



San Diego Municipal Code Land Development Code

Land Development Manual Introduction



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INTRODUCTION

The Land Development Manual provides information to assist in the processing and review of applications. Volume I establishes requirements for the submittal of applications, including the identification of required fees and deposits. Volume II establishes development standards and guidelines used in the review of applications. The appendices include a number of manuals that were originally adopted in advance of the Land Development Manual. Each will be formally incorporated into the Land Development Manual at the time future amendments are processed. The chapters and appendices of the Land Development Manual are summarized in Table I, including a brief description of each chapter or appendix and the department and division responsible for their implementation.

AMENDMENTS TO THE LAND DEVELOPMENT MANUAL

As provided in Section 111.0106 of the Land Development Code, the Land Development Manual may be amended on a quarterly basis or as needed to comply with revisions to local, state or federal law. Minor amendments are approved by the City Manager while major amendments are approved by the City Council. Amendments to appendices are processed in the same manner as the Land Development Manual itself. Amendments are classified and processed as follows:

Minor Amendment

A minor amendment is a change to clarify language or concepts, to reformat or reorganize text to make it easier to use, or reflect new or outdated technology or techniques that are not substantive to the development review process.

Minor amendments are processed as follows:

1. Minor amendments shall be posted at the City and published in a newspaper of general circulation.
2. A public workshop shall be held on the amendment if requested in writing before the effective date. At the public workshop, the City Manager will consider all written comments and objections of those individuals or groups affected by the amendment. Following the public workshop, the City Manager will approve, modify or reject the proposed amendment.
3. Minor amendments shall be effective and applicable to all applications submitted 30 days after posting at the City and publication, or if approved as a result of a public workshop, shall be posted at the city no later than 10 days after approval and shall become effective and applicable to all applications submitted 30 days after posting.

TABLE I LAND DEVELOPMENT MANUAL SUMMARY

CHAPTER	DESCRIPTION	RESPONSIBLE DEPARTMENT/ DIVISION
VOLUME I: APPLICATIONS		
1. SUBMITTAL REQUIREMENTS	Identifies submittal requirements for all development approval process.	Planning and Development Review
2. FEES AND DEPOSITS	Identifies fees and deposits for all development approval processes.	Planning and Development Review
VOLUME II: DEVELOPMENT REVIEW		
1. BIOLOGY GUIDELINES	Guidelines to aid in the implementation and interpretation of the Environmentally Sensitive Lands Regulations (ESL) and the Open Space Residential (OR-1-2) Zone, and to provide standards for the determination of impact and mitigation under CEQA.	Planning and Development Review/ Land Development Review
2. COASTAL BLUFFS AND BEACHES GUIDELINES	Clarifies environmentally sensitive lands regulations for coastal bluffs and beaches. Explains how to measure coastal bluff edge.	Planning and Development Review/ Land Development Review
3. HISTORICAL RESOURCES GUIDELINES	Guidelines to be used in conjunction with the Historical Resources regulations, including standards for the determination of impacts and mitigation under CEQA and guidelines for the designation of Historical Resources by the Historical Resources Board.	Planning and Development Review/Land Development Review and Community Planning/Urban Design
4. LANDSCAPE STANDARDS	Establishes the landscape standards, guidelines, and criteria for both public and private project necessary to implement the various requirements associated with land development	Planning and Development Review/ Land Development Review
5. STEEP HILLSIDE GUIDELINES	Standards and guidelines intended to assist in the interpretation and implementation of the development regulations for steep hillsides.	Planning and Development Review/ Land Development Review

CHAPTER	DESCRIPTION	RESPONSIBLE DEPARTMENT/ DIVISION
APPENDICES		
A. C.E.Q.A. GUIDELINES; CITY	Local policies and procedures for implementing the California Environmental Quality Act	Planning and Development Review/Land Development Review
B. DRAINAGE DESIGN MANUAL	A guide for designing drainage and drainage- related facilities.	Engineering & Capital Projects/ Design
C. EQUESTRIAN TRAILS AND FACILITIES	Guidelines for development and maintenance, as well as recommendations and priorities for publicly developed equestrian trails.	Community & Economic Development/Community Planning & Development
D. TECHNICAL GUIDELINES FOR GEOTECHNICAL REPORTS	Guidelines for preparation of geotechnical reports.	Planning and Development Review/Plan Check Services
E. LAND DEVELOPMENT AND PUBLIC IMPROVEMENT PLANS; MANUAL FOR	Guidelines for preparation and submittal of grading, landscape, and public improvement plans, including sample bond estimates and drawings.	Planning and Development Review/Land Development Review
F. RECLAIMED WATER MANUAL	Provides standards and guidelines for design and installation of distribution and irrigation systems that use reclaimed water.	Water Utilities/Water Distribution
G. SOLAR DESIGN GUIDELINES FOR SUBDIVISIONS AND PLANNED RESIDENTIAL DEVELOPMENTS	Guidelines for location and orientation of structures to achieve optimal passive solar energy opportunities.	Planning and Development Review/Land Development Review
H. STANDARD DRAWINGS	Includes standard detail and design drawings for various structures, drainage systems, electrical systems, surface improvements, sewage systems, and irrigation systems.	Engineering & Capital Projects/ Design
I. STREET DESIGN MANUAL	Standards and guidelines for the design of public and private streets.	Engineering & Capital Projects/ Design
J. MAPPING AND LAND TITLE DOCUMENT PREPARATION MANUAL	This updated manual is the guide to preparing and processing maps and other land title documents within the City of San Diego.	Planning and Development Review/Land Development Review
K. TEMPORARY OFF-PREMISES SUBDIVISION DIRECTIONAL SIGNS	Application criteria, locational criteria, and construction and maintenance standards.	Planning and Development Review/Land Development Review
L. TRANSIT-ORIENTED DEVELOPMENT DESIGN GUIDELINES	Development patterns and design guidelines to reduce automobile dependence and support alternative modes of transportation.	Planning and Development Review/Community Planning

M. TRIP GENERATION MANUAL	A collection of information about vehicular traffic attracted to and produced by different uses of land.	Planning and Development Review/Community Planning
N. WATER & SEWER DESIGN GUIDE	Summarizes/outlines policy, practices and procedures for planning/design of sewer and water facilities. Development to increase efficiency of W.U.D. operations.	Engineering & Capital Projects/Water & Waste Water Facilities.
O. STORM WATER STANDARDS MANUAL	This manual provides information to applicants for projects processed through the Development Services Department (DSD), on how to comply with the permanent and construction storm water quality requirements for new development projects in the City of San Diego. This manual further guides the project applicant through the selection, design, and incorporation of storm water Best Management Practices (BMPs) into the project's design plan.	Planning and Development Review/Land Development Review