

Article 3: Supplemental Development Regulations

Division 15: Streamlined Small Lot Subdivisions

(“Streamlined Small Lot Subdivisions” added 6-15-2026 by O-22109 N.S.; effective 7-15-2026.)

[Editors Note: Amendments as adopted by O-22109 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment. Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-22109-SO.pdf]

§143.1501 Purpose of the Streamlined Small Lot Subdivision Regulations

These regulations are intended to allow ministerial approval for residential *subdivisions* of 10 *lots* or less and the construction of *single dwelling unit* or *multiple dwelling unit development* on the resulting *subdivisions* as specified in this Division.

(“Purpose of the Streamlined Small Lot Subdivision Regulations” added 6-15-2026 by O-22109 N.S.; effective 7-15-2026.)

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§143.1505 Application of Streamlined Small Lot Subdivision Regulations

- (a) The regulations in this Division apply to *lots* that meet the following criteria, except as prohibited in Section 143.1505(b). The regulations in this Division that apply to the proposed *subdivision* and *development* shall exclude any portion of the original *lot* that is placed in a future remainder *lot*, including *lot* size, *density*, or maximum number of *lots*.

- (1) Permitted use and *lot* size requirements.

- (A) For *multiple dwelling unit development*, the *lot* shall meet the following:

- (i) Does not exceed 5 acres in *lot* size; and
- (ii) Within a base zone that permits *multiple dwelling unit development*.

- (B) For *single dwelling unit development*, the *lot* shall meet the following:

- (i) Does not exceed 1.5 acres in *lot* size;
 - (ii) Within a base zone that permits *single dwelling unit development*;
 - (iii) Contains no permanent *structures* unless such *structures* are abandoned and uninhabitable or the *structures* will be contained on a future *remainder parcel* in accordance with Section 143.1515(j); and
 - (iv) Does not contain *dwelling units* that are subject to a deed restriction or an affordability covenant, or any *dwelling units* that have been demolished or occupied by a tenant within the five years preceding the *development* application submittal date.
- (2) *Lot* adjacency requirements.
 - (A) At least 75 percent of the *lot* shall be abutting, or separated by an improved *public right-of-way* from land developed exclusively with one or more of the following uses or use categories, including their corresponding separately regulated uses:
 - (i) Residential;
 - (ii) Retail Sales;
 - (iii) Commercial Services;
 - (iv) Offices;
 - (v) Educational Facilities; or
 - (vi) Transit Passenger Facility. Transit Passenger Facility means a bus or rail transit center or station that is served by one or more transit services and may include passenger benches or shelters.
 - (B) The remaining portion of the *lot* perimeter may be abutting or separated by an improved *public right-of-way* from land that is vacant and within a base zone that allows for the uses in Section 143.1505(a)(2)(A).
- (b) This Division is not applicable in the following circumstances:

- (1) When a *lot* is located within or contains any of the following:
- (A) Prime farmland or farmland of statewide importance, as defined in United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated in a *land use plan* for agricultural protection or preservation by a local ballot measure that was approved by the voters of the City of San Diego;
 - (B) *Wetlands*;
 - (C) Very High Fire Hazard Severity Zones as determined by the California Department of Forestry and Fire Protection pursuant to California Government Code section 51178;
 - (D) A hazardous waste site that is listed under California Government Code section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control under California Health and Safety Code section 25356, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses;
 - (E) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the California State Geologist, unless the *development* complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with section 18901) of Division 13 of the Health and Safety Code), and by the Development Services Department;
 - (F) *Special Flood Hazard Areas*, unless:
 - (i) The *lot* is subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the City of San Diego; or

- (ii) The *lot* meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program under Part 59 (commencing with section 59.1) and Part 60 (commencing with section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.
 - (G) A regulatory *floodway* as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the *development* has received a no-rise certification in accordance with section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an *applicant* is able to satisfy all applicable federal qualifying criteria in order to provide that the *lot* satisfies Section 143.1505(b)(1)(G) and is otherwise eligible for streamlined approval under Section 143.1505, an application shall not be denied on the basis that the *applicant* did not comply with any additional City permit requirement, standard, or action that is applicable to that *lot*;
 - (H) The *MHPA* of the *MSCP Subarea Plan*; or
 - (I) *Environmentally Sensitive Lands*.
- (2) If the *development* requires the demolition or alteration of any of the following:
- (A) A *dwelling unit* that is subject to a deed restriction or affordability covenant; or
 - (B) A *dwelling unit* that was occupied by a tenant within the five years preceding the date the application is submitted, including any *dwelling unit* that has been demolished or vacated by tenants prior to the submission of an application for *development*.
- (3) If a *lot* contains *SRO hotel rooms* or other *dwelling units* that were withdrawn from rent or lease in accordance with the Ellis Act, California Government Code sections 7060 through 7060.7, within the 15-year period preceding the *development* application submittal date.

(“*Application of Streamlined Small Lot Subdivision Regulations*” added 6-15-2026 by O-22109 N.S.; effective 7-15-2026.)

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§143.1510 Utilizing the Provisions of Streamlined Small Lot Subdivision Regulations

- (a) Streamlined Small *Lot Subdivision* Mapping.
 - (1) An application for a *parcel map* or a Process One *tentative map* for a streamlined residential *subdivision* on a qualifying *lot* shall be approved by the City Engineer if all criteria in this Division are satisfied.
 - (2) All applications for *subdivision* mapping under this Division shall comply with the *subdivision* requirements of Section 143.1515.
- (b) Residential *Development* on Subdivided *Lots*.
 - (1) An application for a residential *development* on a *lot* that is subdivided under Section 143.1515 shall be permitted in accordance with Process One Construction Permit.
 - (2) All applications for residential *development* under this Division shall comply with the *development* requirements of Section 143.1520.
- (c) An application utilizing the provisions of this Division may be denied if the City makes a written *finding* based upon a preponderance of the evidence that the *development* would have a specific, adverse impact upon public health and safety and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. A specific, adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was *deemed complete*. The following shall not constitute a specific, adverse impact upon the public health or safety:
 - (1) Inconsistency with a zoning ordinance or *land use plan* designation.
 - (2) The eligibility to claim a welfare exemption under California Revenue and Taxation Code section 214(g).
- (d) In accordance with California Government Code section 66499.41, this Division shall not be utilized in conjunction with the following:

- (1) An *Accessory Dwelling Unit* or *Junior Accessory Dwelling Unit* shall not be permitted on a *lot* created through this Division; and
- (2) A *lot* created under this Division shall not be further subdivided under an urban *lot* split in accordance with Section 143.1315.
- (e) The *development* regulations of the base zone in which the *lot* is located, and the provisions of Chapters 12, Article 5 (Subdivision Procedures) and Chapter 14, Article 4 (Subdivision Regulations), shall apply except as specified in this Division.
- (f) No other discretionary action pursuant to the Land Development Code shall be required for an application that complies with this Division, except when a Coastal Development Permit is required by Section 126.0702.

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§143.1515 Requirements for a Streamlined Small Lot Subdivision

A Streamlined Small *Lot Subdivision* may be permitted in accordance with Section 143.1510(a) for the *subdivision* of a *lot* that meets all the following requirements:

- (a) The *subdivision* results in ten or fewer *lots* and the residential *development* on the *lot* to be subdivided contains no more than ten *dwelling units*;
- (b) The *lot* proposed to be subdivided was not previously established under this Division or an urban *lot* split under Section 143.1315.
- (c) The minimum *lot* size for the *subdivision* shall comply with either of the following:
 - (1) At least 600 square feet in *lot* area in base zones that permit *multiple dwelling unit development*, or
 - (2) At least 1,200 square feet in *lot* area in base zones that permit *single dwelling unit development*.

- (d) The *subdivision* type and resulting *development* shall be one of the following:
- (1) Constructed on fee simple ownership *lots*;
 - (2) Part of a common interest development as defined in California Civil Code section 4100;
 - (3) Part of a housing cooperative as defined in California Civil Code section 817;
 - (4) Owned by a community land trust as defined in California Government Code section 66499.41; or
 - (5) Part of a tenancy in common as defined in California Civil Code section 685.
- (e) If the *parcel* proposed to be subdivided is identified within the Adequate Sites Inventory in the most recently adopted General Plan Housing Element, the proposed *development* shall meet the following:
- (1) The *development* shall provide at least as many *dwelling units* as the Adequate Sites Inventory identified for the *parcel* proposed to be subdivided.
 - (2) If the Adequate Sites Inventory identified the *parcel* proposed to be subdivided with the ability to have *dwelling units* affordable to *very low income* or *low income* households, the *development* shall provide at least as many *very low income* and *low income dwelling units* as identified in the Adequate Sites Inventory. Prior to the issuance of the first Building Permit for the *development*, the *applicant* shall record a deed restriction requiring that the *very low income* and *low income dwelling units* remain available and affordable for a period of at least 45 years.
- (f) If the *parcel* proposed to be subdivided is not identified within the Adequate Sites Inventory in the most recently adopted General Plan Housing Element, the *development* shall have a minimum density equal to 66 percent of the maximum allowable *density* of the zone for the *parcel* proposed to be subdivided or 20 *dwelling units* per acre, whichever is greater.
- (g) The *lots* created under this Division shall be served by a public water and sewer system.
- (h) The *subdivision* shall not subdivide any *dwelling unit* that exists on the original *lot* as of the *development* application submittal date, unless a *remainder lot* is created in accordance with Section 143.1510(j).

- (i) The *subdivision* may include a designated *remainder parcel* that is not counted toward the maximum of ten *lots* and ten *dwelling units*, provided that the *remainder parcel* retains existing uses or *structures*, does not contain any new *dwelling units*, and is not an *accessory use* or building to the primary *development*.
- (j) Prior to the recordation of the *subdivision* map, the *applicant* shall record a covenant with the City ensuring that no *lot* resulting from a *subdivision* pursuant to this Division shall be sold, leased, or financed separately from any other such *lots* unless each parcel that is sold, leased, or financed meets one of the following criteria:
 - (1) The *lot* contains a residential *structure* completed in compliance with all applicable provisions in the California Building Standards Code that includes at least one *dwelling unit*;
 - (2) The *lot* already contains an existing legally permitted residential *structure*;
 - (3) The *lot* is reserved for internal circulation, open space, or common area; or
 - (4) The *lot* is the only remaining parcel within the *subdivision* that is not *developed* with a residential *structure* in compliance with all applicable provisions of the California Building Standards Code.
- (k) Information about a homeowners' association shall not be required by this Division, except as required by the Davis-Stirling Common Interest Development Act found in California Civil Code section 4000, *et seq.*

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§143.1520 Development Regulations for Streamlined Small Lot Subdivisions

Dwelling units developed within a Streamlined Small *Lot Subdivision* shall be subject to the following *development* regulations:

- (a) Minimum *Setback* Regulations.
 - (1) No interior *setback* is required between *dwelling units* within the proposed *subdivision*, except as required by the California Building Code (Title 24 of the California Code of Regulations).
 - (2) Side *yard* and rear *yard setbacks* from the pre-subdivided perimeter *lot* line shall be four feet or must comply with the base zone, whichever is less.
 - (3) *Dwelling units* must comply with the front yard and *street side yard setbacks* of the base zone.
 - (4) Notwithstanding Section 143.1520(a)(1)-(3), no *setback* is required for an existing *structure*. In addition, a *structure* that is constructed in the same location and within the same *building envelope* as an existing *structure* may continue to observe the same *setbacks* as the *structure* it replaced.
 - (5) For all *structures*, the Fire Code Official may require a defensible space buffer that is greater than the *setback* required by the base zone to ensure compliance with safety regulations including the California Building Standards Code, Title 24 of the California Code of Regulations.
- (b) Average *gross floor area*. The proposed *dwelling units* for the *development* shall not exceed an average of 1,750 square feet. For the purpose of this Division, habitable area means the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least 6.5 feet, including working, living, eating, cooking, sleeping, stair, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-*stories*, and unfinished *attics* and *basements*.
- (c) Parking Regulations.
 - (1) Within a *transit priority area*, no *parking spaces* are required for the *development*.

- (2) Outside of a *transit priority area*, one *parking space* per *dwelling unit* shall be provided.
 - (A) If the *applicant* can demonstrate to the satisfaction of the City Manager that there is access to a car share or other shared vehicle within 500 feet of the *premises*, no *parking spaces* are required for the *development*.
 - (B) *Off-street parking spaces* are not required to be in a garage, covered or enclosed by a *structure*.
- (d) *Floor Area Ratio* Regulations.
 - (1) For a *development* consisting of 3 to 7 *dwelling units*, inclusive, the maximum *floor area ratio* shall be 1.0, or the *floor area ratio* of the underlying base zone, whichever is greater.
 - (2) For a *development* consisting of 8 to 10 *dwelling units*, inclusive, the maximum *floor area ratio* shall be 1.25 or the *floor area ratio* of the underlying base zone, whichever is greater.

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