



CITY OF CORONADO

**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
1825 STRAND WAY, CORONADO, CA 92118
(619) 522-7331 / (619) 522-2418 (FAX)
COMMDEV@CORONADO.CA.US**

HANDOUT

704

August 2017

VARIANCE APPLICATION

PURPOSE: To request a Variance (limited exception) from Coronado's Zoning Standards.

AUTHORITY: Coronado Municipal Code Title 86, Chapter 86.52 and California Government Code Section 65906.

NOTES:

1. According to State law variances can be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the regulations deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
2. Application packages for a Variance 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 and submittal requirements. Incomplete applications will not be accepted.
4. An application filing fee is required in accordance with the Development Fee schedule adopted by the City Council.
5. In order to be docketed for a hearing of the Planning Commission, applications must be deemed complete. The City has 30 days to determine the application complete or incomplete.
6. Planning Commission hearings are held the second and fourth Tuesday of each month at 3:00 p.m., in the Council Chambers of City Hall.
7. The Planning Commission considers a request for a Variance and renders a decision. The Commission's action is appealable to the City Council in accordance with Chapter 1.12 of the Coronado Municipal Code.

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 and public notification package.
2. Copy of deed and Preliminary Title Report identifying easements or restrictions placed on uses of property.
3. Completed California Environmental Quality Act (CEQA) documentation.
4. Completed Coastal Permit Application Form and Filing fee.
5. 8 copies of project plans, folded, minimum 11" x 17" in size including name and address of property owner and applicant; address of variance request; north arrow and scale; plot plan with property dimensions including existing and proposed buildings; setbacks, exterior elevations; building height, existing/proposed parking; lot coverage, floor area ratio; and one digital set of project plans and one digital set of photographs of project site.

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



**CITY OF CORONADO - REQUEST FOR VARIANCE
SUPPLEMENTAL FORM**

What Section of the Zoning Code are you seeking relief from and how will your proposed project vary from that section of the Zoning Code?

**THE FOLLOWING FOUR FINDINGS MUST BE MADE IN ORDER FOR THE PLANNING COMMISSION TO APPROVE YOUR REQUEST.
PLEASE PROVIDE YOUR RESPONSE TO EACH FINDING BELOW.**

1. Does the size, shape, topography, location or surroundings of the subject property make it physically special or unique in contrast with other lots in the same district?

2. Is the privilege sought by the applicant enjoyed by property owners of property in the vicinity and under identical zoning classification?

3. Does the strict application of the zoning ordinance deprive the applicant of a privilege enjoyed by other owners of property in the vicinity and under identical zoning classification?

4. Would the granting of the requested variance constitute a grant of special privilege to the applicant that is not enjoyed by other properties in the vicinity?

Attach Additional Pages as Necessary