



OLD TOWN SAN DIEGO

Community Plan



The City of San Diego



Approval of the Old Town San Diego Community Plan

Description	Date Approved by Planning Commission & Report Number	Date Approved by City Council & Resolution Number
Adoption of the Old Town San Diego Community Plan	July 26, 2018 Report No. PC-18-015	October 29, 2018 R-312027

MAYOR

Kevin Faulconer

CITY ATTORNEY

Mara Elliot

CITY COUNCIL

Barbara Bry, District 1

Lorie Zapf, District 2

Christopher Ward, District 3

Myrtle Cole, District 4

Mark Kersey, District 5

Chris Cate, District 6

Scott Sherman, District 7

David Alvarez, District 8

Georgette Gomez, District 9

PLANNING COMMISSION

Stephen Haase

Douglas Austin

Susan Peerson

Vicki Granowitz

William Hofman

Dennis Otsuji

James Whalen

PLANNING DEPARTMENT

Mike Hansen, Director

Tom Tomlinson, Assistant Director

Laura C. Black, AICP, Deputy Director

Alyssa Muto, Deputy Director

Tait Galloway, Program Manager

Vickie White, Senior Planner/Project Manager

Elizabeth Ocampo Vivero, Senior Planner

Alex Frost, Senior Planner

Lesley Henegar, Senior Planner

Nathen Causman, Assistant Planner

Samir Hajjiri, Senior Traffic Engineer

Christine Mercado, Associate Traffic Engineer

Tanner French, Associate Traffic Engineer

Meghan Cedeño, Assistant Traffic Engineer

Kelley Stanco, Senior Planner

Robin Shifflet, Development Project Manager III

Craig Hooker, Park Designer

Myra Herrmann, Senior Planner

Susan Morrison, Associate Planner

Michael Klein, Information Systems Analyst IV

Leo DeJesus, Principal Drafting Aide

OLD TOWN SAN DIEGO

COMMUNITY PLANNING GROUP

Linda Acuna

Chuck Ambers

Gloria Andrade

Chuck Curtis

Ann Dahlkamp

Vickie Durham

Patricia Fillet

Fred Grand

Amie Hayes

Sunny Lee

Geoffrey Mogilner

Arvilla Rodgers

David Swarens

David Thornton

Robert Zink

CONTRIBUTIONS BY

David Bevilaqua

Thurston Coe

Bruce Coons

Tom Doyle

Bruce Johnson

Gary Lamble

Diane Lowery

Marie Pedrin-Gizoni

Lorna Rice

Christine Robinson

Chuck Ross

Richard Stegner

Nancy Bragado, former Deputy Director

Isabel Stonehouse, former Planning Intern

Garrett Sauls, former Planning Intern

Richard Dennison, California State Parks

Rob Hutsel, San Diego River Park Foundation

Cailin Hunsaker, County of San Diego Parks

Larry Duke, County of San Diego Parks

Parish Rye, City of San Diego Parks

Casey Smith, City of San Diego Parks

CONSULTANT TEAM

AECOM

Chen Ryan & Associates

Fehr & Peers

Galvin Preservation Associates

Keyser Marston Associates

Winter & Associates

Table of Contents

1. INTRODUCTION

1.1	Guiding Principles	2
1.2	Purpose	3
1.3	Plan Organization	3
1.4	Planning Process	4
1.5	Historical Background	5
1.6	Legislative Framework	8
1.7	Environmental Review	10

2. HISTORIC PRESERVATION

2.1	Historic Context	13
2.2	Identification and Preservation of Historical Resources	22
2.3	Educational Opportunities and Incentives	28

3. LAND USE

3.1	Existing Land Use	36
3.2	Plan Land Use	36
3.3	Presidio Sub-District	41
3.4	Historic Core Sub-District	44
3.5	Core Sub-District	46
3.6	Hortensia Sub-District	48
3.7	Heritage Sub-District	49
3.8	Taylor Sub-District	50
3.9	Residential Sub-Districts	51
3.10	Hillside Sub-District	52
3.11	Community Plan Horizon	52

4. MOBILITY

4.1	Walkability	55
4.2	Bicycling	57
4.3	Transit	59
4.4	Streets and Freeways	61
4.5	Parking	65
4.6	Wayfinding	67
4.7	Intelligent Transportation Systems	68
4.8	Transportation Demand Management	68

5. URBAN DESIGN

5.1	Building Design: Architectural Criteria	71
5.2	Building Design: Architectural Periods	76
5.3	Building Design: Sustainability	92
5.4	Site Design	93
5.5	Streetscape	100
5.6	Urban Forestry & Landscaping	103
5.7	Street Corridors and Gateways	111
5.8	Signs	120
5.9	Wayfinding	133

6. ECONOMIC PROSPERITY

6.1	Business Improvement, Attraction, Retention, and Expansion	137
-----	--	-----

7. PUBLIC FACILITIES, SERVICES & SAFETY

7.1	Police, Fire and Rescue	140
7.2	Education and Library	141
7.3	Utilities	141
7.4	Maintenance, Landscaping and Lighting	142
7.5	Water and Sewer Infrastructure	142
7.6	Health and Safety	143

8. RECREATION ELEMENT

8.1	Population-Based Parks and Recreation Facilities	147
-----	--	-----

9. CONSERVATION

9.1	Sustainable Development	155
9.2	Natural Resource Conservation	158
9.3	Urban Runoff Management	160
9.4	Air Quality	161

10. NOISE

10.1	Noise	165
------	-------------	-----

11. IMPLEMENTATION

11.1	Land Use and Urban Design Implementation	168
11.2	Public Improvements and Funding	168
11.3	Funding Mechanisms	168
11.4	Key Actions	168

List of Figures

Figure 1-1: Community Location	3
Figure 2-1: Designated Historic Resources	33
Figure 3-1: Land Use Map	39
Figure 3-2: Sub-Districts	40
Figure 3-3: Presidio Sub-District	41
Figure 3-4: Historic Core Sub-District	44
Figure 3-5: Core Sub-District	46
Figure 3-6: Hortensia Sub-District	48
Figure 3-7: Heritage Sub-District	49
Figure 3-8: Taylor Sub-District	50
Figure 3-9: Residential Sub-Districts	51
Figure 3-10: Hillside Sub-District	52
Figure 4-1: Planned Pedestrian Facilities	56
Figure 4-2: Existing and Planned Bicycle Facilities	58
Figure 4-3: Planned Transit Facilities	60
Figure 4-4: Existing and Planned Street Classifications	62
Figure 4-5: Recommended Mobility Improvements	64
Figure 5-1: Historical Precedent Building – Casa de Estudillo	72
Figure 5-2: Historical Precedent Building – Cosmopolitan Hotel	73
Figure 5-3: Spanish Period Architecture Example – Casa de Carrillo	77
Figure 5-4: Spanish Period (1769-1821) – Architectural Features A	78
Figure 5-5: Mexican Period Architecture Example – Casa de Estudillo	81
Figure 5-6: Mexican Period Architecture Example – Casa de Machado-Stewart	82
Figure 5-7: Mexican Period Architecture Example – Casa de Bandini	83
Figure 5-8: Mexican Period (1821-1846) – Architectural Features A	84
Figure 5-9: Early American Period Architecture Example – Johnson House	87
Figure 5-10: Early American Period Architecture Example – Derby-Pendleton House	88
Figure 5-11: Early American Period Architecture Example – Whaley House	89
Figure 5-12: Early American Period (1846-1872) – Architectural Features A	90
Figure 5-13: Site Design Concepts A	98
Figure 5-14: Streetscape Concepts A	101
Figure 5-15: Street Corridors Street Tree Plan and Gateways	119
Figure 5-16: Sign Shape Examples	122
Figure 5-17: Sign Materials Examples	123
Figure 5-18: Sign Background, Lettering, And Details Examples	124
Figure 5-19: Acceptable Typeface Style Examples	127
Figure 7-1: Geologic and Seismic Hazards	144
Figure 8-1: Population-Based Parks	151
Figure 10-1: Noise Contours	166

List of Tables

Table 2-1: Designated Historical Resources in Old Town, Grouped by Theme	30
Table 3-1: Existing Land Use Distribution	36
Table 3-2: Old Town San Diego Community Plan Land Use Designations	38
Table 3-3: Old Town San Diego Potential Development	52
Table 5-1: Planting Palette A - Herbaceous Plant Species	107
Table 5-2: Planting Palette B – Landscape Tree and Shrub Species	109
Table 5-3: Corridor-Specific Street Tree Species	118
Table 5-4: Acceptable Paint Colors For Sign Backgrounds And Lettering	125
Table 5-5: Acceptable Background and lettering color combinations	126
Table 5-6: Common Symbols Used on Signs Prior to 1872	127
Table 8-1: Population-Based Parks and Recreation Facilities Inventory and Recommendations Summary	150
Table 8-2: Population-Based Parks Summary	152

List of Boxes

Box 1-1: Government Jurisdictions	9
Box 4-1: Pedestrian Route Types	55
Box 4-2: Bicycle Route Classifications	57
Box 4-3: Transit System	59
Box 4-4: Parking Management and Supply Strategies	65
Box 5-1: Historical Precedent Buildings	71
Box 5-2: Sustainable Building Features	92
Box 5-3: Shade and Passive Cooling Landscaping Techniques	106
Box 5-4: Acceptable Flag Types	132
Box 8-1: General Plan Park and Recreation Facilities Needs	147



This page is intentionally left blank.