Development Services

THE CITY OF SAN DIEGO

FORM
DS-120
November 2026

Discretionary Permits Conditions Response Matrix

This form is used to confirm that all discretionary permit conditions are properly carried forward and satisfied across ministerial permits, through inspection phases, and ultimately through full project completion. This provides a clear, centralized road map that ensures every requirement agreed upon during the discretionary approval process is accurately communicated to design professionals, review staff, field inspectors, and project owners. By documenting and tracking these conditions from the earliest entitlement stages through construction and final inspection, the matrix helps prevent gaps, misinterpretations, and missed obligations. It supports consistent enforcement of project-specific conditions, promotes accountability across all participating disciplines and improves coordination between permitting, design and construction teams.

Project & Approval Information
Discretionary Projects, Project Number (PRJ) and Approval Numbers (PMT):
Building Projects, Project Number (PRJ) and Approval Numbers (PMT):
Engineering Projects, Project Number (PRJ) and Approval Numbers (PMT):

TABLE A-1: Keep the condition numbers exactly as they appear in the approved Discretionary Permit or in the Draft Conditions if concurrent processing is being used (see DS-168: www.sandiego.gov/sites/default/files/ds168.pdf). Refer to the example Table A-2 on pg. 7 & Table A-3 on pg. 8 for generic suggestions about how to complete this table. Add additional tables if needed.

Condition No.	Condition Category Name	Summary of Condition	Trigger	Resolved By	Responsible Review Discipline	Response	Date Resolved

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TABLE A-2: (EXAMPLE TABLE) For a Coastal Development Permit (CDP) or Conditional Use Permit (CUP).

Condition No.	Condition Category Name	Summary of Condition	Trigger	Resolved By	Responsible Review Discipline	Response	Date Resolved
1	Standard Condition	Signatures and Recordation	Application	Issuance		Acknowledged	x/x/xx
2	Environmental/ Mitigation Requirements	Environmental Mitigation Requirements	Application	Inspections	Mitigation Requirements	Notes on plans	x/x/xx
4	Airport Requirements	Avigation Easement	Application	Issuance	Mapping	Issued & Recorded under: PRJ-XXXXXX	x/x/xx
5	Engineering Requirements	Encroachment Maintenance Removal	Application	Issuance	Engineering Building Review	Issued & Recorded under: PRJ-XXXXXX – Tier 3 Hold Prior to Occupancy	x/x/xx
6	Engineering Requirements	City Standard curb, gutter, and sidewalk	Application	Issuance	Engineering Building Review	Currently Reviewed under: PRJ-XXXXXX – Tier 3 Hold Prior to Occupancy	x/x/xx
7	Landscape Requirements	Construction document for revegetation	Application	Inspections	Landscape	Currently Reviewed under: PRJ-XXXXXX – Tier 3 Hold Prior to Occupancy	x/x/xx
8	Multiple Species Conservation Program	Habitat Acquisition Fund payment	Application	Inspections	Landscape	Paid under invoice no. XXXXXX	x/x/xx
9	Planning/Design Requirements	Automobile, motorcycle & bicycle parking	Application	Inspections	Planning	Shown on Site Plan	x/x/xx
10	Transportation Requirements	Right-of-Way dedication	Application	Issuance	Traffic Control	Issued & Recorded under: PRJ-XXXXXX	x/x/xx
11	Park and Recreation	Construction of new park	Application	Inspections	Engineering Building Review	Currently Reviewed under: PRJ-XXXXXX – Tier 3 Hold Prior to Occupancy	x/x/xx

TABLE A-3: (EXAMPLE TABLE) Multiple Approval Type Example Table Such as Planned Development Permit (PDP), Tentative Map (TM), Coastal Development Permit (CDP), Conditional Use Permit (CUP) and Right of Way Vacation (ROWV).

Condition No.	Condition Category Name	Summary of Condition	Trigger	Resolved By	Responsible Review Discipline	Response	Date Resolved
1	ROWV- ROW Vacation Standard Condition	Signatures and Recordation	Application	Recordation		Acknowledged	x/x/xx
2	ROWV -Environmental/ Mitigation Requirements	Environmental Mitigation Requirements	Application	Inspections	Mitigation Requirements	Notes on plans	x/x/xx
3	ROWV - Climate Action Plan Requirements	CAP Consistency Checklist	Application	Issuance	Planning	Submitted Form	x/x/xx
1	TM - Airport Requirements	Avigation Easement	Application	Issuance	Mapping	Issued & Recorded under: PRJ-XXXXXX	x/x/xx
2	TM - Engineering Requirements	Encroachment Maintenance Removal Agreement	Application	Recordation	Engineering Building Review	Issued & Recorded under: PRJ-XXXXXX – Tier 3 Hold Prior to Occupancy	x/x/xx
1	CDP + CUP - Engineering Requirements	City Standard curb, gutter, and sidewalk	Application	Inspections	Engineering Building Review	Currently Reviewed under: PRJ-XXXXXX – Tier 3 Hold Prior to Occupancy	x/x/xx
2	CDP + CUP - Landscape Requirements	Construction document for revegetation	Application	Issuance	Landscape	Currently Reviewed under: PRJ-XXXXXX – Tier 3 Hold Prior to Occupancy	x/x/xx
3	CDP + CUP - Multiple Species Conservation Program	Habitat Acquisition Fund payment	Application	Inspections	Landscape	Paid under invoice no. XXXXXX	x/x/xx
4	CDP + CUP - Planning/Design Requirements	Automobile, motorcycle & bicycle parking spaces	Application	Inspections	Planning	Shown on Site Plan	x/x/xx