

## **Chapter 11**

### **Land Development Procedures**

*(Chapter 11 - "Land Development" repealed 12-9-1997*

*by O-18451 N.S.; effective 1-1-2000.)*

*("Land Development Procedures" added 12-9-1997*

*by O-18451 N.S.; effective 1-1-2000.)*

#### **Article 1: General Rules and Authority**

*("Administration and Procedures" repealed 12-9-1997*

*by O-18451 N.S.; effective 1-1-2000.)*

*("General Rules and Authority" added 12-9-1997*

*by O-18451 N.S.; effective 1-1-2000.)*

#### **Division 1: General Rules for Land Development Code**

*("General Provisions and Definitions" repealed 12-9-1997*

*by O-18451 N.S.; effective 1-1-2000.)*

*("General Rules for Land Development Code" added 12-9-1997*

*by O-18451 N.S.; effective 1-1-2000.)*

## **§111.0101 Title**

- (a) Chapters 11, 12, 13, and 14 of the City of San Diego Municipal Code shall be known collectively, and may be referred to, as the Land Development Code. Chapter 15 of the Municipal Code contains regulations pertaining to Planned Districts as adopted by the City and shall constitute a part of the Land Development Code.
- (b) Chapter 14, Article 5 (Building Regulations), Article 6 (Electrical Regulations), Article 7 (Plumbing Regulations), Article 8 (Mechanical Regulations), Article 9 (Residential Building Regulations), and Article 10 (Green Building Regulations), shall be known as the Building Regulations, the Electrical Regulations, the Plumbing Regulations, the Mechanical Regulations, the Residential Building Regulations, and the Green Building Regulations respectively and may be referred to collectively as the Building, Electrical, Plumbing, Mechanical, Residential Building, and Green Building Regulations.

*("Purpose and Intent" repealed and "Title" added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)*

*(Amended 3-27-2007 by O-19603 N.S.; effective 4-26-2007.)*

*(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)*

**§111.0102 Purpose of the Land Development Code**

The Land Development Code sets forth the procedures used in the application of land use regulations, the types of review of *development*, and the regulations that apply to the use and *development* of land in the City of San Diego. The intent of these procedures and regulations is to facilitate fair and effective decision-making and to encourage public participation.

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

**§111.0103 Headings in the Land Development Code**

The headings set forth in the Land Development Code are inserted for convenience of reference only and do not define, describe, or limit the scope, meaning, or intent of any provision of the Land Development Code.

*(“Hierarchy of Authority” repealed and “Headings in the Land Development Code” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§111.0104 Retention of Existing Ordinances, Rules, or Regulations**

Where the Land Development Code imposes a greater restriction upon *development* than is imposed or required by other ordinances, rules, or regulations the provisions of the Land Development Code supercede those other ordinances, rules, or regulations unless otherwise specifically stated.

*(“Additional Requirements” repealed and “Retention of Existing Ordinances, Rules, or Regulations” added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)*

**§111.0105 Hierarchy of Decision-Making Authority**

For purposes of the Land Development Code, the hierarchy of decision-making authority for acting upon an application for a permit, map, or other matter is as follows in descending order:

- (a) City Council;
- (b) Planning Commission;
- (c) Hearing Officer; and
- (d) City Staff.

*(“Diagrams” repealed and “Hierarchy of Decision-Making Authority” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

*(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)*

**§111.0106    Land Development Manual**

- (a) The City may establish and adopt submittal requirements, review procedures, and standards and guidelines for *development* to supplement the Land Development Code. These support documents shall be known collectively as the Land Development Manual.
- (b) The Land Development Manual may be amended on a quarterly basis or as needed to comply with revisions to local, state, or federal law. The Land Development Manual may be amended in one of the following ways.
  - (1) Minor amendments shall be approved by the City Manager after considering public comments according to the process established in the Land Development Manual. Minor amendments shall include changes to clarify language or concepts, to reformat or reorganize language, or to reflect new or outdated technology or techniques.
  - (2) Major amendments to the Land Development Manual shall be approved by the City Council. Major amendments shall include the creation or elimination of a chapter or chapters, or the significant revision of a chapter or chapters that exceeds the requirements to qualify as a minor amendment as provided in Section 111.0106(b)(1).
- (c) A copy of the Land Development Manual shall be on file in the office of the City Clerk.

*(“Headings” repealed and “Land Development Manual” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

*(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)*

**EDITORS NOTE: The Land Development Manual includes:**

Coastal Bluffs and Beaches Guidelines  
Biology Guidelines  
Historical Resources Guidelines  
Submittal Requirements for Deviations within the Coastal Overlay Zone

See RR-292248 for the Coastal Bluffs and Beaches Guidelines of the Land Development Code; RR-292249 for the Biology Guidelines of the Land Development Code; RR-292250 for the Historical Resources Guidelines of the Land Development Code; RR-292251 for the Submittal Requirements for Deviations within the Coastal Overlay Zone of the Land Development Code.

**§111.0107 Process for Amending the Land Development Code**

- (a) Amendments to the Land Development Code shall be processed as follows:
  - (1) Amendments to the Land Development Code that involve zoning regulations, as defined in California Government Code section 65850, shall be decided by the City Council after a hearing held by the Planning Commission to consider whether to recommend approval, conditional approval, or denial.
    - (A) If the Planning Commission does not make a recommendation within 60 calendar days of the initial Planning Commission hearing, the City Council may take action without a Planning Commission recommendation.
    - (B) Notice of the Planning Commission and City Council hearings shall be provided in accordance with Sections 112.0305 and 112.0307 as applicable.
  - (2) Amendments to the Land Development Code that do not involve zoning regulations, as defined in California Government Code section 65850, shall be decided by the City Council.
- (b) An application for an amendment to the Land Development Code filed by an *applicant* shall identify how the proposed amendment accomplishes at least one of the following goals:
  - (1) Simplifies land development regulations;
  - (2) Clarifies language or concepts within land development regulations;

- (3) Makes the land development regulations more objective;
- (4) Makes the code more adaptable to changes in technology or innovative techniques;
- (5) Eliminates redundancy and contradictions in the land development regulations;
- (6) Maintains a standardized land development regulation framework; or
- (7) Increases predictability in the application of land development regulations.

*(“Process for Amending the Land Development Code” added 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)*