

Chapter 15
Planned Districts

Article 16: Old Town San Diego Planned District

(“Old Town San Diego Planned District” added 3-27-2007 by O-19586 N.S.)

Division 1: General Rules

(“General Rules” added 3-27-2007 by O-19586 N.S.)

§1516.0101 Purpose and Intent

- (a) The purpose of the Old Town San Diego Planned District is to replicate, retain and enhance the distinctive character of the Old Town San Diego historic area that existed prior to 1871. The intent is to create an exciting and viable community capitalizing on the area's proud heritage and importance as California's birthplace and first European settlement. Development of land in Old Town San Diego is controlled in this manner in order to develop the unique village character and atmosphere of Old Town San Diego prior to 1871.
- (b) Recognizing the physical and functional differences between areas in Old Town, 7 subareas within the Planned District have been devised. The purpose and intent of these subareas is as follows:
 - (1) **Single-Family** - residential subarea to preserve existing single- family homes and low scale development adjacent to Presidio Park.
 - (2) **Multi-Family** - residential subarea to allow low to medium density development at a small neighborhood scale, along the southeastern hillsides of the community, providing a link to the adjacent Mission Hills residential community. In order to preserve the hillside area, the development standards must prevail over total density for any one site.
 - (3) **Public Properties** - are defined as all lands held in public/government agency ownership, within the Old Town San Diego Planned District. These lands are divided as follows:
 - (A) State Historic Park - State Park lands reserved to reflect the character of San Diego from its founding to 1871 by preserving, restoring, and recreating historic sites, structures and activities on the original site of the town.

- (B) Presidio Park Area - City Park lands containing the earliest historic sites that precede the first larger development in Old Town San Diego, and the Serra Museum, which houses many artifacts of early San Diego and the Southwest; also offers both active and passive recreation facilities for use by local as well as City-wide residents, is also located in the Presidio Park area.
- (C) County Heritage Park - County Park lands maintained as a preserve for a Victoria Era mini-community in a park-like setting.
- (D) Public Parking
 - (i) Public Parking A - located on Congress Street allows for continued and future use of the facility as a school (grades K-6) and for future redevelopment of a south-end parking area.
 - (ii) Public Parking B - located on Rosecrans Street allows for future development of a north-end parking area, public park for active sports, and a transit center with accessory retail.
 - (iii) Public Parking C - located on Taylor Street allows for future development of an expanded parking area, in conjunction with the State Historic park and a transit center with accessory retail.
 - (iv) Public Parking D - located on Juan Street allows for maintenance of a surface parking area.
- (4) **Core** - pedestrian commercial subarea intended to compliment the Historic Park with small scale buildings and wide range of pedestrian oriented commercial uses.
- (5) **Jefferson** - mixed-use residential and commercial subarea intended to support the core with medium scale buildings and provide for residential development, while limiting specific commercial use and location.
- (6) **Hortensia** - commercial visitor oriented subarea, which allows residential development of a medium scale identical to the Jefferson subarea.

- (7) **Rosecrans** - commercial visitor oriented subarea, intended to allow medium to large scale buildings and large open space areas, designed to recreate the original river environment.
- (c) The Old Town San Diego Planned District Ordinance is in keeping with the objectives and proposals of the Old Town San Diego Community Plan and the City of San Diego General Plan.
(*“Purpose and Intent” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.*)
(*Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.*)

[Editors Note: Amendments as adopted by O-20261 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-20261-SO.pdf]

§1516.0102 **Boundaries and Subareas**

- (a) Boundaries

The Old Town San Diego Planned District is within the boundaries of the Old Town San Diego Community Plan Area as designated on that certain Map Drawing No. C-289.4; filed in the office of the City Clerk under Document No. 767691 and as amended on that certain Map Drawing No. C-289.5; filed in the office of the City Clerk Document No. OO-16906.

- (b) Subareas Defined

There shall be seven subareas known as Single-family Residential, Multi-family Residential, Public Properties, Core, Jefferson, Hortensia and Rosecrans. The boundaries of the seven Subareas are delineated on that certain map Drawing No. 289.5 located in the office of the City Clerk as Document No. OO-16906.

(*“Boundaries and Subareas” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.*)

§1516.0103 Old Town San Diego Planned District Design Review Board

(a) Appointments, Terms and Procedures

- (1) The Old Town San Diego Planned District Design Review Board (hereafter referred to as the Board) shall be created to provide advice as specified in Section 1516.0103(b). The Board shall be composed of 7 members who shall serve without compensation. The members shall be appointed by the Mayor and confirmed by the Council. The members shall serve four-year terms and each member shall serve until his successor is duly appointed and qualified. The members shall be appointed in such a manner that the terms of not more than 4 members shall expire in any year. The expiration date shall be March 1. During March of each year, the Mayor may designate one member as Chairman; however, in the absence of such designation, the Board shall, on or after April 15, select a Chairman from among its members.
- (2) All members shall be electors of the County of San Diego at the time of appointment. Members of the Board shall be persons who shall be specifically qualified by reason of training or experience in history, art, architecture, land development, landscape architecture, tourism, planning, or other relevant business or profession able to judge the aesthetic effects of a proposed development. Three persons who are property owners in the Old Town San Diego Community Planning Area shall be appointed as members of the Board. At least one member of such Board shall be a registered architect in the State of California and at least two members shall be members of the Old Town Community Planning Committee. At least one member shall be a business licensee, and one member shall be a resident within the Old Town San Diego Community Planning area.
- (3) A Board member shall be replaced if the member has 3 un-excused consecutive absences.
- (4) Four members shall constitute a quorum for the transaction of business and a majority vote; and not less than 4 affirmative votes shall be necessary to make any Board decision. The Board may adopt rules of procedure to supplement those contained within this Planned District Ordinance.
- (5) The City Manager or designee shall serve as Secretary of the Board as an ex-officio member. The Secretary shall not be entitled to vote.
- (6) All officers of the City shall cooperate with the Board and render all reasonable assistance to it.

- (7) The Board shall render a report annually on December 1, or on request, to the Mayor and to the Old Town Community Planning Committee.
- (b) Powers and Duties
 - (1) It is the duty of the Board to provide advice on architectural design for development projects in compliance with the regulations and procedures contained within this Planned District Ordinance in the manner prescribed herein; to recommend to the Planning Commission any changes to the development regulations contained in this Planned District Ordinance, provided such changes are necessary for the proper execution of the adopted plan, and to adopt rules of procedure to supplement those contained within this Planned District Ordinance.
 - (2) The Board may recommend that the City Manager approve, modify, or disapprove any application for a permit based upon its condition of compliance or noncompliance with the adopted regulations and approved standards and criteria.
 - (3) Board members shall view the site before rendering a decision.
(“Old Town San Diego Planned District Design Review Board” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

§1516.0104 Applicable Regulations

Unless otherwise specified in the Old Town San Diego Planned District Ordinance, the following provisions of the Land Development Code apply:

Chapter 11 (Land Development Procedures);

Chapter 12 (Land Development Reviews) except Article 6, Division 6 (Planned Development Permit Procedures);

Chapter 13 (Zones);

Chapter 14, Article 1 (Separately Regulated Use Regulations);

Chapter 14, Article 2, Division 1 (Grading Regulations);

Chapter 14, Article 2, Division 2 (Drainage Regulations);

Chapter 14, Article 2, Division 4 (Landscape Regulations);

Chapter 14, Article 2, Division 5 (Parking Regulations);

Chapter 14, Article 2, Division 6 (Public Facility Regulations);

Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage Regulations);

Chapter 14, Article 3 (Supplemental Development Regulations) except Division 4 (Planned Development Permit Regulations);

Chapter 14, Article 4 (Subdivision Regulations);

Chapter 14, Article 5 (Building Regulations);

Chapter 14, Article 6 (Electrical Regulations); and

Chapter 14, Article 7 (Plumbing and Mechanical Regulations)

Where there is a conflict between the Land Development Code and the Old Town San Diego Planned District Ordinance, the Planned District Ordinance applies.
(“Applicable Regulations” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

§1516.0105 Definitions

As used in this Planned District Ordinance, “Standards and Criteria” means the Old San Diego Architectural and Site Development Standards adopted by the City Council on file in the office of the City Clerk as Document No. 742763.
(“Definitions” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)