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# San Ysidro

## COMMUNITY PLAN UPDATE

## ACTUALIZACION DEL PLAN COMUNITARIO

April 13, 2011

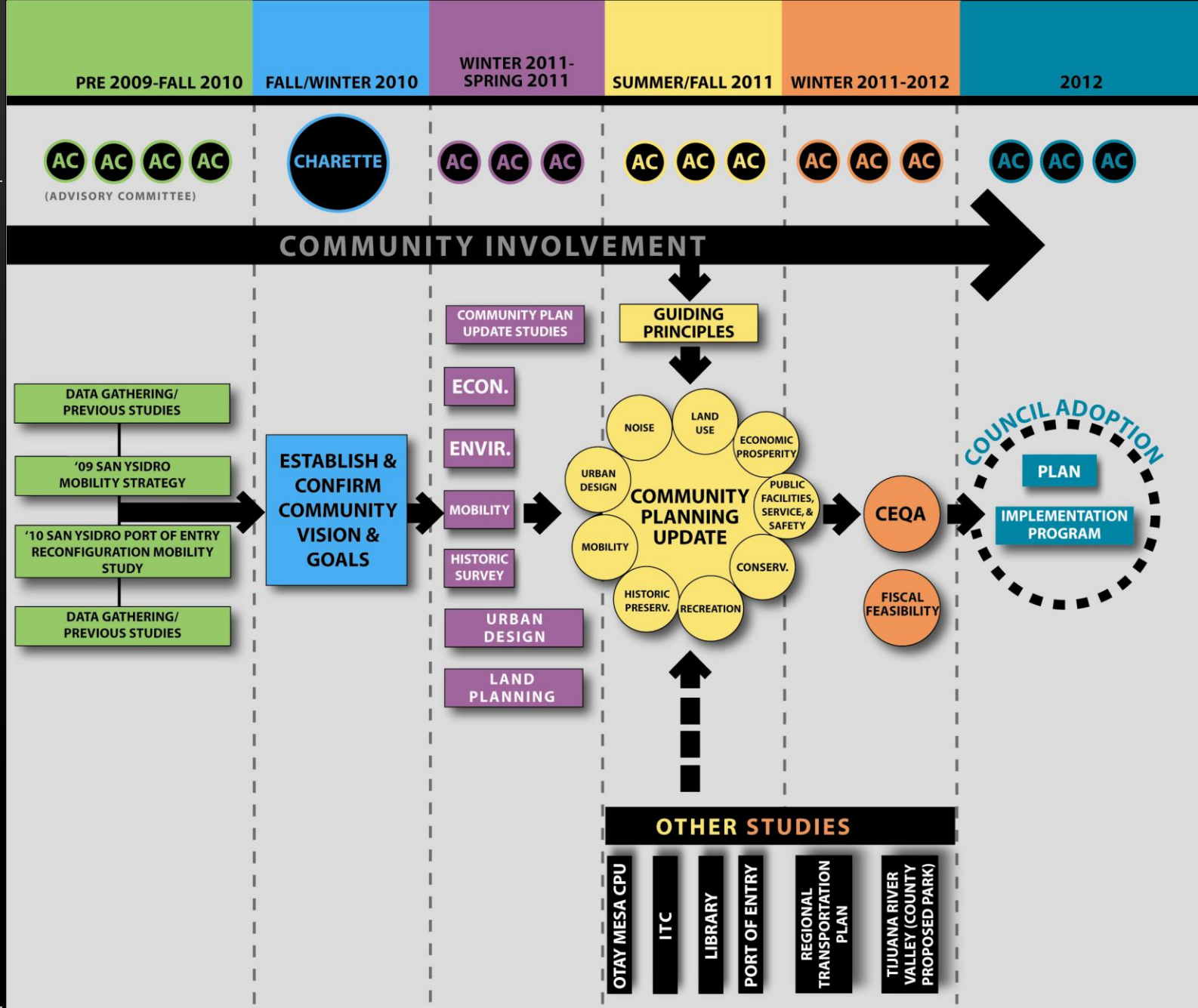


# Agenda

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- ▶ Update Process
- ▶ Urban Design Element Overview
- ▶ Distinctive Neighborhood Overview and Input
  - ▶ Historical Context and Input
- ▶ Urban Design Character Exercise
  - ▶ Building Type and Massing
  - ▶ Building Frontage Types
  - ▶ Building Character
  - ▶ Gateways

# Process Diagram



# San Ysidro

COMMUNITY PLAN UPDATE

The City of San Diego is updating the San Ysidro Community Plan (SYCP) - one of over 40 such plans in the City - through an in-depth, community-based planning process. The SYCP is a long-range, physical development guide that includes tailored policies for implementing the City's General Plan in the community. The

updated SYCP will convey community goals, objectives and recommendations with an emphasis on sustainable design principles and policies, all of which will be clearly outlined in an illustrative, graphically based, action-oriented planning document.



## Key Objectives

### Contact Information:

SARA LYONS OSBORN, PROJECT MANAGER  
City of San Diego  
PHONE: 619.236.6368

# Getting the Word Out

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- ▶ Pass out the brochures
- ▶ Invite your friends and colleagues to the meetings

## How Can I Get Involved?

**1** Attend San Ysidro Community Plan  
Update Advisory Committee Meetings

WHEN: Second Wednesday of every month

TIME: 6:00 - 8:00 pm

LOCATION: Willow Elementary - Multipurpose Room

**2** Get project updates by visiting:

[www.sandiego.gov/planning/community/cpu/sanysidro/](http://www.sandiego.gov/planning/community/cpu/sanysidro/)

**3** Join our email list by contacting:

[slyons@sandiego.gov](mailto:slyons@sandiego.gov)



# Urban Design Element

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- ▶ General Urban Design
- ▶ Distinctive Neighborhoods and Residential Design
- ▶ Mixed Use Villages and Commercial Areas
- ▶ Office and Business Park Development
- ▶ Public Spaces and Civic Architecture
- ▶ Public Art and Cultural Amenities



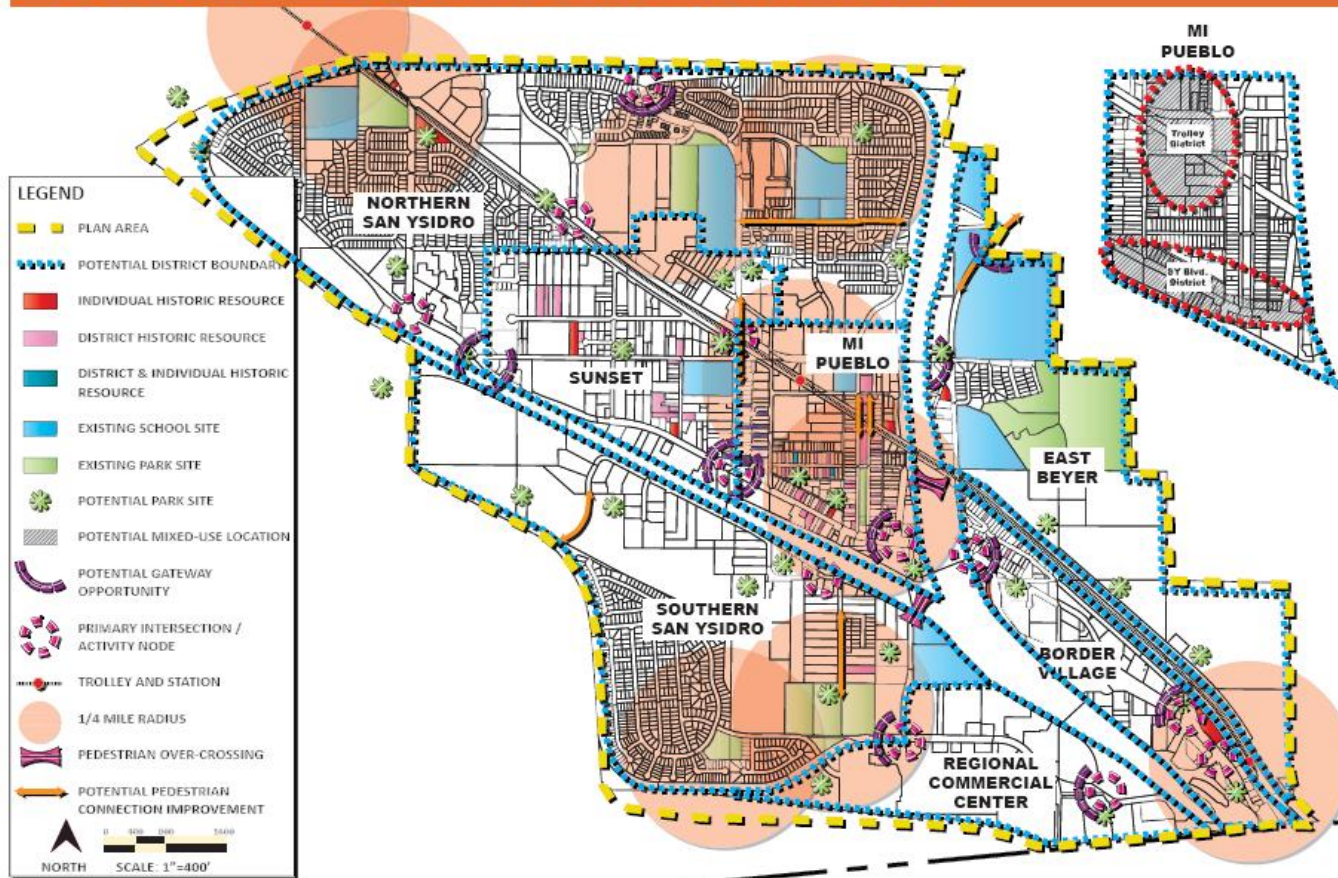
# Urban Design Policies

- ▶ Natural Features
- ▶ Open Space Linkages
- ▶ Development Adjacent to Natural Features and Park Lands
- ▶ Sustainable Development
- ▶ Architecture
- ▶ Historical Character
- ▶ Landscape
- ▶ Transit Integration
- ▶ Streets
- ▶ Structured Parking
- ▶ Surface Parking
- ▶ Lighting
- ▶ Signs
- ▶ Safety and Security



# Urban Design Element Map

## URBAN DESIGN ELEMENT MAP





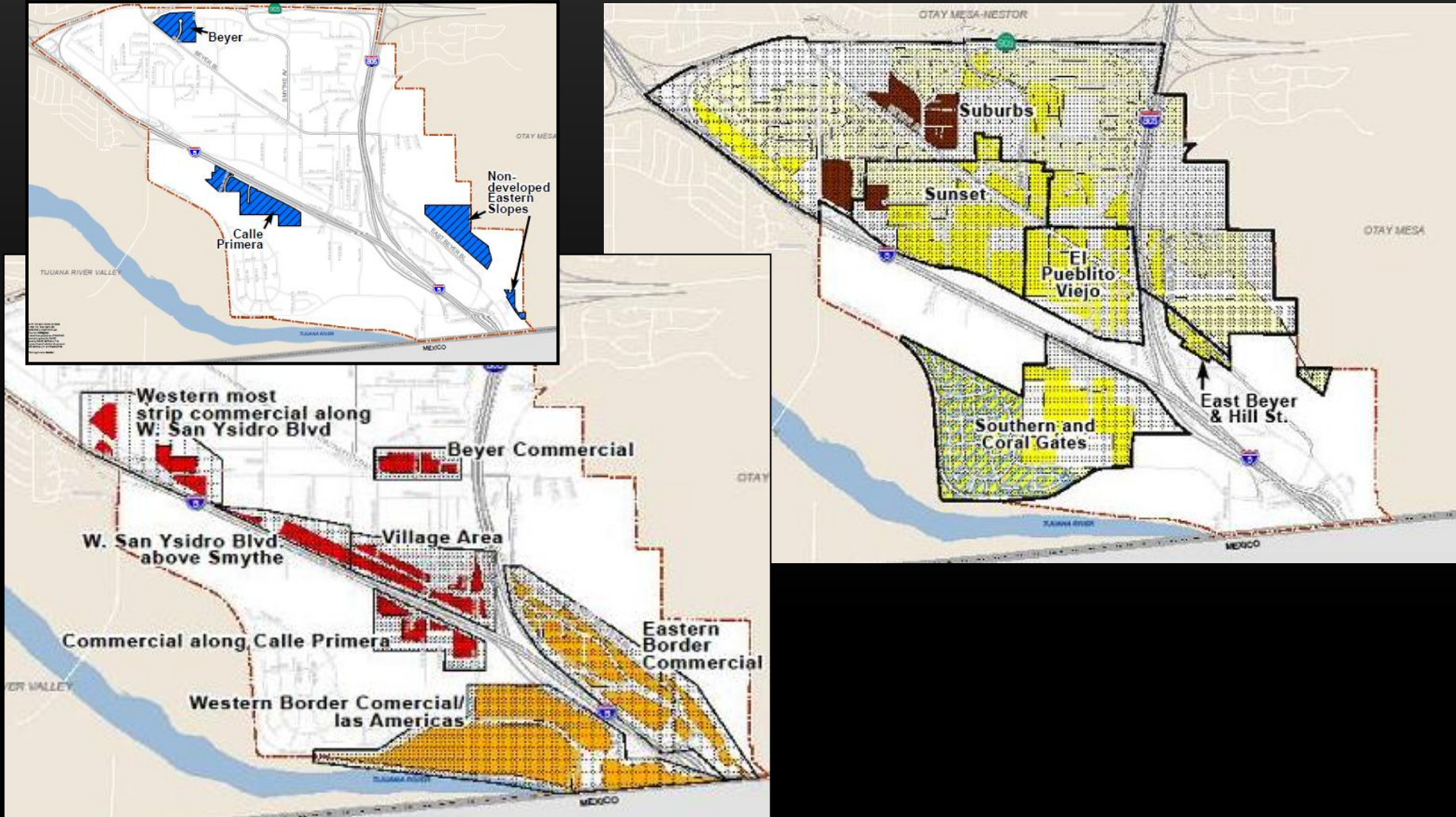
# Distinctive Neighborhood/District

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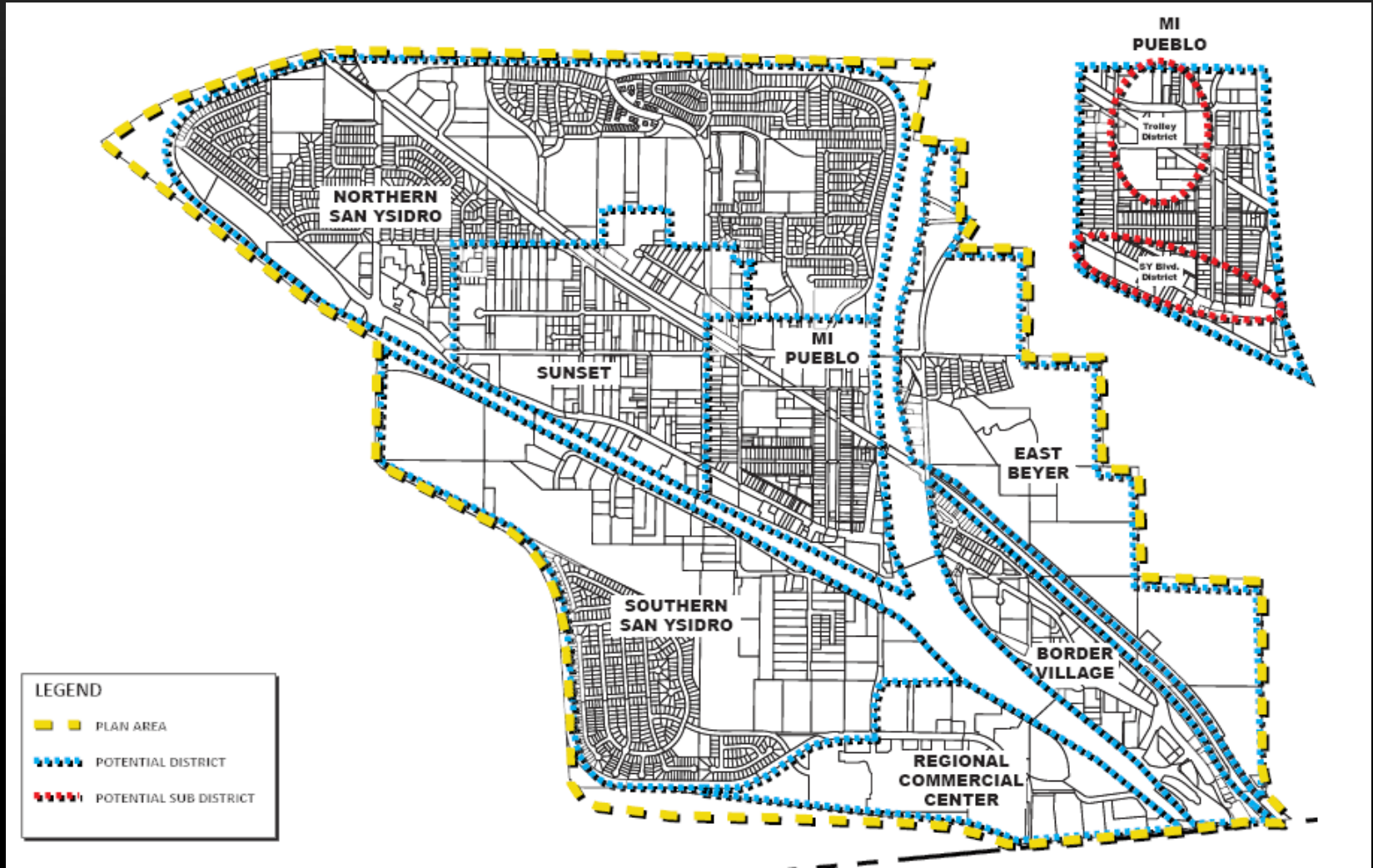
## What defines neighborhood character?

- ▶ Mix of Land Uses
- ▶ Parcel Size / Configuration
- ▶ Street Character
- ▶ Building Setbacks
- ▶ Landscape and Gateway Features
- ▶ Building Orientation
- ▶ Parking and Vehicular Access
- ▶ Building Frontage Type
- ▶ Building Scale and Massing
- ▶ Building Character
- ▶ Unique Features

# Existing Plan Neighborhoods



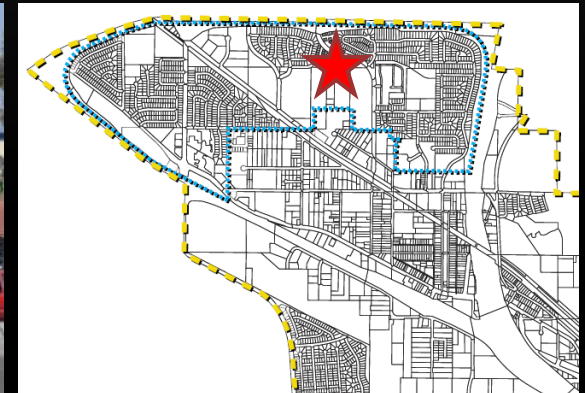
# Distinctive Neighborhood/Districts





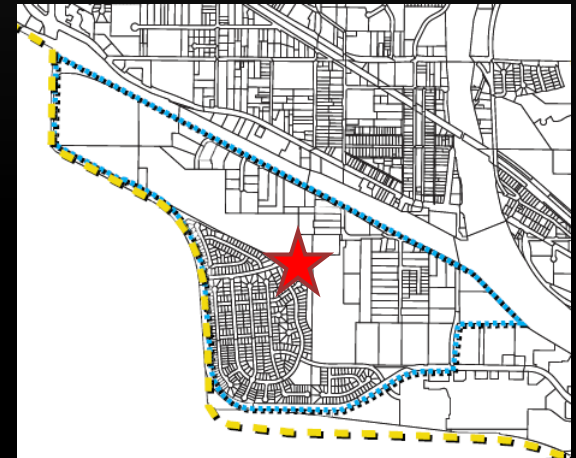
# Northern San Ysidro

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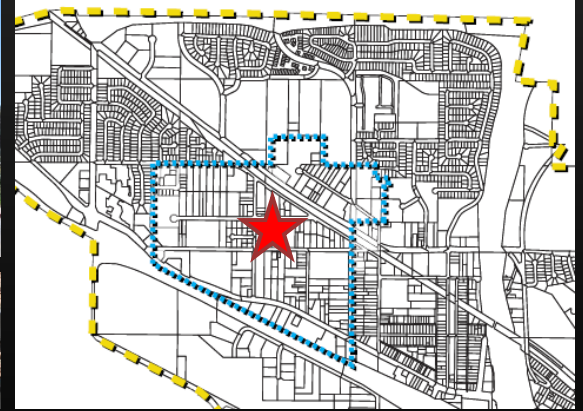




# Southern San Ysidro

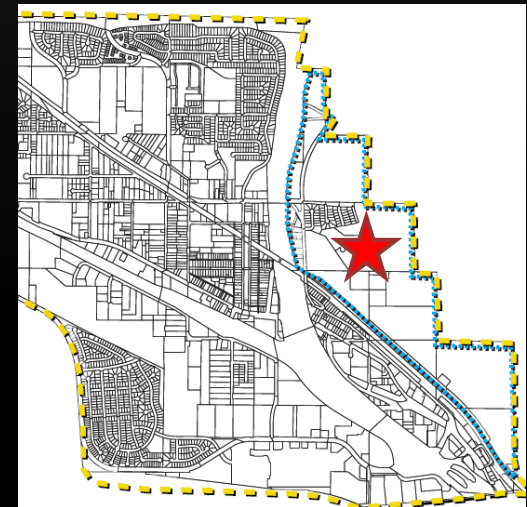


# Sunset





# East Beyer

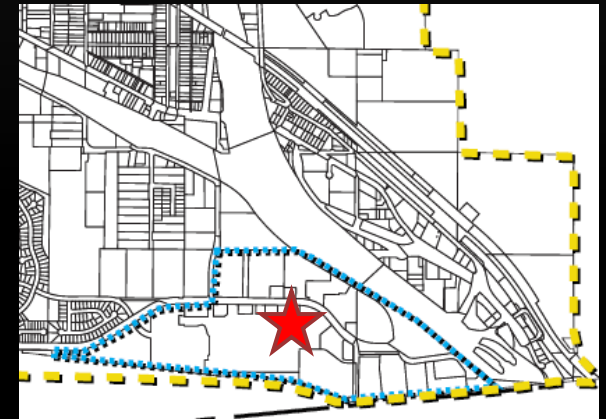


# Border Village

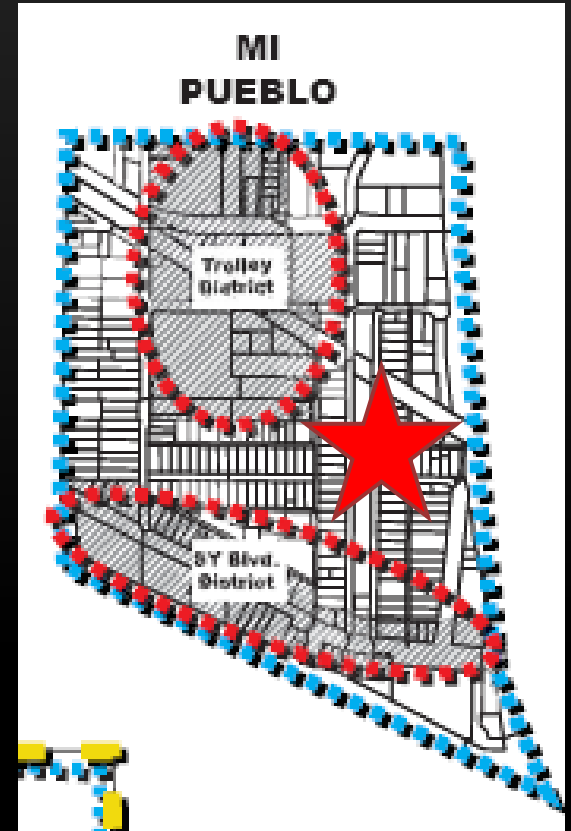




# Regional Commercial Center

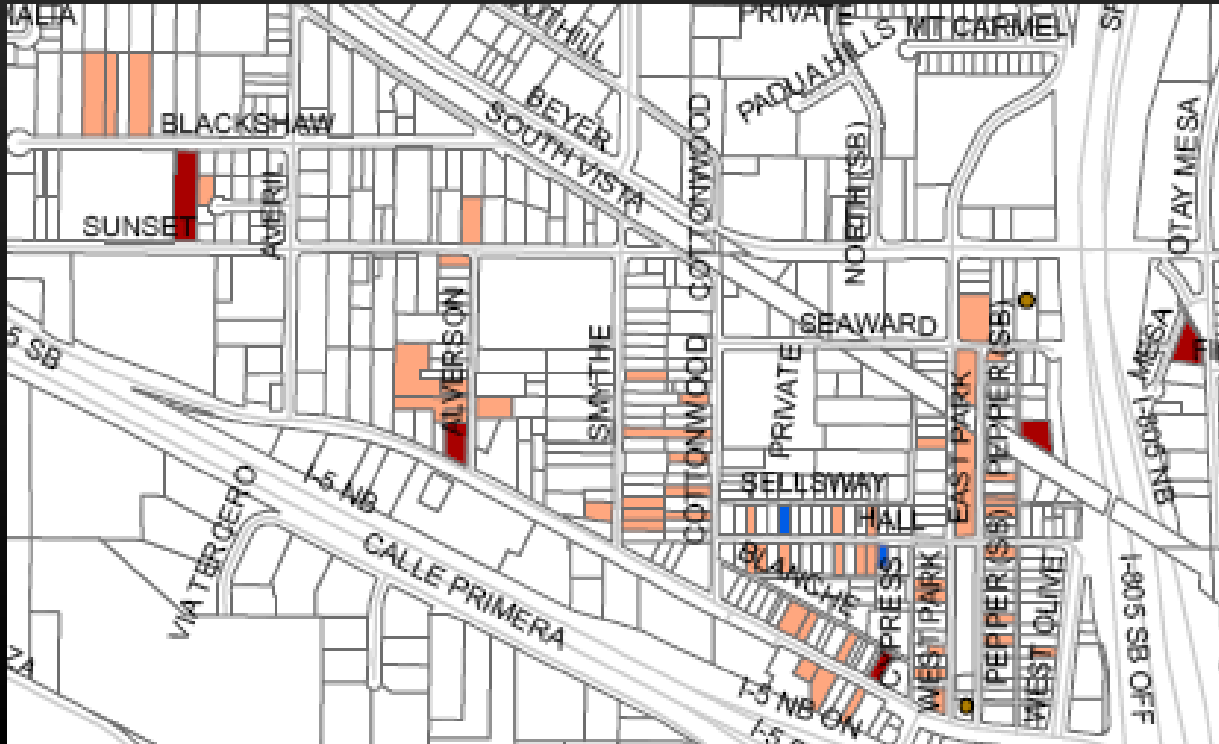


# Mi Pueblo





# Historic Context



# Potential Historic District: Village/Core Area

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112 Alverson Rd. (1922)



1663 Dairy Mart Rd. (1910)



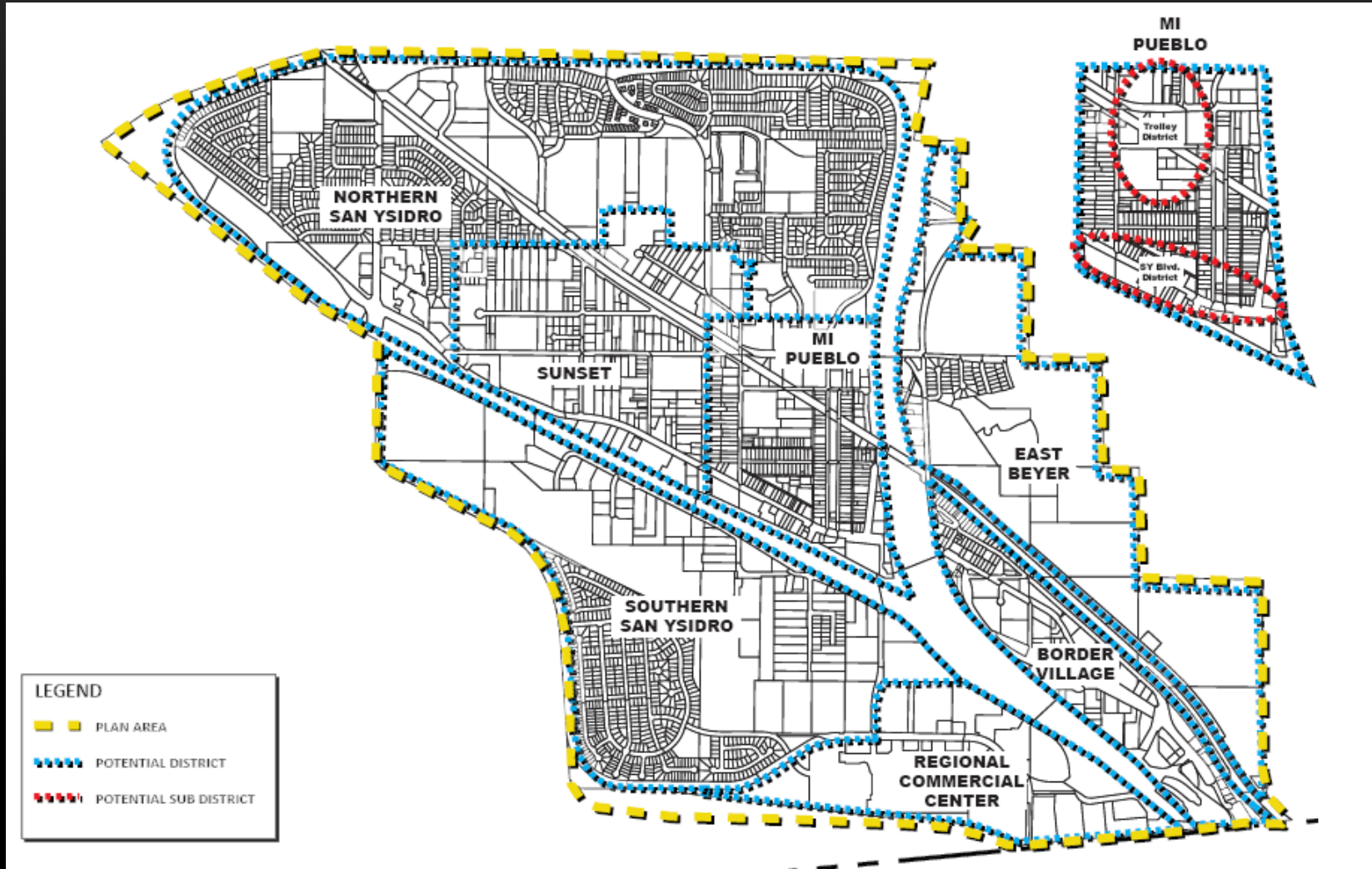
751 E. San Ysidro Blvd. (ca. 1930)



138 W. San Ysidro Blvd. (ca. 1920s)



# Distinctive Neighborhood Feedback



# Urban Design Elements Exercise

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- ▶ Building Type and Massing
- ▶ Building Frontage Types
- ▶ Building Character
- ▶ Gateways

# Character Prioritization Exercise

## BUILDING CHARACTER

Type	Border Village	Mi Pueblo	Regional Commercial Center	Sunset	East Beyer	Southern San Ysidro	Northern San Ysidro
Spanish Revival (Residential) 	5	4					
Spanish Revival (Multi-Family) 	6	1	2				
Spanish Revival (Commercial) 	2	1	4				