

**Chapter 12**  
**Land Development Reviews**

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**Article 1: General Information Required on Reviews and Enforcement**

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**Division 1: General Rules for Land Development Review**

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§121.0101 Purpose of City Review**

The purpose of City review is to help ensure that *development* in the City of San Diego is protective of the public health, safety, and welfare. The intent of the Land Development Code is to provide different review processes appropriate to the different types of *development*.

The Land Development Code provides procedures to review *land use plans*, zoning actions, maps, and permit applications. Map and permit reviews are divided into two major categories: development review and construction review. A proposed map or permit may require either type or both types of review as specified. Development review is the review of conceptual or schematic plans. Development review is required when conditions must be applied to a map or permit or when adjustments or exceptions from regulations are proposed. Construction review is review of final or construction plans for compliance with regulations of the Land Development Code.  
*(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)*

**§121.0102 Limitation on the Time for Action Challenging a Land Development Decision**

Any action or proceeding to challenge, review, or void any decision made in accordance with the Land Development Code shall commence no later than 90 calendar days after the date on which the decision becomes final. Thereafter; all persons are barred from taking any such action or invoking any defense of invalidity or unreasonableness of the decision.  
*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*