

## Article 2: Overlay Zones

### Division 12: Mission Trails Design District

(“Mission Trails Design District” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

#### §132.1201 Purpose of the Mission Trails Design District

- (a) The purpose of the Mission Trails Design District is to provide supplemental development regulations for property surrounding Mission Trails Regional Park and the San Diego River Park. The intent of these regulations is to ensure that *development* along the edges of Mission Trails Regional Park and the San Diego River Park enhances the parks’ natural qualities and promotes the aesthetic and functional quality of park/ urbanization relationships, while recognizing the right to reasonable *development* within the Design District.
- (b) The Master Development Plan for Lake Murray, Cowles and Fortuna Mountains Regional Park (renamed Mission Trails Regional Park) that was adopted in 1976 by the City Council recommends the creation of a transitional buffer on the periphery of the park. The Design District is intended to provide guidelines for design and review of *development* proposals surrounding the park to enhance the transition from cityscape to parkscape.

(“Purpose of the Mission Trails Design District” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 6-18-2013 by O-20264 N.S.; effective 7-18-2013.)

#### §132.1202 Where the Mission Trails Design District Applies

- (a) This overlay zone applies to those portions of the Navajo, Tierrasanta, and East Elliott communities that are within the boundaries shown on Map No. C-916, filed in the office of the City Clerk as Document No. OO-15566. These areas are shown generally on Diagram 132-12A.
- (b) Table 132-12A shows 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 132-12A**  
**Mission Trails Design District Applicability**

<b>Type of <i>Development</i> Proposal</b>	<b>Supplemental Development Regulations</b>	<b>Required Permit Type/ Decision Process</b>
(1) Interior or exterior repairs or modifications	Exempt from this Division	No permit required by this Division
(2) Any <i>development</i> of new <i>structures</i> , expansion of existing <i>structures</i> , grading on property zoned RS, RX, or RT within the Navajo or Tierrasanta communities as shown on Map No. C-916, or more than 235 feet from the edge of the 100-year <i>floodway</i> as mapped by the Federal Emergency Management Agency on the date the <i>development</i> application is <i>deemed complete</i> .	Exempt from this Division	No permit required by this Division
(3) Any other <i>development</i> of new <i>structures</i> , alteration of existing <i>structures</i> , or grading in the Mission Trails Design District	Refer to the Mission Trails Design District Design Manual	Site Development Permit/ Process Three
(4) Any <i>development</i> of new <i>structures</i> , expansion or alteration of existing <i>structures</i> , or grading on property within 235 feet of the edge of the 100-year <i>floodway</i> as mapped by the Federal Emergency Management Agency on the date the <i>development</i> application is <i>deemed complete</i> .	Refer to the Mission Trails Design District Design Manual	Site Development Permit/ Process Three

*(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)*  
*(Amended 6-18-2013 by O-20264 N.S.; effective 7-18-2013.)*  
*(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) ]

## §132.1205 Supplemental Design Criteria

Except for property located within a RS, RX, or RT Zone in the Navajo or Tierrasanta communities, as shown on Map No. C-916, and *development* that does not require a *construction permit*, all proposed *development* shall comply with the design criteria and standards of the Mission Trails Design Guidelines in the Land Development Manual.

*(Amended 10-13-2003 by O-19221 N.S.)*  
*(Amended 6-18-2013 by O-20264 N.S.; effective 7-18-2013.)*  
*(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)*

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(“Diagram 132-12-A” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)  
(Amended 6-18-2013 by O-20264 N.S.; effective 7-18-2013.)