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OLD TOWN SAN DIEGO Community Plan



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OLD TOWN SAN DIEGO Community Plan

July 7 1987

After duly authorized **public hearing**, the Planning Commission, on May 28, 1987, approved the OLD TOWN SAM DIEGO COMMUNITY PLAN by Resolution No. 7070.

On **July 7**, 1987, the City Council unanimously adopted the OLD TOWN SAN DIEGO COMMUNITY PLAN by **Resolution** No. R268785.

The OLD TOWN SAN DIEGO COMMUNITY PLAN is on file in the office of the City Clerk as Document No. 268787.



BILL CLEATOR
COUNCILMAN
DISTRICT 2

The Honorable Mayor and City Council
City of San Diego, California

Since the Old Town San Diego Community Plan was adopted in 1968, circumstances have changed in Old Town San Diego and throughout the city. This evolution has created problems that the previous plan could not foresee. Major commercial development, in the form of offices and hotels, has occurred in the last two decades that did not reflect the traditional character of the community. Existing retail areas were in need of enhancement and revitalization and residential neighborhoods were being diminished to accommodate the expanding commercial development.

Consequently, the goals and objectives of the 1968 plan to preserve the unique historical character of the community were not being met. The plan was not designed to contain the type of larger scale development that had begun to occur in Old Town San Diego and that threatened to destroy the flavor of the community.

In an effort to safeguard the quality of Old Town, I formed the Old San Diego Task Force to respond to this deficiency and to work out solutions to the complex issues facing the community. The Task Force was comprised of representatives from diverse backgrounds representing a balance of community and regional interests. Extensive input from the Task Force and the Old Town Community Planning Committee provided the needed information to formulate a viable plan which could address the needs of a historic district that hosts four million visitors annually.

Because of the efforts of these dedicated groups, the Old Town San Diego Community Plan and Planned District Ordinance was unanimously adopted by the City Council on July 7, 1987. We now have a document specifying the goals and objectives of the community in the context of eight plan elements: historical, land use, circulation, public facilities, open space and recreation, socioeconomic, urban design and implementation.

In particular, the land use element identifies seven subareas. These range from single-family, low-scale residential development adjacent to Presidio Park to medium- and large-scale commercial developments with generous open spaces designed to recreate the original river environment in the area between Interstate 5 and Taylor Street. Major goals include the preservation and expansion of the residential character of the community, which is the essence of historical preservation, and the encouragement of retail development in the "core" area adjacent to the Historic State Park. Overall, smaller scale projects will be developing in Old Town with lower residential densities and reduced intensities for commercial development. The pedestrian-oriented commercial core area has been extended, also, to complement the Historic State Park and provide appropriately scaled development at the community's gateways. In addition, the plan provides for visitor-oriented commercial uses in the fringe areas.

In conclusion, the Old Town San Diego Community Plan is the result of the extensive input received from the Old San Diego Task Force, the Old Town Community Planning Committee, various community business interests, and other concerned residents. I would like to take this opportunity to thank all those individuals for their diligence and support in helping to preserve the unique and historic Old Town San Diego Community.

Bill Cleator
Councilman, District 2
The City of San Diego

October 29, 1987

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THE CITY OF
SAN DIEGO

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OFFICE OF
PLANNING
DEPARTMENT
236-6450

The Honorable Mayor and City Council
The City Planning Commission
City of San Diego, California

July, 1987

Transmitted herewith is the Old Town San Diego Community Plan which is a **long-range** policy guide for the **development** of this historic community, the birthplace of California.

The Plan, prepared with the cooperation of the Old San Diego Task Force and the Old Town Community Planning Committee, represents a significant cooperative venture of all major interests within the community. Through these Committees, the Planning Department has held numerous **public** meetings to insure widespread citizen knowledge and support of the **Plan** and **Implementation** Program, which reflects the kind of **development** the people of Old Town San Diego feel is appropriate for this unique community.

The **Plan** and **Implementation** Program include a long-range development policy assessing **land** use, circulation, **public facility** needs and urban design considerations. **Additionally**, the implementation program includes a tailored zone (Planned District Ordinance). A Business Improvement District **proposal**, and a Streetscape Plan will follow. Much remains to be done, particularly by the community if the goals and aspirations expressed in the Plan are to be achieved.

The Planning Department believes that this document, which is **long** overdue, represents a sound beginning and firm basis for proceeding. It is recommended that the **Planning** Commission and City Council adopt this **Plan** and implementation package as a guide for the future growth and development of Old Town San Diego.

Respectfully submitted,



Michael J. Stepner
Acting Planning Director



ACKNOWLEDGEMENTS

The plan that follows has been prepared with the cooperation of the following groups and individuals. The Planning Department extends special thanks to these groups and individuals for their valuable input and time commitments in the planning process. The Task Force was formed by City Councilman Bill Cleator in 1984 to specifically address development and implementation issues.

OLD SAN DIEGO TASK FORCE

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Steve Lusk, Vice-Chairman
Pat Myers, Consultant
Dan Bamberg, Attorney
Richard Bundy, Architect
Ed Farley, Realtor
Robert Ferris, Architect
Richard Herttua, Business Owner
Diane Powers, Business Owner
Olive Chivers, Old Town Residents Representative
Judith Krumholz, Mission Hills Representative
Marilyn Mirrasoul, Uptown Representative

OLD TOWN COMMUNITY PLANNING COMMITTEE

The planning group was formed under City Council Policy 600-24 to advise the City on long-range planning issues.

Robert Boland, Chairman
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Olive Chivers
Ardath Flynn
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