

San Ysidro Historic Village Specific Plan

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Designated Historical Resources

Much of the San Ysidro Historic Village is within the Little Landers Colony. The Little Landers Colony is important because it comprised the earliest development of the present-day town of San Ysidro including: construction of the original neighborhood of Craftsman homes, some of which are still extant; the City park and a few early commercial buildings; the earliest infrastructure and transportation systems, laying the basis for further property development in the town; and much of the parcel and street layout of the old town area. The following buildings within the San Ysidro Historic Village Specific Plan are listed on the San Diego Historic Register:

- San Ysidro Public Library, 101-105 San Ysidro Boulevard (HRB #451)
- Harry and Amanda Rundell House, 123 East Seaward Avenue (HRB #820)

Properties found to be potentially significant through the reconnaissance survey conducted for the San Ysidro Community Plan highlight those properties which may contribute to a potential historic district, or which may be potentially significant as an individual property. This survey is provided along with the Historic Context Study found in the Appendix of the San Ysidro Community Plan. Refer to Figure 9-1: Potential Historical Resources in the Community Plan.

To visually emphasize the community's many resources and amenities, the Specific Plan establishes a defined street corridor and gateways to enhance the sense of arrival into the village and for providing clear and identifiable wayfinding signage that helps improve the visitors' and residents' experience.

The Specific Plan recognizes this area as providing a rich cultural history to San Ysidro and respects the sense of character that the historic lot pattern and historic structures provide in framing the village vision. Therefore, a high level of design quality and detailing is provided. Buildings are anticipated to complement each other, have similar setbacks from the street, and use similar materials and design detail. While traditional architectural styles display a great diversity in detailing, the idea is to showcase a blending of new and old creating a unified neighborhood connected by public spaces, walkable alleys and paseos. To achieve this new buildings must respect and enhance the defining character that dominates the neighborhood, incorporate design features characteristic of old, but allow for a new interpretation on these old traditions. Public spaces should continue to express pride and history through entry or gateway treatments, educational signage and the preservation and application of streetscape and lighting improvements that expresses the history of these areas.

Policies

- 2.2.48 Design buildings that complement and enhance San Ysidro village character by:
- a. Design buildings of compatible scale of character-defining buildings on the same block.
 - b. Articulate building façades by incorporating transitions between public and private space, such as enclosed patios, stoops, porches and alcoves.
 - c. Provide roof line variation, using roof lines that are simple in geometry and silhouette.

d. Utilize windows and doors of the same sizing and proportion to wall than those used in character-defining buildings on the same block.

- 2.2.49 Preserve and retain the existing character defining lot patterns within village. Support lot consolidations where building are sited in a way to emulate the defining lot patterns.
- 2.2.50 Maintain the prevailing front yard setbacks within Traditional Character neighborhoods in order to maintain the historical development patterns.

2.3 LAND USE AND ZONING

Land Use Designations

Individual land use designations are established within the San Ysidro Community Plan in order to achieve an overall mix and intensity of land uses that promote attractive, high density urban environments around the Beyer Boulevard Trolley Station and along San Ysidro Boulevard while preserving the low-scale single- and multi-family character of the residential areas in between.

The Specific Plan Area contains five Land Use Designations (Figure 2-1 and Table 2-2) which are consistent with the Land Use Designations in the San Ysidro Community Plan and Local Coastal Program. Densities for residential development are expressed in dwelling units per gross acre.

Table 2-1: Supplemental Height Allowance

| 1 | LDC Zoning Designation | Supplemental Height Allowance |
|---|------------------------|--|
| | | Land Development Code Base Zones and Development Regulations apply to development within the Specific Plan Area in addition to the Supplemental Height Allowance identified within this table. |
| | RM-2-5 | 10' additional height allowance beyond maximum height permitted within citywide zoning standards |
| | CC-3-4 | 10' additional height allowance beyond maximum height permitted within citywide zoning standards |

Zoning

The Land Development Code Base Zones and Development Regulations apply to development within the Specific Plan Area. Refer to Figure 2-2 and Table 2-2 for the Zoning designations and descriptions. Supplemental Development Regulations are provided within this document and take precedence over similar regulations within the Municipal Code. **Within the Specific Plan Area, properties zoned RM-2-5 and CC-3-4 may provide additional height allowance beyond citywide zoning standards.** Refer to the City’s Municipal Code where the Specific Plan is silent on a topic. Refer to Section 127.01.01 et. seq. of the LDC for Previously Conforming Premises and Use Regulations. Refer to the LDC for the floor area ratio (FAR).