

Official Zoning Map
Information for CPC meeting of April 27, 2004

Current zoning for the City of San Diego is not available in either digital or in a mapped format. The mapped information was last consistently maintained in the early 1980's, and since that time has required manual research by property owners and staff to verify the current zoning of any specific property. This process is time intensive and can result in errors and delay the development review process.

To improve this service, staff in the Development Services Department has over the past few years conducted extensive research on zoning actions citywide and has created a zoning action index to aide in zoning research. This index identifies all rezonings that have occurred for each lot in the City and provides a starting point for customers and staff to research the current zoning.

As part of the Development Services Department fee proposal adopted by Council in 2003, an additional fee was added to allow the Department over the next five years to complete research on the most current rezonings throughout the City and to begin to automate the zoning layer for access by the public. An alternative to this longer term approach to produce an official zoning map would be for staff to use the most current rezoning action from the index developed by the department and publish this for approval by City Council as the official zoning map of the City of San Diego as provided by Land Development Code Section 131.0103. This map would then reflect the City's most current information on existing zoning throughout the City.

In conjunction with this action, staff would also develop a process where a property owner that disputed the current zoning as reflected on this official zoning map could make application and provide documentation to support their contention. If documentation supported their position, then staff would revise the official zoning map accordingly. If the property owner disagreed with the staff's conclusion, then the property owner could process a rezoning request in accordance with the LDC (Process 5 Decision, recommendation by Planning Commission with final Action by City Council).

The benefit of this alternative to create an official zoning map is the reduction in time to produce an official map and the reduction in time to automate it for access by the public. In addition, it would establish a starting point for zoning Citywide so that staff could then focus on maintaining the information to reflect all subsequent zoning actions.