



CITY OF CORONADO

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
1825 STRAND WAY, CORONADO, CA 92118
(619) 522-7326 / (619) 522-2418 (FAX)
COMMDEV@CORONADO.CA.US

HANDOUT

705

Feb 2013

LOT LINE ADJUSTMENT

PURPOSE: To request a Lot Line Adjustment to adjust a legal lot line between two or more adjacent lots.

AUTHORITY: Coronado Municipal Code Title 82, Chapter 82.70.

NOTES:

1. A Lot Line Adjustment allows for the adjustment of a legal lot line between two or more adjacent lots, where the land taken from one lot is added to an adjacent lot, without creating a greater number of lots through a Records of Survey Map process.
2. Application packages for a Lot Line Adjustment shall be filed with the City of Coronado Community Development Department. Faxed applications will not be accepted.
3. Application packages must be submitted inclusive of all attachments, submittal requirements, and filing fees. Incomplete applications will not be accepted.
4. The Director of Community Development is authorized to approve, disapprove or direct the revision of a proposed lot line adjustment.
5. Findings for disapproval of an application are identified in Section 82.70.040 of Chapter 82.70 of the CMC.
6. The decision of the Director may be appealed to the City Council in accordance with Chapter 1.12 of the CMC.

APPLICANT DATA:

Address of Property: _____	Assessor Parcel No.: _____
Owner: _____	Applicant: _____
Mailing Address: _____	Mailing Address: _____
Phone #: _____	Phone #: _____
Email: _____	E-Mail: _____
Signature: _____	Signature: _____

SUBMITTAL REQUIREMENTS:

1. Completed Application Form and filing fee.
2. Copy of title report and property deeds with legal descriptions of properties involved with adjustment.
3. Legal description of properties after adjustment.
4. Plot plans depicting location of existing structures on properties, structures to be removed and structures to be built with respect to setbacks with completed boundary adjustment.
5. Plot plan identifying floor area ratio, lot coverage, and landscaping percentages of properties following adjustment.
6. Plot plans depicting location of all utilities and existing or proposed easements.
7. Plot plans depicting location of access to required parking as well as required parking spaces.

CITY STAFF USE: File #: _____ Date Received: _____ Fee: _____ Receipt No. _____