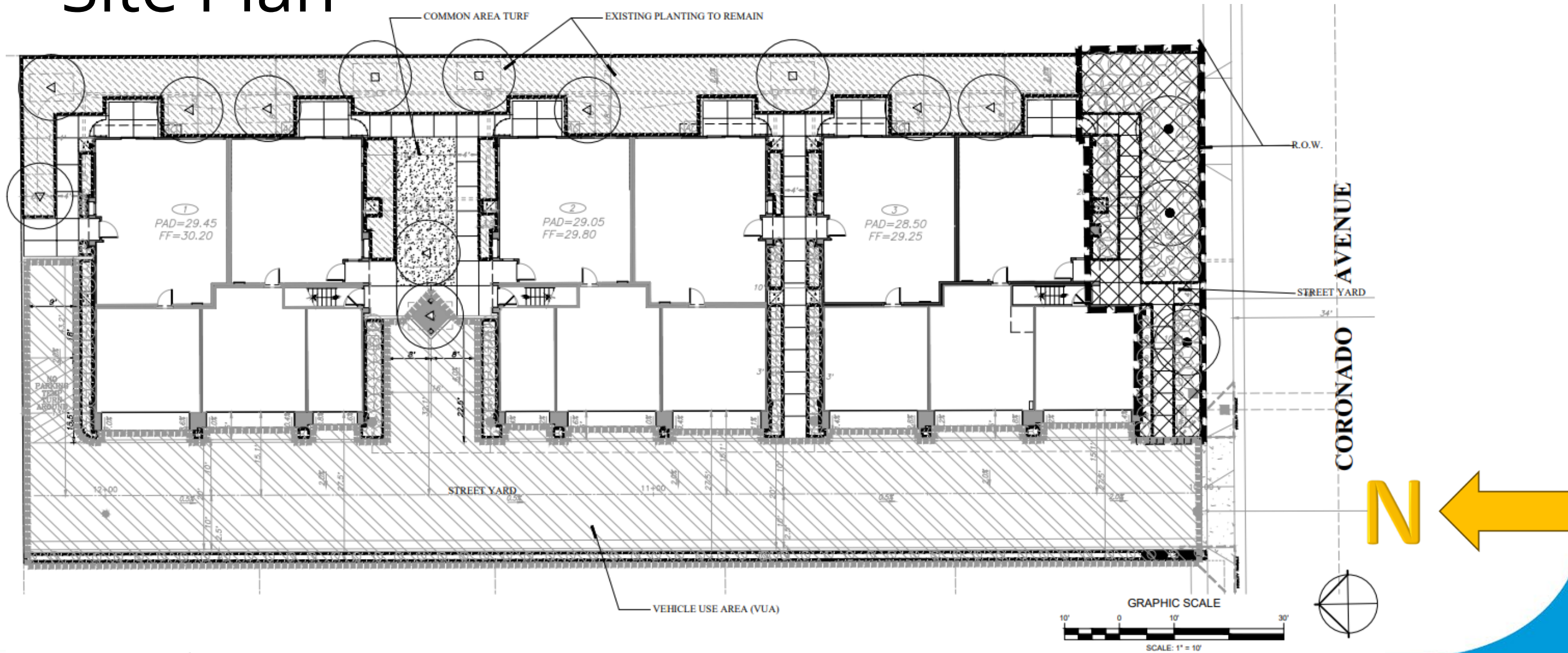
1546 Coronado
Avenue

Community Plan:
Otay Mesa-Nestor

Base Zone:
RM-3-7



Site Plan



Applicable Regulations

- Noticing Requirements
 - Notice of Intent to Convert to Condominiums
 - Tenant Rights
- Condominium Conversion
 - Relocation Assistance
 - Building Conditions Report
- Inclusionary Affordable Housing Regulations
 - In Lieu Fees

Community Planning Group

- On November 12, 2025, the Otay Mesa-Nestor Community Planning Group voted 12-0-0 to approve the project with no conditions

Staff Recommendation

APPROVE:

Tentative Map

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