



Community Development Department

## City of Coronado Public Handout #15

### LOT AND BUILDING CERTIFICATION REQUIREMENTS FOR ALL PROPERTY UNDER THE JURISDICTION OF THE CITY OF CORONADO EXCEPT THE CORONADO CAYS

Effective July 22, 2005. Revised June 18, 2009.

In accordance with section 86.56.635 of the Coronado Municipal Code, the following Lot and Building Certification Requirements are necessary:

**86.56.635 Lot and building certification required.**

- A. All construction plans for new or replacement buildings or the addition of new square footage to existing buildings, where any portion of the new or replacement building or building addition is over 500 square feet, shall include:
1. The following provided by a California licensed land surveyor or civil engineer:
    - a. Lot line distances;
    - b. Gross lot area;
    - c. Description and location of all corner monuments; and
    - d. Existing and proposed grade, whichever is lower, with one-foot contour lines shown with the benchmark location and data identified.
  2. Corner monuments, if not currently set, shall be set, mapped and certified by a California licensed land surveyor or civil engineer.
- B. Prior to a foundation and framing inspection by a building inspector and upon completion of exterior framing for new or replacement buildings or the foundation or framing for the addition of new square footage to existing buildings where any portion of the new or replacement building or building addition is over 500 square feet or more than 14 feet in height, certification by a California licensed land surveyor or civil engineer shall be provided to the Community Development Department certifying that the following comply with the approved plans:
1. Foundation and building height from grade using the same benchmark identified in subsection (A)(1)(d) of this section;
  2. Foundation and building setback distances from all property lines; and
  3. Foundation and building architectural projections from all setback lines.
- C. Notwithstanding subsections A or B of this section and due to unique lot or site conditions, the Director of Community Development is hereby authorized to require a property owner to provide the information called for in subsections A and B of this section as needed to assure new development is consistent with zoning regulations.