

**Article 2: Required Steps in Processing**

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**Division 1: Applications**

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§112.0101 Preapplication Conference**

Before submitting an application for a permit, map, or other matter, a prospective *applicant* may request a preapplication conference to discuss the proposed *development* with City staff. The person requesting the preapplication conference may be required to pay a fee that has been established by City Council resolution. Based upon the information provided by the *applicant* at the preapplication conference, the City shall inform the *applicant* of the general policies and regulations in effect at the time of the conference. The City may examine possible alternatives or modifications relating to the proposed permit, map, or other matter.

The *applicant* is responsible for knowing and understanding the governing policies and regulations applicable to the proposed *development*, and the City is not liable for any damages or loss resulting from any actual or alleged failure to inform the *applicant* of any laws or regulations that may be applicable to a *development*. Nothing stated in this meeting shall be construed as actual or implied approval of a proposed *development*.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§112.0102 Application Process**

An application for a permit, map, or other matter shall be filed with the City Manager in accordance with the following requirements:

- (a) Authority to File an Application. The following persons are deemed to have the authority to file an application:
  - (1) The *record owner* of the real property that is the subject of the permit, map, or other matter;
  - (2) The property owner's authorized agent; or
  - (3) Any other person who can demonstrate a legal right, interest, or entitlement to the use of the real property subject to the application.

- (4) Any person who has an approved and executed Disposition and Development Agreement with the Redevelopment Agency of the City of San Diego
- (b) Submittal Requirements. The application shall be made on a form provided by the City Manager and shall be accompanied by the materials, information, fees, and deposits that are required on the date the application is filed, unless otherwise specified by the Land Development Code. The application shall be *deemed complete* when the department processing the application has determined that the application includes all of the information, materials, fees, and deposits required by this section and Section 112.0202. After the application has been *deemed complete*, the City Manager may not request any new or additional materials, information, fees, or deposits that were not specified at the time of application, except as provided by state law. The City may, however, in the course of processing the application, request that the *applicant* clarify, simplify, or provide in alternate format or medium, the information required for the application.
- (c) Materials and Information. The City Manager shall maintain a list specifying the materials and information to be submitted with each application for a permit, map, or other matter filed in accordance with the Land Development Code. The list may be revised on a quarterly basis or as needed to comply with revisions to local, state, or federal law, regulation, or policy. The revised list shall be posted at the City, shall become effective on the 30th calendar day after posting, and shall apply to all applications submitted after that date. The City Manager shall provide a copy of the list to all *applicants* and to any person who requests a copy.
- (d) Expiration of Application.
  - (1) Applications for *construction permits* and Process One map approvals expire 2 years from the date the application is *deemed complete*, unless otherwise stated in the Land Development Code.
  - (2) Extensions.
    - (A) An application for a Demolition/Removal Permit, Grading Permit, Public Right-of-Way Permit, Sign Permit, or a Process One map may be extended for a period not exceeding 180 calendar days, if the City Manager determines that circumstances beyond the control of the *applicant* prevented issuance of the Demolition/Removal Permit, Grading Permit, Public Right-of-Way Permit, Sign Permit or approval of the Process One map. In such cases, the existing application shall be automatically extended until a decision is made regarding the request for extension.

- (B) The City Engineer may extend a Grading Permit application or a Public Right-of-Way Permit application for one additional period not exceeding 180 calendar days from the expiration date.
- (C) The Building Official may extend an application for a Building Permit, Electrical Permit, Plumbing/Mechanical Permit, and Fire Permit in accordance with Sections 129.0211, 129.0309, 129.0410 and 129.0907.
- (3) An application related to a *premises* for which a civil penalty Notice and Order establishes a future date for corrective action of a code violation shall be automatically extended 180 calendar days from the date for corrective action. If the date for corrective action is less than two years from the date the application is *deemed complete*, the application may be extended in accordance with Section 112.0102(d)(2).
- (4) Once expired, the application, plans, and other data submitted for review may be returned to the *applicant* or destroyed by the City Manager.
- (5) To reapply, the *applicant* shall submit a new application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is *deemed complete*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 2-28-2005 by O-19360 N.S.)

(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)

(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)

(Amended 8-5-2024 by O-21859 N.S.; effective 9-4-2024.)

## **§112.0103 Consolidation of Processing**

- (a) When an *applicant* applies for more than one permit, map, or other approval for a single *development*, the applications shall be consolidated for processing and shall be reviewed by a single decision maker as follows, except as provided in Sections 112.0103(b) through (d).
  - (1) The decision maker shall act on the consolidated application at the highest level of authority for that *development* as set forth in Section 111.0105.

- (2) The *findings* required for approval of each permit shall be considered individually, consistent with Section 126.0105.
  - (3) Where the consolidation of processing combines Process Two, Process Three, Process Four, or Process Five with Process CIP-Two or Process CIP-Five, the consolidation shall be made as follows:
    - (A) Consolidation of Process Two and Process CIP-Two shall be consolidated into Process CIP-Two.
    - (B) Consolidation of Process Three, Process Four, or Process Five with Process CIP-Five shall be consolidated into Process CIP-Five, except that any consolidation with a Process Five for rezoning shall be consolidated into Process Five.
- (b) When the California Environmental Quality Act (CEQA) and California Water Code require that the City prepare a Water Supply Assessment (WSA), the WSA shall be considered by the City Council. The associated *development permit* applications shall not be required to be consolidated for processing with approval of the WSA, as further described below:
  - (1) When the *development permit* is subject to Process Two, Three, or Four, the City Council must consider and approve the WSA prior to the lower decision maker's consideration and approval of the *development permit*.
  - (2) When the *development permit* is subject to Process Five, the City Council must consider and approve the WSA at a hearing that occurs prior to or at the same time as the hearing at which it grants approval of the *development permit*. A City Council action to adopt or certify an environmental document that incorporates a WSA constitutes approval of the WSA.
- (c) An application for an approval required to comply with a civil penalty Notice and Order related to a code violation shall not be required to be consolidated for processing with any other application, but may be consolidated at the *applicant's* request.

- (d) An application for a *public right-of-way* vacation in accordance with Chapter 12, Article 5, Division 9, or a *public service easement* vacation in accordance with Chapter 12, Article 5, Division 10, shall not be required to be consolidated for processing with any other approval associated with the *development*, but may be consolidated for processing at the *applicant's* request. The *public right-of-way* vacation or the *public service easement* vacation must be recorded prior to the approval of any other associated *construction permits* or *building permits* in accordance with Sections 125.0950 or 125.1050.
- (1) Although an application for a *public right-of-way* vacation or *public service easement* vacation is not required to be consolidated for processing with any other approval associated with the *development*, the whole of the action and the *development's* potential environmental impacts shall be analyzed in accordance with the California Environmental Quality Act.

(Added 12-9-1997 by O-18451 N.S.; amended 10-19-1999 by O-18691 N.S.; effective 1-1-2000.)

(Amended 10-22-2013 by O-20309 N.S.; effective 12-12-2013.)

(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)

(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)

**[Editors Note:** Amendments as adopted by O-21836 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-21836-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-21836-SO.pdf) ]