

Zoning Check

3920 Conde St San Diego, CA 92110

Legal Description: MM0040 BLK
482*LOT 4*E 100 FT OF N 50 FT*

APN: 443-721-09-00
Year built: 1984 (*confirm*)
Living 2,231

Lot Size: ≈ 4,601 SF

Zone: OTRM-2-2

Allowable FAR: 1.2

Density: 1/1,000sf*
5 units

Front Setback: 5ft

Side Setback: 5ft

Street Side Setback: 15ft** n/a

Rear Setback: 5ft

Height Limit: 40ft

Overlay Zones:

Community Plan - OLD TOWN SAN DIEGO
Community of Concern
Transit Priority Area (TPA)
San Diego International Airport - Airport
Influence Area (AIA)
Parking Standards Transit Priority Area
Old Town Business Improvement District
(BID)
Airport Approach Overlay (AAOZ)
San Diego Unified School District (SDUSD)
Airports: FAA Height Notification
Mobility Zone 2
Geological Hazard Category 53
Council District 3

*2 For the OTRM zones (Residential – Multiple Unit) the maximum permitted density is one dwelling unit per specified square foot of lot area as determined in accordance with Section 113.0222.

**3 For lots where at least one-half of the front 50 feet of the lot depth has a minimum slope gradient of 25 percent, the setback closest to the street frontage may be reduced to a minimum of 6 feet.

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.)

This property is located within the Old Town San Diego Planned District. Everything that is proposed will have to be in accordance with SI standards for remodel of historic structures.

(a) The uses permitted in Old Town San Diego residential zones may be further limited by the following:

(1) Use limitations applicable to the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15);

(2) The presence of environmentally sensitive lands, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations); and

(3) Any other applicable provision of the San Diego Municipal Code.

(b) Within Old Town San Diego residential zones, no premises shall be used or maintained except for the purposes or activities listed in Table 1516-01B. It is unlawful to establish, maintain, or use any premises for any purpose or activity not listed in this Section 1516.0111 or Table 1516-01B.

(c) All uses or activities permitted in the Old Town San Diego residential zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.

(d) Accessory uses in the Old Town San Diego residential zones may be permitted in accordance with Section 131.0125.

(e) Temporary uses in the Old Town San Diego residential zones may be permitted with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.

(f) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110. (“Use Regulations for Old Town San Diego Residential Zones” added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

§ 1516.0113 Development Regulations for Old Town San Diego Residential Zones

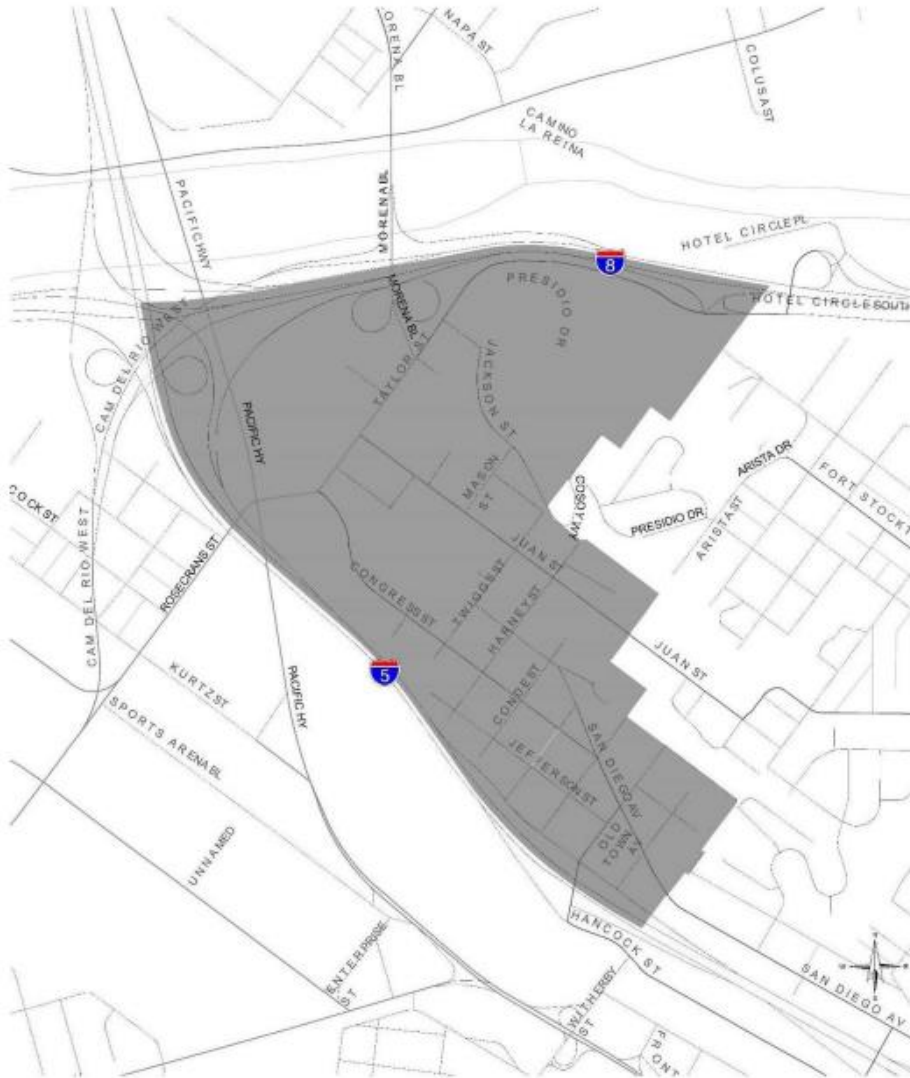


DIAGRAM 1516-01A

Old Town San Diego Planned District

This is a reproduction of Map No. C-993 for illustration purposes only.

(Added 11-20-2018 by O-21015 N.S.; effective 12-20-2018.)

(a) Within the Old Town San Diego residential zones, no structure or improvement shall be constructed, established, or altered, nor shall any premises be used unless the premises complies with Table 1516-01C, the regulations and standards in this Division, and any

applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).

(b) A Neighborhood Development Permit or Site Development Permit is required for the types of development identified in Table 143-03A.

(c) The regulations in this Division apply to all development in the Old Town San Diego residential zones whether or not a permit or other approval is required, except where specifically identified.

(a) Old Town San Diego Residential zones are intended to preserve and provide areas for residential development at various densities in specific areas of the community.

(3) OTRM-2-2 permits a maximum density of one dwelling unit for each 1,000 square feet of lot area.

§ 1516.0124 Architectural and Urban Design Requirements

(a) All development within the Planned District shall comply with the requirements of this Division regarding architectural features, site design, streetscape, landscape, parking, accessory buildings, sign requirements, and the supplemental regulations to ensure the preservation and enhancement of the distinctive character and atmosphere of Old Town San Diego prior to 1872.

(b) The accepted architectural periods are pre-1872 Spanish, Mexican, and Early American. The architectural periods and their representative features are described in Section 1516.0125 and in the following Appendices:

(1) Appendices A, B, and C provide visual references and descriptions of architectural features, site design, and streetscape features.

(2) Appendix D provides the lists of acceptable plant and tree species for landscaping.

(3) Appendix E provides visual references and descriptions related to sign design.

(4) Appendix F provides the list of acceptable exterior building colors. Ch. Art. Div. 15 16 1 62 San Diego Municipal Code Chapter 15: Planned Districts (3-2021)

(c) Development within the Mason and Heritage Sub-Districts, as designated in Diagram 1516-01B, shall be exempt from the architectural and urban design requirements in Section 1516.0124 and the architectural periods and features requirements in Section 1516.0125 that conflict with the predominant period of development reflected in existing structures in each Sub-District (for the Mason Sub-District, 1938 to 1955, and for the Heritage Sub-District, 1837 to 1901).

§ 1516.0125 Architectural Periods and Features

(a) All development within the Planned District shall conform to the architectural features of one of the three following architectural periods that characterized Old Town San Diego prior to 1872:

(1) Spanish Period (1769-1821),

(2) Mexican Period (1821-1846), or

(3) Early American Period (1846-1872).

(b) All development within the Planned District shall include all of the following defining architectural features from the particular architectural period:

(1) Spanish Period (1769-1821)

(A) rectangular building forms,

(B) gable roofs with a low to medium pitch (minimum pitch of 3 ½ inches: 12 inches),

(C) terracotta tile roofs or composite shingles that simulate the appearance of wood shingles,

(D) extended eaves with option for porticos,

(E) board and batten doors or paneled doors (with inset rectangular panels) of wood or other material with wooden appearance, with optional minimal glazing,

(F) inset windows (minimum depth of 6 inches) of casement type with divided lights and window height that is greater than width, and

(G) exterior walls that have a period-appropriate texture, including smooth or textured plastered finish, smooth or textured stucco finish, or other materials

that evoke a smooth or textured plaster finish. Ch. Art. Div. 15 16 1 65 San Diego Municipal Code Chapter 15: Planned Districts (3-2021)

(2) Mexican Period (1821-1846)

(A) rectangular building forms, arcade(s), and courtyard(s),

(B) gable roofs with a low to medium pitch (minimum pitch of 3 ½ inches: 12 inches),

(C) terracotta tile or simulated wood shingle roof covering,

(D) extended eaves with option for balconies, balconies with portico, or portico,

(E) board and batten doors or paneled doors (with inset rectangular panels) of wood or other material with wooden appearance, with optional glazing,

(F) inset windows (minimum depth of 6 inches) of casement, or single-hung, or double-hung sash type, with divided lights and window height that is greater than width, and

(G) exterior walls that have a period-appropriate texture, including smooth or textured plastered finish, smooth or textured stucco finish, or other materials that evoke a smooth or textured plaster finish.

(3) Early American Period (1846-1872)

(A) rectangular building forms,

(B) symmetrical gable roof, exposed or concealed by a flat false front, or hip roof with simulated wood shingle roof covering, or flat roof with parapet,

(C) exterior finish in horizontal or vertical board siding (wood or simulated wood), brick, or other characteristic exterior building materials,

(D) paneled doors (with inset rectangular panels) of wood or other material with wooden appearance, with optional glazing featuring rectangular divided lights,

(E) molded frames around doors and windows, and Ch. Art. Div. 15 16 1 66 San Diego Municipal Code Chapter 15: Planned Districts (3-2021)

(F) single-hung or double-hung sash windows with divided lights and window height that is greater than width.

(c) Maximum Structure Footprint Structures shall not exceed the maximum structure footprint identified in Tables 1516-01C and 1516-01E.

(d) Maximum Number of Stories Structures shall not exceed the maximum number of stories identified in Tables 1516-01C and 1516-01E.

(e) Exterior Building Colors All exterior building colors shall be selected from among those listed in Appendix F, or be a tint (color plus white) or shade (color plus black) of those permitted colors. All exterior building walls shall be painted or colored a single primary color. One or more accent colors may be used to highlight building features such as eaves, lintels, and door and window frames. Accent colors used on Spanish Period or Mexican Period buildings shall be limited to two per building.

(f) Eclectic Architectural Periods and Features Prohibited Use of architectural designs, forms, materials, textures and colors from different architectural periods for any single structure is prohibited, unless a clear historical precedent in Old Town San Diego can be documented.