



**CITY OF CORONADO
DEPARTMENT OF COMMUNITY DEVELOPMENT**

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**PLANNING FEE SCHEDULE
(EFFECTIVE JULY 1, 2022)**

Amended April 5, 2022
by City Council Resolution 2022-15

On September 6, 2011, the City Council adopted Resolution No. 8500 establishing new Development User Fees for Planning, Building, Engineering and Public Services within the City of Coronado. The fees were based upon a City-Wide User Fee Study conducted by Chad Wholford & Associates. The Planning Fee Schedule became effective January 1, 2012 and will be adjusted annually by the Annual Average Consumer Price index for the San Diego Region beginning July 1, 2013 (with exceptions noted on the schedule).

The development user fees adhere to a general policy approach of full-cost recovery for these services. Full cost includes direct salaries and benefits, services and supplies, and indirect costs such as supervision and support, cross-department support, facility use, amortization of equipment, etc..

In those areas where there is some public benefit for a lower fee, a partial cost recovery fee was adopted. The Subsidized fees are denoted with a S next to the dollar figure on the attached fee schedule.

For those services that vary greatly in processing time from one application to another the City has elected to charge an itemized fee. Itemized fees (designated on the attached fee schedule by a **D** next to the dollar figure) require a deposit to be paid in the amount that is estimated to be the cost to process said application. During the course of providing the service, the cost may exceed the amount of the deposit(s) collected. If the deposit is insufficient to cover the actual cost to the City, the applicant shall be required to make additional deposits prior to work continuing on said application. The City shall provide the applicant an itemized accounting of all cost incurred for itemized fee applications. Any portion of the deposit remaining after the reduction for processing cost and overhead will be returned to the depositor.

PERMITS / PROCESS ITEM	FEE / DEPOSIT	ESTIMATED PROCESSING TIME
California Environmental Quality Act		
• Categorical Exemption (1)	\$186	1 Week
• Initial Study*	\$3,371	3 Months
• Negative Declaration*	\$1,823	2 Months
• Mitigated Negative Declaration*	\$3,000 (D)	3 Months
• Environmental Impact Report (EIR)*	\$10,000 (D)	12 Months
• EIR Addendum/Supplements/Recertification*	\$10,000 (D)	3-6 Months
• Environmental Mitigation Monitoring*	\$3,000 (D)	N/A
• Technical Review of Consultant Reports*	\$5,000 (D)	8 Weeks
<i>Additional fees associated with filing a Notice of Determination shall be paid by the applicant as required by State Law, and as amended year to year by the County.</i>		
California Coastal Act Related		
• Local Coastal Program Amendment* (2)	\$14,657(D)	12 Months
• Coastal Permit*	\$3,781	3 Months
• Coastal Permit w/other Permit* (3)	\$1,300	Concurrent
• Coastal Permit Amendment*	\$3,148	3 Months
• Emergency Coastal Permit Waiver*	\$917	1 Week
• Coastal Permit Exemption	\$770	2 Week
• Coastal Permit Appeal	\$620 (S)	2 Months
• Low Cost Visitor Accommodation In-Lieu Fee (per room)	\$30,000	Concurrent
Consultant Provided Landscape Review		
• City Administration and Processing	\$620 (D)	
• Consultant Cost (paid by Applicant)		6 Weeks
General Plan/Zoning: (4)		
• Determination of Use*	\$1,488 (S)	2 Months
• Determination of Development	\$1,363 (S)	2 Months
• Planning Commission Interpretation* (6)	\$1,488 (S)	2 Months
• Development Agreement*	\$5,000 (D)	5 Months
• Zoning Map Amendment* (5)	\$5,000 (D)	4 Months
• Zoning Ordinance Amendment* (5)	\$5,000 (D)	4 Months
• General Plan Amendment* (5)	\$5,000 (D)	6 Months
• Planning Commission Variance* (6)	\$3,730	2 Months
• Zoning Administrative Variance*	\$2,775	2 Months
• Major Special Use Permit* (6)	\$5,776	4 Months
• Major Special Use Permit Amendment* (6)	\$4,721	3 Months
• Minor Special Use Permit*	\$3,594	2 Months
• Minor Special Use Permit Amendment*	\$3,594	2 Months
• Administrative Special Use Permit*	\$2,587	2 Months
• Parking Plan*	\$4,931	3 Months
• Parking Plan with Other Permit (3)	\$2,466	4 Months
• Tentative Parcel Map Planning Fees*	\$5,330	3 Months
• Tentative Parcel Map Engineering Fees	\$3,000	3 Months

PERMITS / PROCESS ITEM	FEE / DEPOSIT	ESTIMATED PROCESSING TIME
• Final Parcel Map (plus Engineering)	\$1,823	2 Months
• Parcel Map Amendments*	\$4,611	2 Months
• Parcel Map Extension*	\$719	2 Months
• Major Subdivision Tent. Map Planning Fee*	\$5,440	3 Months
• Major Subdivision Tent. Map Engineering Fees	\$3,000	3 Months
• Major Subdivision Final Map	\$2,132	3 Months
• Subdivision Map Amendment*	\$4,931	2 Months
• Subdivision Map Extension*	\$719	2 Months
• Lot Line/Boundary Line Adjustment	\$794	1 Month
• Lot Consolidation	\$794	1 Month
Administrative Permits		
• Application for Business Occupancy	\$249	1 Week
• Home Occupation Permit	\$38	1 Day
• Large Family Daycare	\$584	2 Weeks
• Noise Permit	\$88	3 Days
• Temporary/Movable Sign Permit	\$88	3 Days
• Wireless Admin. Special Use Permit (8)*	\$2,587	2 Months
Design Review		
• Minor Design Review Application/Amdt	\$249 (S)	6 Weeks
• Major Design Review Application/Amdt	\$744 (S)	6 Weeks
• New Commercial & Multi-Family	\$991 (S)	6 Weeks
Historic Preservation		
• Historic Designation*	\$962 (S)	4 Months
• Historic Resource Alteration (HAP) Permit*	\$124 (S)	6 Weeks
• HAP with Demolition* (1) (4)	\$3,543	12 Months
• HAP with Code Exceptions* (to City Council)	\$124 (S)	3 Months
• Mills Act Preservation Agreement*	\$106 (S)	Varies
Miscellaneous Planning Items		
• Applicant Appeal of Decision	\$620 (S)	2 Months
• Appeal by Other than Applicant	\$620 (S)	2 Months
• Business Proposal Review	\$359	2 Weeks
• Discretionary Compliance Review (7)	\$731	3 Weeks
• Large Public Notice Distribution >50	\$372	1 Week
• Major Zoning Plan Check (7)	\$522	3 Weeks
• Minor Zoning Plan Check (7)	\$88	2 Weeks
• Newspaper public notice/re-notice (8)*	\$88	N/A
• Preliminary Proposal Review	\$658	2-4 Weeks
• Reasonable Accommodation Request	\$409	2-4 Weeks
• Service Request/Research Project	\$409	2-4 Weeks
• Sidewalk Vending Application Permit Fee	\$218	2 Weeks
• Sidewalk Vending Application – Renewal	\$108	1 Week
• Zoning Letter	\$237	1 Week

Notes: The processing time periods are estimates from the date the City determines the application is **complete** and are subject to variables (e.g. appeals, litigation, background studies, etc.) that may contribute to an extended process period. These time periods are for the specific applications and do not include other permits and approvals that must be obtained from the City of Coronado or other agencies.

KEY:

- (1) An Initial Study determines whether an EIR is required. This time and fee estimate does not include the time and fee necessary to produce an EIR.
 - (2) This process also includes Coastal Commission review.
 - (3) The processing time would be concurrent with the other process.
 - (4) These items may require additional CEQA or Coastal Act review.
 - (5) These items may require a Local Coastal Program Amendment.
 - (6) These items may require a Coastal Permit.
 - (7) These items are processed concurrent with building plan check and subsidized planning applications are excluded from this fee.
 - (8)* A \$77 Public Notice Fee is required in addition to the Planning Application fee to advertise the required Public Hearing. An Applicant may also be required to submit one or more sets of addressed and stamped envelopes to include the applicant, applicant's representative, and all property owners within a 300 foot radius of the parcel where the project is located. In addition, a summary list of said names and addresses may be required to be submitted. Note: In some instances such as appeals and historic alterations, a separate public notice fee is not required with an application.
- * Public Hearing Notice Fee required (8).
- D Deposit amount required to cover actual staff hours, or cover consultant contracted service fee.
- S Indicates a subsidized fee.

ALL PERMITS, APPLICATIONS, AND ANY ITEM THAT WOULD BE REVIEWED BY THE CITY COUNCIL, PLANNING COMMISSION, DESIGN REVIEW COMMISSION OR THE HISTORIC RESOURCE COMMISSION REQUIRE AN ASSESSMENT FOR DIGITAL COPYING:

The basic digital copying fee will be \$4.00 plus the following additional fees:

1. Plans and maps greater than 8.5" x 14" in size will be \$2.00 per sheet.
2. Plans/documents 8.5" x 14" or less in size will be \$1.25 for 1-10 pages.
3. Plans/documents 8.5" x 14" or less in size with 10 to 50 pages will be \$2.25. More than 50 pages for microfilming will be \$2.25 per each 50 sheets or portion thereof.
4. Non standard/Special handling will be a \$5.00 minimum.