



## ZONING DETAILS

### Zoning Clearance

#### Permitted

A permitted use is allowed with minimal staff review, provided that your planned activities don't include excessive noise, pollution, traffic, or other adverse effects on your neighbors.

### Zoning District

#### Centre City Planned District (CCPD-R) [Link](#)

156.0307.a.7 - This district accommodates primarily residential development. Small-scale businesses, offices, services, and ground-floor active commercial uses are allowed, subject to size and area limitations

## Land Use Code

### Multiple Dwelling Units

Dwelling units where more than one dwelling unit is located on a single lot.  
(131.0112.a.3.C)

## Overlay Districts

### Geological Hazard Category 13

### Transit Area Overlay (TAOZ) [Link](#)

132.1001 The purpose of the Transit Area Overlay Zone is to provide supplemental parking regulations for areas receiving a high level of transit service. The intent of this overlay zone is to identify areas with reduced parking demand and to lower off-street parking requirements accordingly.

### Council District 3

### San Diego International Airport - Airport Influence Area (AIA)

### San Diego Unified School District (SDUSD)

### Parking Standards Transit Priority Area

This layer should be used to determine reduced parking standards within transit priority areas identified within the Regional Transportation Improvement Program (RTIP) with a near-term horizon year of 5 years. Parking Standards Transit Priority Area means the area defined in California Public Resources Code Section 21099, as may be amended, or an area within one-half mile of a major transit stop that is existing or planned, if the planned major transit stop is scheduled to be completed within the planning horizon included in a San Diego Association of Governments (SANDAG) Regional Transportation Improvement Program (RTIP).

### Transit Priority Area (TPA) [Link](#)

This layer is for purposes related to the Climate Action Plan. Transit Priority Areas identified within this layer reflect a horizon year of 2035 from SANDAG's Regional Transportation Plan. The Transit Priority Area means the area defined in California Public Resources Code Section 21099, as may be amended, or an area within one-half mile of a major transit stop that is existing or planned, if the planned major transit stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program.

## Community Plan - DOWNTOWN [Link](#)

### East Village Business Improvement District (BID)

#### Airports: FAA Height Notification

Title 14 Code of Federal Regulations, Part 77, Objects Affecting Navigable Airspace, is the federal regulation governing the obstruction evaluation process. In administering Part 77, the FAA conducts aeronautical studies based on information provided by applicants on an FAA Form 7460-1, Notice of Proposed Construction or Alteration.

All applicants proposing any construction or alterations that may affect navigable airspace must file a Notice of Proposed Construction or Alteration (Form 7460-1) with the FAA. Filing this information with the FAA does not relieve an applicant from complying with any other federal, state, Airport Land Use Commission, or City of San Diego policies, criteria, rules, or regulations including, but not limited, to the Airport Approach Overlay Zone, Airport Environs Overlay Zone, Airport Land Use Compatibility Plans, and State Aeronautics Act.

## Development Standards

Centre City Planned District (CCPD-R).

Transit Area Overlay (TAOZ).

## PARCEL DETAILS

The parcel ID is the City's classification system for divisions of buildable land. Parcels are more flexible for permitting processes than street addresses and also used to track assessed value for property taxes and title processes.



**Parcel ID: 5351330300**

## PROJECT DETAILS

### Type of building (primary structure) \*

Residential > Residential > Multiple Dwelling Units

### Type of project \*

New construction

### Address \*

 741 11th Avenue, San Diego, California 92101

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This research tool provides estimates intended to familiarize users with the City's zoning and permitting process and to prepare users to discuss these projects with the City. This resource is brought to you by the City of San Diego's Economic Development Department. To learn more about available business programs and resources, please visit our website at [www.sandiego.gov/economic-development](http://www.sandiego.gov/economic-development) or call at 619-236-6700.

[Return to map](#)