

development **controls** encouraging the **revitalization** of this area is **also** being updated and is being enacted **separately** through the appropriate legislative action. A business improvement program is **also** being processed concurrently in order to better coordinate the **community's** business and marketing activities. A streetscape and public **facilities** enhancement program is in the development stages and its completion **will follow** by a few months the completion and adoption of this plan. An implementation program for this study will follow.

The Old Town San Diego Community Plan is **basically** divided into five **elements: historical**, land use, circulation, public facilities, environment conservation, and implementation. Each **element** contains an introduction and summary of relevant planning factors, a statement of community goals and objectives and more specific plan **proposals**. Recognizing the unique aspects of this area. The Historical Element **includes** an abbreviated description of the **community's** past as it may **influence** plans for the future.

COMMUNITY BOUNDARIES AND SURROUNDING COMMUNITIES

The Old Town San Diego community contains **approximately** 230 acres and is bounded to the north by Interstate 8 and the Mission Valley Community Planning area. The **long** range development plan for Mission Valley was adopted by the San Diego City Council in **July, 1985**. The approved plan envisions a high density mixed use community. Its western area, which is contiguous with the Old Town San Diego plan, is projected to develop with **hotels** and open space to reflect the width of the San Diego River Floodplain.

The western boundary of Old Town San Diego is Interstate 5 and the Midway Community Planning area. The Midway Community Plan, originally adopted in 1970, is in the process of being updated and is projected to be developed as a mixed use community. **Presently**, the area closest to **Old Town San Diego** is low intensity **commercial** and auto-oriented, which **allows** for substantial future growth opportunity.

The south and east boundary of **Old Town San Diego** is bounded by the Uptown/Mission Hills hillsides. The Uptown Community Plan area is adjacent to this boundary. The Uptown Plan originally adopted by the City Council in 1975, is in the process of being updated at this time. Uptown is planned as a **primarily** residential community with supportive commercial uses. The area adjacent to Old Town San Diego is primarily **single** family in character.



1. BALBOA PARK
2. BARRIO LOGAN/HARBOR 101
3. CARMEL MOUNTAIN RANCH
4. CENTRE CITY
5. SABRE SPRINGS
6. CLAIREMONT MESA
7. EAST ELLIOTT
8. GREATER GOLDEN HILL
9. MIRAMAR RANCH NORTH
10. LA JOLLA
11. LA JOLLA SHORES
12. LINDA VISTA
13. MID-CITY
14. MIDWAY
15. MIRA MESA
17. MISSION BAY PARK
18. MISSION BEACH
19. MISSION VALLEY
20. NAVAJO
21. NORTH CITY WEST
23. OCEAN BEACH
24. **OLD SAN DIEGO**
25. OTAY MESA-NESTOR
26. OTAY MESA
27. PACIFIC BEACH
28. PARK NORTH-EAST
29. PENASQUITOS EAST
30. PENINSULA
31. RANCHO BERNARDO
32. SAN PASQUAL VALLEY
33. SAN YSIDRO
34. SCRIPPS MIRAMAR RANCH
35. SERRA MESA
36. SOUTH BAY TERRACES
37. SOUTHEAST SAN DIEGO
38. STATE UNIVERSITY
39. TIA JUANA RIVER VALLEY
40. TORREY PINES
41. UNIVERSITY
42. UPTOWN
44. SKYLINE-PARADISE HILLS
46. SAN DIEGUITO RIVER BASIN
47. TIERRASANTA
48. SORRENTO HILLS
49. FAIRBANKS COUNTRY CLUB
55. VIA DE LA VALLE
56. LOS PENASQUITOS CANYON PRESERVE
57. MISSION TRAILS REGIONAL PARK
58. TECOLOTE CANYON PARK



PLANNED AREAS

December. 1985

