



# Rezone Process

City of San Diego  
Development Services Department

INFORMATION  
BULLETIN

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The rezoning of property is initiated by resolution or by application in accordance with the San Diego Municipal Code (SDMC) Section [123.0103](#), and is ultimately adopted by ordinance by the City Council. A rezone is a discretionary action, addressed in SDMC [Chapter 12, Article 3, Division 1](#).

Rezone applications typically originate from private property owners who request zone changes by filing an application in accordance with SDMC Section [112.0102](#) in order to accommodate a proposed development project. These types of rezones are usually processed concurrently with a variety of other land development approvals such as Site Development Permits, Planned Development Permits, and Tentative Maps.

Other types of rezoning actions occur in conjunction with the Community Plan Update process and/or the code amendment process. These types of zoning actions typically encompass a large number of properties and can involve a multitude of base zones and/or overlay zones.

Because rezones invariably change the density and use of the land, a Community Plan Amendment is frequently associated with the rezone. In addition, a rezone will also require California Environmental Quality Act (CEQA) review.

Rezoning is a Process 5 City Council decision, which first requires a Planning Commission recommendation. Deposit information for the rezone process can be found in [Information Bulletin 503](#). Submittal requirements can be found in the [Project Submittal Manual, Section 6](#).

Because each rezone is unique, there is no reliable way to forecast exactly how long an application will take to process as time frames vary dependent upon a number of unpredictable factors such as project complexity and quality of information received. However, on average a rezone can require at least 12-18 months to process. As with all discretionary actions, approval is not guaranteed. To determine the feasibility for

## Documents referenced in this Information Bulletin

- [Project Submittal Manual, Section 6](#)
- [Form DS-3032, General Application](#)
- [Community Planning Groups Contact List](#)
- [Information Bulletin 503 - Fee/Deposit Schedule for Development & Policy Approvals/Permits](#)
- [Information Bulletin 513 - Preliminary Review](#)
- San Diego Municipal Code, [Chapter 12, Article 3, Division 1](#)
- [Deposit Account/Financially Responsible Party Form \(DS-3242\)](#)
- [Information Bulletin 512 - Public Noticing Information](#)

processing a rezone, a Multi-Discipline Preliminary Review may be requested prior to applying for a rezone. See [Information Bulletin 513](#) for information regarding the Preliminary Review process.

When considering a rezone, it is recommended the assigned community planner is contacted for an initial discussion prior to submittal. The assigned community planner can be found by checking the [Community Planning Groups Contact List](#).

Rezoning actions within the Coastal Overlay Zone will also require an amendment to the Local Coastal Program. Such amendments require certification by the California Coastal Commission prior to finalization, which can extend the timeline.

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