



City of Coronado
1825 Strand Way
Coronado, CA 92118

Notice of Intent to Adopt a Mitigated Negative Declaration Chabad of Coronado Project

Project Location: The 0.32 acre project site is located at 970 C Avenue on Assessor's Parcel Number 537-341-13-00. Figure 1 illustrates the project location.

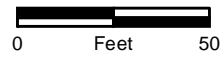
Project Description: The project proposes to demolish two existing office buildings totaling 4,874 square feet and construct a two-story, 13,064-square-foot synagogue. The 13,064-square-foot synagogue would consist of an assembly space, a library, office spaces, a kitchen, two classrooms, and a 1,294-square-foot basement. The project would include three outdoor areas totaling 4,089 square feet. Access to the project site would be along the alley located northwest of the project site. Parking is proposed in a one-level-deep basement, which would include 50 subterranean parking spaces (46 tandem park lift spaces, 2 compact spaces, 1 accessible van space, and 1 accessible space). A valet service would be provided to ensure the park lifts are properly operated and to control the queuing of vehicles. Hours of operation would vary daily. Regular weekday activities would start no earlier than 8:00 a.m. and finish no later than 9:00 p.m. Regular weekend activities would start no earlier than 9:30 a.m. and finish no later than 1:00 p.m. Annual events would include three to five bar and bat mitzvahs per a year, Chanukah on one day in December, Passover on two nights in April, Shavuot on two days in May, summer camp for the first three weeks of July (Monday to Friday from 9:30 a.m. to 2:30 p.m.), high holidays, and approximately four weddings/receptions per year.

In accordance with Section 15072(a) of the California Environmental Quality Act Guidelines, the Public Notice officially notifies the general public, public agencies, and landowners that a 30-day public review period will begin on Wednesday, September 11, 2024. Comments on the Draft Initial Study and Mitigated Negative Declaration should focus on environmental issues and must be received by Friday, October 11, 2024. Please submit email comments to jbrown@coronado.ca.us and written comments by mail to the following location:

Jesse Brown, Principal Planner
Community Development Department
City of Coronado
1825 Strand Way
Coronado, CA 92118

Copies of the Draft Initial Study/Mitigated Negative Declaration are available for review at the City of Coronado (address above), the Coronado Public Library (640 Orange Avenue, Coronado, CA 92118), and online at <https://www.coronado.ca.us/275/Current-Projects>.

A subsequent notice to interested parties will be provided when the project is scheduled for a public hearing and adoption by the City Council.



 Project Boundary

FIGURE 1
Project Location