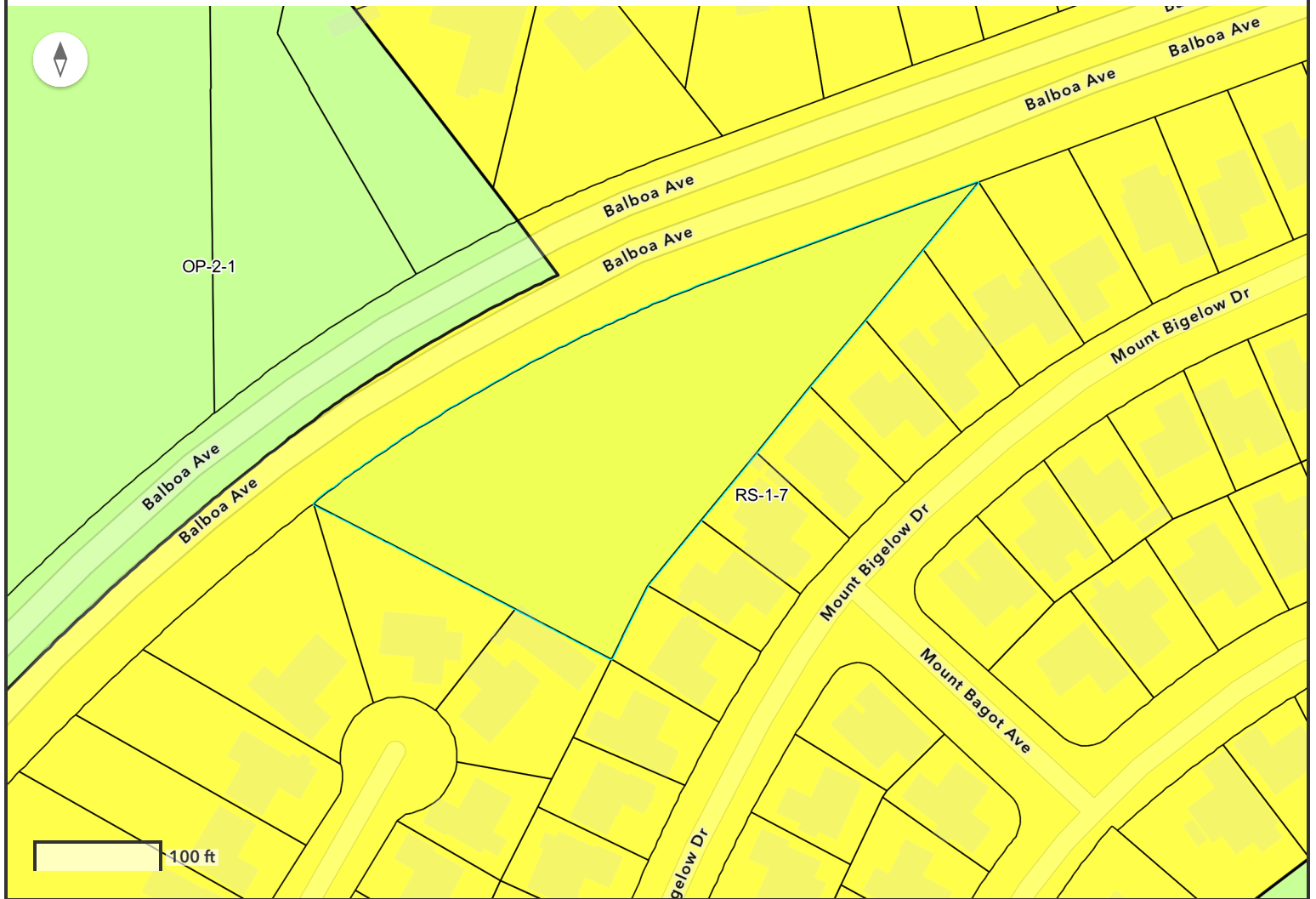


Zoning and Parcel Information Portal (ZAPP)



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[illegible]

	Residential Residential Residential Residential
Community Plan Land Use Designation (CPLU)	Residential Low-2 Residential Low-2 Residential Low-2 Residential Low-2 Residential Low-2 Residential Low-2 Residential Low-2 Residential Low-2 Residential Low-2 Residential Low-2 Residential Low-2 Residential Low-2
Community Plan Land Use Density Range (CPLUDR)	Density High: 9 DU/Acre Density Low: 5 DU/Acre Density High: 9 DU/Acre Density Low: 5 DU/Acre Density High: 9 DU/Acre Density Low: 5 DU/Acre Density High: 9 DU/Acre Density Low: 5 DU/Acre Density High: 9 DU/Acre Density Low: 5 DU/Acre

	Density High: 9 DU/Acre Density Low: 5 DU/Acre Density High: 9 DU/Acre Density Low: 5 DU/Acre Density High: 9 DU/Acre Density Low: 5 DU/Acre Density High: 9 DU/Acre Density Low: 5 DU/Acre Density High: 9 DU/Acre Density Low: 5 DU/Acre Density High: 9 DU/Acre Density Low: 5 DU/Acre
<i>Specific Plan Area (SPA)</i>	No: None
<i>Business Improvement District (BID)</i>	No: None
<i>Maintenance Assessment Districts (MAD)</i>	No: None
<i>Prime Industrial Land (PIL)</i>	No: None
<i>Proposition A Lands (PAL)</i>	No: None
<i>Property Business Improvement Districts</i>	No: None
<i>Sustainable Development Areas (SDA)</i>	Yes
<i>Complete Communities Housing Solutions (CCHS)</i>	No: None
<i>Complete Communities Mobility Choices (CCMC)</i>	Yes: Mobility Zone 2
<i>Communities of Concern (COC)</i>	No: None
<i>San Diego Promise Zone (SDPZ)</i>	No
<i>Central Urbanized Planned District (CUPD)</i>	No

<i>Zone Designation (OZM)</i>	RS-1-7 O-22048 03/22/2026
<i>Zoning Action Index (ZAI)</i>	R-1 O-13456 O 02/14/1932

Overlay Zones

<i>Airport Land Use Compatibility Overlay Zone (ALUCOZ)</i>	Yes: MCAS Miramar Montgomery Field
<i>Clairemont Mesa Height Limit Overlay Zone (CMHLOZ)</i>	Yes: 30'
<i>Coastal Height Limit Overlay Zone (CHLOZ)</i>	No
<i>Coastal Overlay Zone (COZ)</i>	No: None
<i>Coastal Overlay Zone First Public Roadway (COZFPR)</i>	No
<i>Community Enhancement Overlay Zone (CEOZ)</i>	No: None
<i>Community Plan Implementation Overlay Zone (CPIOZ)</i>	No: None
<i>Mission Trails Design District (MTDDOZ)</i>	No: None
<i>Mobile Home Park Overlay Zone (MHPOZ)</i>	No
<i>Parking Impact Overlay Zone (PIOZ)</i>	No: None
<i>Sensitive Coastal Overlay Zone (SCOZ)</i>	No: None
<i>Transit Area Overlay Zone (TAOZ)</i>	No
<i>Urban Village Overlay Zone (UVOZ)</i>	No

Transportation

<i>Parking Standards Transit Priority Area (PSTPA)</i>	Yes
<i>Transit Priority Area (TPA)</i>	Yes
<i>Affordable Housing Parking Demand</i>	Yes: High

Airports

<i>ALUCP Airport Influence Area (AIA)</i>	Yes: MCAS Miramar - Review Area 2 Montgomery Field - Review Area 2
<i>ALUCP Noise Contours (CNEL)</i>	No: None
<i>ALUCP Safety Zone</i>	No: None
<i>FAA Part 77 Noticing Area</i>	Yes: MCAS Miramar//615 to 620 feet elevation above sea level // 19000 to 19500 feet horizontal distance from runway Montgomery Field//567 to 572 feet elevation above sea level // 14000 to 14500 feet horizontal distance from runway Montgomery Field//562 to 567 feet elevation above sea level // 13500 to 14000 feet horizontal distance from runway MCAS Miramar//620 to 625 feet elevation above sea level // 19500 to 20000 feet horizontal distance from runway

Historic and Cultural Resources

<i>La Jolla Shores Archaeological Study Area (LJSASA)</i>	No
<i>Cultural Sensitivity Area</i>	Yes: Low
<i>Paleontological Sensitivity Area</i>	Yes: High
<i>Historic Districts: Existing</i>	No: None
<i>Historic Resources: Designated</i>	No: None
<i>Historic Review Exemptions</i>	No

Environmentally Sensitive Lands (ESL)

These search results indicate the probability of the presence of ESL.

The presence of ESL is determined by a project-specific analysis in connection with any permit application. A determination can also be made by requesting a Preliminary Review.

For more information regarding ESL, refer to Chapter 14, Article 3, Division 1 of the Land Development Code and the applicable guidelines in the Land Development Manual.

<i>Multiple Species Conservation Plan (MSCP)</i>	Yes: Coastal Sage Scrub 32500 5
<i>Multiple Habitat Planning Area (MHPA)</i>	Yes

<i>Sensitive Vegetation</i>	Yes: PSV SV
<i>Vernal Pools</i>	No
<i>Non-Coastal Wetlands</i>	No
<i>Coastal Wetlands</i>	No: None
<i>Coastal Bluff</i>	No: None
<i>Coastal Beach</i>	No: None
<i>Steep Hillside</i>	Potential
<i>Special Flood Hazard Area</i>	Special Flood Hazard Area Zone: No Flood Zone: X Flood Zone Subtype: AREA OF MINIMAL FLOOD HAZARD Source Cite: 06073C_LOMC236 See link in details tab for more information

Fire

<i>Brush Management</i>	Yes: Native/Naturalized Vegetation
<i>Very High Fire Hazard Severity Zone (VHFSZ - 2025)</i>	Yes
<i>Very High Fire Hazard Severity Zone (VHFSZ - 2009)</i>	Yes

Geology and Soils

<i>Alquist-Priolo Earthquake Fault Zone</i>	No: None
<i>Earthquake Fault Buffers</i>	No: None
<i>Geologic Hazard Category</i>	Yes: 23 53
<i>Elevation Contour 5 Feet (1999)</i>	Min: 265 Max: 320
<i>Slopes 25% or Greater (1999)</i>	Yes

Hydrology

<i>Watershed</i>	MISSION BAY
<i>Watershed Subarea</i>	906.50 - Tecolote
<i>Environmentally Sensitive Area (ESA)</i>	Yes
<i>Areas of Special Biological Significance (ASBS)</i>	No

School District

<i>Elementary School District</i>	San Diego Unified
<i>High School District</i>	See Unified School District
<i>Unified School District</i>	UNIFIED SAN DIEGO

Inspectors

<i>Inspection District: 53</i>	Combination Kevin Flanagan 619-446-5215 KFlanagan@sandiego.gov Structural Israel Ornelas 858-627-2048 IOrnelas@sandiego.gov Electrical Reina Montoya 858-627-2077 MontoyaR@sandiego.gov Elect-Fire Alarm Reina Montoya 858-627-2077 MontoyaR@sandiego.gov Mechanical Daniel Harrison 858-627-2066 DHarrison@sandiego.gov Mech-Fire Suppression Cesar Flores 858-627-2044 CDFlores@sandiego.gov Private Grading Alejandro Ruiz
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ARuiz@sandiego.gov

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AhmedA@sandiego.gov

FIT Traffic
Mohammad Yousaf Taand
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MTaand@sandiego.gov

FIT Civil
Niloofar Ahmadian
619-446-5184
NAhmadian@sandiego.gov

Zone Designation (OZM): RS-1-7

IMP_DATE	3/22/26
ORDNUM	O-22048
ZONE_NAME	RS-1-7