



Old Town San Diego

COMMUNITY PLAN UPDATE



July 11, 2012 Advisory Committee Meeting

Land Use and Sub Area Alternatives, Community Plan Outline, Goals & Objectives, Workshop Planning

- Continued from the June 13, 2012 meeting -



Land Use Alternatives

- Based on input from past CPUAC Meetings
- Use of General Plan Land Use Categories
- Potential Land Use options shown

Land Use Draft Alternatives

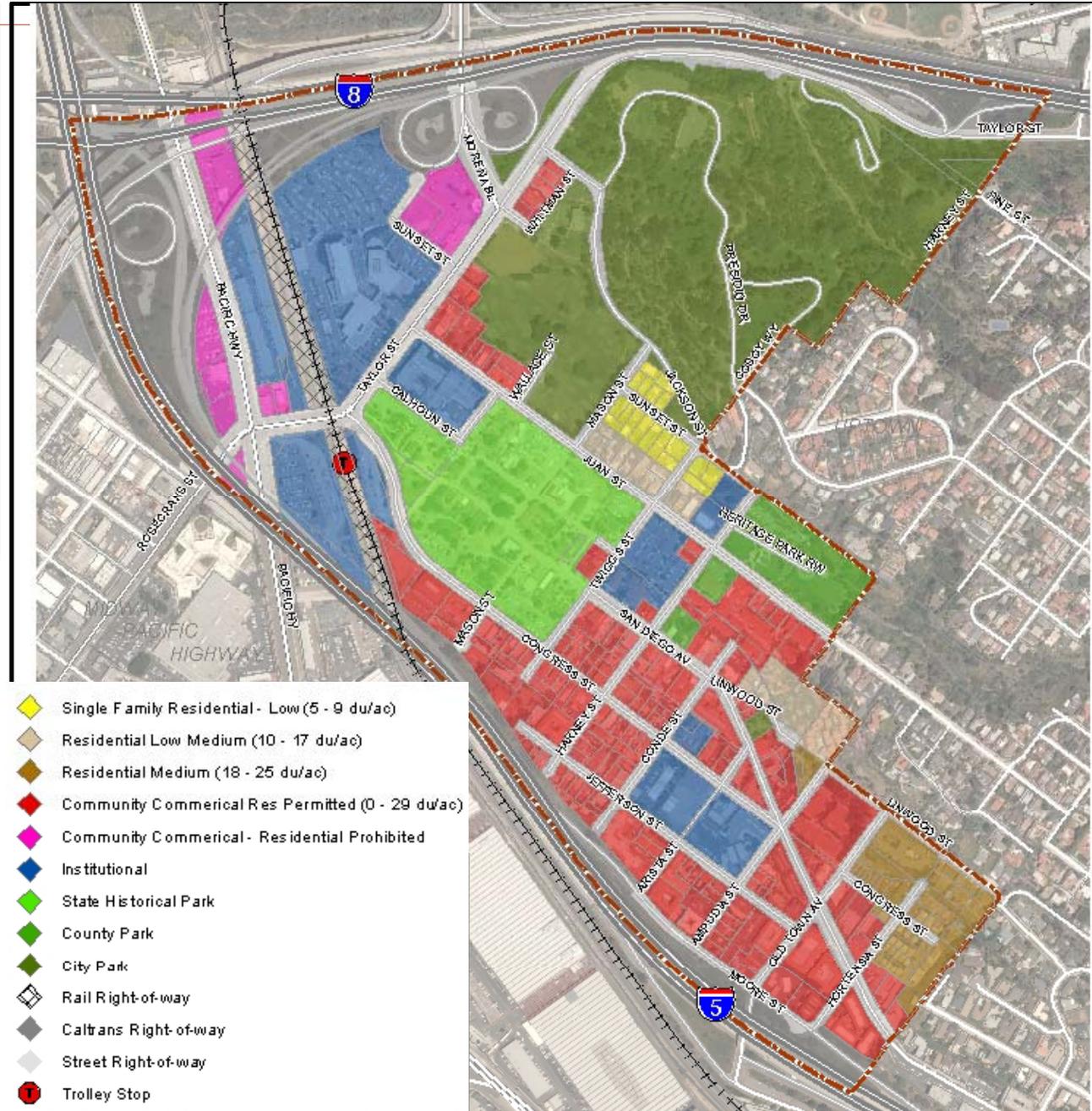
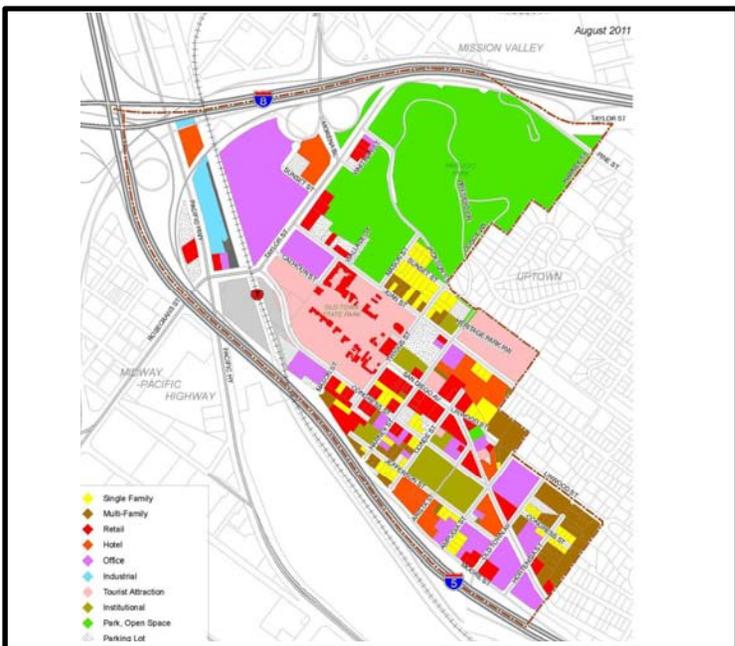
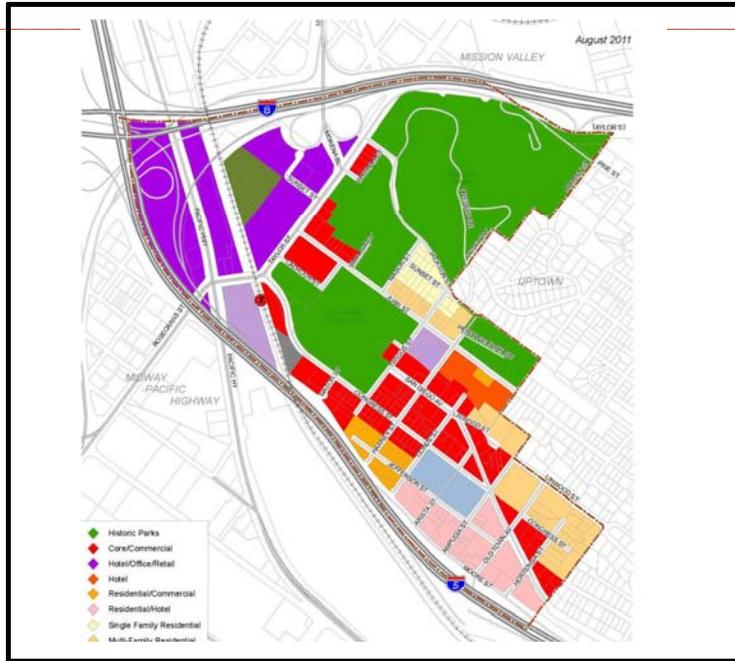
Adopted
Community
Plan Land Use
Map

Proposed Draft Land Use Map
(with options for your
consideration)

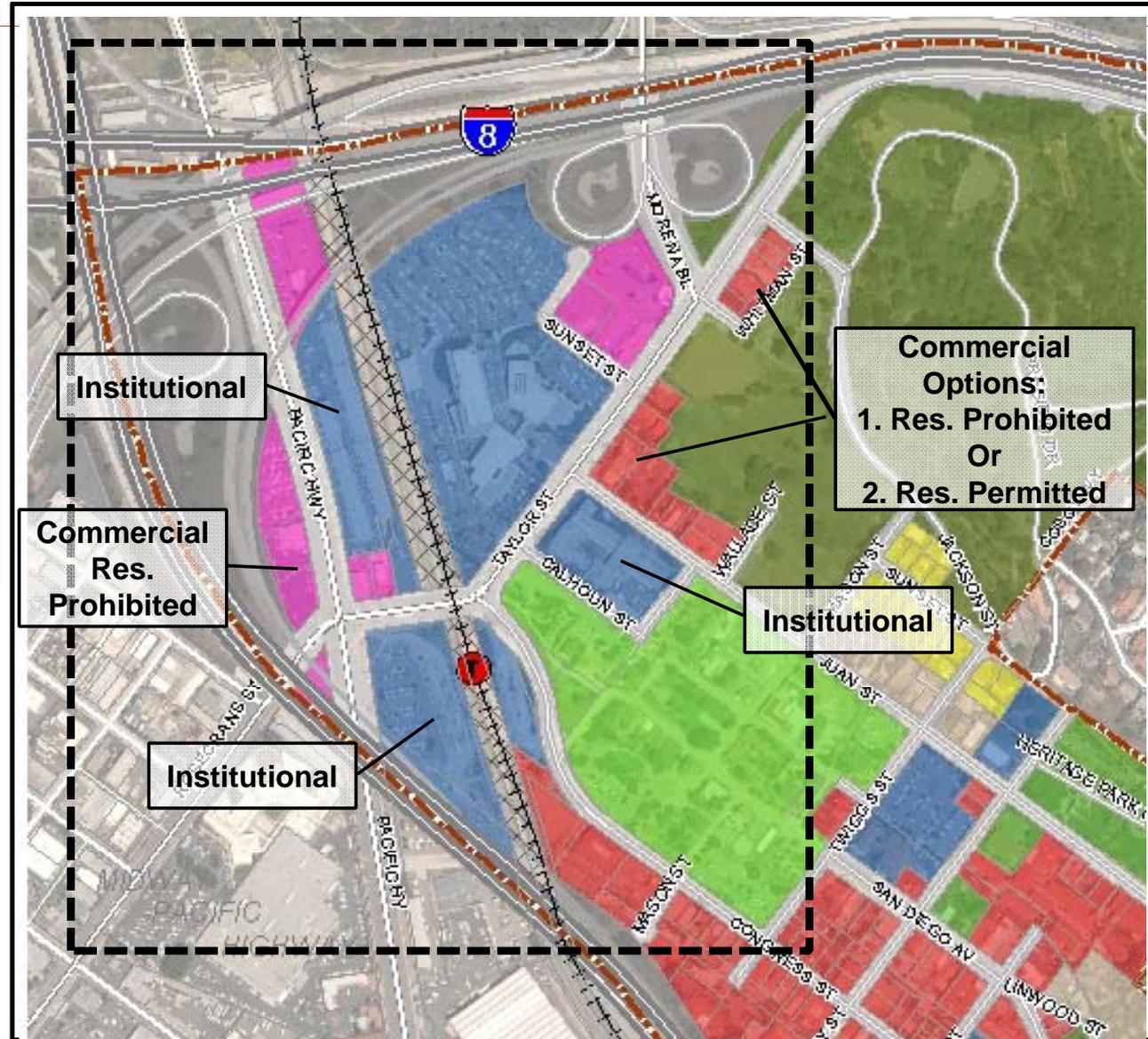
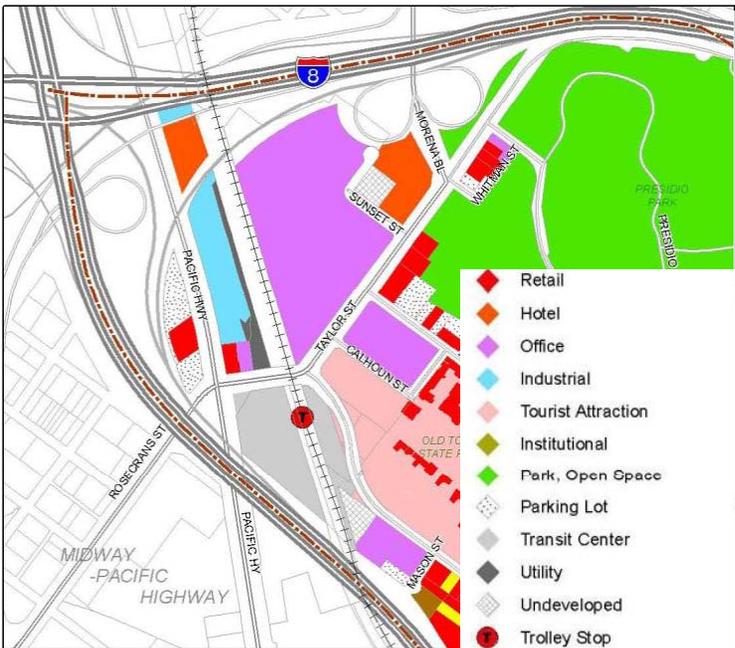
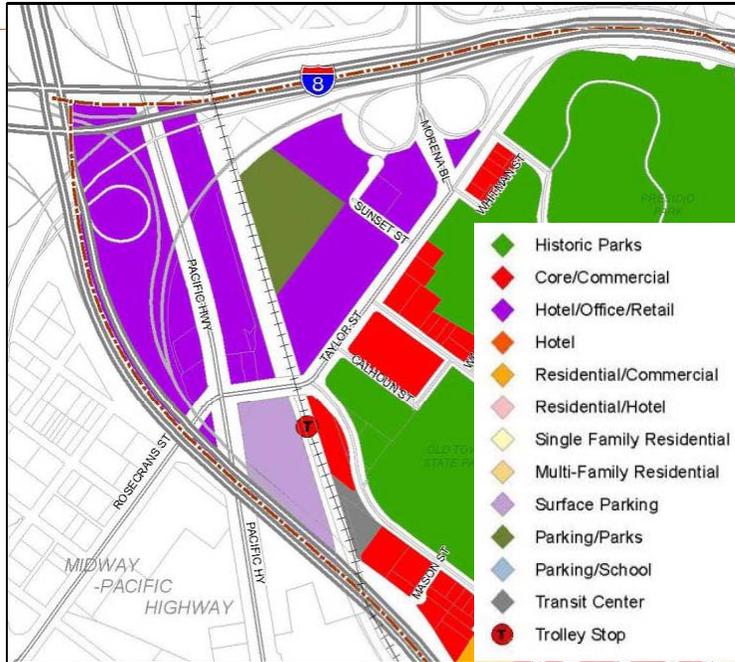
Map of Existing
Land Uses

Generalized Legend

Land Use Draft Alternatives

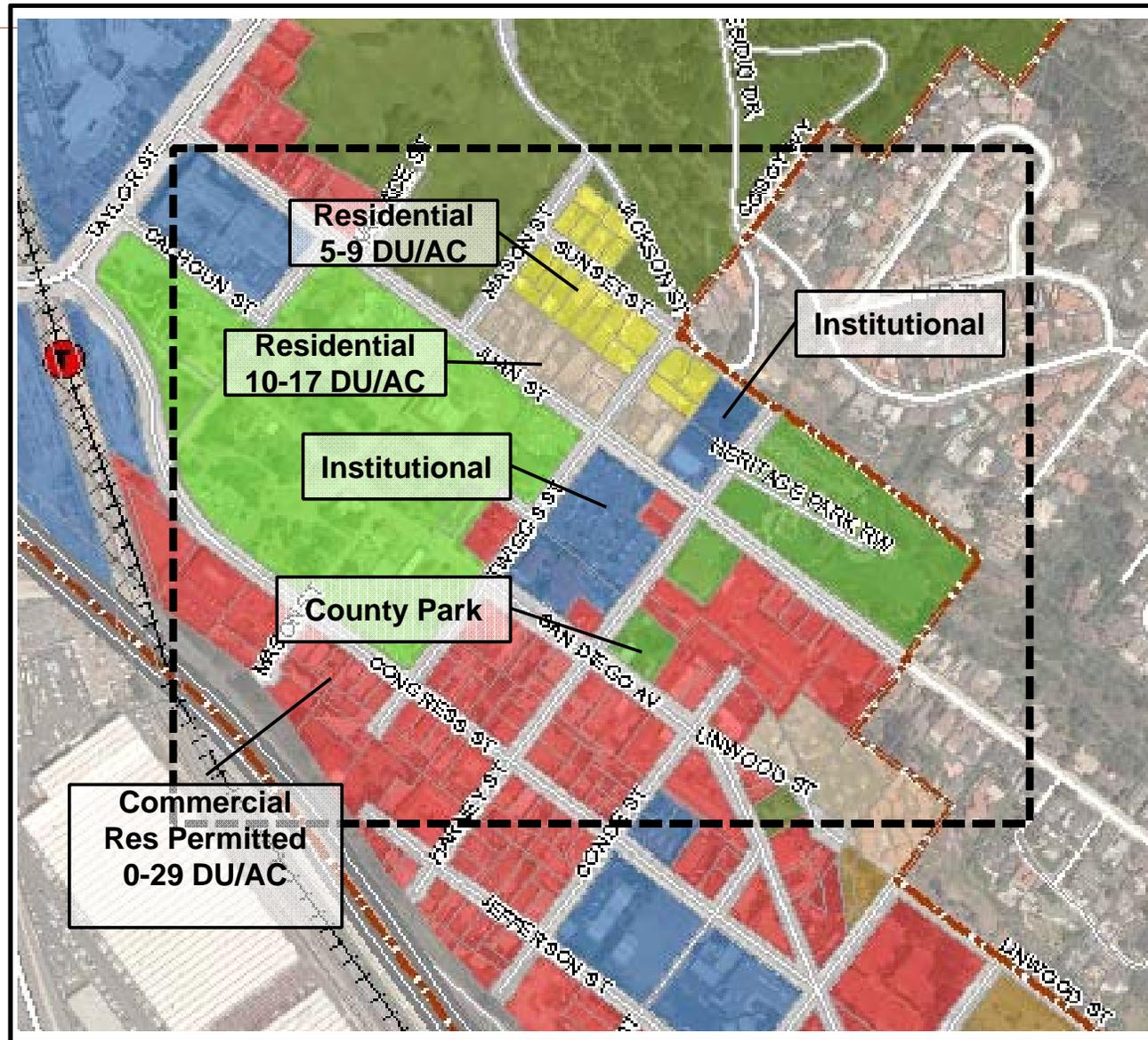
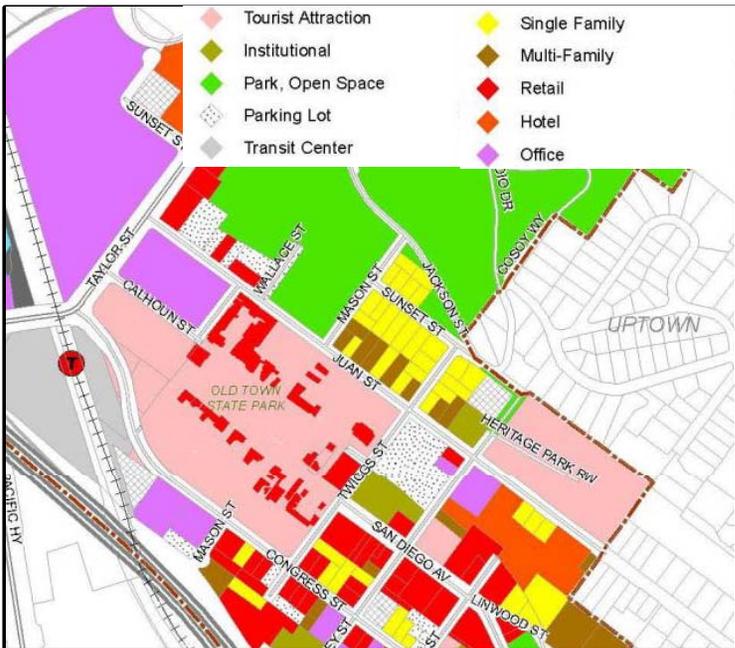
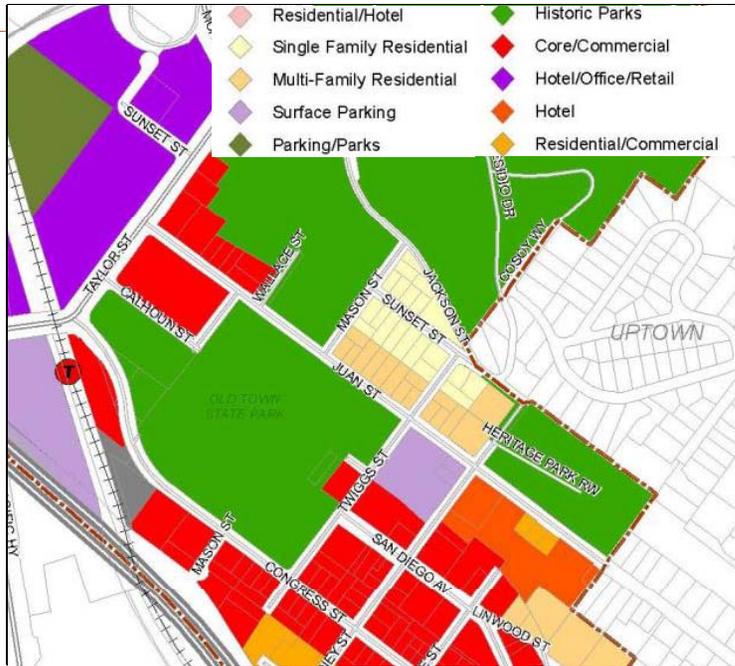


Land Use Draft Alternatives



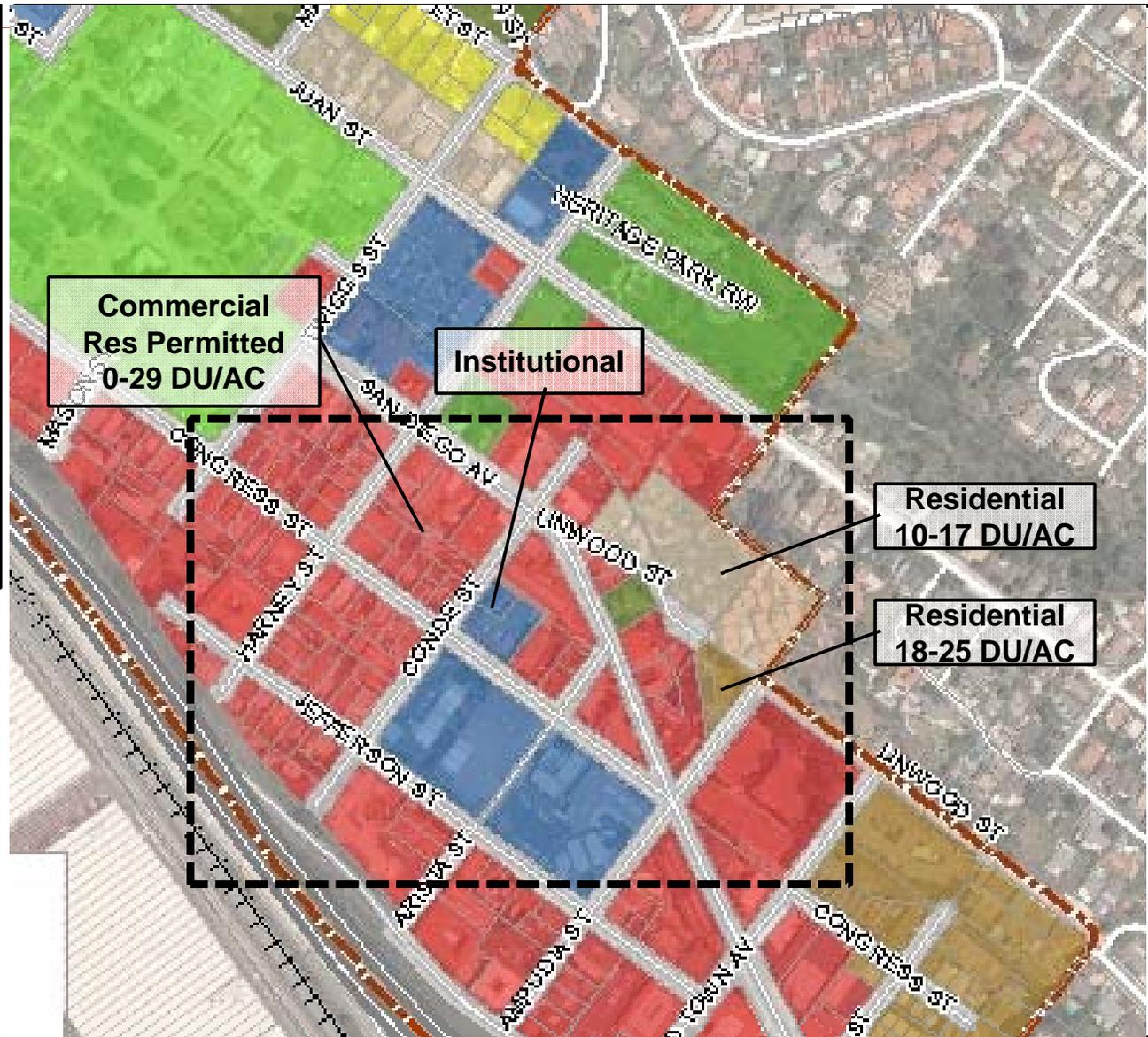
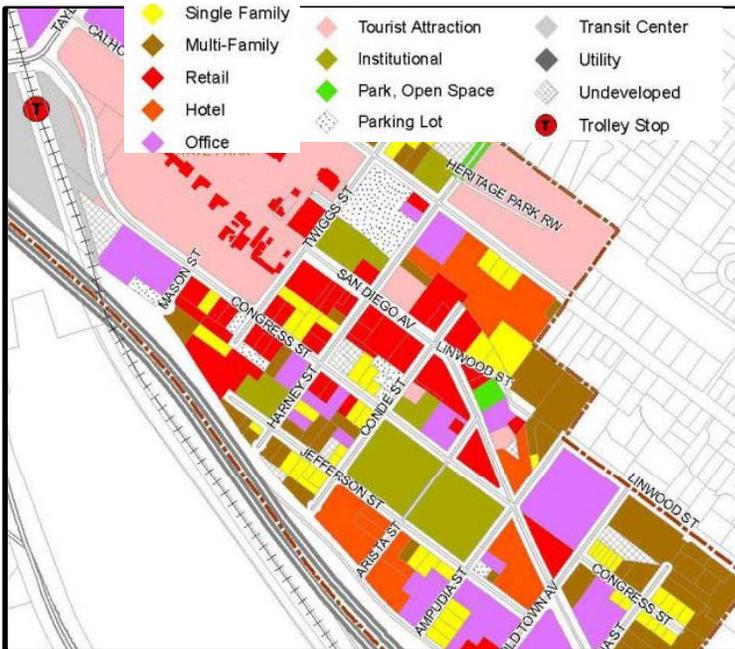
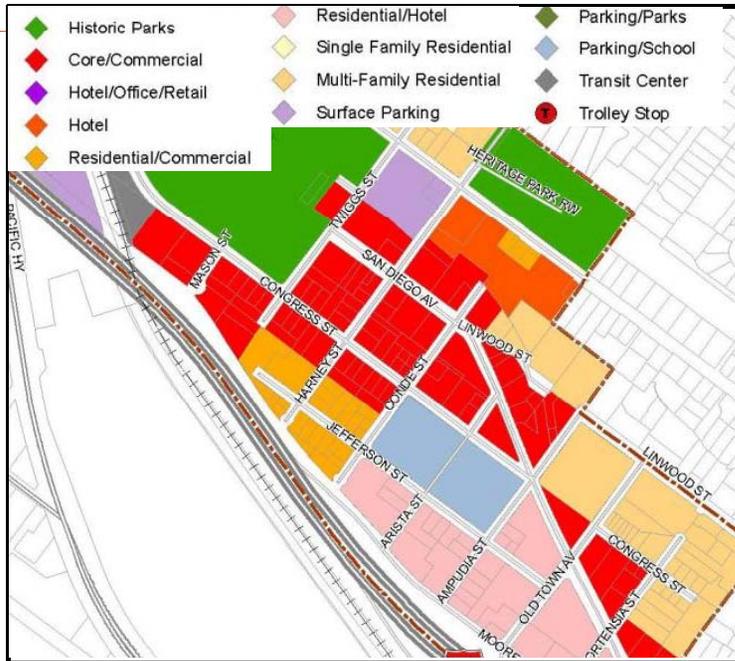
- | | | | | | |
|--------------|---|--------------------------------|-----------------------|---------------------|-----------------------|
| Red diamond | Community Commerical Res Permitted (0 - 29 du/ac) | Black diamond with cross-hatch | Rail Right-of-way | Blue diamond | Institutional |
| Pink diamond | Community Commerical - Residential Prohibited | Grey diamond | Caltrans Right-of-way | Light green diamond | State Historical Park |
| | | Light grey diamond | Street Right-of-way | Green diamond | County Park |
| | | Red circle with 'T' | Trolley Stop | Dark green diamond | City Park |

Land Use Draft Alternatives



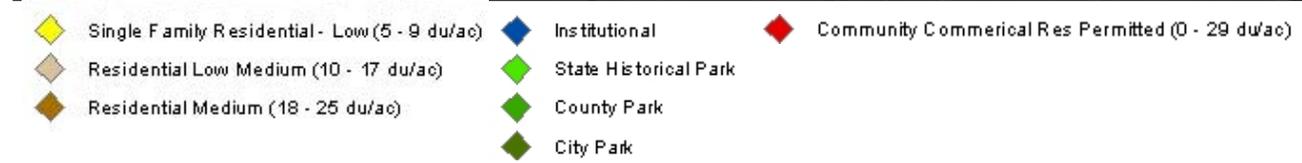
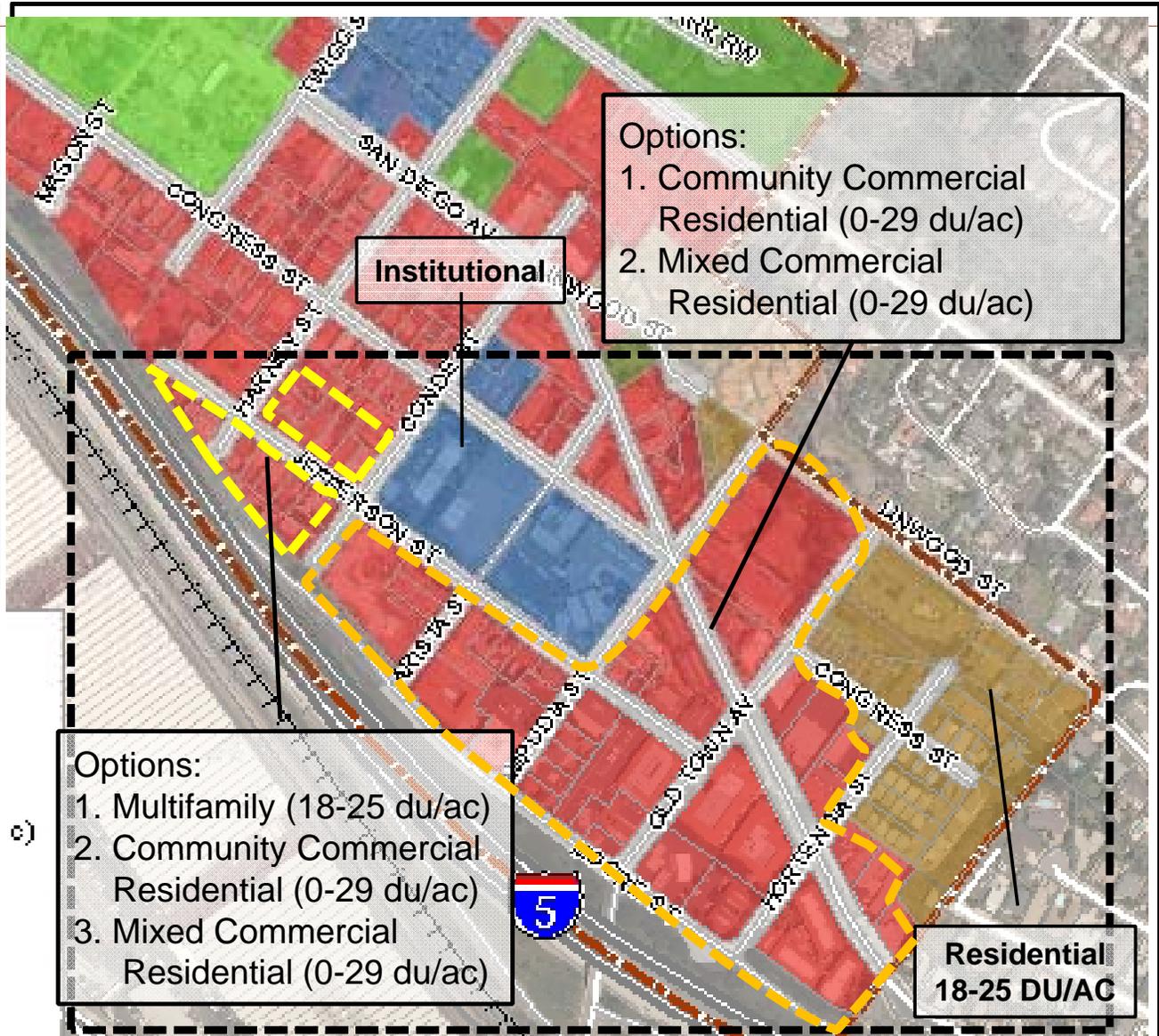
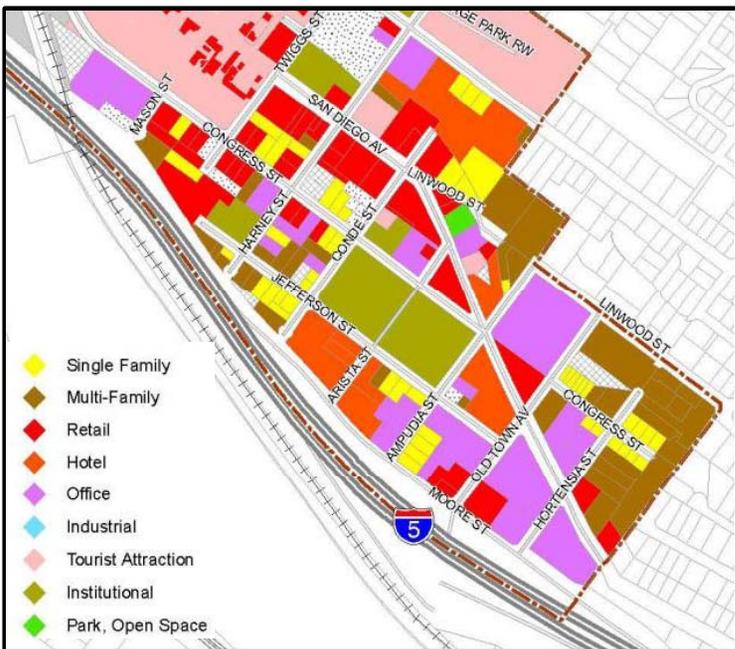
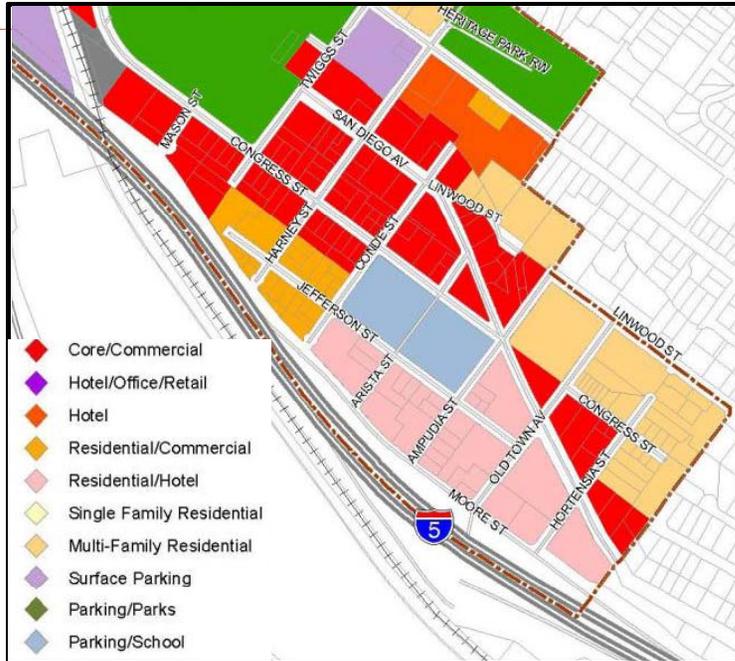
- Single Family Residential - Low (5 - 9 du/ac)
- Residential Low Medium (10 - 17 du/ac)
- Residential Medium (18 - 25 du/ac)
- Institutional
- State Historical Park
- County Park
- City Park
- Community Commercial Res Permitted (0 - 29 du/ac)

Land Use Draft Alternative



- ◆ Single Family Residential - Low (5 - 9 du/ac)
- ◆ Institutional
- ◆ Community Commercial Res Permitted (0 - 29 du/ac)
- ◆ Residential Low Medium (10 - 17 du/ac)
- ◆ State Historical Park
- ◆ County Park
- ◆ City Park
- ◆ Residential Medium (18 - 25 du/ac)

Land Use Draft Alternative by Sub-Area





Community Commercial – Residential Permitted

- Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles.
- It can also be applied to Transit Corridors where multifamily residential uses could be added to enhance the viability of existing commercial uses.
- Residential uses may occur only as part of a mixed-use (commercial residential) project.



Mixed-Commercial / Residential (Potential New Designation)

- Provides a diverse array of commercial and residential uses that include: residential, live/work spaces, hotels, offices, and retail.
- Community Plans may specify an emphasis on general types of commercial uses.
- Residential may occur as standalone or a part of a vertical or horizontal mixed–use project.