

Article 2: Overlay Zones

Division 14: Community Plan Implementation Overlay Zone

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

§132.1401 Purpose of the Community Plan Implementation Overlay Zone

The purpose of the Community Plan Implementation Overlay Zone is to provide supplemental development regulations that are tailored to specific sites within community plan areas of the City. The intent of these regulations is to ensure that *development* proposals are reviewed for consistency with the use and *development* criteria that have been adopted for specific sites as part of the community plan update process.

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

§132.1402 Where the Community Plan Implementation Overlay Zone Applies

- (a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14U.

Table 132-14A
Community Plans with Property in the Community Plan Implementation Overlay Zone

| Community Plan | Map Number Showing Boundaries of CPIOZ Area |
|--|--|
| Barrio Logan (See Diagram 132-14T) | C-1018 |
| Clairemont Mesa (See Diagram 132-14A) | C-771.1, B-4344 |
| College Area (See Diagram 132-14Q) | B-4339 |
| Encanto Neighborhoods (See Diagram 132-14O) | C-962 |
| Kearny Mesa (See Diagram 132-14S) | C-1011 |
| Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N) | B-4310 |
| Midway-Pacific Highway (See Diagram 132-14D) | B-4331 |
| Mira Mesa (See Diagram 132-14U) | C-1025 |
| Mission Valley (See Diagram 132-14R) | C-1026 |
| Navajo (See Diagram 132-14E) | C-954 |
| Otay Mesa (See Diagram 132-14B) | C-956, B-4300, B-4376 |
| Pacific Beach (See Diagram 132-14F) | B-37371, B-3857 |
| Peninsula (See Diagram 132-14G) | C-744, C-781 |
| Rancho Bernardo (See Diagram 132-14H) | C-773.1 |
| Rancho Peñasquitos (See Diagram 132-14I) | B-4025 |
| Sherman Heights and Grant Hill Historic Districts (See Diagram 132-14M) | B-4312 |
| Skyline Paradise Hills (See Diagram 132-14L) | B-4272 |
| Southeastern San Diego (See Diagram 132-14P) | C-961 |
| University (See Diagram 132-14J) | C-1030 |
| Uptown (See Diagram 132-14K) | C-1032 |

- (b) Table 132-14B shows the location of the supplemental regulations and the type of permit required by this division, if any, for specific types of *development* proposals in this overlay zone.

Table 132-14B
Community Plan Implementation Overlay Zone Applicability

| Type of <i>Development</i> Proposal | Supplemental Development Regulations | Required Permit Type/ Decision Process |
|--|--|---|
| (1) Interior building improvements that do not involve a change in use or provide additional <i>floor</i> area, or improvements that do not require a <i>construction permit</i> | None—Exempt from this division | No permit required by this division |
| (2) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows “Type A” and the proposed <i>development</i> complies with the <i>development</i> standards or criteria in the applicable community plan | Refer to the applicable community plan | No permit required by this division |
| (3) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows “Type A” and the proposed <i>development</i> does not comply with the <i>development</i> standards or criteria in the applicable community plan ⁽¹⁾ | Refer to the applicable community plan | Site Development Permit/ Process Three |
| (4) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows “Type B” ⁽¹⁾ | Refer to the applicable community plan | Site Development Permit/ Process Three |

Footnotes for Table 132-14B

- ¹ A *development* that is affordable housing, an in-fill project, and/or a sustainable building as described in Section 143.0915 may be permitted with a Neighborhood Development Permit decided in accordance with Process Two subject to Section 143.0920(d).

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)
(Amended 5-21-2009 by O-19857 N.S.; effective 6-20-2009.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
(Amended 6-18-2013 by O-20265 N.S.; effective 7-18-2013.)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)
(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)
(Amended 7-28-2015 by O-20540 N.S.; effective 8-27-2015.)
(Amended 12-15-2015 by O-20581 N.S.; effective 1-14-2016.)
(Amended 12-16-2016 by O-20770 N.S.; effective 1-15-2017.)
(Amended 9-15-2017 by O-20856 N.S.; effective 10-20-2017.)
(Amended 6-29-2018 by O-20957 N.S.; effective 7-29-2018.)
(Amended 10-10-2018 by O-20991 N.S.; effective 11-9-2018.)
(Amended 7-9-2019 by O-21097 N.S.; effective 8-8-2019.)

[Editors Note: Amendments as adopted by O-21097 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-21097-SO.pdf]

(Amended 9-12-2019 by O-21121 N.S.; effective 10-12-2019.)

[Editors Note: Amendments as adopted by O-21121 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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(Amended 10-8-2019 by O-21135 N.S.; effective 11-7-2019.)

(Amended 4-9-2020 by O-21183 N.S.; effective 5-9-2020.)

[Editors Note: Amendments as adopted by O-21183 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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(Amended 6-24-2020 by O-21200 N.S.; effective 7-24-2020.)

[Editors Note: Amendments as adopted by O-21200 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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(Amended 10-30-2020 by O-21254 N.S.; effective 11-29-2020.)

(Amended 12-8-2020 by O-21264 N.S.; effective 1-7-2021.)

(Amended 12-9-2020 by O-21273 N.S.; effective 1-8-2021.)

(Amended 1-27-2022 by O-21411 N.S.; effective 2-26-2022.)

(Amended 1-13-2023 by O-21593 N.S.; effective 2-12-2023.)

[Editors Note: Amendments as adopted by O-21593 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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(Amended 8-1-2023 by O-21709 N.S.; effective 8-31-2023.)

(Amended 9-17-2024 by O-21866 N.S.; effective 12-1-2024.)

(Amended 9-17-2024 by O-21868 N.S.; effective 12-1-2024.)

[Editors Note: Amendments as adopted by O-21868 N.S.; will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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(Amended 6-23-2025 by O-21975 N.S.; effective 7-23-2025.)

[Editors Note: Amendments as adopted by O-21975 N.S.; will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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§132.1403

Exception to the Community Plan Implementation Overlay Zone

The City Manager may grant an exception to the requirements of this division for the *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be recorded and entered in the project files prepared in the process of approving the *development*.

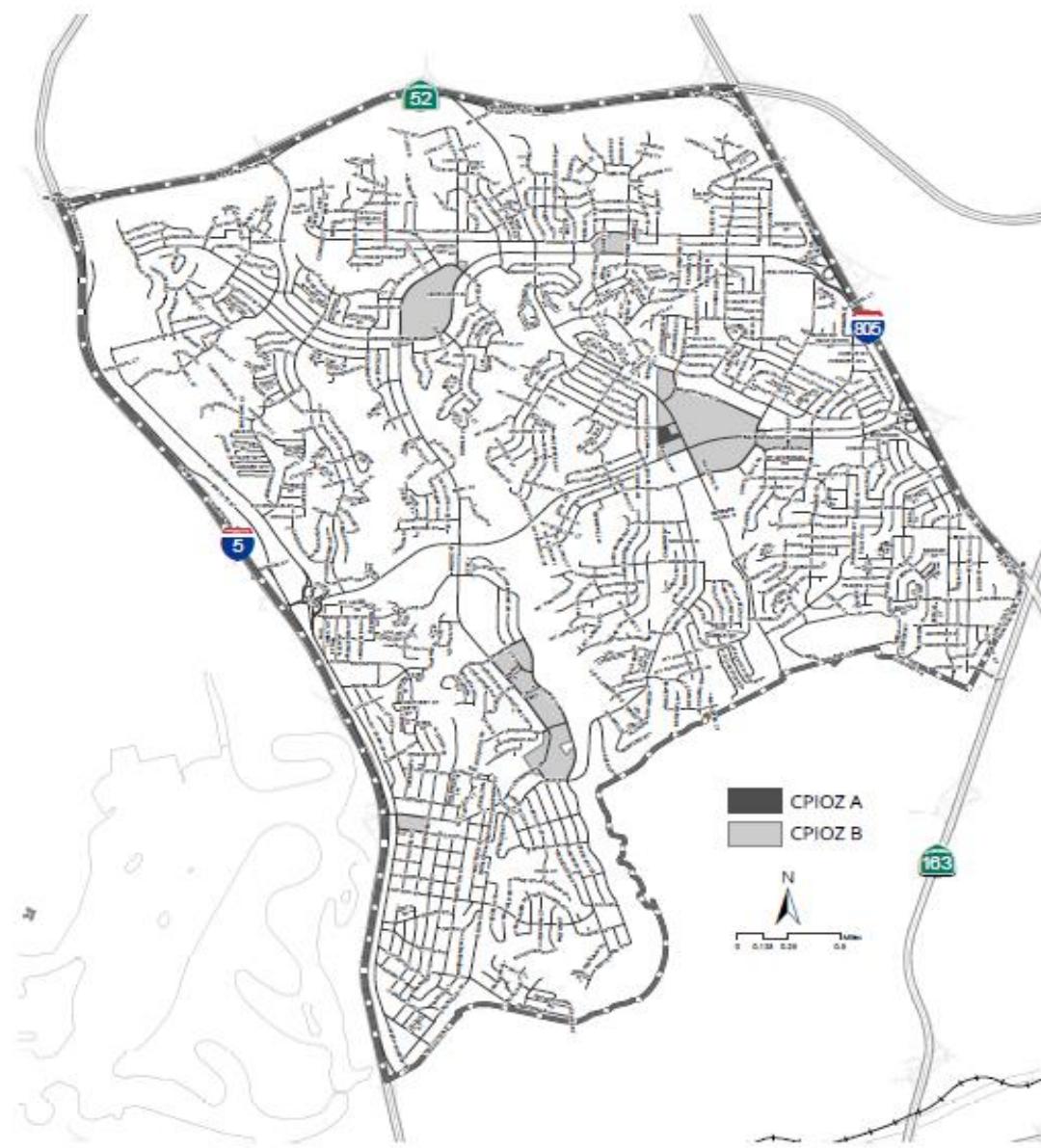


DIAGRAM 132-14A

Clairemont Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-771.1 & B-4344 for illustration purposes only.

(Amended 4-9-2020 by O-21183 N.S.; effective 5-9-2020.)

[Editors Note: Amendments as adopted by O-21183 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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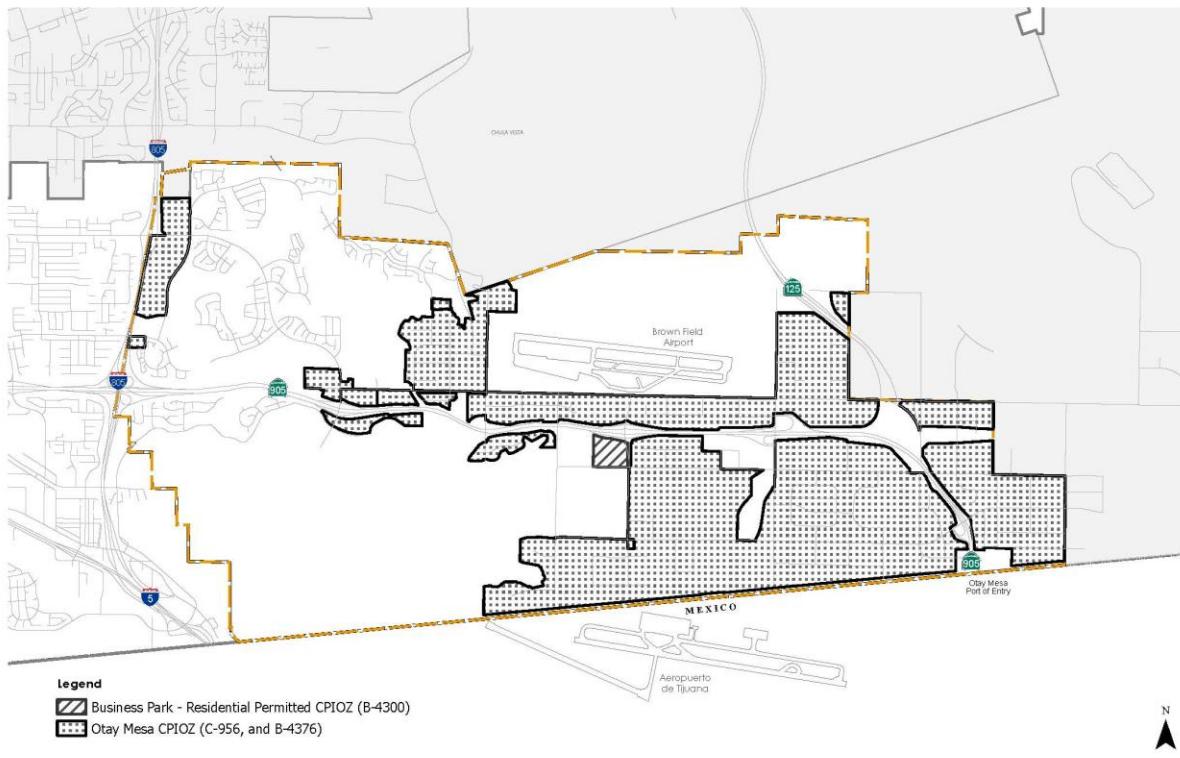


DIAGRAM 132-14B

Otay Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-4300, C-956, & B-4376 for illustration purposes only.

(Added new Diagram 132-14B titled “Otay Mesa Community Plan Implementation Overlay Zone” and amended 4-11-2014 by O-20361 N.S.; effective 5-18-14.)
(Amended 6-23-2025 by O-21975 N.S.; effective 7-23-2025.)

[Editors Note: Amendments as adopted by O-21975 N.S.; will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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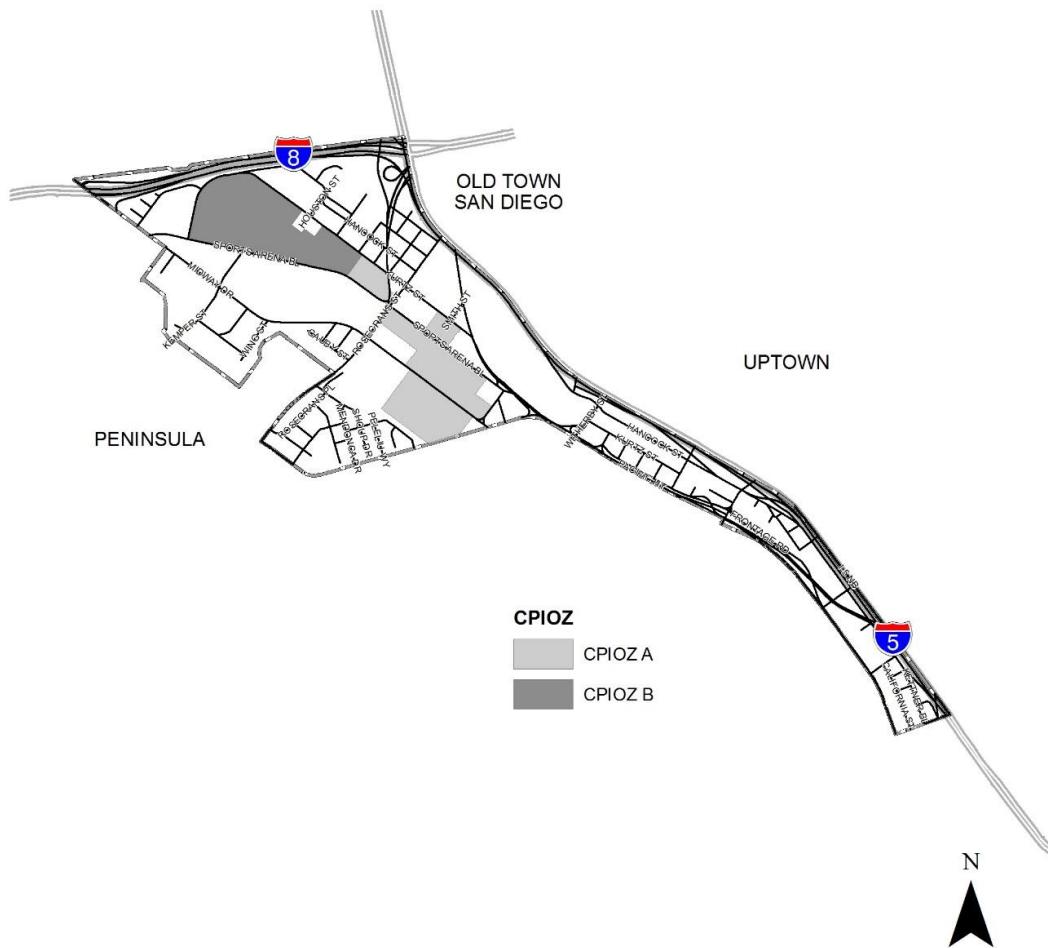


DIAGRAM 132-14D
Midway-Pacific Highway
Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4331 for illustration purposes only.

(Retitled from "Midway-Pacific Highway Corridor Community Plan Implementation Overlay Zone" to "Midway-Pacific Highway Community Plan Implementation Overlay Zone" and amended 10-10-2018 by O-20991 N.S.; effective 11-9-2018.)

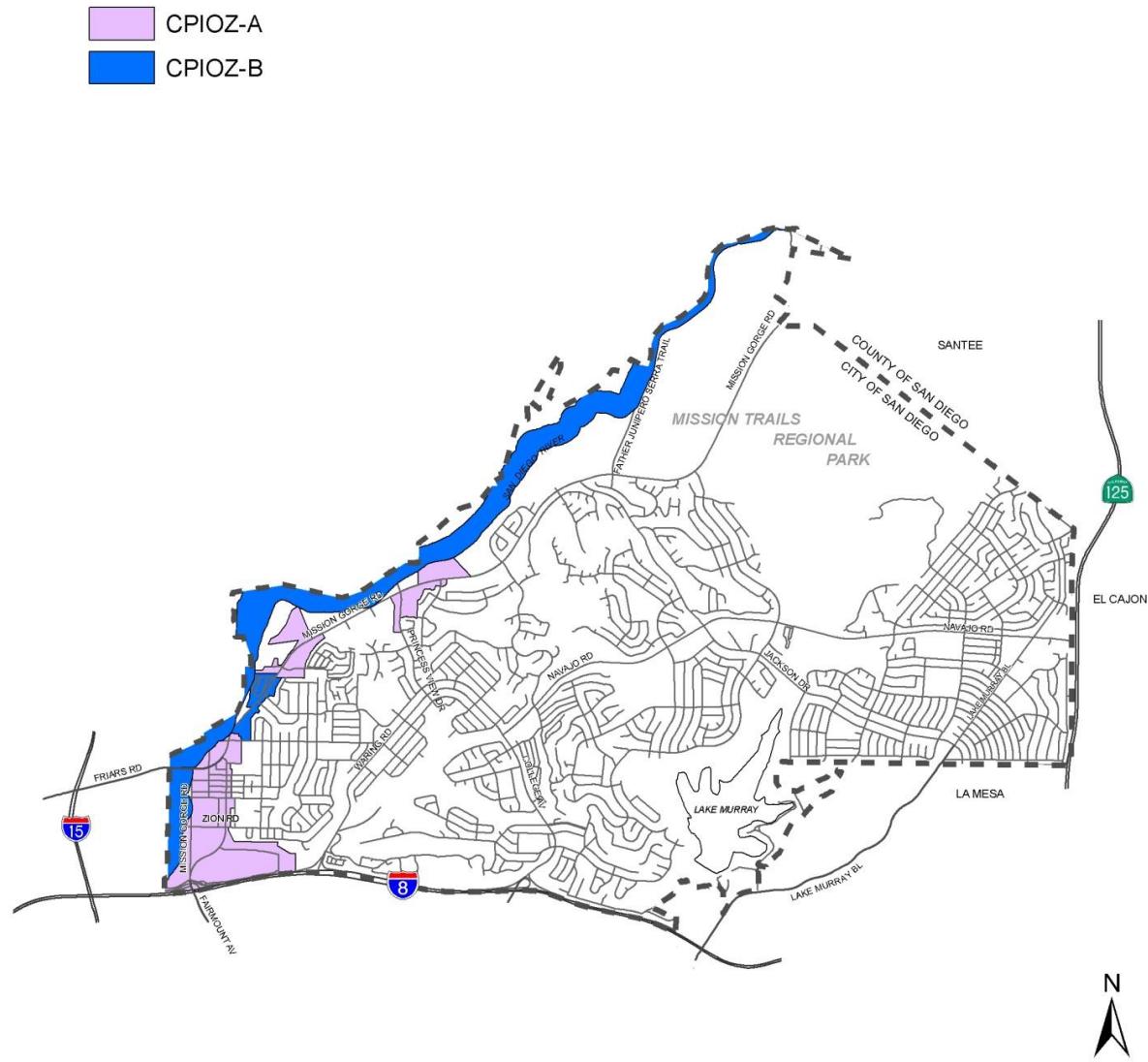


DIAGRAM 132-14E
Navajo Community Plan Implementation Overlay Zone
This is a reproduction of Map Nos. C-954 for illustration purposes only.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 6-18-2013 by O-20265 N.S.; effective 7-18-2013.)

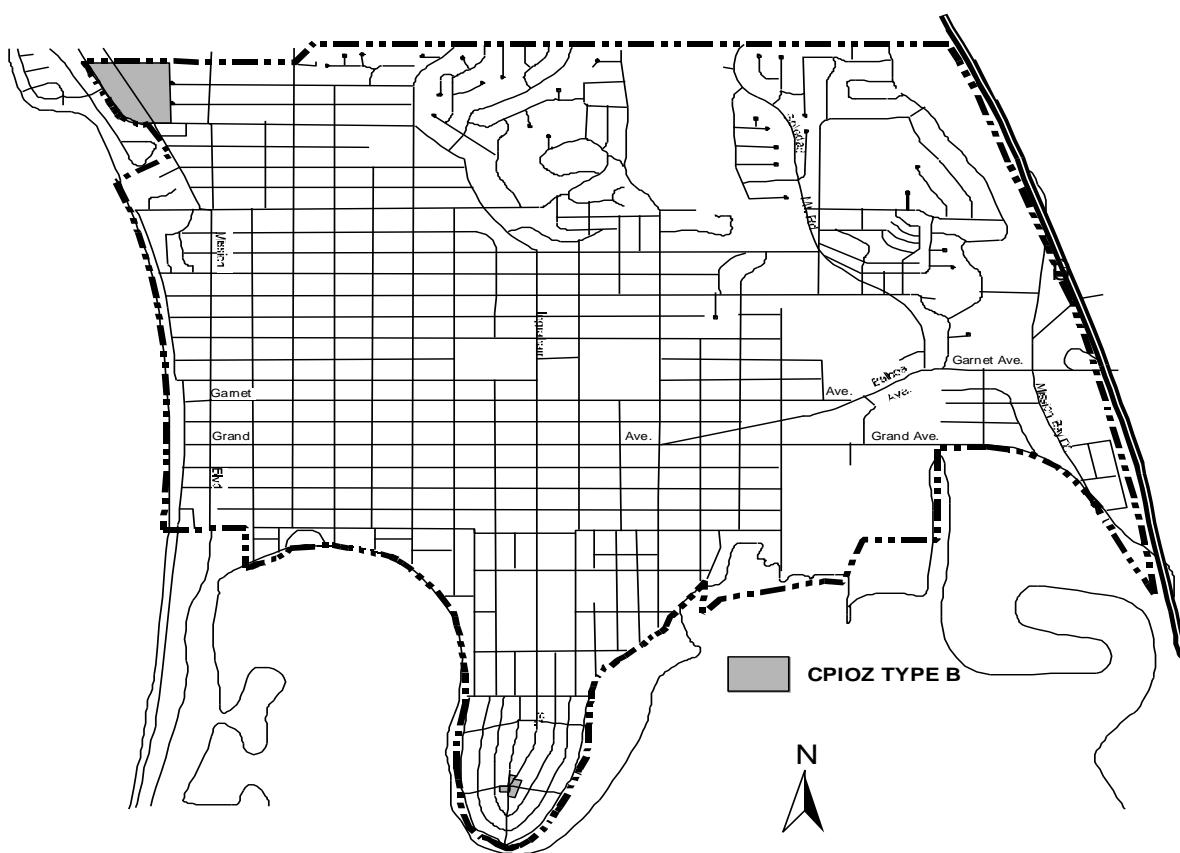


DIAGRAM 132-14F

Pacific Beach Community Plan Implementation Overlay Zone

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

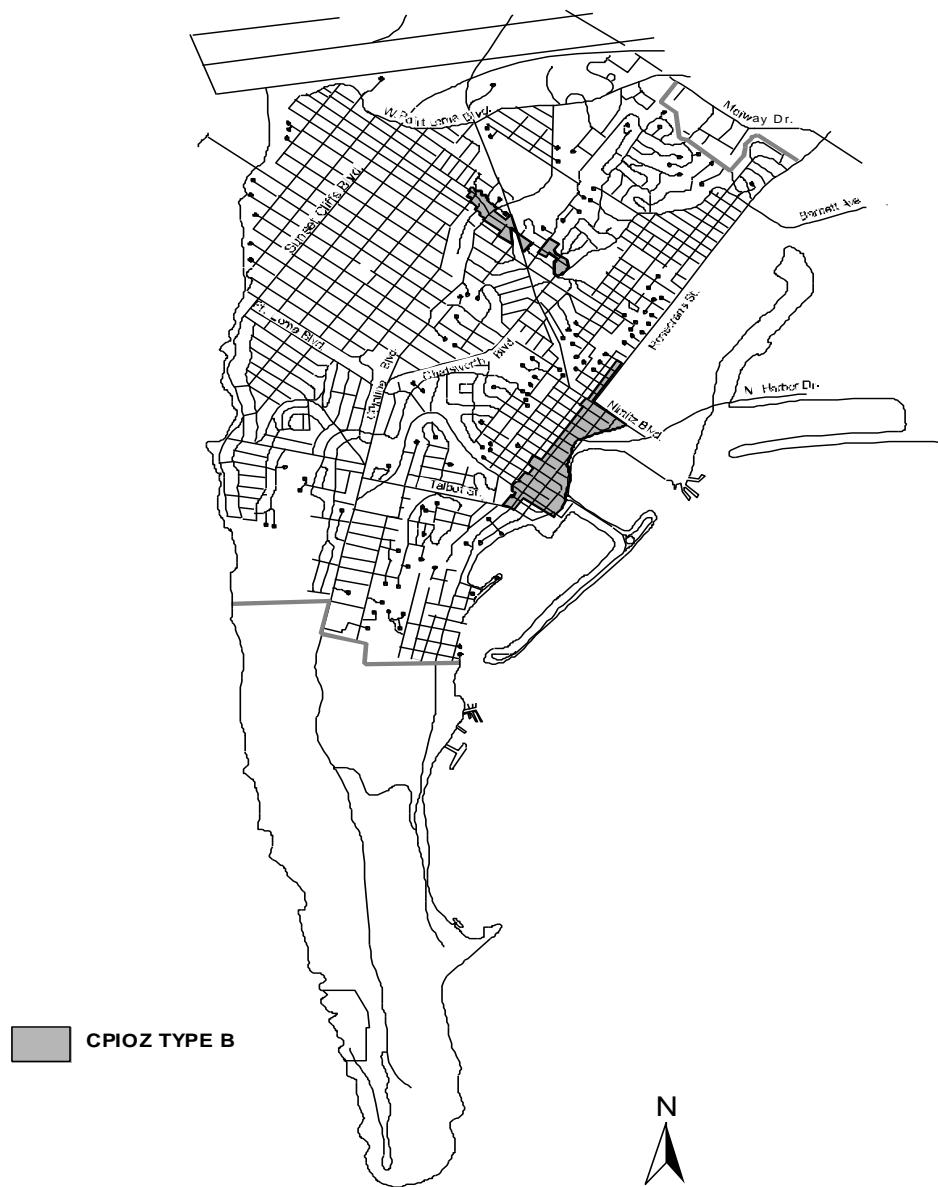


DIAGRAM 132-14G

Peninsula Community Plan Implementation Overlay Zone

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

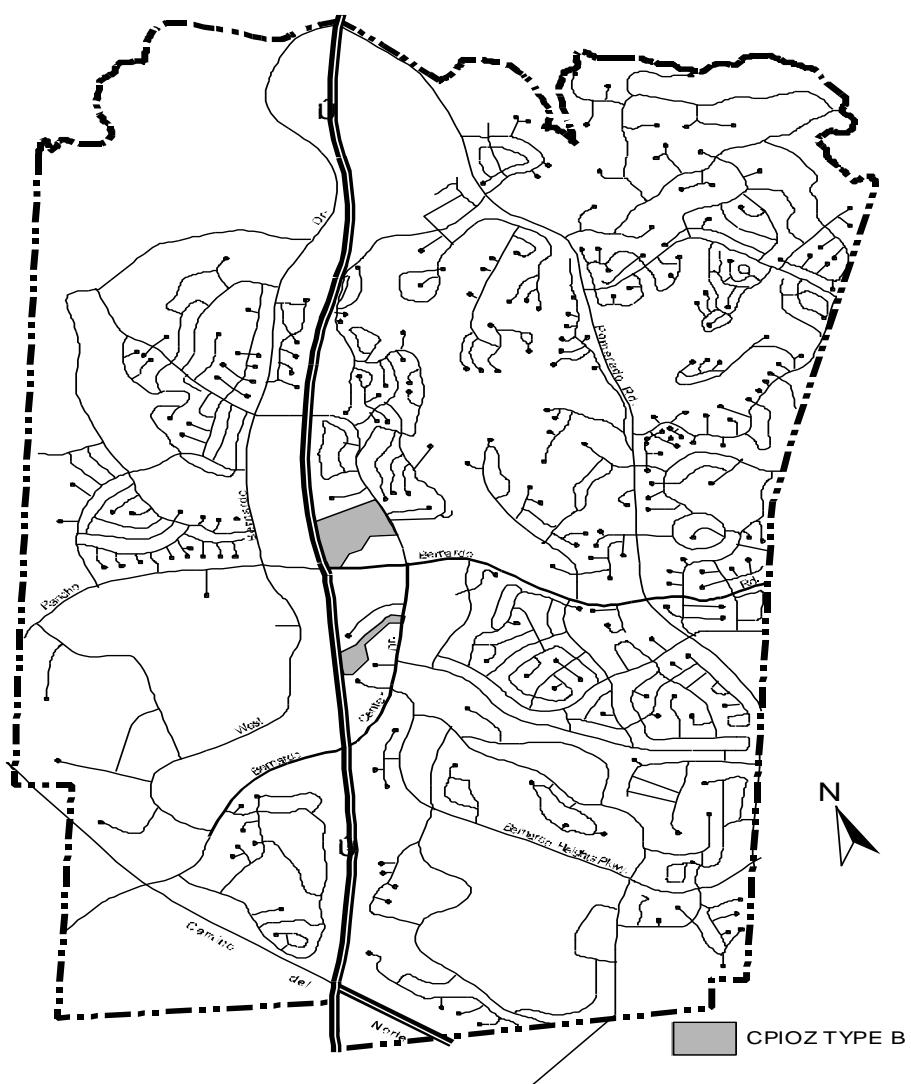


DIAGRAM 132-14H
Rancho Bernardo Community Plan Implementation Overlay Zone
This is a reproduction of Map No. C-773.1 for illustration purposes only.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)



CPIOZ

Community Plan Implementation Overlay Zone
(Type B)

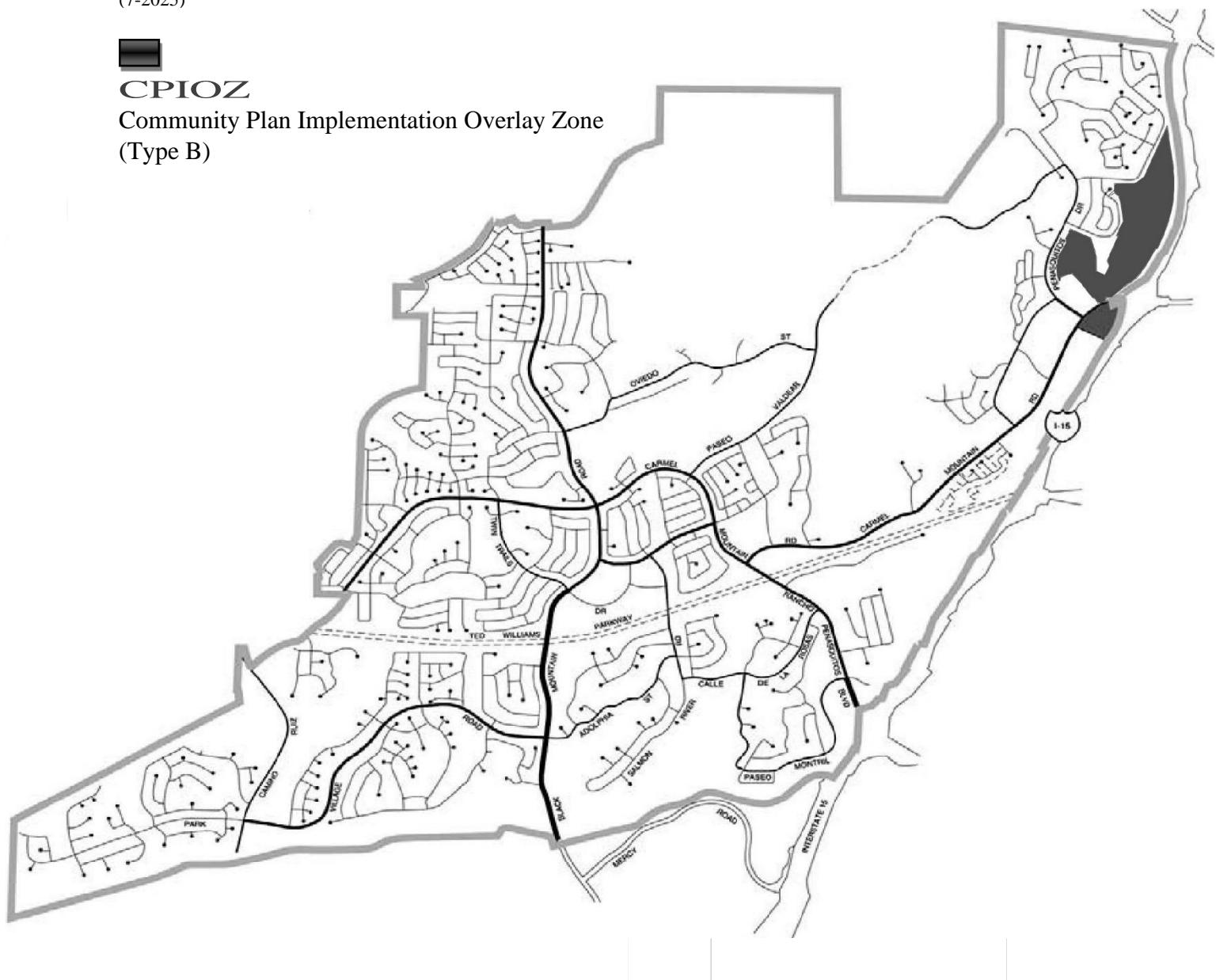


DIAGRAM 132-14I

Rancho Peñasquitos Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4025 for illustration purposes only.

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

(Amended 6-29-2021 by O-21345 N.S.; effective 7-29-2021.)

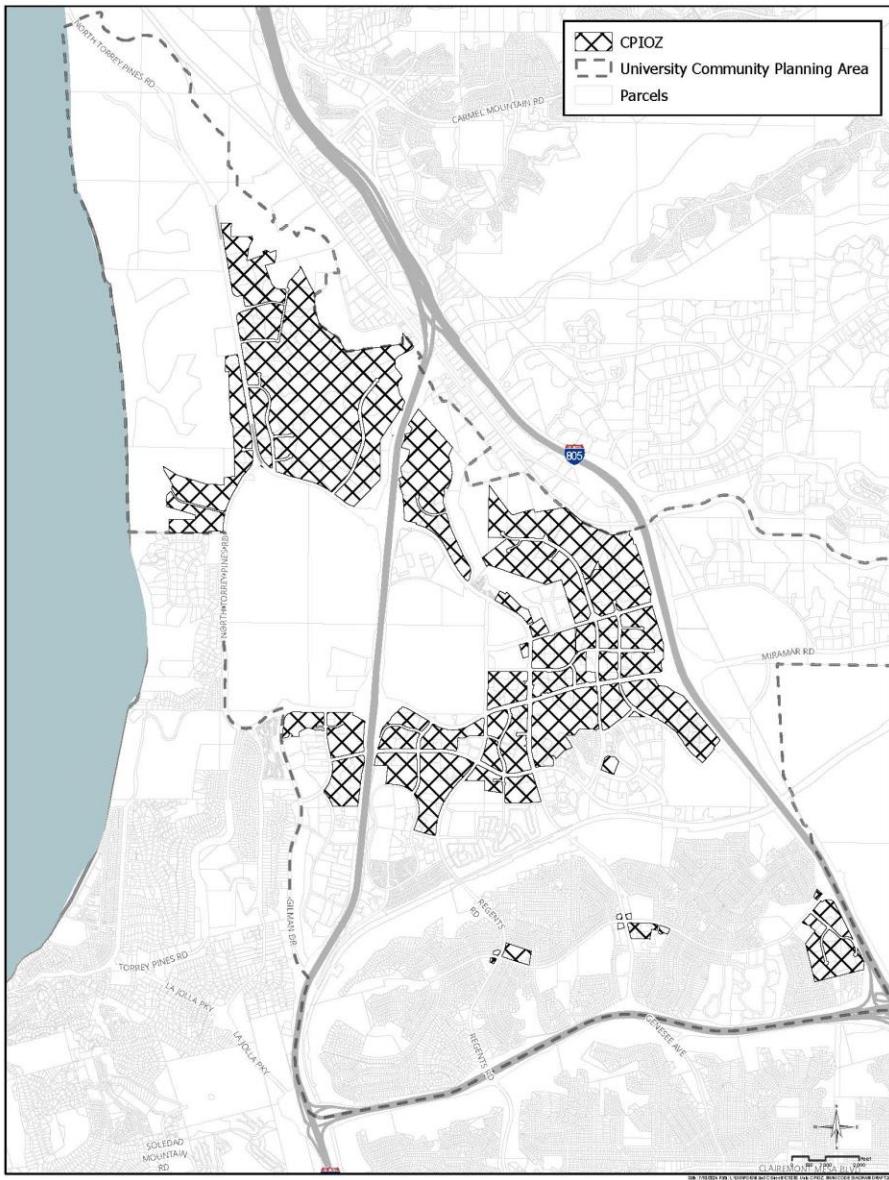


DIAGRAM 132-14J

University Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-1030 for illustration purposes only.

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

(Amended 9-17-2024 by O-21868 N.S.; effective 12-1-2024.)

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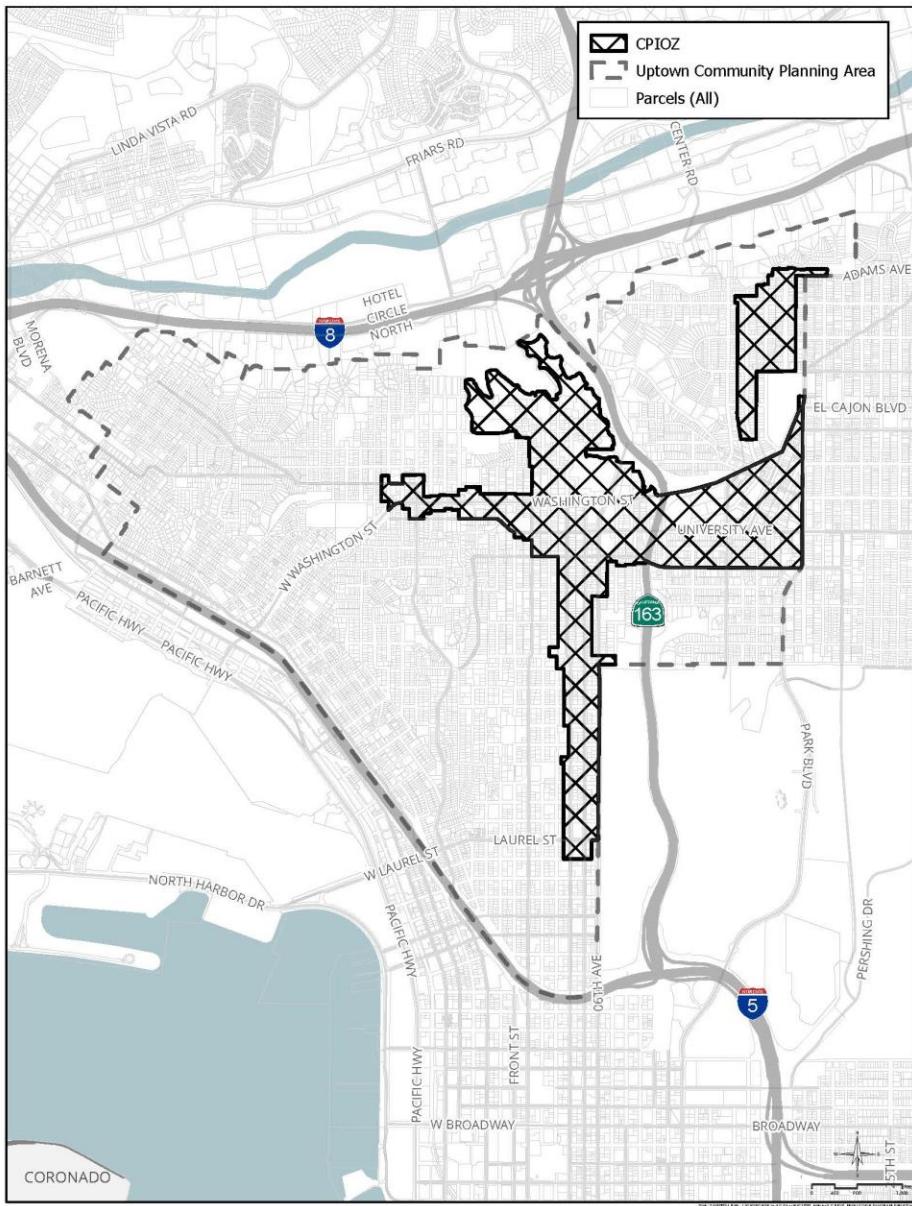


DIAGRAM 132-14K

Uptown Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-1032 for illustration purposes only.

(Amended 6-29-2018 by O-20957 N.S.; effective 7-29-2018.)

(Amended 9-17-2024 by O-21866 N.S.; effective 12-1-2024.)

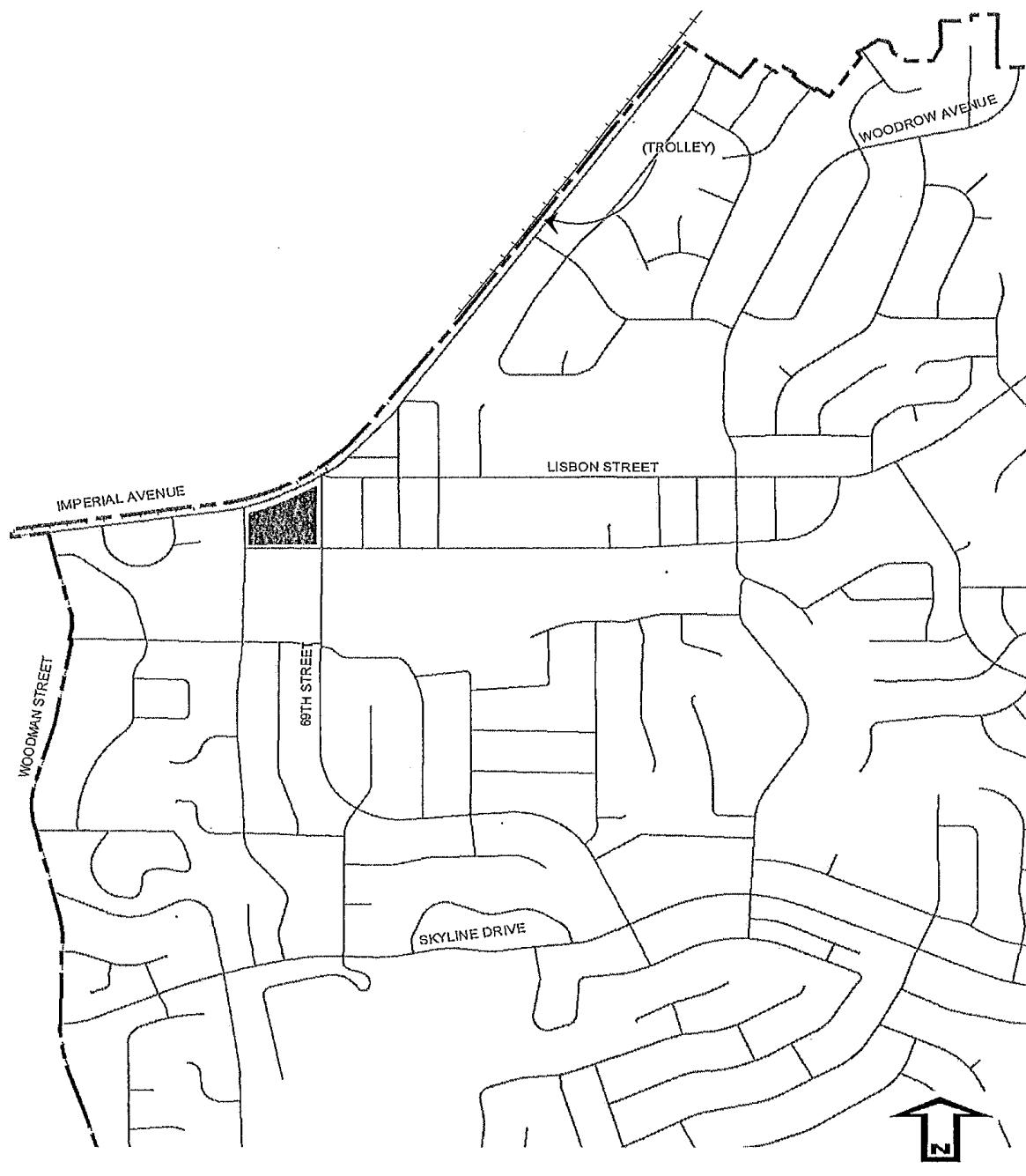


DIAGRAM 132-14L
Skyline-Paradise Hills Community Plan Implementation Overlay Zone

This is reproduction of Map No. V-2 for illustration purposes only.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

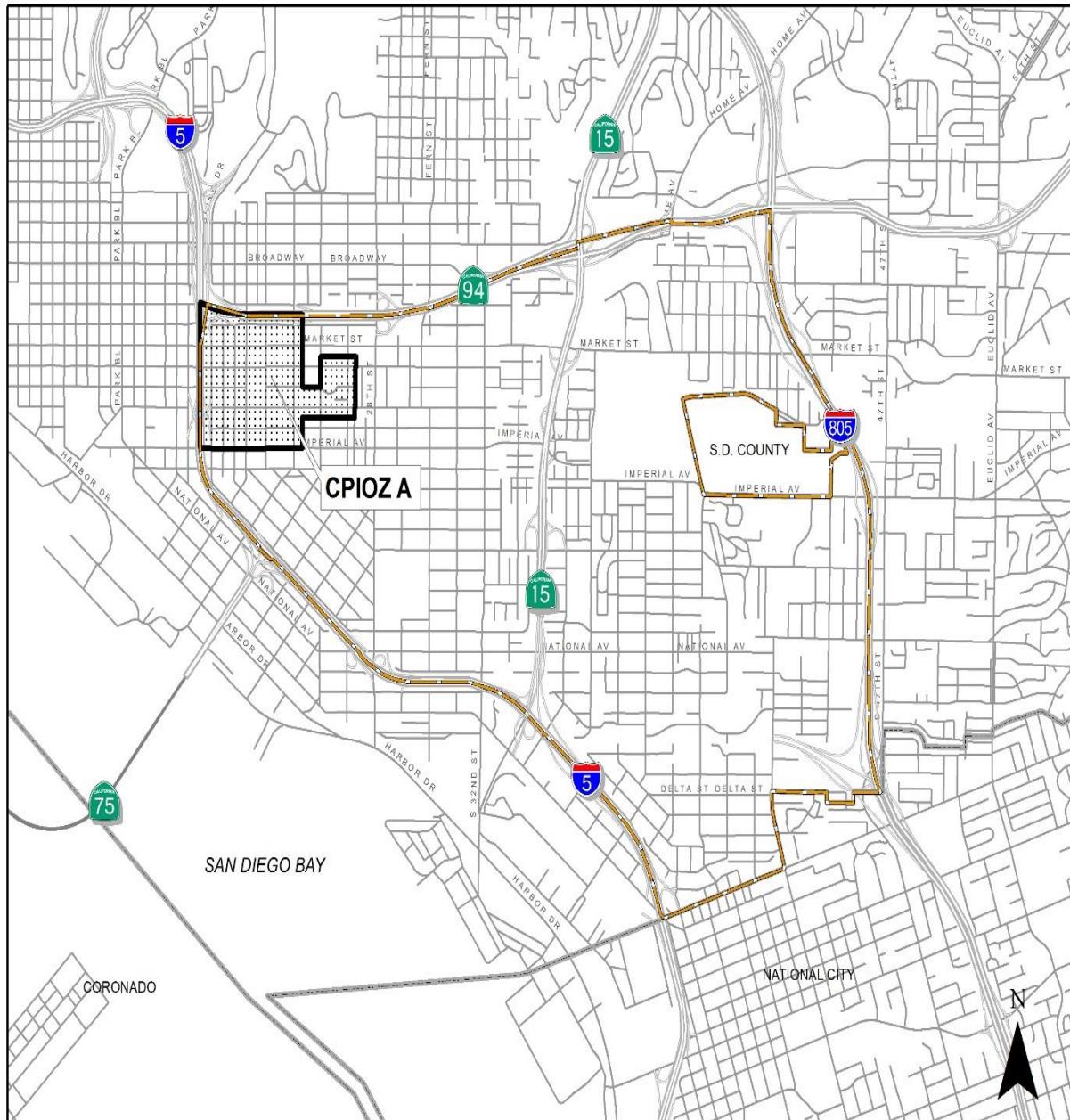
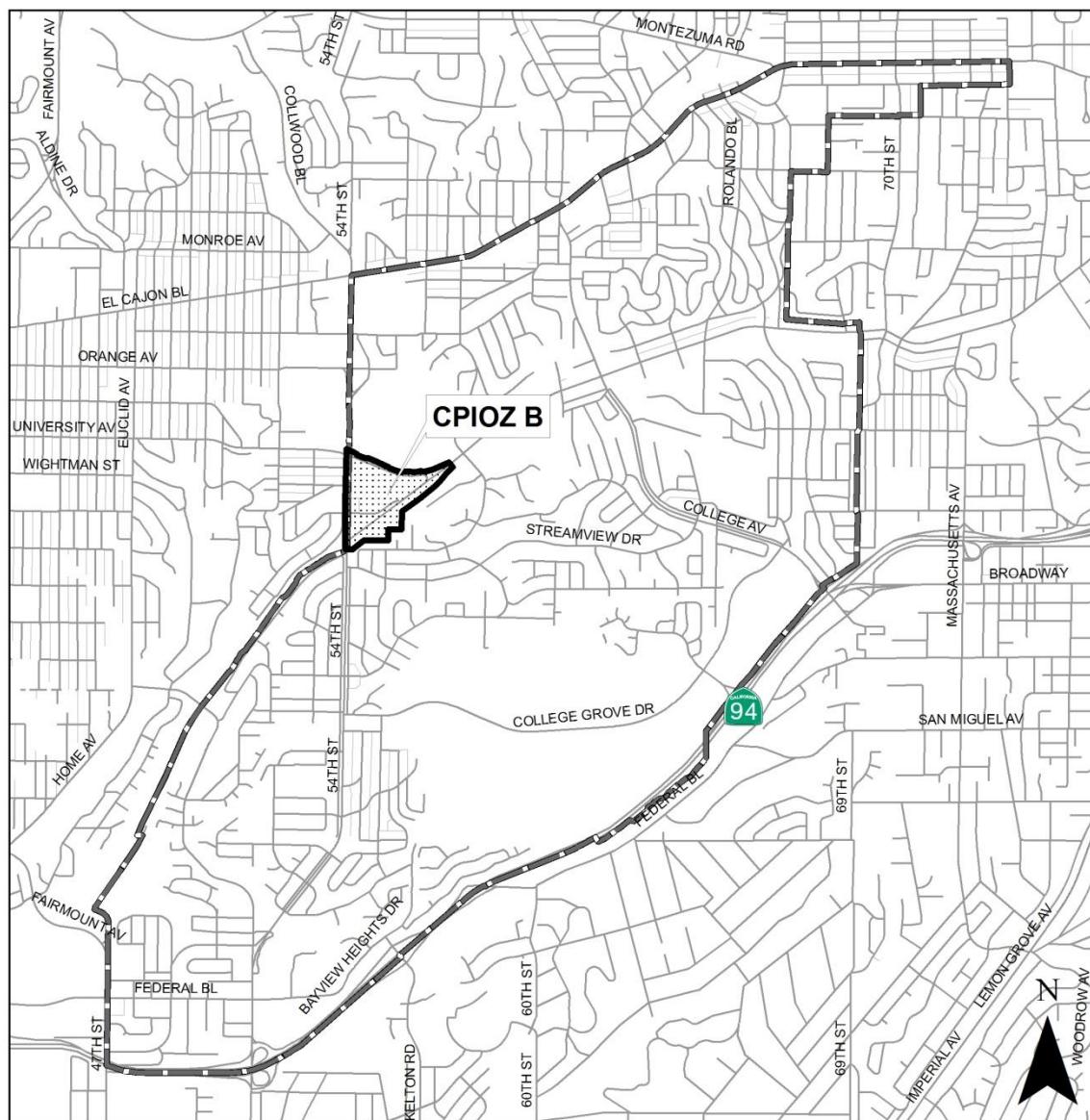


DIAGRAM 132-14M
Sherman Heights and Grant Hill Historic Districts

This is a reproduction of Map No. B-4312 for illustration purposes only.

(Added new Diagram 132-14M titled "Sherman Heights and Grant Hill Historic Districts" and amended 12-15-2015 by O-20581 N.S.; effective 1-14-2016.)

**DIAGRAM 132-14N****Mid-City Eastern Area - Chollas Triangle Community Plan Implementation Overlay Zone**

This is a reproduction of Map No. B-4310 for illustration purposes only.

(Added 7-28-2015 by O-20540 N.S.; effective 8-27-2015.)

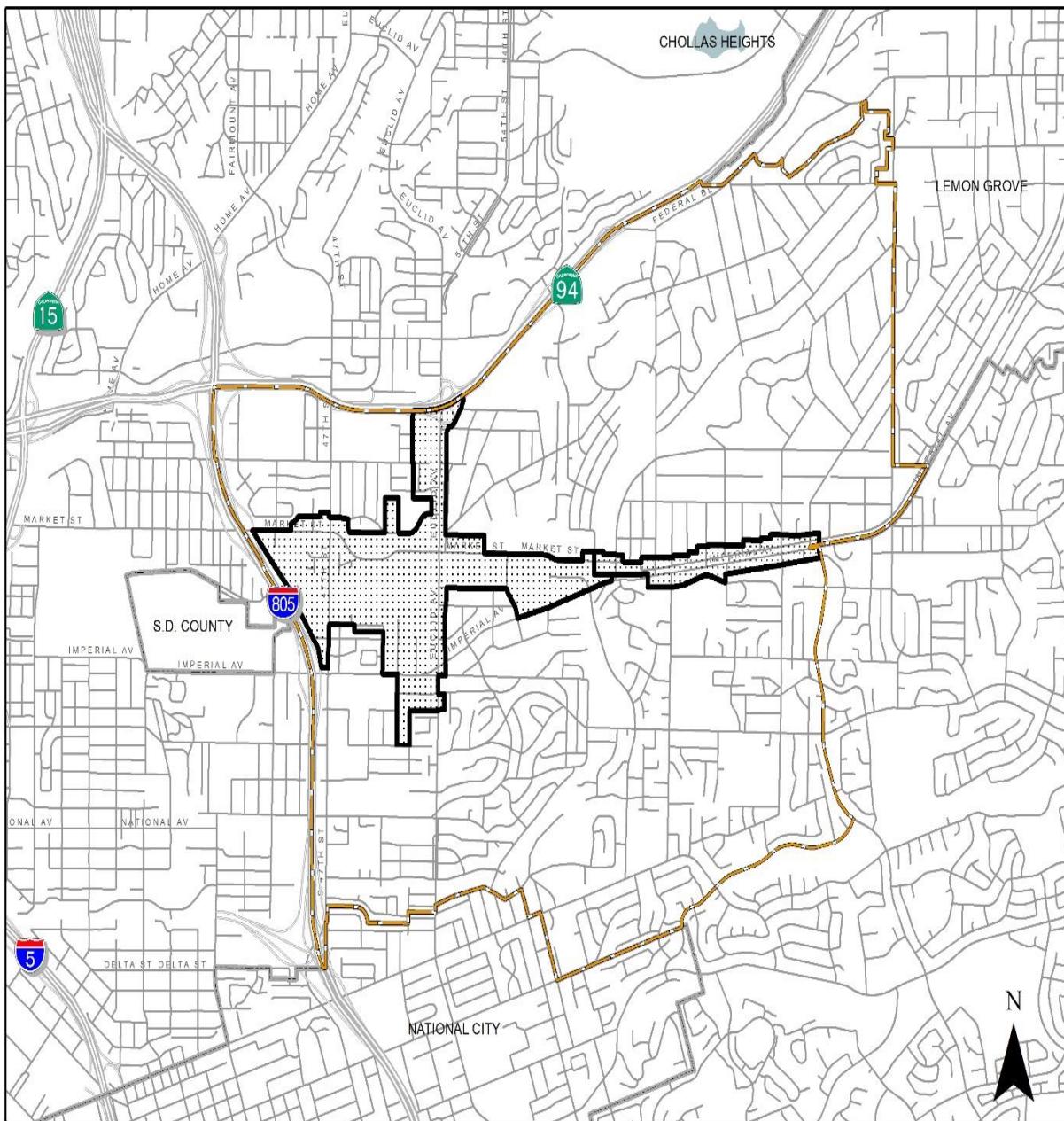


DIAGRAM 132-14O
Encanto Neighborhoods Community Plan Implementation Overlay Zone

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(Added 12-15-2015 by O-20581 N.S.; effective 1-14-2016.)

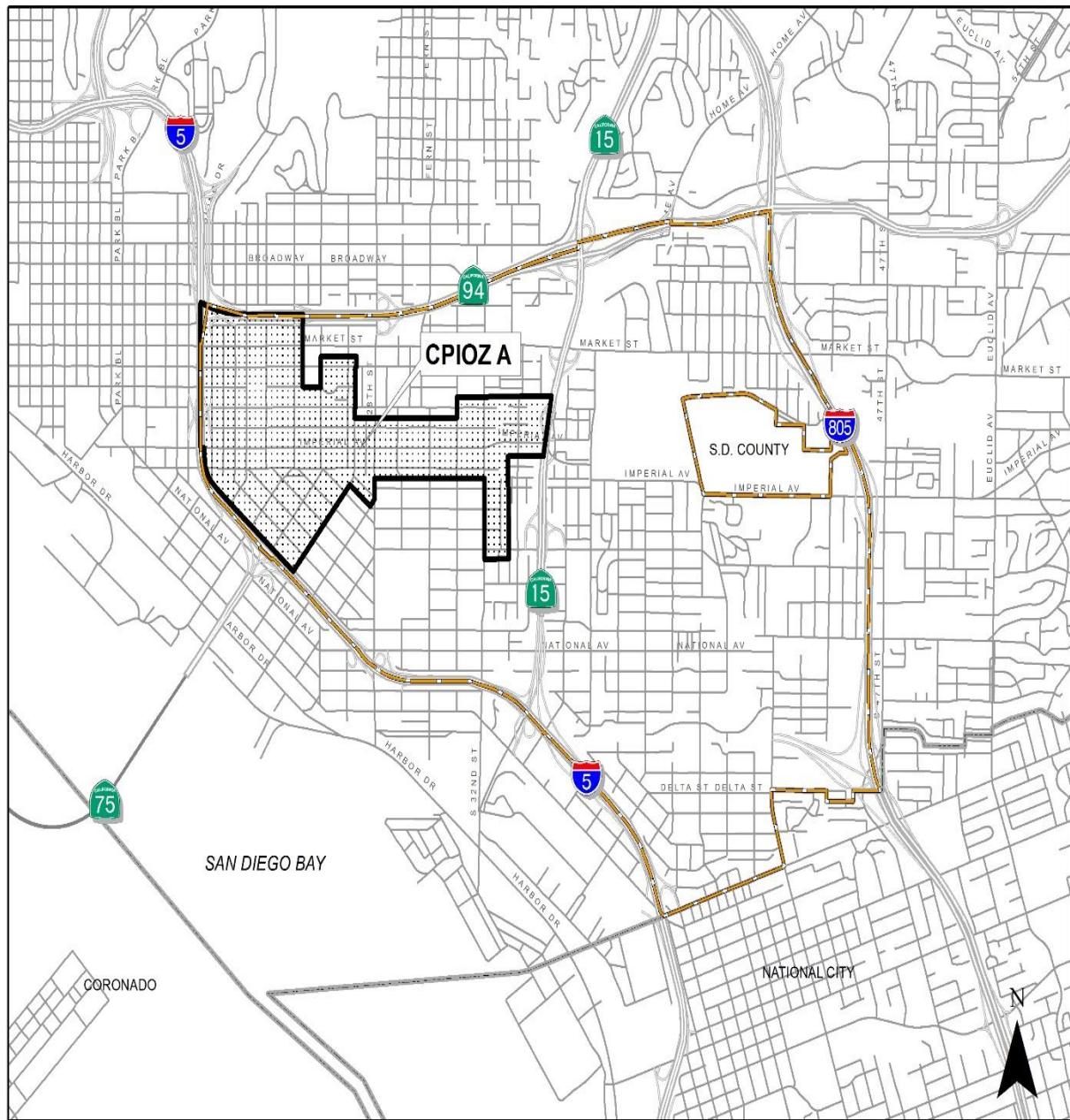


DIAGRAM 132-14P
Southeastern San Diego Community Plan Implementation Overlay Zone

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(Added 12-15-2015 by O-20581 N.S.; effective 1-14-2016.)

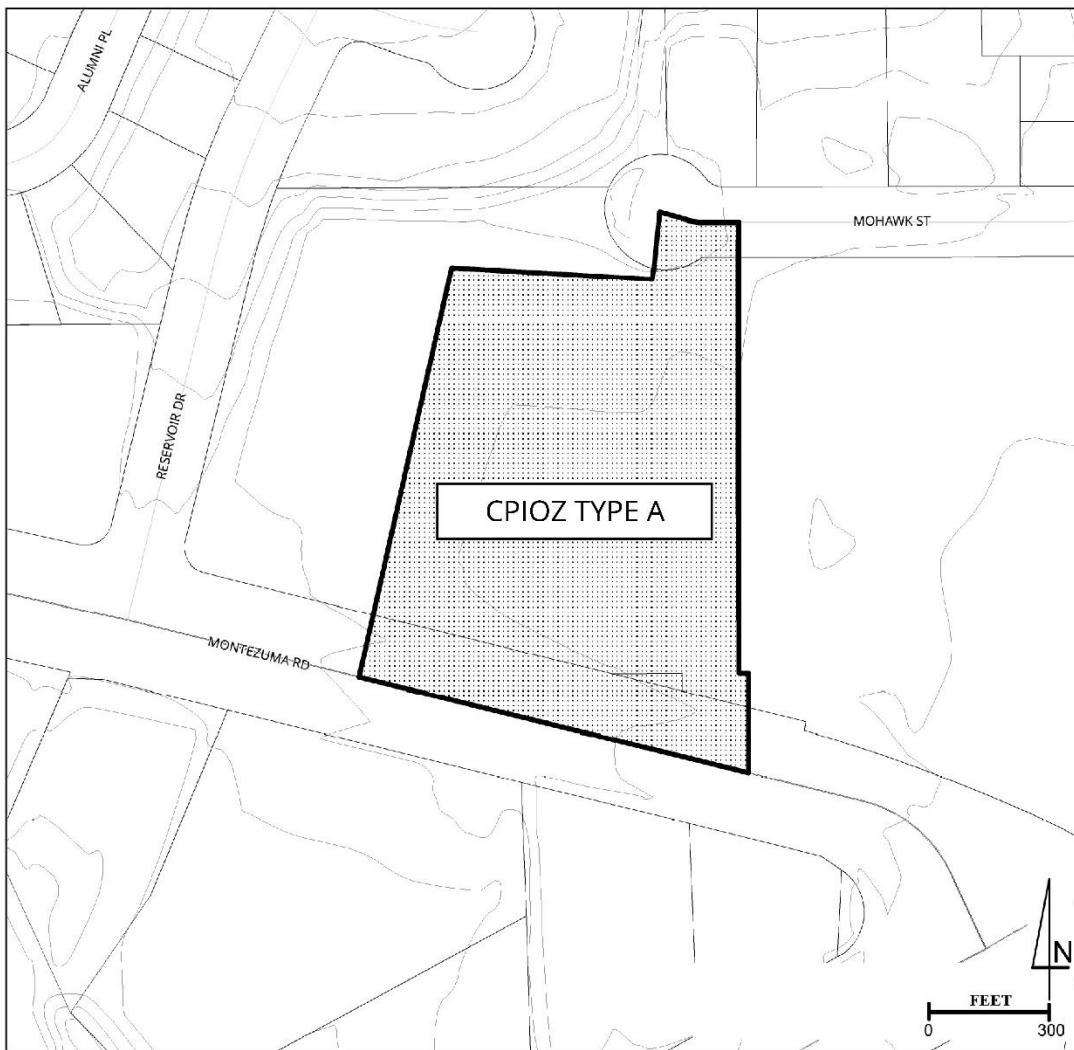


DIAGRAM 132-14Q

College Area Community Plan Implementation Overlay Zone

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(Added 7-9-2019 by O-21097 N.S.; effective 8-8-2019.)

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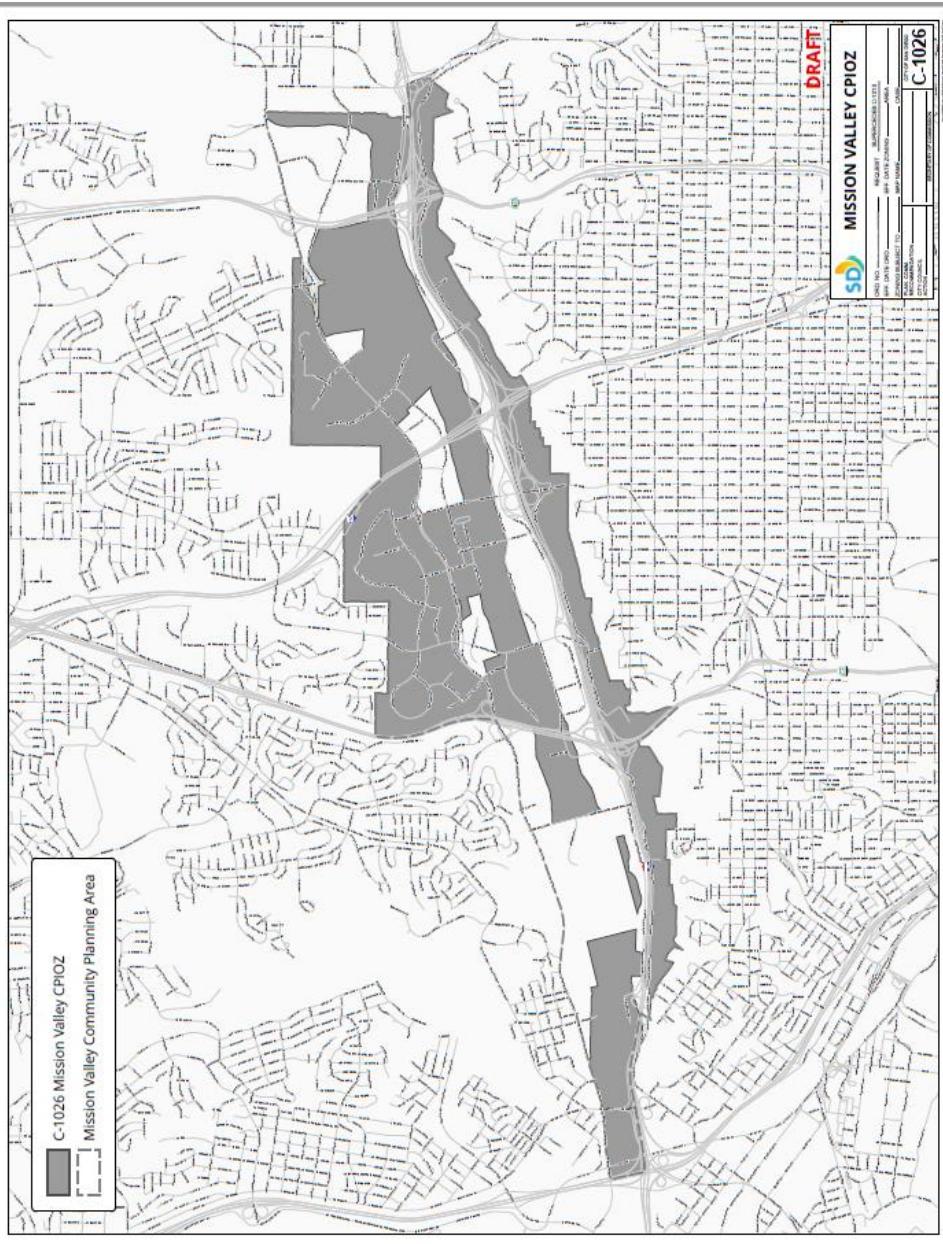


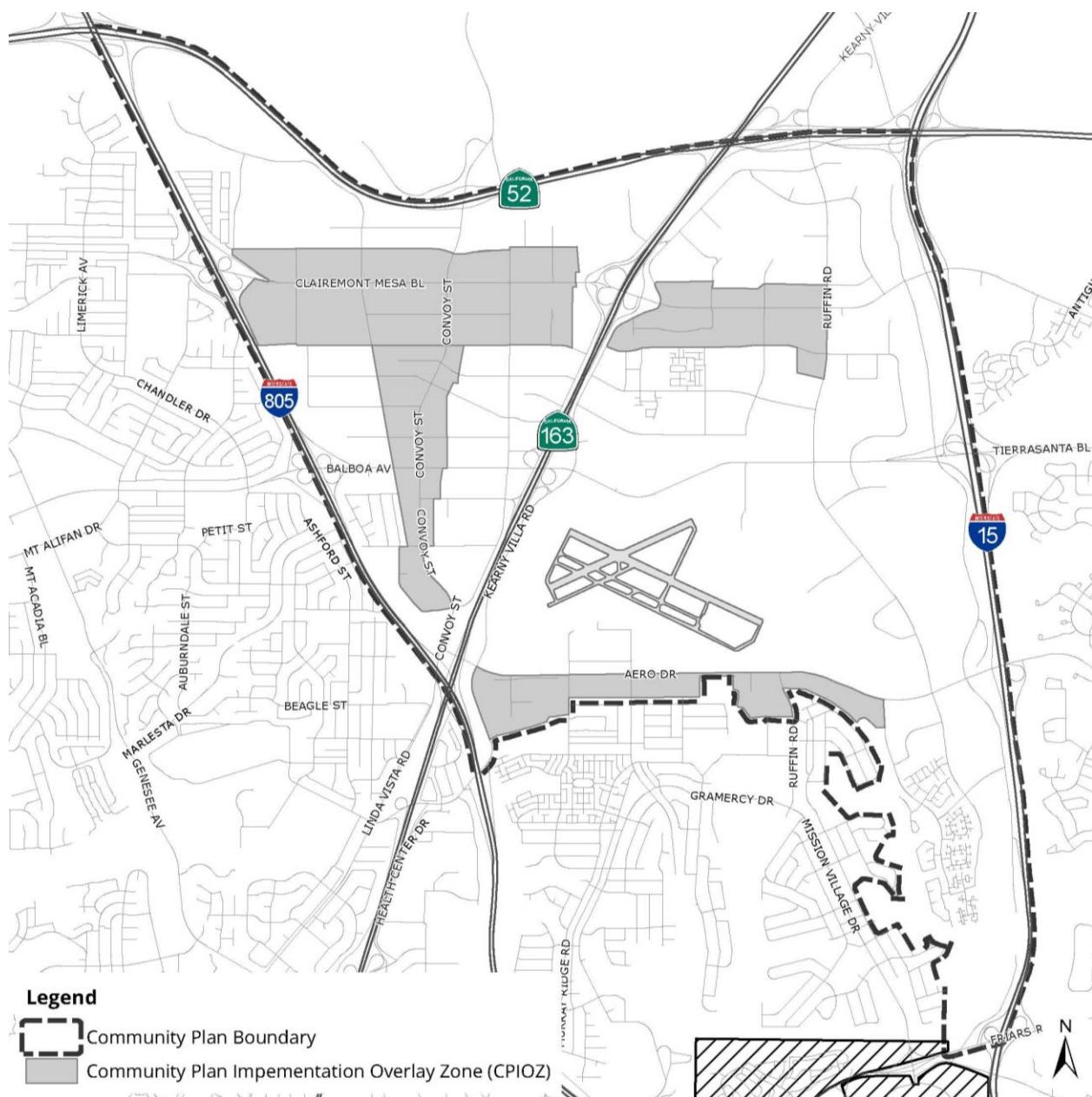
DIAGRAM 132-14R

Mission Valley Community Plan Implementation Overlay Zone

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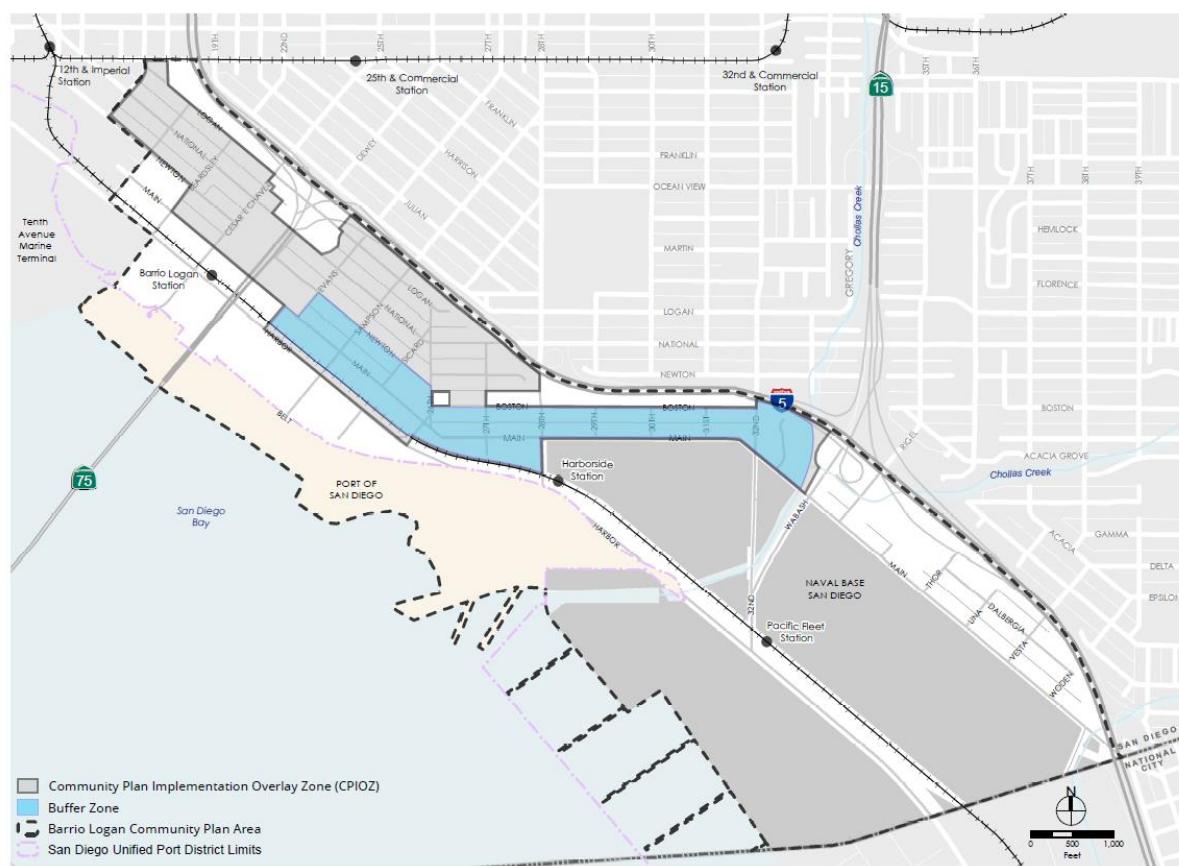
(Amended 12-8-2020 by O-21264 N.S.; effective 1-7-2021.)

(Amended 8-1-2023 by O-21709 N.S.; effective 8-31-2023.)

**DIAGRAM 132-14S****Kearny Mesa Community Plan Implementation Overlay Zone**

This is a reproduction of Map. No. C-1011 for illustration purposes only.

(Added 12-9-2020 by O-21273 N.S.; effective 1-8-2021.)

**DIAGRAM 132-14T****Barrio Logan Community Plan Implementation Overlay Zone**

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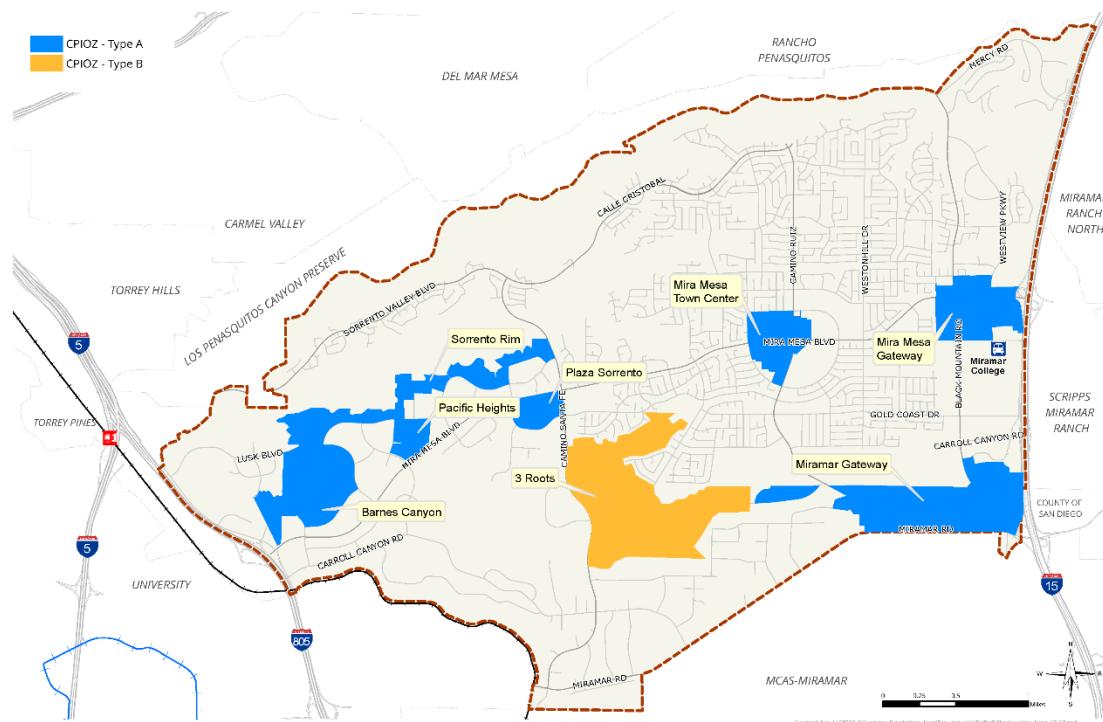
(Added 1-27-2022 by O-21411 N.S.; effective 2-26-2022.)

(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.

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**DIAGRAM 132-14U****Mira Mesa Community Plan Implementation Overlay Zone**

This is a reproduction of Map. No. C-1025 for illustration purposes only.

(Added 1-13-2023 by O-21593 N.S.; effective 2-12-2023.)

[Editors Note: Amendments as adopted by O-21593 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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§132.1404 Public Right Right-of-Way In Lieu Fee

- (a) Community Plan Implementation Overlay Zones may contain supplemental development regulations for public *right-of-way* improvements identified in a *land use plan*. An *applicant* shall pay the Public Right-of-Way in Lieu Fee if either occurs:
- (1) The *applicant* demonstrates that the construction of the public *right-of-way* improvements would create unsafe drainage, traffic, or pedestrian circulation conditions to the satisfaction of the City Engineer; or
 - (2) The City Engineer, in his or her sole discretion, determines that the public *right-of-way* improvements would create unsafe drainage, traffic, or pedestrian circulation conditions.
- (b) The *applicant* shall pay the Public Right-of-Way in Lieu Fee to the “Public Right-of-Way in Lieu Fee Fund,” in accordance with an adopted City Council Resolution.
- (b) The *applicant* shall pay the Public Right-of-Way in Lieu Fee prior to requesting the final inspection of the first *dwelling unit* in the *development* to the “Public Right-of-Way in Lieu Fee Fund.”

(“*Public Right-of-Way In Lieu Fee*” added 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.

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§132.1405 Conflicts between Supplemental and Base Zone Regulations

If there is a conflict between the supplemental development regulations for a Community Plan Implementation Overlay Zone and the development regulations of the applicable base zone, the Community Plan Implementation Overlay Zone supplemental development regulation shall apply.

(“Conflicts between Supplemental and Base Zone Regulations” added 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.

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