

**CITY OF CORONADO**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**



**1825 STRAND WAY  
CORONADO, CA 92118**

**PHONE: (619) 522-7326  
WWW.CORONADO.CA.US**

**DESIGN REVIEW COMMISSION**  
**OVERVIEW**

**THE COMMISSION'S ROLE**

The Commission is a five-member volunteer board appointed by the City Council whose appointed task is:

*"... to achieve a beautiful, pleasant, principally residential community by fostering and encouraging good design, harmonious colors and materials, good proportional relationships and generous landscaping, and to protect the health, safety, comfort and general welfare of the citizens of Coronado by providing for a design review process ... "*  
(CMC 80.00.010).

**SCOPE OF THE COMMISSION'S AUTHORITY (Municipal Code Section 80.00.030)**

The Commission has design review authority over the following:

- A. Construction, exterior alteration, addition to or an exterior repainting of any public building or structure including street furniture;
- B. Relocation of any nonresidential building or multiple-family dwelling;
- C. All development requiring a special use permit, planned unit development, or similar proceeding as exists now or as may in the future be established by the City;
- D. Any exterior alteration, addition, new construction or exterior repainting in the C-R or H-M Zones, or Orange Avenue Corridor Specific Plan with the exception of single-family development;
- E. All multiple-family dwelling units;
- F. Any exterior alteration, addition, new construction or exterior repainting in the R-3 Zone except for single-family or duplex development which meets the minimum requirements of the R-3 Zone, excluding floor area ratio and structural coverage which shall comply with the R-1B Zone standards as provided in CMC [86.10.035](#) and [86.10.100](#);
- G. Signs and advertising structures except as provided in CMC [86.60.100](#), [86.60.115](#) and [86.60.140](#);
- H. Any matter referred to the Design Review Commission by the Planning Commission or City Council consistent with the purposes of this chapter;
- I. Any matter referred to the Design Review Commission by the Community Development Department as provided in CMC [86.56.820](#), Vacant premises;
- J. Any exterior alteration, addition, new construction, or exterior repainting of all nonconforming professional, commercial and manufacturing uses in Residential Zones;
- K. Satellite antennas larger than three feet in diameter;
- L. Any roof deck or balcony whose walking surface is 14 feet or greater above "grade" in the R-1A and R-1A Subzones, R-1B, R-3 and R-4 Zones. Design review shall be limited to

- features of the roof deck and how the deck and access to said deck is integrated into the building roof and building architecture and impacts to neighbors;
- M. Single-family or duplex development in the R-1A and R-1A Subzones, R-1B and R-4 Zones when the property owner has voluntarily elected Design Review Commission approval for a floor area ratio design feature bonus point in accordance with CMC [86.08.035](#), [86.09.050](#), [86.10.035](#) and the Orange Avenue Corridor Specific Plan Chapter V.B.13, respectively;
- N. Any building with one or more “structural nonconformity” or “floor area ratio nonconformity” that is proposed to be enlarged by 150 percent or greater of the existing building gross floor area without correcting the nonconformities and the property owner has voluntarily elected Design Review Commission approval in accordance with CMC [86.50.105](#)(B).

#### DESIGN REGULATIONS:

For design guidelines see: The General Plan “*Community Design Element*”, Municipal Code Title 86, Title 80, and the “*Orange Avenue Corridor Specific Plan*”.

#### WHEN AND WHERE THE COMMISSION MEETS:

The Design Review Commission **meets on the second and fourth Wednesday** of each month at 3:00 P.M. in the Council Chambers, 1825 Strand Way, Coronado, California 92118 (Coronado City Hall).

#### GENERAL PROCEDURES

Application forms for Commission review are available in the City's Community Development Department and on the City's web site. The application form(s), plans and materials, required fee(s), and (if applicable) the required supplemental material and public notice package, must be submitted to the Department of Community Development **three Wednesdays prior to the Commission meeting**.

A staff report is prepared describing the application and is delivered on the Friday prior to the meeting to the Commissioners. The staff report and meeting agenda will be available on the City's web site ( <https://www.coronado.ca.us> ) on the Friday prior to the meeting.

#### APPEALS

*Any person may appeal a decision of the Design Commission to the City Council by filing with the City Clerk a written notice of appeal within 10 calendar days after a decision of the Commission in accordance with Chapter 1.12 of the CMC. (CMC 80.00.140)*

#### FEES REQUIRED

Fees are required in accordance with the current fee schedule.