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ZONING & SITE PROFILE

withheld , San Diego, CA 92105

PREPARED	RESEARCH CUTOFF	REPORT
November 2, 2026	November 2, 2026	5FFFCB10

1. EXECUTIVE SUMMARY

The property at withheld , San Diego is under the planning and building jurisdiction of City of San Diego in San Diego County, established from official county and incorporated-place boundaries.

The assessor's parcel number is withheld , and the situs address the assessor holds is withheld withheld , SAN DIEGO 92105-2914. Quote the parcel number when contacting any agency about this property — it is how each of them identifies it.

24 project-specific items have been established from official sources and appear below with citations. Items that could not be verified are omitted rather than estimated.

The assessor records 4 existing dwelling units on this parcel, so the multifamily ADU provisions apply rather than the single-family ones. The statutory allowance for detached ADUs on a multifamily lot may not exceed the number of existing units, which caps it at 4 here, and conversion of non-livable space is a separate allowance on top of that. The unit count should be confirmed against the building department record before it is relied on.

Conclusion: Profile established in part; material items require confirmation. 47 material items require confirmation, listed in Recommended Due Diligence.

This report profiles the parcel and the standards that govern it. It does not determine whether a particular unit fits on the site: that requires a specific footprint tested against measured existing conditions, which needs a survey and belongs with the construction drawings rather than with a report.

2. PROPERTY & PARCEL PROFILE

JURISDICTION	City of San Diego
COUNTY	San Diego County
INCORPORATED STATUS	Incorporated city
APN	withheld [1]
LEGAL DESCRIPTION	BLK 6, LOTS 15 & 16, FAIRMOUNT ADD RESUB BLKS 1-12 [2]
LOT AND TRACT NUMBER	FAIRMOUNT ADD RESUB BLKS 1-12 [2]
GROSS LOT AREA	6,152 sq ft [3]
ASSESSOR LOT AREA (NOMINAL)	6,250 sq ft, as the assessor records it. The parcel polygon measures 6,152 sq ft; the difference is unresolved and the controlling area must be established from a survey or the jurisdiction's own calculation. [2]
EXISTING IMPROVEMENTS	Assessor records improvements (2,760 sq ft living area, 4 units, 8 bedrooms, 4 bath) [2]
EXISTING USE	Single Family Multiple-Units [4]

Preliminary information — confirm all requirements with the governing agency.

3. ZONING PROFILE

BASE ZONING DISTRICT	RS-1-7 [5]
PARKING REQUIREMENTS	No on-street or off-street parking is required for ADUs. The one exception is an ADU on a premises both within the Beach Impact Area of the Parking Impact Overlay Zone and outside a transit priority area. That ADU needs one off-street space per ADU (§141.0302(b)(10)(B)). The requirement does not apply if any of these is true: the ADU is 500 sq ft or less; the premises is in a designated historical district; the ADU is attached to the primary dwelling or an accessory structure; the premises is in a residential permit parking district; or a car share vehicle is within one block. When a garage or carport is demolished or converted, replacement parking is not required, except in that same Beach Impact Area outside a transit priority area. Replacement of an uncovered space is never required (§141.0302(b)(10)(C)-(D)). [6]

4. SETBACKS, HEIGHT, DENSITY, COVERAGE & DEVELOPMENT ENVELOPE

Only verified requirements appear. Where more than one standard applies, the controlling requirement is identified.

Standard	Verified requirement	Source
Front setback	The front yard setback is the base-zone front setback. The City sets no separate ADU figure. The one exception is the single ADU of 800 sq ft or less under §141.0302(b)(4), which is not subject to the base zone's front yard setback. The minimum street side yard setback is 4 feet or the base-zone street side setback, whichever is less (§141.0302(b)(9)(B)).	San Diego MC §141.0302(b)(9)(A)
Interior side setback	For ADU structures 16 feet or less in height outside a High or Very High Fire Hazard Severity Zone, there is no minimum interior side or rear setback, though the Fire Code Official may require more. Inside a High or Very High Fire Hazard Severity Zone the minimum is 4 feet (§141.0302(b)(9)(C)(ii)). For structures over 16 feet, §141.0302(b)(9)(D) applies. Outside the fire zones there is still no minimum, except where the property line abuts residentially zoned or exclusively residential premises. There the minimum is 4 feet or the base-zone setback, whichever is less.	San Diego MC §141.0302(b)(9)(C)(i)
Rear setback	For ADU structures 16 feet or less in height outside a High or Very High Fire Hazard Severity Zone, there is no minimum interior side or rear setback, though the Fire Code Official may require more. Inside a High or Very High Fire Hazard Severity Zone the minimum is 4 feet (§141.0302(b)(9)(C)(ii)). For structures over 16 feet, §141.0302(b)(9)(D) applies. Outside the fire zones there is still no minimum, except where the property line abuts residentially zoned or exclusively residential premises. There the minimum is 4 feet or the base-zone setback, whichever is less.	San Diego MC §141.0302(b)(9)(C)(i)

Standard	Verified requirement	Source
Accessory structure height	The code sets no fixed height in feet for ADUs. On lots that allow single dwelling units but not multiple dwelling units, a detached ADU is limited to two stories. Every ADU must also meet the overall maximum structure height of the underlying base zone and overlay zone (§141.0302(b)(8)(C)). The actual foot limit therefore depends on the zone and is not stated in this division.	San Diego MC §141.0302(b)(8)(A)

5. BUILDABLE ENVELOPE ANALYSIS

This analysis is for a detached, newly constructed ADU on a lot the assessor records as multifamily (Gov. Code §66323(a)(4) allows up to two detached units), assumed one storey at or under 16 ft for the setback rule. The customer's proposed floor area (800 sq ft) does not by itself establish a footprint: a 800 sq ft unit can be 20 × 40 ft on one storey or 20 × 20 ft on two, and the drawing shows the area the setbacks leave rather than a building placed in it.

Pathway: The assessor records 4 dwelling units on this parcel (a tax-roll count, not a permit record). The records used here do not establish whether those units are a permitted multifamily dwelling, several single-family structures on one lot, or include unpermitted space; the ADU pathway depends on which.

Alternative — If the parcel is an existing MULTIFAMILY dwelling (Gov. Code §66323(a)(4)): up to two detached ADUs are allowed, plus conversions of non-livable space up to 25 percent of the existing unit count; the setbacks drawn here apply to the detached units.

Alternative — If the parcel is a SINGLE-FAMILY lot (one primary dwelling, however many structures the assessor counts): one detached or attached ADU plus one junior ADU under Gov. Code §66323(a)(1); the setbacks drawn here apply to that one detached unit.

Alternative — If any counted unit is UNPERMITTED, its status is resolved with the building department first; the ADU count then follows from the permitted use.

Alternative — To settle the pathway, the permit history or certificate of occupancy for the existing units is needed from the building department; the customer can supply it, or the building department contact in the agency section can be asked.

The parcel measures about 6,149 sq ft (346 ft of boundary, 8 corners as digitised, about 123 ft deep). After the setbacks listed below, about 4,373 sq ft lies inside the zoning setback envelope. Existing building footprints cover about 2,326 sq ft of that envelope, leaving a candidate area of roughly 2,047 sq ft.

Method: exact offset — each lot line's setback is applied as a parallel line and the envelope is their intersection, which is exact for this convex lot. Existing footprints inside it are measured on a 0.25 m grid.

Front: 15 ft, the RS-1-7 base-zone figure, because SDMC §141.0302(b)(9)(A) makes the ADU front setback consistent with the base zone.

Interior side and rear: 4 ft. The zero-setback allowance in SDMC §141.0302(b)(9)(C)(i) applies only OUTSIDE a High or Very High Fire Hazard Severity Zone, and this parcel is inside one on the City's adopted map. The Fire Code Official may require more.

What this drawing is NOT: it is a zoning setback envelope less the buildings the regional footprint layer knows about. It is not an area confirmed suitable for construction. The conditions below remain open and any one of them can reduce it.

- Unresolved: Parcel lines are assessor geometry, not a boundary survey. Distances and areas inherit that accuracy.
- Unresolved: Recorded easements, utility clearances and any required separation from the primary dwelling are not in the data used here and are not deducted.

- Unresolved: Terrain, drainage and access are not evaluated by this drawing.
- Unresolved: Existing building footprints are the regional outline layer and may omit recent construction, accessory structures and overhangs.
- Unresolved: The RS-1-7 base-zone rear setback (13 ft, depth-dependent under §131.0443(a)(2)) applies to the primary dwelling, not to the ADU, whose rear setback is set by SDMC §141.0302(b)(9)(C).
- Unresolved: HCD's findings letter of 6 October 2025 on Ord. O-21989 (finding 3) objects to the words letting the Fire Code Official require a greater “setback” under these subsections and asks for “fire separation distance” instead. The figures drawn are not changed by it; a fire-driven separation, where one applies, is not deducted here.
- Unresolved: SDMC §131.0450 requires 6 ft between detached dwellings and 3 ft between a dwelling and a detached non-habitable accessory building; this separation is not deducted from the drawing.
- Unresolved: Gov. Code §66321(b)(3): a front setback may not be used to bar an ADU of at least 800 sq ft with four-foot side and rear yards. The front line drawn is the ordinary rule, so a unit of up to 800 sq ft may be able to encroach past it where it would not otherwise fit; the drawing does not show that allowance.

Lot line	Length	Setback applied	Basis
Front (withheld)	49 ft	15 ft	San Diego Municipal Code Table 131-04D (Development Regulations for RS Zones), RS-1-7 column, Chapter 13 as published by the City, edition dated 9-2026 — the ADU front setback follows the base zone (SDMC §141.0302(b)(9)(A))
Interior side	247 ft	4 ft	SDMC §141.0302(b)(9)(C)(ii) — four feet inside a High or Very High Fire Hazard Severity Zone, for a structure 16 ft or less
Rear	51 ft	4 ft	SDMC §141.0302(b)(9)(C)(ii) — four feet inside a High or Very High Fire Hazard Severity Zone, for a structure 16 ft or less

Quantity	Figure	Note
Lot area (assessor lines)	6,149 sq ft	Computed from the parcel polygon; not a survey.
Zoning setback envelope	4,373 sq ft	All applicable setbacks applied.
Existing footprints inside the envelope	2,326 sq ft	2 footprint(s) from the regional layer.
Candidate area after footprints	2,047 sq ft	Before easements, separation, access and terrain.



Parcel boundary (assessor lines) · 6,149 sq ft
Zoning setback envelope · 4,373 sq ft
Existing building footprints · 2,326 sq ft inside the envelope
Street centreline

Candidate area after existing footprints: about 2,047 sq ft. This is a zoning setback envelope less known buildings, not an area confirmed suitable for construction.

Preliminary information — confirm all requirements with the governing agency.

6. ADU STANDARDS

These are the standards that govern the accessory unit, which are not the same as the base-zone envelope above — that governs the primary dwelling. State law sets floors on what a jurisdiction must permit; the local ordinance may impose objective standards within them and controls anything the state has not reserved.

City of San Diego has adopted the standards below. Where the local ordinance is more generous than the statutory floor it controls, and where it is more restrictive the statutory floor controls.

Standard	Requirement	Source
Maximum ADU size	A local agency may set maximums of up to 850 sq ft for a one-bedroom ADU and 1,000 sq ft for more than one bedroom. At least 800 sq ft must be allowed regardless of the size of the primary unit.	Gov. Code §66321(b)(3)
ADU side and rear setbacks	A maximum four-foot setback from side and rear lot lines may be required for a new detached ADU. Conversion of existing space, and replacement in the same location and dimensions, may not be required to meet a greater setback.	Gov. Code §66321
ADU height limit	Height limits of 16, 18, 20 or 25 feet apply depending on unit type, proximity to transit and whether the ADU is attached — the applicable figure must be confirmed against the conditions in the statute.	Gov. Code §66321(b)(4)
Owner-occupancy requirement	Owner occupancy may not be required for an ADU. This does not extend to junior ADUs.	Gov. Code §66315; AB 976 (2023)
Separate sale or conveyance	An ADU may be sold or conveyed separately from the primary residence as a condominium only where the local agency has adopted an ordinance allowing it. Absent that ordinance, separate sale is not available.	Gov. Code §66342; AB 1033 (2023)
ADUs permitted on a multifamily lot	On a lot with an existing multifamily dwelling, up to eight detached ADUs may be permitted, not exceeding the number of existing units.	Gov. Code §§66310–66342; SB 1211 (2024)

Local standard	Requirement	Source
Maximum ADU size	1,200 sq ft or less for an attached or detached ADU, with a 150 sq ft minimum. A conversion of an existing structure is not subject to the 1,200 sq ft cap.	San Diego Municipal Code §141.0302
Junior ADU	Not less than 150 sq ft and no more than 500 sq ft.	San Diego Municipal Code §141.0302
Height	The overall maximum structure height of the underlying base zone and overlay zone. Detached ADUs in single-family zones are limited to two storeys.	San Diego Municipal Code §141.0302
Front setback	The zone requirement applies, except that one ADU of 800 sq ft or less may encroach.	San Diego Municipal Code §141.0302
Street side setback	The zone standard or a minimum of four feet, whichever is less.	San Diego Municipal Code §141.0302
Interior side and rear setbacks	May encroach to the property line unless a residential use abuts. Where a structure exceeds 16 ft adjacent to residential uses, a minimum four-foot interior side and rear setback applies, or the zone's minimum, whichever is less.	San Diego Municipal Code §141.0302
Parking	No parking is required outside the Coastal Zone; requirements vary within it. No on-street or off-street parking is required for a JADU.	San Diego Municipal Code §141.0302

Preliminary information — confirm all requirements with the governing agency.

Local standard	Requirement	Source
Units permitted per lot	In single-family zones: one primary dwelling plus one attached or detached ADU, one converted ADU and one JADU. With a density bonus, four to six units depending on lot size.	San Diego Municipal Code §141.0302
Coastal Overlay Zone	Coastal Overlay Zone regulations differ from the citywide standards and must be checked against the current ordinances, including O-21439, O-21618, O-21758, O-21836 and O-21989.	San Diego Municipal Code §141.0302

7. PARCEL-LEVEL CONSTRAINT CHECKS

Each line below is a query of an official regional layer at this parcel's own location, run on 2026-11-02. Three outcomes are distinguished and the difference matters: a feature FOUND; a layer that answered and found NOTHING at this parcel; and a query that FAILED, which establishes nothing either way.

Fire severity: the City's adopted Fire Hazard Severity Zone map on the regional layer places this parcel in a mapped zone, while the State's older (2011) Local Responsibility Area layer returns no zone here. The City's map is applied, because the City is the permitting authority and its ADU setback rule is written against its own designation.

Check	Result at this parcel	Source and what it establishes
Fire Hazard Severity Zone (as the local agency applies it)	Very High — City of San Diego LRA	SANDAG regional GIS, Fire Hazard Severity Zones SD layer
FEMA flood zone	Zone X, area of minimal flood hazard — outside the Special Flood Hazard Area (DFIRM 06073C)	SANDAG regional GIS, Floodplain layer
Coastal Zone	Outside the mapped Coastal Zone	SANDAG regional GIS, Coastal Zones layer — the layer answered and returned no feature at this parcel
Steep slopes (25 percent or more)	No mapped 25-percent slopes at this parcel	SANDAG regional GIS, Steep Slopes 25 CN layer — the layer answered and returned no feature at this parcel
Transit Priority Area	Inside a Transit Priority Area (Transit Priority Area)	SANDAG regional GIS, Transit Priority Areas layer
Transit stops within a half mile	12 GTFS stop(s) within 805 m. Whether any is a MAJOR transit stop under Public Resources Code §21155 (rail, or two bus routes at 15-minute peak frequency) is not determined by a stop count.	SANDAG regional GIS, Transit Stops GTFS layer
Water service area	CWA CITY OF SAN DIEGO — service AREA, not a confirmed connection or available capacity	SANDAG regional GIS, Water Districts CWA layer
Public sewer / septic layer	No feature on the regional septic/sewer public layer at this parcel. This does not establish whether the parcel is on sewer or septic; the serving agency's records do.	SANDAG regional GIS, WW Septic Sewer Public layer — the layer answered and returned no feature at this parcel

8. CALIFORNIA BUILDING / RESIDENTIAL CODE PROFILE

GOVERNING CODE FRAMEWORK	A detached one- or two-family dwelling, a townhouse not more than three storeys above grade plane with separate means of egress, and their accessory structures may be designed under EITHER the California Residential Code or the California Building Code — but not both. The election is only overridden where the structure exceeds the design limitations of the CRC and the CRC directs the user to the CBC. An ADU is not automatically a CRC project; the framework is a decision that gets made and then has to be held to across the whole set. [7]
ADOPTED CALIFORNIA CODE EDITION AND EFFECTIVE DATE	Only the standards in effect WHEN THE BUILDING PERMIT APPLICATION IS SUBMITTED apply to the plans and to the construction under that permit. The edition is therefore fixed by the application date, not by the design date or the start of construction, and a project that sits unsubmitted across a code change is designed to an edition that no longer governs it. [8]
LOCALLY ADOPTED AMENDMENTS	A city or county may adopt more restrictive provisions, but each amendment requires express findings based on climatic, topographical or geological conditions, and must be filed with the California Building Standards Commission. No local amendment takes effect earlier than the effective date of the code it amends. Local modifications run under Health and Safety Code §18941.5, §17958, or §13869.7 for fire protection districts. [9]
CONFLICTS BETWEEN PARTS OF TITLE 24	Where this code conflicts with any other part of the California Building Standards Code, the MOST RESTRICTIVE requirement prevails. Energy, mechanical, plumbing, electrical and green-building parts are separate documents that can each bind the same detail. [10]
TINY-HOUSE PROVISIONS (CRC APPENDIX BB)	CRC Appendix BB relaxes provisions for dwelling units of 400 sq ft or less excluding lofts, chiefly reduced loft ceiling heights and stair and ladder access. It is an APPENDIX: it applies only where the jurisdiction's adopting ordinance specifically references it. A small ADU does not get these relaxations by default, and designing a loft to them without confirming adoption is a plan-check correction waiting to happen. [11]

9. AUTHORITIES HAVING JURISDICTION & CONTACT DIRECTORY

Only agencies and contact details confirmed from a current official source are listed. AHJs whose role has not been confirmed appear in Recommended Due Diligence instead.

Agency / AHJ	Project role	Department / division	Official source
City of San Diego	Planning and building review	Development Services Department	https://www.sandiego.gov/development-services/forms-publications/information-bulletins/400

10. AGENCIES & CONTACTS

The offices that apply to THIS parcel and why. Telephone numbers and links were read from each agency's own website on the date shown; no member of staff is assigned to this project and no email address has been invented.

Agency	Role	Contact	Why it applies here
City of San Diego Development Services Department	Planning review and building permits for ADUs	619-446-5000 · https://www.sandiego.gov/development-services	The parcel is inside the City of San Diego; DSD issues the ADU permit under SDMC §141.0302. (checked 2026-11-01)
San Diego Fire-Rescue Department	Fire code review; brush management	619-533-4300 (department) · 619-533-4444 (brush management) · sdfd@sandiego.gov · https://www.sandiego.gov/fire/services/brush	The parcel is in a Very High Fire Hazard Severity Zone on the City's adopted map, which removes the zero side/rear setback allowance and brings brush-management and ignition-resistant construction requirements. (checked 2026-11-01)
City of San Diego Public Utilities Department	Water and sewer service, capacity and connection fees	619-515-3525 · https://www.sandiego.gov/public-utilities	The parcel is in the CWA CITY OF SAN DIEGO water service area. Service area is not a confirmed connection; capacity is confirmed by the department. (checked 2026-11-01)
San Diego Gas & Electric	Electric and gas service; meter upgrades	800-411-7343 · https://www.sdge.com/customer-service/contact-us	Electric service provider for the City of San Diego. A new unit's panel or service capacity is confirmed by SDG&E, not by the City. (checked 2026-11-01)
City of San Diego Development Services Department — Multifamily ADU path	Gov. Code §66323(a)(4) multifamily ADU review	619-446-5000 · https://www.sandiego.gov/development-services	The assessor records more than one dwelling unit on this parcel, so the multifamily ADU allowances (up to two detached units; conversions of non-livable space) apply rather than the single-family ones. (checked 2026-11-01)

11. RECOMMENDED DUE DILIGENCE

These items are material to feasibility and could not be established from a verified source. No assumed value is offered for any of them.

Due-diligence action	Responsible party / agency	Why confirmation is needed
Establish net lot area	Survey or official record	Only where officially established
Establish boundary / topographic survey	Surveyor	Nothing can be dimensioned to a property line without one. Setback compliance is unprovable until it exists.
Establish preliminary title report	Title company	Easements and restrictions appear here and nowhere else, and they can prohibit what the zoning allows.
Establish previous permits and entitlements	Building department records	Unpermitted work has to be resolved before new permits issue, and plan check is where it surfaces.

Due-diligence action	Responsible party / agency	Why confirmation is needed
Establish general plan land-use designation	Planning Department	Zoning must be consistent with it. Where they conflict the General Plan controls and the fix is a rezone, not a variance.
Establish allowed density under the general plan	Adopted General Plan	Caps units independently of the zone. An ADU is usually exempt from it; the primary dwelling is not.
Establish specific plan designation	Planning Department	Where one applies it replaces the base-zone standards rather than adding to them.
Establish combining or overlay districts	Zoning map	Overlays add requirements on top of the base zone and are easy to miss on a zoning map.
Establish proposed-use status	Zoning code	By right, ministerial, administrative, conditional, discretionary or prohibited
Establish maximum density	Zoning code	Governs the primary dwellings. Read it before assuming an ADU is the only way to add a unit.
Establish maximum unit count	Zoning code	Research found: On a premises with an existing or proposed single dwelling unit, §141.0302(b)(1) allows one ADU that is within the dwelling or an existing accessory structure, or one attached or detached ADU. Under §141.0302(c)(1), one JADU is also permitted. The code does not state a combined total in a single sentence. Multi-dwelling premises have separate limits under §141.0302(b)(2)-(3). Premises that used the Multi-Dwelling Unit and Urban Lot Split regulations are excluded by §141.0302(a)(3). [San Diego MC §141.0302(b)(1)(B) and §141.0302(c)(1)] — confirm with the jurisdiction before relying on this.
Establish parking requirements	Zoning code	Exemptions are the rule rather than the exception, but each carries conditions that must be met on this parcel.

Due-diligence action	Responsible party / agency	Why confirmation is needed
Establish adu / jadu standards	Local ADU ordinance	Research found: An attached or detached ADU may not exceed 1,200 sq ft of gross floor area, and the minimum is 150 sq ft. There is no maximum for ADUs inside an existing or proposed single dwelling or an existing accessory structure. A separate provision, (b)(4), allows one attached or detached ADU of 800 sq ft or less with relaxed base-zone standards. This 1,200 sq ft cap is not tied to detached units only. It applies to attached and detached ADUs alike. A JADU must be at least 150 sq ft and no more than 500 sq ft within an existing or proposed single dwelling unit. Owner occupancy is required. The record owner must live in the single dwelling unit or the JADU (§141.0302(c)(1)(E)), and a recorded agreement with the City must say so (§141.0302(c)(1)(F)(iii)). Government agencies, land trusts and qualified housing organizations are exempt (§141.0302(c)(1)(G)). No owner-occupancy requirement applies to a standard ADU. The record owner need not live on the premises. The JADU rule is different. [San Diego MC §141.0302(b)(7)(B); San Diego MC §141.0302(c)(4)(B) (size); §141.0302(c)(1)(E)-(G) (owner occupancy); San Diego MC §141.0302(b)(11)] — confirm with the jurisdiction before relying on this.
Establish local adu ordinance and its objective standards	Planning Department	The local ordinance may add objective standards within the statutory limits
Establish number of adus permitted on this lot	Planning Department	The combined total of ADUs and JADUs is usually stated across several subsections and is easy to over-read.
Establish front setback	Zoning code	Usually the base-zone figure, with an exception for a small ADU. Which applies decides where the unit can sit.
Establish interior side setback	Zoning code	Where the ADU rule and the base zone disagree the more generous one usually governs, but not always.
Establish rear setback	Zoning code	Often the lightest constraint on the lot, which is why units end up there. Confirm it rather than assume four feet.
Establish building height	Zoning code	The base-zone limit still caps the structure even where the ADU rule is more generous.
Establish height measurement method and datum	Zoning code	Height means nothing without its datum. Average grade, existing grade and finished floor give three different answers on a slope.
Establish lot coverage	Zoning code	A small ADU may be exempt. Where it is not, coverage is often what actually limits the footprint.
Establish coastal zone	Coastal Commission / local coastal program	A coastal development permit is a separate approval on its own timeline, and appeal jurisdiction can add months.
Establish fema special flood hazard area	FEMA / local flood map	Drives finished-floor elevation and can require an elevation certificate before the permit issues.

Due-diligence action	Responsible party / agency	Why confirmation is needed
Establish alquist-priolo / seismic hazard zone	CGS hazard maps	A zone designation triggers a fault investigation before habitable construction, which is a long-lead item.
Establish fire authority having jurisdiction	Fire department / district	City, county and district requirements differ. Establish who reviews before designing access or water supply.
Establish fire hazard severity zone	OSFM / local fire authority	Severity zone drives Chapter 7A construction, defensible space and access, each of which changes cost materially.
Establish wildland-urban interface status	Fire authority	WUI status brings ignition-resistant assemblies at roof, eaves, vents and glazing. That is a specification decision, not a detail.
Establish automatic fire sprinkler requirement	Fire authority	An ADU generally need not be sprinklered where the primary dwelling is not, but the water supply still has to be confirmed.
Establish fire apparatus access and driveway standards	Fire authority	Access width, grade and turnaround are checked against the as-built driveway, not the drawn one.
Establish hydrant and fire-flow requirements	Fire authority / water purveyor	Never state fire flow without official confirmation
Establish grading permit thresholds	Grading ordinance	Crossing a cut or fill threshold turns a building permit into a graded project with its own review.
Establish natural-slope restrictions	Grading / hillside ordinance	Hillside rules can remove the flat part of the lot from consideration entirely.
Establish geotechnical or geological report requirement	Building / engineering	Where one is required it governs foundation design, so it is a long-lead item rather than a submittal attachment.
Establish drainage and hydrology requirements	Public Works	Added impervious area has to go somewhere. On a tight lot this decides where the unit can sit.
Establish stormwater quality / lid requirements	Public Works	Crossing the impervious-area threshold brings treatment measures that need space on the plan.
Establish public or private street status	Public Works	A private street changes who maintains access, who approves work in it, and whether a dedication is wanted.
Establish right-of-way, dedication and improvement requirements	Public Works	Dedication and frontage improvements are conditioned at permit and are routinely the unbudgeted item.
Establish domestic water purveyor	Water agency	The purveyor sets meter sizing and capacity charges, frequently the largest single fee on the job.
Establish sanitary sewer or septic authority	Sewer district / environmental health	Septic changes the project. Environmental Health must confirm the system serves both units to current standards.
Establish ceqa applicability	Planning Department	Most ADUs are ministerial and therefore exempt. Anything discretionary is not, and that is a different timeline.
Establish biological resources or protected habitat	Planning / biologist	Protected habitat can require survey windows that only open at certain times of year.

Due-diligence action	Responsible party / agency	Why confirmation is needed
Establish recorded cc&rs	Title report / County Recorder	Private covenants bind independently of zoning. State law limits unreasonable ADU restrictions but does not void every one.
Establish hoa or architectural review committee	Title report	Architectural review runs in parallel with the permitting agency and answers to nobody there. Start it early.
Establish easements affecting development	Title report	Nothing may be built over an easement without the holder's consent, and holders are often slow to give it.
Establish required entitlement path	Planning Department	Ministerial and discretionary are different products: one is a counter transaction, the other is hearings.
Establish discretionary approvals required	Planning Department	Any discretionary approval brings notice, hearings and appeal periods, turning a schedule of weeks into months.
Establish building permit review sequence	Building department	Review order decides which corrections arrive when, and whether fire and engineering run in parallel.

12. SOURCES

- U.S. Census Bureau — Census Geocoder — geographies (counties and incorporated places) (Current benchmark / current vintage), accessed 2026-11-02
- California Coastal Commission — California Coastal Commission — Coastal Zone boundary and permitting, accessed 2026-11-02
- County of San Diego — SanGIS / County of San Diego parcel and jurisdiction boundaries, accessed 2026-11-02
- SANDAG Regional GIS — Regional parcel, land use and zoning layers (Land Use 2025; assessor parcel record), accessed 2026-11-02
- California Department of Housing and Community Development — Accessory Dwelling Unit Handbook, https://www.hcd.ca.gov/building-standards/adu/handbook
- ParcelForm jurisdiction guide revision: November 2026

13. DISCLAIMER

Prepared as preliminary architectural, zoning, entitlement, code, and site-feasibility research for project planning and consultant coordination. The report includes only information verified from the identified sources as of the stated research cutoff date. Codes, ordinances, maps, procedures, fees, and AHJ interpretations may change. Final design and construction documents remain subject to review and approval by the applicable Authorities Having Jurisdiction and responsible licensed professionals. This report is not a boundary survey, title opinion, geotechnical report, engineering calculation, or legal opinion.

SOURCES CONSULTED

- U.S. Census Bureau — Census Geocoder — geographies (counties and incorporated places) (Current benchmark / current vintage), accessed 2026-11-02
- California Coastal Commission — California Coastal Commission — Coastal Zone boundary and permitting, accessed 2026-11-02
- County of San Diego — SanGIS / County of San Diego parcel and jurisdiction boundaries, accessed 2026-11-02
- SANDAG Regional GIS — Regional parcel, land use and zoning layers (Land Use 2025; assessor parcel record), accessed 2026-11-02

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TAKE THIS TO YOUR LOCAL AGENCY

Bring this page when you contact the planning or building counter. The identifiers below are what staff ask for first. Write their answers in the space provided, with the name of the person who confirmed each item and the date, so the answers can be relied on later.

Property address: withheld , San Diego, CA 92105

Governing jurisdiction: City of San Diego

Report reference: 5FFFCB10

Date prepared: November 2, 2026

Agency contacted

Spoke with / date

ITEMS TO CONFIRM

- ☐ Current Fire Hazard Severity Zone designation — confirm against the 2025 OSFM maps (effective July 1, 2025) or the local fire authority
- ☐ Coastal Zone status for this parcel, and whether a Coastal Development Permit is required
- ☐ Flood hazard area (FEMA), slope and grading thresholds, geologic and soils conditions
- ☐ Septic vs. sewer service, water service provider, and utility capacity
- ☐ Net lot area
- ☐ Boundary / topographic survey
- ☐ Preliminary title report
- ☐ Previous permits and entitlements
- ☐ General Plan land-use designation
- ☐ Allowed density under the General Plan
- ☐ Specific Plan designation

- [ ] Combining or overlay districts
- [ ] Proposed-use status
- [ ] Maximum density
- [ ] Maximum unit count
- [ ] Parking requirements
- [ ] ADU / JADU standards
- [ ] Local ADU ordinance and its objective standards
- [ ] Number of ADUs permitted on this lot
- [ ] Front setback
- [ ] Interior side setback
- [ ] Rear setback
- [ ] Building height
- [ ] Height measurement method and datum
- [ ] Lot coverage
- [ ] Coastal Zone
- [ ] FEMA Special Flood Hazard Area
- [ ] Alquist-Priolo / seismic hazard zone
- [ ] Fire authority having jurisdiction
- [ ] Fire Hazard Severity Zone

Preliminary information — confirm all requirements with the governing agency.

- [ ] Wildland-Urban Interface status
- [ ] Automatic fire sprinkler requirement
- [ ] Fire apparatus access and driveway standards
- [ ] Hydrant and fire-flow requirements
- [ ] Grading permit thresholds
- [ ] Natural-slope restrictions
- [ ] Geotechnical or geological report requirement
- [ ] Drainage and hydrology requirements
- [ ] Stormwater quality / LID requirements
- [ ] Public or private street status
- [ ] Right-of-way, dedication and improvement requirements
- [ ] Domestic water purveyor
- [ ] Sanitary sewer or septic authority
- [ ] CEQA applicability
- [ ] Biological resources or protected habitat
- [ ] Recorded CC&Rs
- [ ] HOA or architectural review committee
- [ ] Easements affecting development
- [ ] Required entitlement path

Preliminary information — confirm all requirements with the governing agency.

☐ Discretionary approvals required

☐ Building permit review sequence

NOTES

SOURCE REFERENCES

1 SanGIS parcel layer, accessed 2026-11-02
https://gis-public.sandiegocounty.gov/arcgis/rest/services

2 SANDAG regional parcel layer (assessor record), accessed 2026-11-02
https://geo.sandag.org/server/rest/services/Hosted

3 SANDAG assessor parcel geometry (EPSG 2230), accessed 2026-11-02 — assessor lines, not a boundary survey
https://geo.sandag.org/server/rest/services/Hosted

4 SANDAG Land Use 2025, accessed 2026-11-02
https://geo.sandag.org/server/rest/services/Hosted

5 SANDAG regional zoning layer — SANDAG regional GIS, Zoning_Base_SD (City of San Diego base zones), queried with the parcel polygon, accessed 2026-11-02
https://geo.sandag.org/server/rest/services/Hosted

6 San Diego MC §141.0302(b)(10)(A)-(D)
https://www.sandiego.gov/development-services/forms-publications/information-bulletins/400

7 2025 California Building Code Part 1 §1.1.7.3.1 (p. 38)

8 2025 California Building Code Part 1 §1.1.9 (p. 38)

9 2025 California Building Code Part 1 §§1.1.8 and 1.1.8.1 (p. 38)

10 2025 California Building Code Part 1 §1.1.7.3 (p. 38)

11 2025 California Residential Code, adoption note and Appendix BB summary (p. 19)

Preliminary information — confirm all requirements with the governing agency.