



# Old Town San Diego

COMMUNITY PLAN UPDATE

## Old Town San Diego Community Plan Update Advisory Committee Meeting

October 14, 2015



# Old Town San Diego

COMMUNITY PLAN UPDATE

## Agenda

- Old Town San Diego Community Plan Discussion Draft Overview
- What's Next?
  - CPUAC Draft Review Schedule
  - Mobility & Traffic Impact Studies
  - Infrastructure Financing Study
  - Environmental Review
  - Public Hearings for Adoption



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## Old Town Community Plan Discussion Draft

- First public review draft
- Opportunity for community to provide input on draft plan
- Incorporates community input from past public workshops and Community Plan Update Advisory Committee meetings
- Significant effort to develop policies to strengthen community character
  - Residential densities do not exceed 25 dwelling units per acre, which is currently allowed under PDO
  - See Land Use, Mobility, and Urban Design Elements



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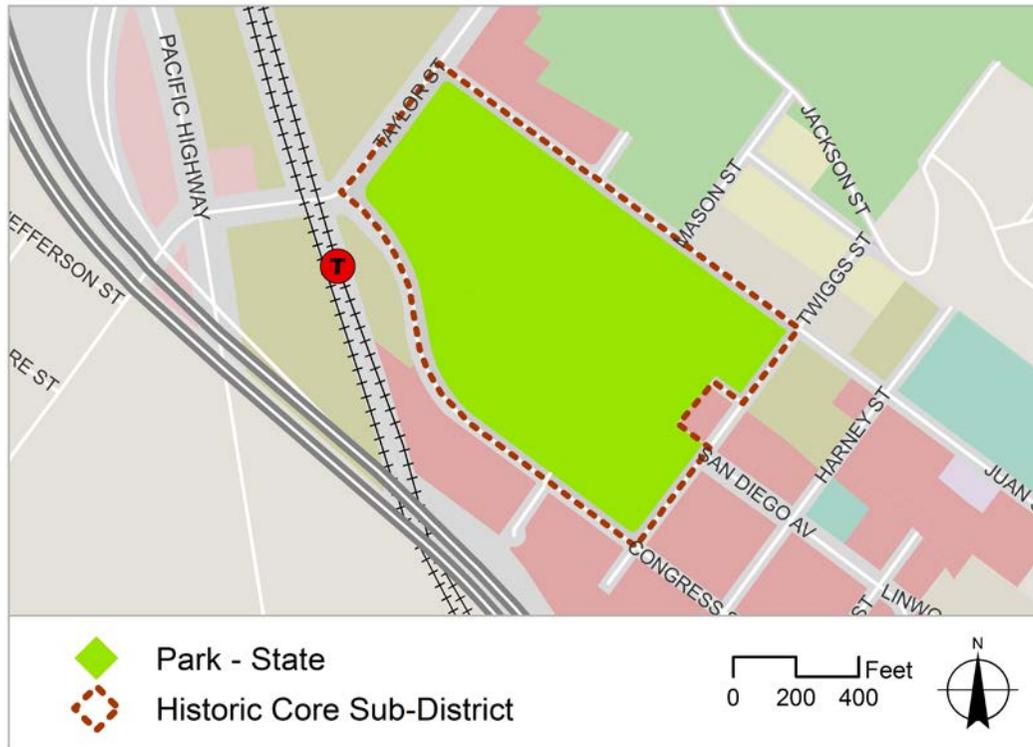
## Land Use Map - Presidio Sub-District

- Encompasses Presidio Regional Park, Presidio Community Park, Presidio Recreation Center, and Presidio Hills Golf Course
- Maintains “City Park” land use designation
- Additional policies related to Presidio Park included in Recreation Element



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## Land Use Map - Historic Core Sub-District

- Former Caltrans headquarters property, acquired by State Parks Department, has been included in the Historic Core.
- Maintains “State Park” land use designation

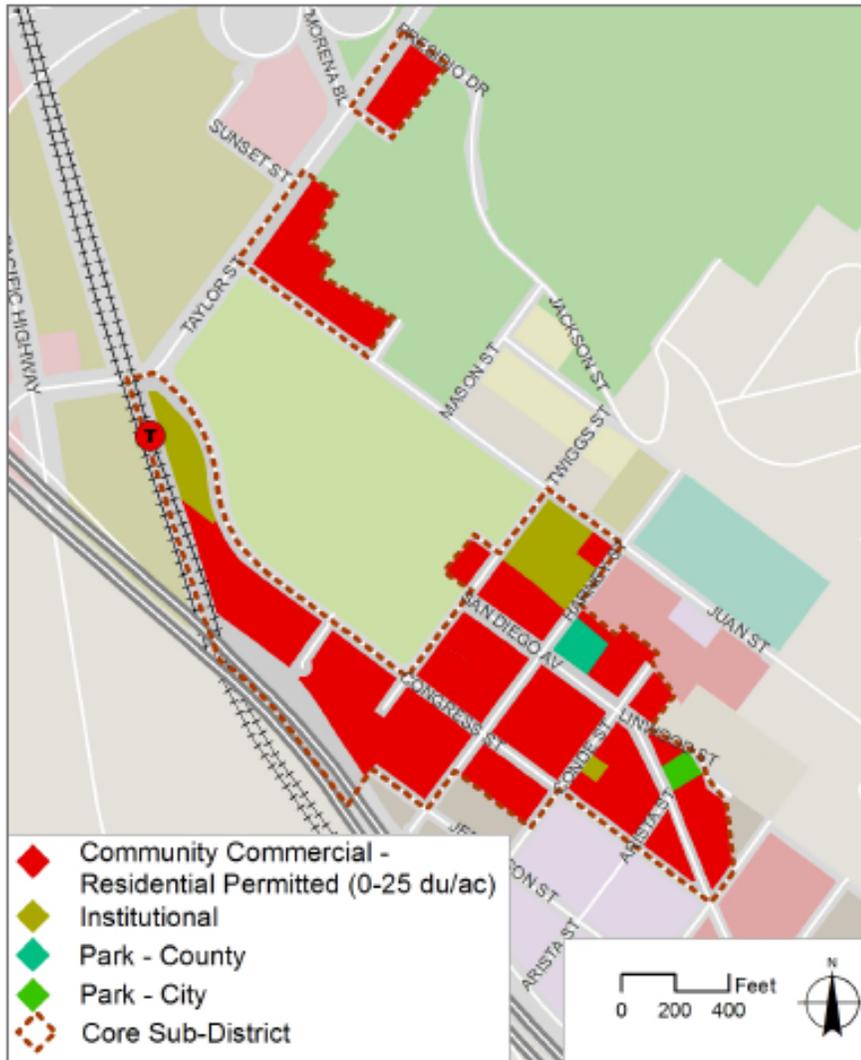


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## Land Use Map - Core Sub-District

- Maintains commercial land use designation with possibility for residential uses above or behind commercial uses





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## Land Use Map - Hortensia Sub-District

### Land Use Map Changes:

- Fremont School land use changed from Institutional to Mixed Commercial Residential
- Land use for two blocks southwest of Fremont School changed from Community Commercial - Residential Permitted to Mixed Commercial Residential



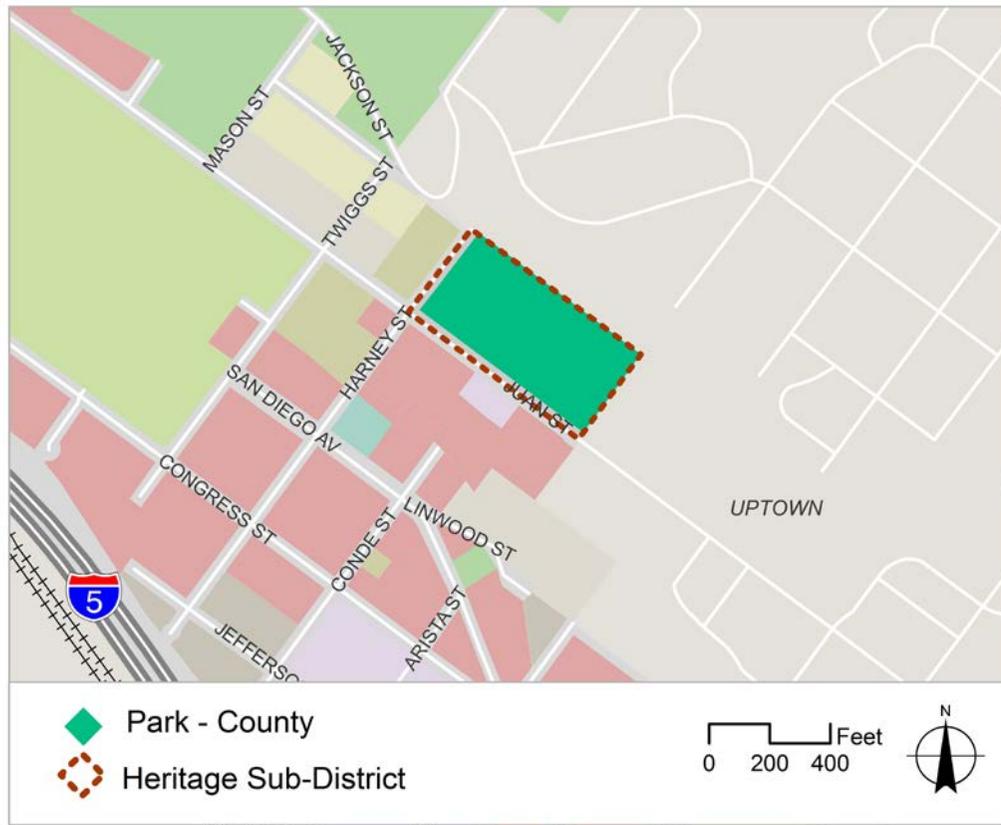


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## Land Use Map - Heritage Sub-District

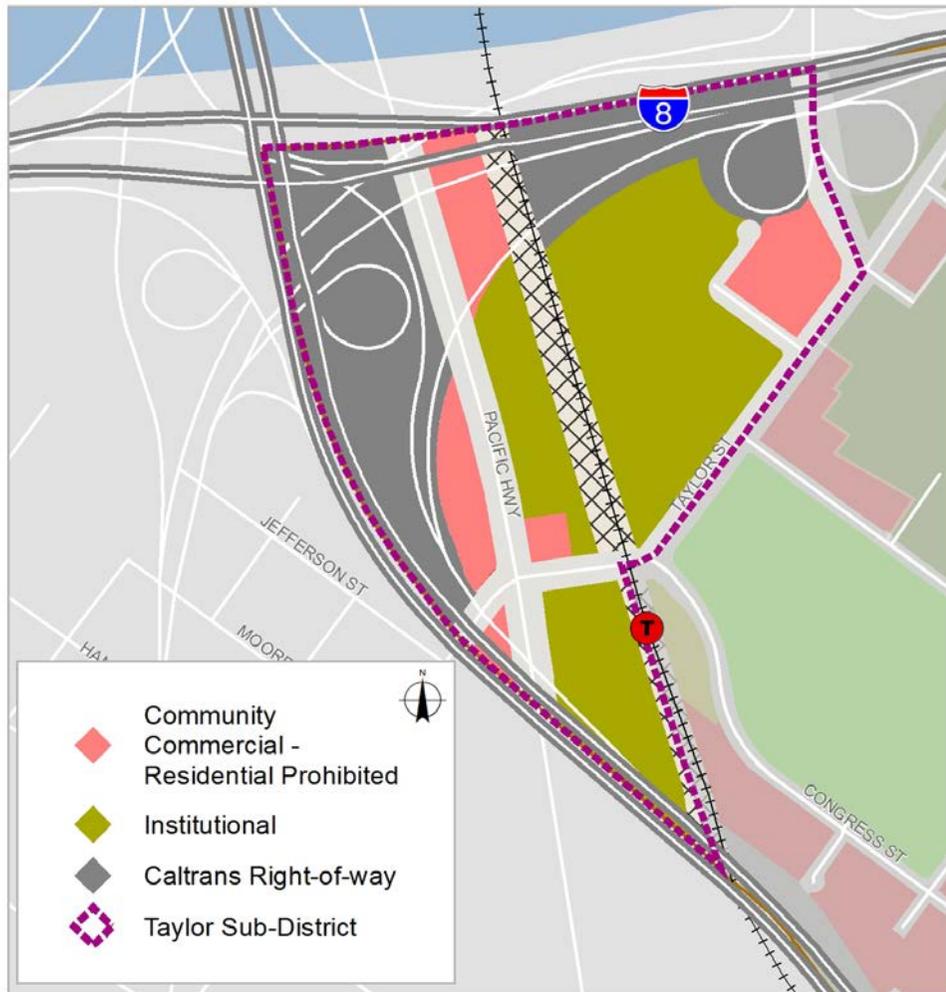
- Land use designation - “County Park”





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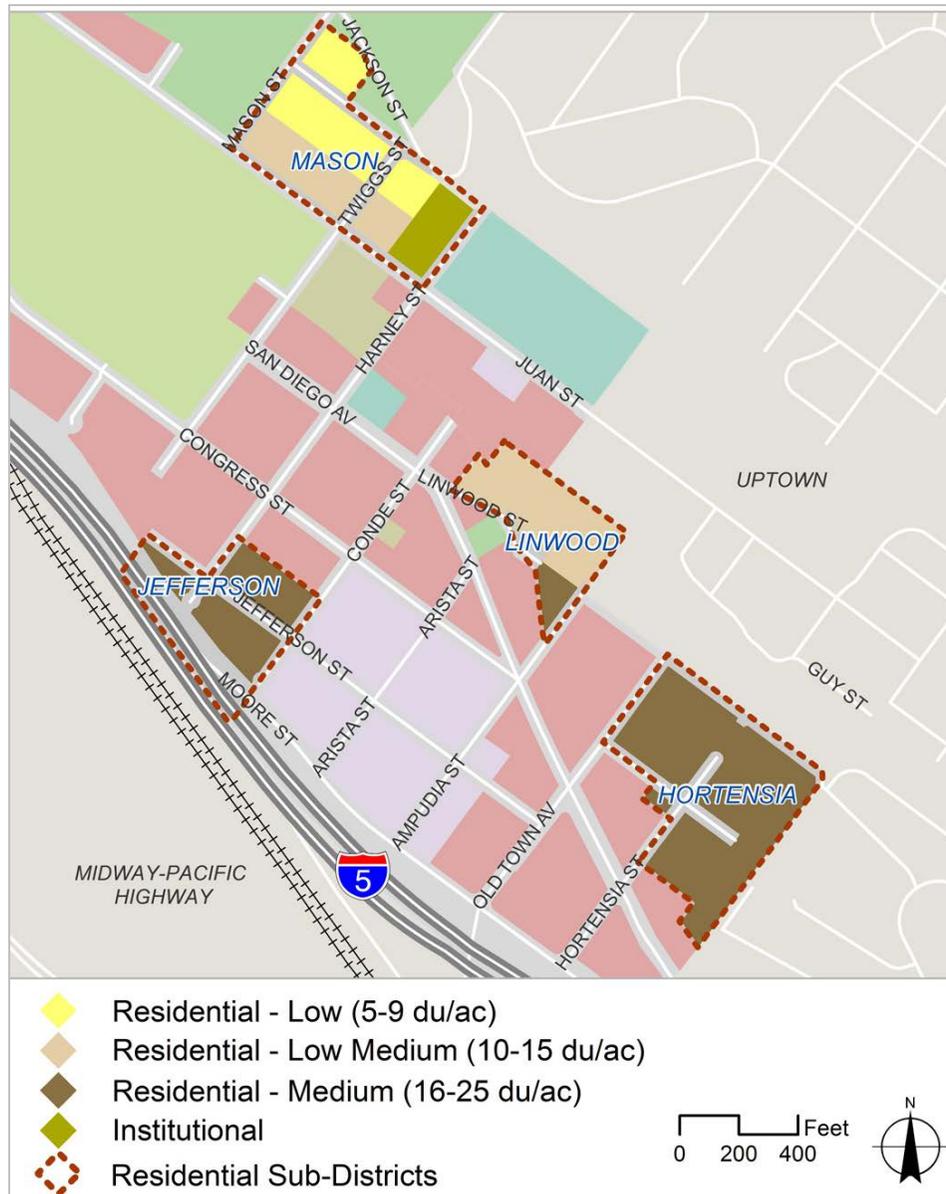
## Land Use Map - Taylor Sub-District

- “Community Commercial” land use designation for properties along Pacific Highway
- Recommendation to locate future visitor parking structure at Old Town Transit Center/State Park Parking Lot



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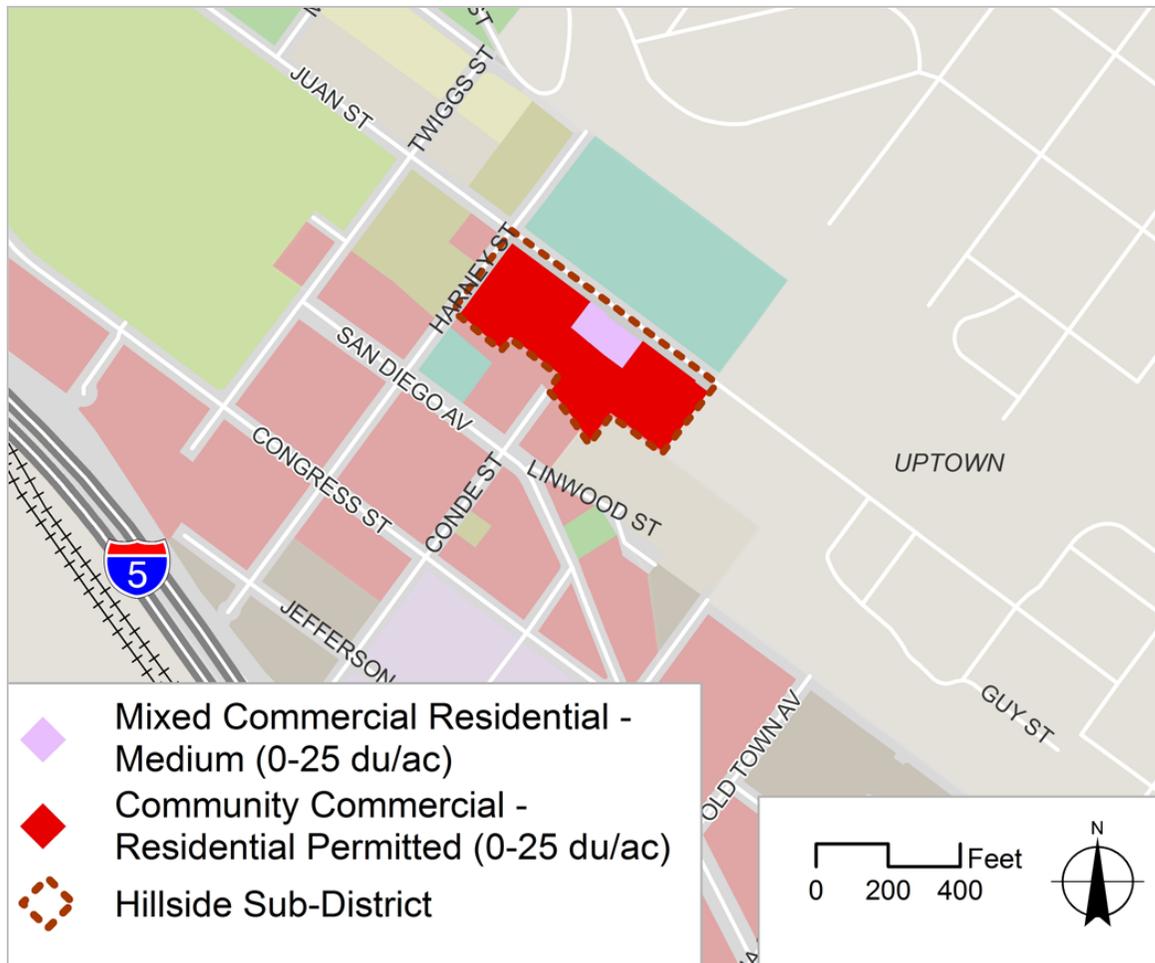
## Land Use Map - Residential Sub-Districts

- Individually identifies four residential-only areas: Mason, Linwood, Jefferson, and Congress
- Maintains residential density currently allowed by Planned District Ordinance (25 dwelling units per acre) in Jefferson and Congress
- Residential density decreased in Mason and Linwood to 10-15 dwelling units per acre



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## Land Use Map - Hillside Sub-Districts

- New sub-district since last workshop
- Hacienda Hotel currently designated as part of “Rosecrans” district in PDO.
- Existing residential parcels on Juan St. - land use changed from Community Commercial - Residential Permitted to Mixed Commercial Residential

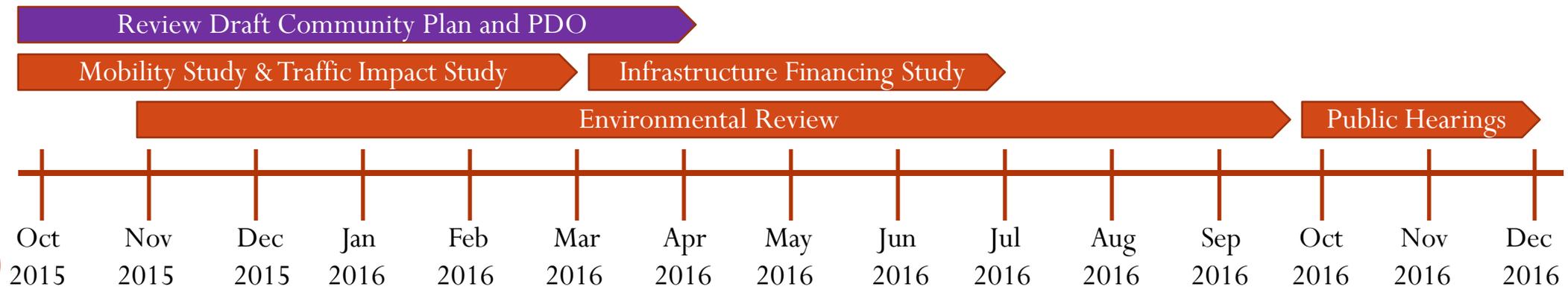


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## What's Next?

- Review Draft Community Plan and Planned District Ordinance
  - Proposed Review Schedule:
    - **Nov. 12, 2015:** Land Use & Urban Design
    - **Dec. 9, 2015:** Introduction, Historic Preservation, and Economic Prosperity
    - **Jan. 13, 2016:** Mobility and Recreation
    - **Jan. 27, 2016:** Public Facilities, Services & Safety, Conservation, Noise
    - **Feb. 10, 2016:** Draft Planned District Ordinance (PDO)
    - **March 2016:** Draft PDO and/or Other Topic
    - **April 2016:** CPG Recommendation on Draft Community Plan & PDO



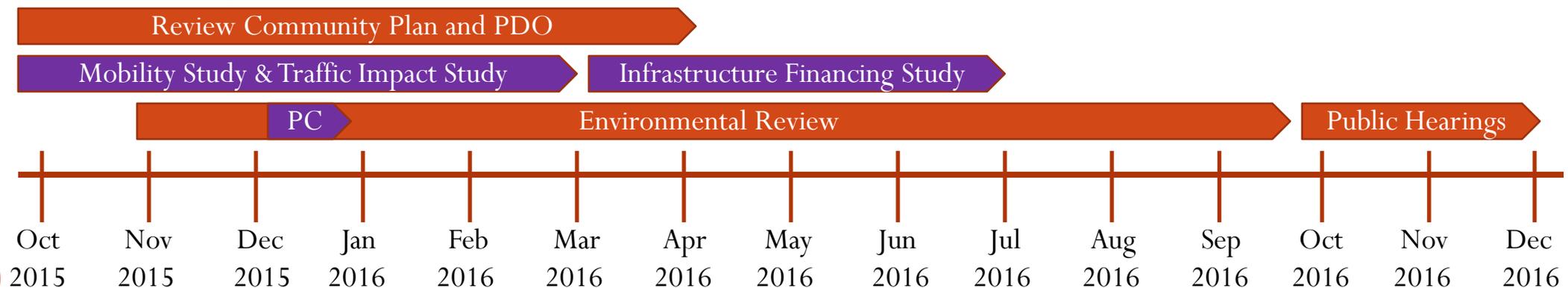


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## What's Next?

- Planning Commission “Workshop”
  - Review Draft Community Plan: Dec. 17, 2015
- Mobility and Infrastructure Planning
  - Mobility Study: Started
  - Traffic Impact Study: Begins after Mobility Study (Early 2016)
  - Infrastructure Financing Study: Begins after Traffic Impact Study (Spring 2016)



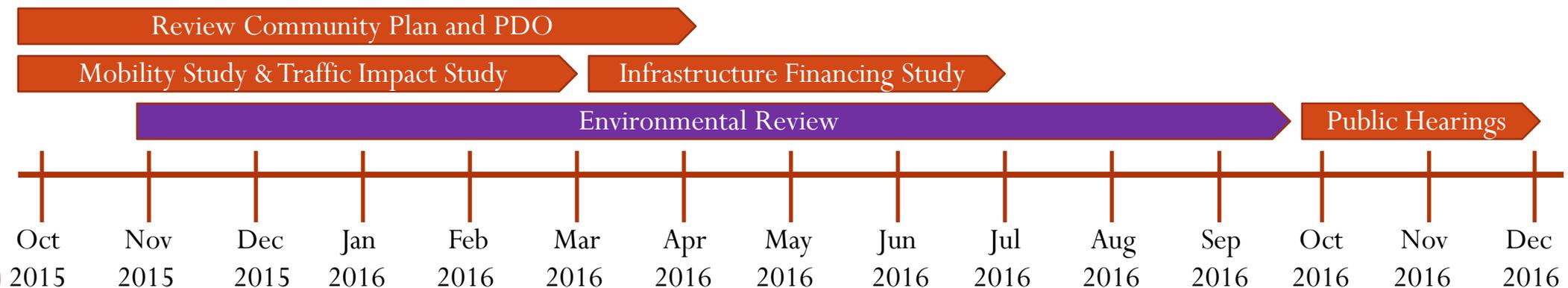


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## What's Next?

- Environmental Review
  - Preparations and technical studies underway
  - Public Scoping Meeting: November or December 2016
  - Environmental Impact Report (EIR) Public Review and Comment Period: July-August 2016





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## What's Next?

- Public Hearings for Community Plan & EIR
  - Adoption Hearings for Final Community Plan & EIR
    - Planning Commission: October 2016
    - Smart Growth & Land Use Committee of City Council: November 2016
    - City Council: December 2016

