

**Chapter 15
Planned Districts**

Article 16: Old Town San Diego Planned District

(“Old Town San Diego Planned District” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

Division 4: General and Supplemental Regulations

(“General and Supplemental Regulations” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

§1516.0401 Landscaping

- (a) Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations) shall apply with the following exception:
 - (1) 100 percent of the street yard shall be required to be landscaped with the exception of approved areas for vehicular ingress and egress.
 - (2) Rosecrans Zone - 40 percent of the property shall be landscaped. Vegetation should include riparian species as specified in the "Standards and Criteria."
- (b) Parking: All surface parking areas, both the perimeter and the interior, shall be landscaped consistent with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations).
- (c) Hillsides/Bluffs: All bluffs, defined as areas of 30 percent and greater slope, shall be revegetated with native vegetation. All 25 percent hillsides shall be revegetated. A 10-foot-wide fire break area shall be provided adjacent to any structure with fire resistant native vegetation. Said fire break area shall not encroach on the bluffs as defined.
- (d) The plant materials shall be as specified in the "Standards and Criteria."
- (e) City Manager approval must be obtained for removal of all trees over 50 feet tall and/or over 50 years old.
- (f) Street Trees
 - (1) Existing street trees shall be preserved to maintain the established design character of existing streets. New street trees shall match the species of existing trees, and be taken from the list of historical tree species included in the "Standards and Criteria."

- (2) Trees shall be planted in the ground, the minimum size of trees at planting shall be 24 inch box or greater. Spacing between trees shall be no greater than 30 feet.

(“Landscaping” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

§1516.0402 Parking

Off-street parking spaces and facilities required in any area shall be provided before the use requiring such parking facilities commences to operate and shall be maintained in good condition so long as the use for which it is provided exists. Parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

(a) Parking Requirement Exemptions

- (1) San Diego Avenue. Any property which has frontage on San Diego Avenue and does not have secondary street access and shall not provide parking on-site.
- (2) Small Lots. Lots of 6,250 square feet or less shall be exempt from any parking requirements.

(b) Existing Parking

Notwithstanding any other provisions of this Planned District Ordinance, existing off-street parking facilities in any area which were provided on the same premises and maintained before the adoption of this ordinance and which serve a use now requiring off-street parking shall not be reduced in number, dimension or any other manner below the requirements of the use.

(c) Rehabilitation and Additions

Whenever an existing building is rehabilitated or enlarged, there shall be provided concurrently with such enlargement a minimum of twice the number of parking spaces as would be necessitated by the magnitude of said enlargement, provided, however, the total of the existing parking spaces and those required by this paragraph need not exceed the number of parking spaces required for the enlarged development computed at the rate required by Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations). Tandem parking spaces may be permitted to satisfy this requirement.

(d) Access

All required parking facilities shall have convenient access to a public street or alley. Driveways shall be perpendicular to the street and shall not exceed a width of 12 feet for projects with less than six residential units or 16 feet, for all other projects, to be measured at the property line and there shall be no less than 75 feet of lot frontage, measured at the property line, between driveways serving the same premises.

(e) Parking Improvement Area or In-lieu Fees

(1) If a parking improvement area is formed in accordance with Municipal Code Chapter 6, Article 1, Division 18, the number of off-street parking spaces required for properties within the parking and business improvement area shall decrease commensurate with the project's participation in the improvement program.

(2) In-lieu fees for the provision of parking may be levied at a future date, in conjunction with a Parking Improvement Program assessment. The incorporation of this program will be subject to the future approval by the City Council. The option of using this in-lieu fee program shall not be available until the program's details are approved by the City Council in conjunction with the establishment of a parking improvement program.

("Parking" added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

§1516.0403 Signs

(a) Standards and Criteria

The structure, content, lettering, location, size, number, illumination, color, projection and other characteristics of all signs, public and private, in the Old San Diego Planned District shall be subject to the "Standards and Criteria." The purpose being that signs are to be clearly subordinate to the building design.

(b) Sizes

(1) Identification Signs

(A) Signs are permitted on the faces of each business establishment provided that no such sign shall project above the nearest

parapet or eave of the building and signs parallel to the face of a building shall not project more than 12 inches from the building to which the signs are attached.

- (B) One identification sign shall be permitted on the front or primary face of a business establishment. Said sign shall not exceed one square foot for each linear foot of frontage or 24 square feet, whichever is smaller, provided that said sign need not be less than 10 square feet in area.
- (C) One identification sign on the side or rear wall of an establishment shall not exceed 16 square feet or one-half-square-foot for each linear foot of street or dedicated walkway frontage along those walls, whichever is smaller, provided that said sign need not be less than 8 square feet in area.
- (D) One perpendicular (30 degrees or greater) projecting and/or hanging trade identification sign not to exceed 6 square feet per side shall be permitted on the front or primary face of each establishment provided however that the sign face is, either designed as a graphic representation of the goods or services provided at the particular establishment, e.g. a boot to advertise a shoe repair shop, or designed to include a graphic presentation on the sign.
- (E) No free standing or roof top identifications signs shall be permitted with the following exceptions:
 - (i) For establishments located within arcade, court, office building or similar structure not fronting on the public right-of-way, a single free standing sign at the entrance to said court or arcade to identify the establishments within.
 - (ii) Maximum height of such signs shall not exceed 4 feet above average adjacent natural grade.
 - (iii) Maximum size for identification of each individual establishment shall not exceed 2.0 square feet for office and 3 square feet for retail.

(F) In lieu of a primary identification sign, 1 freestanding or hanging perpendicular sign, not to exceed 6 feet in height, with a total surface area on both sides not exceeding one-half the area of the permitted primary identification sign, shall be permitted. Only 1 such sign shall be permitted per establishment.

(2) Directional Signs

- (A) Directional signs are permitted on the faces of buildings or structures provided that such signs shall not be placed higher than 8 feet above the immediately adjacent natural ground level or above the eave line whichever is the lesser.
- (B) Directional signs are permitted to locate on a separate freestanding ground structure provided that the structure and/or sign affixed to same does not exceed 6 feet in height above natural grade.
- (C) Maximum size for any directional sign shall be that which is necessary to convey the necessary information, not to exceed a maximum of 4 square feet.
- (D) Total number of signs to be used for this purpose shall not exceed 4 per establishment.
- (E) Residence and establishment name signs, occupant's name plates and address numbers are those signs which, by their nature and working, or lettering identify and locate either the house, establishment, or its occupant, or both. Such signs may include pictorial and decorative designs as well as words and numbers, and may be in any shape or form, but shall not exceed 2 square-feet in area.

(3) Historical Signs

All request for signs not conforming to these regulations, shall be accompanied by documentary evidence that signs of such size and advertising such business were in use prior to 1871. Signs must conform in size, shape and design, material, coloring, lighting and location to the pre-1871 period. Documentary evidence must be approved by the City of San Diego Historical Resources Board.

(4) Sign Program

On those properties which have street frontage exceeding 150 linear feet, a comprehensive sign program shall be submitted by the property owner in accordance with Land Development Code Chapter 11, Article 2, (Required Steps in Processing). Comprehensive Sign programs may be approved, conditionally approved or denied by a Hearing Officer in accordance with Process Three, after receiving comments and recommendations from the Board. The Hearing Officer's decision may be appealed in accordance with Land Development Code Section 112.0506. Size, design and location shall be considered to assure compatibility with the size and location of the development structures and establishments. In no case shall any one establishment be denied an identification sign of the minimum sizes identified in Section 1516.0403(b), however, larger signs may be permitted if they are in accord with the purpose and intent of this District and the "Standards and Criteria."

(c) Previously Conforming Signs

By January 1, 1989, all signs in the Old Town San Diego Planned District which do not conform to said approved regulations, standards and criteria shall be altered to comply or shall be removed. This provision shall also apply to any changes or additions to the sign regulations of the District.

(d) Extension of Time

The owner of any sign may apply to the Director for an extension of time in accordance with Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures).

("Signs" added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

§1516.0404 Streetscape/Encroachment Permits

No building or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used unless the lot or premises and buildings shall comply with the following requirements and special regulations pertaining to the development and use of the abutting public right-of-way. All development within the public right-of-way shall be consistent with the "Standards and Criteria."

The following Streetscape and Encroachment Permit Standards shall be the basis for project review by the City Manager. Final approval for encroachment permits shall be by the City Engineer based on the City Manager finding of consistency with this Planned District.

(a) Driveways and Curb Cuts

- (1) Access requirements shall be consistent with Section 1516.0402(d) (Access).
- (2) Existing driveways and curb cuts may be maintained except that such driveways shall be limited to one per lot. The applicant shall be required to remove the other driveways and reconstruct the sidewalk and curbs to match the adjacent sidewalk and curb areas.
- (3) Driveway entrances across the sidewalk right-of-way shall continue the paving pattern utilized in the adjacent sidewalk areas.
- (4) No building encroachments into the public right-of-way shall be permitted including underground parking garages.

(b) Sidewalks

(1) Minimum Width

All existing and new sidewalks shall maintain or expand their present width and shall also maintain standard sidewalk elevation in relation to curb for the entire distance between the curb and property line. Specific information on alternative sidewalk widths are indicated in the "Standards and Criteria."

(2) Clear Path

A minimum clear path (free of obstructions) of 8 feet in width in the core, and 6 feet in width in other commercial subareas shall be maintained at all points within the sidewalk right-of-way. Other clear path widths shall be maintained as indicated in the "Standards and Criteria." The clear path may be linear, angled or curved provided that the configuration will not impede handicapped access. A clear path of greater than 8 feet may be required if necessary to maintain a line of sight essential for traffic or pedestrian safety.

(3) Surface Treatment

- (A) All sidewalk improvements shall be done in Sombrero Buff colored concrete, clay, tile, or brick.
- (B) Parking materials shall provide an even slip resistant surface at least equal to the city standard broom sweep sidewalk. All grout shall be placed flush with the top of the pavers.

(C) Pavement patterns at indicated areas shall be consistent with the guidelines included in the "Standards and Criteria."

(c) Street Furniture

Light standards, benches, and awnings and canopies shall be consistent with the "Standards and Criteria."

(d) Maintenance and Repairs

(1) All encroachment permits shall require adequate maintenance consistent with City Engineer standards. Except for those improvements which are the responsibility of public utilities, private improvements to the public right-of-way shall be maintained privately until an alternative maintenance program is available.

(2) All public improvement utility and repairs and maintenance, undertaken in a sidewalk area shall match existing material and color standards.

(e) In-lieu Fees

An in-lieu fee program for sidewalk improvement may be incorporated into this Planned District Ordinance at a future date. The incorporation of this program will be subject to future approval by City Council of an implementation and funding program for streetscape.

("Streetscape/Encroachment Permits" added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

§1516.0405 Special Regulations

(a) Outdoor Storage

Storage of merchandise, material or equipment shall be permitted only when incidental to a permitted use located on the same premises and shall be completely enclosed with an approved building that consists of walls and a roof. No outdoor storage shall be permitted unless otherwise specified in this Planned District Ordinance.

(b) Mechanical Equipment

All mechanical equipment such as air conditioning or heating units and meters shall be completely enclosed within a structure so as not to be visible. All manner of enclosure shall be consistent with the design standards as set forth in the "Standards and Criteria."

(c) Antennas

Only one exterior receiving antenna per building will be permitted. Any satellite antenna as described in Land Development Code Section 141.0405 shall be screened from view and shall be reviewed by the Board and approved by the Director. All manners of screening shall be consistent with the design standards as set forth in the "Standards and Criteria."

(d) Lighting

All outdoor lighting shall be screened and directed so as not to fall on adjacent properties. All forms of lighting standards shall be consistent with the architectural styles specified in the "Standards and Criteria."

("Special Regulations" added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)