

ORDINANCE NUMBER O- 17427 (NEW SERIES)

ADOPTED ON FEB 20 1990

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 103.0407 RELATING TO GENERAL DESIGN REGULATIONS.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 3, Division 4, of the San Diego Municipal Code be and the same is hereby amended by amending Section 103.0407, to read as follows:

**SEC. 103.0407 GENERAL DESIGN REGULATIONS**

Concurrent with the adoption of this Division, the City Council shall by resolution also adopt architectural and design standards to be use in evaluating the appropriateness of any development for which a permit is applied under this Division. Such architectural and design standards shall be filed in the office of the City Clerk as a numbered document.

**A. BUILDING HEIGHT REGULATIONS**

1. BASIC BUILDING HEIGHT LIMIT (60-FOOT HEIGHT LIMIT).

a. Basic building height in the Gaslamp Quarter shall be limited to 60 feet including parapets and appurtenances.

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b. Any new structure must maintain a minimum height of 30 feet at the property line.

c. Ground floors shall be a minimum of 12 feet in height (except where adjacent buildings have less than a 12 foot ground floor) and separated from the upper floors by a continuous projecting band, articulated recess or cornice.

d. Ground floor treatment shall be pedestrian in scale, storefront character and design detail.

e. The maximum horizontal roof dimension for building elements 60 feet or more in height shall be no more than 75 feet along street frontages of Fourth, Fifth and Sixth Avenues.

f. Projects on parcels 30,000 square feet or more shall modulate building heights for variation and articulation of building bulk with respect to the historic Gaslamp Quarter lot pattern and relate building mass to adjacent structures.

2. MAXIMUM BUILDING HEIGHT (75-FOOT LIMIT). At the discretion of the Planning Director, buildings in the Gaslamp Quarter may achieve a maximum height of up to 75 feet with review and comment by the Historical Site Board and City Architect prior to Planning Director action. Buildings exceeding 60 feet in height shall be in general accord with the architectural and historic character reflected in the Gaslamp Quarter for

streetwall definition, site relationships, horizontal and vertical building form as well as architectural detail and fabric.

a. Buildings that exceed the basic 60 foot height limit shall maintain a continuous vertical streetwall.

b. Excessive bulk or building elements above 60 feet shall not visually intrude into the district nor adversely affect view, nor in any other way significantly compromise the scale and character of adjacent block faces.

c. Additional building floors shall be permitted above the cornice provided that the facades of these floors continue the rhythm, proportion and detail of the main building.

d. Building facades and elements exceeding 60 feet in height shall continue the traditional lot rhythm and vertical design proportion of symmetrically stacked window openings, building bays and details that respect the existing tall, narrow profile of the historic buildings in the district.

e. The maximum horizontal roof dimensions for buildings greater than 60 feet in height shall be no more than 75 feet along street frontages of Fourth, Fifth and Sixth Avenues.

f. On parcels 30,000 square feet or more, projects shall modulate building heights for variation and articulation of building bulk with respect to the historic Gaslamp Quarter lot pattern and relate building mass to adjacent structures.

g. On parcels 30,000 square feet or more south of Island, the City Council may grant an additional height exception up to 125 feet provided that the maximum floor-area-ratio shall not exceed 6.0, and building elements greater than 75 feet in height shall observe a setback of 50 feet along Fifth Avenue.

B. STREET WALL CRITERIA AND SITE RELATIONSHIPS

1. SITE RELATIONSHIPS. Historically, buildings in the Gaslamp were built to the property line facing each street. Modern setbacks for plazas and landscaped buffers were not part of Victorian architecture or considered appropriate for retail development at the turn of the century. The streets and sidewalks provided open space for pedestrian activity, social and commercial vitality to the area. The Gaslamp Quarter is characterized by the traditional street wall and building geometry.

a. Building mass, placement and entry relationship shall be functionally and aesthetically compatible with their surroundings.

b. Infill construction along the existing street frontage shall maintain matching setbacks which are consistent with adjacent development to provide a continuous facade appearance along the street.

c. Development of whole and half block sites (parcels 30,000 square feet or larger) shall respect the traditional Gaslamp Quarter character, building configuration as well as lot patterns assembled from 25 and 50-foot wide lots.

d. Site design and building entry elements shall contribute to the continuity of pedestrian scale, storefront character and street activity.

e. Buildings containing an east-west facade shall incorporate at least one primary entrance on that facade. A minimum of 60 percent street level on the east-west facade shall be storefront with direct access from the subject street.

2. STREETWALL REQUIREMENTS. New infill buildings shall provide a continuous street wall plane and strong street edge definition at the property line. Street wall glazing should be deeply recessed, with detailed window frames permitted to protrude beyond the front face of the building. All windows except for the ground floor shall have a longer vertical dimension than horizontal dimension. Windows should be rhythmically spaced, matching the bay spacing below and

sensitive to the general proportions of windows in nearby buildings.

a. The street wall of all buildings shall be continuous at the property line except for storefront entry.

b. Cornices, bay windows, and ornamentation may project beyond the property line at upper levels to a distance no greater than 3'-0". All other local codes and ordinances must be met in addition to this criteria.

c. Penthouses, building appurtenances and other roof top elements shall respect the historic character and structural forms of adjacent buildings.

d. Awnings and canopies may project over the sidewalk as follows:

(1) A maximum 5'-0" projection beyond the property line is permitted for standard awnings at street level.

(2) A maximum 3'-0" projection beyond the property line is permitted for awnings above street level.

(3) One entry way canopy per building may be permitted to project a maximum of 8'-0" beyond the property line to establish the main entry, subject to approval by the City Architect and consistent with all other codes and ordinances.

e. The window area above street level shall be no greater than 60 percent of the total facade.

f. Street level building setbacks to create plazas, parks, or other public open space will not be permitted.

#### C. HORIZONTAL BUILDING FORM CRITERIA

A strong, horizontal division of major building elements can be seen in the Gaslamp Quarter. Most of the historic buildings are characterized by a delineation of a building base, middle, and top. Street level storefronts, restaurants and other pedestrian oriented shops establish the building base. The middle portion of the building is defined by floor-to-floor building heights and punctuated with narrowly spaced window openings. Typically, the top of historic Gaslamp Quarter buildings is generally highly articulated and ornamental and often provides the most expressive design features. However any roof forms or articulation at the top of new construction shall be contemporary, understated in design and always subordinate to the elements, features and forms of actual historic roof lines.

##### 1. ARCHITECTURAL FORM.

a. The building base includes those elements relating to the sidewalk pedestrian environment such as entries, show windows, and business signage. It is differentiated from the upper part of the building by the storefront band.



(1) The building base shall be defined by a projecting band and/or articulated recess in a continuous horizontal direction across the building facade. This line shall be established no lower than 12 feet and no higher than 20 feet.

(2) A further definition of the base is highly encouraged such as with triangular awnings, or a change in material.

(3) The building base and entry shall be designed to integrate storefronts, signage and window display space into the overall fabric of the building form.

b. The middle of the building contains the window openings which coincide with the horizontal floor bands above the street level and may be capped with a cornice.

(1) Belt courses and moldings below the cornice are encouraged but not required.

(2) The traditional ornamental cornice is not required. The effect can be achieved with contemporary materials and design.

c. The top of the building refers to roofing elements that terminate above the horizontal floor bands and cornice. The following must be appropriately addressed in the design of building tops.

(1) Additional building floors are permitted above the cornice provided the facades of these floors continue the proportion and detail of the main building.

(2) Elevator penthouses and attic elements shall set back from the street facade and cover no more than 30 percent of rooftop area. Such elements shall be subordinate in architectural importance to the main building facade below and shall not be visible from any of the surrounding streets.

(3) Building elements exceeding 60 feet in height shall be in accordance with criteria for maximum building height.

2. FLOOR TO FLOOR HEIGHTS.

a. The exterior facades of new construction and infill buildings must respect the floor to floor heights typical of adjoining structures. A lesser floor height may be permitted subject to City Architect approval to allow for mezzanines and design expression for other contemporary uses.

b. Where above grade parking is proposed, all floors must be level, with ramping systems internal to the project. This is to insure proper horizontal proportions and detail on the exterior facades.

D. VERTICAL BUILDING PROPORTION CRITERIA

The historic development of the Gaslamp Quarter occurred on blocks subdivided into 25' x 100' lots. Individual buildings generally developed on small parcels assembled from these lots. Thus, a majority of the existing historic buildings in the district are either 25 or 50 feet wide. The result is a predominance of buildings incorporating narrow windows and vertical building proportions.

Accordingly, historic buildings in the district reflect reinforcement of vertical elements in window openings, building bays and details such as pilasters and columns. Their vertical emphasis creates a rhythm across the facade that breaks down the horizontal bulk of buildings.

1. INFILL BUILDINGS. The facades of infill buildings shall be organized into regular bays of symmetrically stacked fenestration.

a. All windows above the street level shall have a dominant vertical proportion.

b. Show windows at the street level may vary from the vertical proportion provided they are coordinated with the upper level fenestration.

c. Columns, pilasters, reveals, and other details may be used in a contemporary manner to enhance verticality and continuity.

2. CORNER BUILDINGS. In addition to the criteria for infill buildings, corner buildings shall develop

fully articulated facades on both street frontages. These facades must include strong vertical demarcation of the corner building form. The portion of corner buildings 50 feet in from the corner at the intersection may be distinguished by changes in height, materials, fenestration, offsets, and reveals. No diagonal corner entries shall be permitted.

#### E. ARCHITECTURAL FABRIC AND MATERIALS

Historic structures in the district are generally constructed of substantial, highly finished, natural materials. The natural color of materials and earth tones predominate. New buildings should maintain the quality of materials expressed in existing buildings. Color and lighting should be used to compliment natural materials and highlight architectural forms and details. Buildings will be encouraged to use storefront spotlights to help project the buildings appearance and contribute to a secure well-lit streetscape environment.

1. Brick masonry, stone, granite, or highly finished and detailed plaster are required facing materials. Ceramic tile may be used for limited areas. The use of plaster shall be limited to 20 percent of the base or 60 percent of the overall building facade.

2. Detailing may be wood, ornamental sheet metal, carved or cast stone, tile, brick, or terra cotta.

3. Storefront framing elements such as bulkheads may be painted wood, cast iron, fiberglass, or other highly finished, substantial materials.

4. Window frames should be painted wood, painted steel sash, or high quality natural metal finishes. Reflective silver aluminum storefront and window systems are not permitted.

5. Natural masonry colors and earth tones should dominate. Accent color schemes are encouraged subject to City Architect review. Color samples should be provided by the applicant.

#### F. ARCHITECTURAL DETAIL

A dominate design characteristic found in the contributing buildings of the district is the rich architectural detail and ornamentation. Building elements, features and forms shall be contemporary in design integrity as well as respect the authenticity of historical Gaslamp Quarter styles and details.

##### 1. WINDOW/GLAZING TREATMENT

a. Window openings should be punched into the wall plane and windows set back a minimum of four inches from the outside wall plane.

b. No reflective or tinted glass is permitted.

c. When existing buildings are renovated, "blocked" or altered window openings are encouraged to be replaced with new or restored window frames to match the original opening.

d. Operable sash windows and multi-pane glass are encouraged.

e. Articulated window head and sill details are strongly encouraged.

## 2. BUILDING FACADES

a. Storefront and building cornices and parapets may be articulated in profile.

b. Building cornices may be embellished with decorative flag and banner poles.

c. Columns, pilasters, and belt courses may be used for relief of flat wall-plane areas.

d. The use of masonry is encouraged for embellishment with color, pattern, profile, texture, and shape. This may include varying coursing patterns, custom shapes, colors and details such as quoins and belt courses in a contemporary manner.

e. Additional detail materials such as ornamental metal, cast masonry, concrete, and tile are permitted provided that a contemporary design integrity is maintained.

## G. CRITERIA FOR COURTYARDS, ARCADES AND ALLEY SPACES

A unique characteristic of the Gaslamp Quarter is the interior block open spaces that frequently occur where buildings are set back from the mid-block property line. Where totally surrounded by existing historic buildings, internal alley spaces should be

encouraged to serve adjacent buildings. New courtyards and arcades could be developed through buildings linking them to the street.

Internal spaces with open alley connections may be improved to invite public circulation. Back courtyards could support specialty retail, restaurant and entertainment activities with street level entry. Rooftop terraces and balconies facing these internal courts and alleys should be encouraged. Building sides facing courts and alleys internal to the block may be oriented to these spaces with consideration for available light, air and view.

1. Subject to building and fire codes, party walls may include recessed windows or alcoves for fenestration if located above the height of possible adjacent development.

2. Rear and side walls adjoining interior block open space should incorporate fenestration to take advantage of light and air and provide access to useable open space.

3. Roof decks and step back terraces should be incorporated in order to increase rear entrance exterior open space.


4. Mid-block connections will not be permitted where it is determined that it would be detrimental to the vitality of street front uses.

H. and I. [No change.]

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By

  
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:lc:pev  
11/14/89  
11/24/89 REV. 1  
02/15/90 REV. 2  
Or.Dept:Plan.  
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Passed and adopted by the Council of The City of San Diego on **FEB 20 1990**,  
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

**MAUREEN O'CONNOR**  
Mayor of The City of San Diego, California.

(Seal)

**CHARLES G. ABDELNOUR**  
City Clerk of The City of San Diego, California.

By *June G. Blackwell*, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

**FEB 6 1990**

**FEB 20 1990**

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

**CHARLES G. ABDELNOUR**  
City Clerk of The City of San Diego, California.

(Seal)

By *June G. Blackwell*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number **0-17427**

**FEB 20 1990**

Adopted.....

CERTIFICATE OF PUBLICATION

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CITY OF SAN DIEGO  
1010 SECOND AVE., STE. 800  
SAN DIEGO, CA. 92101  
ATTN: RALPH SHACKELFORD

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 4, . . .

**ORDINANCE NUMBER O-17427 (NEW SERIES)**

**AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 103.0407 RELATING TO GENERAL DESIGN REGULATIONS.**

The ordinance revises the development regulations applicable to the Gaslamp Quarter Planned District. The basic height limit is established at 60 feet and may be increased to 75 feet under specified circumstances. In the area south of Island Avenue the City Council may permit development to extend to 125 feet in height. Facade development and building setback regulations are established for the entire Gaslamp Quarter Planned District.

A complete copy of the ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 2nd floor, City Administration Building, 202 "C" Street, San Diego, CA 92101.

INTRODUCED ON FEB 6 1990 Passed and Adopted by the Council of The City of San Diego on FEB 20 1990

AUTHENTICATED BY:

MAUREEN O'CONNOR  
Mayor of The City of San Diego, CA  
CHARLES G. ABDELNOUR  
City Clerk of The City of San Diego, CA

(SEAL)

By JUNE A. BLACKNELL, Deputy.

Pub. March 5

174750

I, THOMAS D. KELLEHER, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

ORDINANCE NUMBER O-17427 (NEW SERIES)

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to wit:

MAR. 5

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 5 day of MAR, 19 90.

  
(Signature)

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