



June 2005

**GASLAMP QUARTER
PLANNED DISTRICT ORDINANCE & DESIGN GUIDELINES**

SUMMARY OF REVISIONS TO DOCUMENTS

The Gaslamp Quarter Planned District Ordinance and Design Guidelines have been reviewed and revised to reflect contemporary issues in the Gaslamp Quarter. Most of the following changes to the Guidelines have also been added to the PDO. The two documents work together to regulate development in the Gaslamp Quarter. In some cases, regulatory changes made to the PDO have not been added to the Design Guidelines. Those items are featured at the end of this document. Changes to the Design Guidelines include:

1. **Period of Significance** (*Design Guidelines* Page 6 / *PDO* Section 103.0406)

The Gaslamp Quarter was placed on The National Register of Historic Places (NRHP) in 1980, 25 years ago. The period of significance established in the NRHP nomination was "1880-1910," even though nearly one third of the buildings included as significant in the NRHP nomination were built outside of the stated period of significance. Four buildings of significance were built before 1880 and twenty three were built after 1910. In order to reflect the scope of buildings contributing to the character of the historic district, the period of significance has been updated to "1873-1930." Action should also be taken to update the period of significance as listed in the National Register of Historic Places, so those additional buildings can be eligible for tax credit programs.

In addition, the San Diego Land Development Code reviews buildings to be deemed historic with a 45 year-old criteria (in connection with the California Environmental Quality Act). As part of the 2005 Design Guidelines, it has been noted that any changes proposed to buildings, within the District boundaries, built prior to 1960 will be carefully evaluated to prevent damage to historic resources.

2. **Building Height - Additional Stories On Buildings North of Island**
(*Design Guidelines* Pages 22-24 / *PDO* Section 103.0407a.4)

In order to address requests from property owners to build occupiable penthouses beyond the 75 foot height maximum, a new section titled "Additional Stories" has been added to the Design Guidelines and the Planned District Ordinance. "Additional Stories" pertains to non-contributing buildings north of Island. The basic allowable height will remain at 60 feet. With special approval from the CCDC President, buildings have a maximum allowable height of 75 feet. The Additional Stories section states that an additional volume not exceeding 26 feet (maximum of two stories) will be permitted above the 75 foot maximum allowable height limit on sites of 20,000 square feet or more, provided the additional stories follows all of the regulations described in the PDO and Design Guidelines Additional Stories section. Those regulations include:



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- The volume must be set back a minimum of 15 feet from all street-facing facades. Mandatory setback at Fifth Avenue is 50 feet.
- Building parapets of street facing building facades must be solid and a minimum 24 inches tall.
- Fences and screen walls will be limited to a 5 foot height. No fences or screen walls are permitted within the first 8 feet from any street-facing building facade.
- Stair enclosures, mechanical equipment, or other equipment located on the roof of the additional stories must be set back a minimum of 25 feet from any street-facing additional stories parapet with a maximum height of 15 feet.
- Additional stories will be reviewed by the Gaslamp Quarter Association and the Historical Resources Board before approval is granted by the President of CCDC.

3. **General Guidelines for Rehabilitation of Designated Historic Structures**
(*Design Guidelines* Pages 26-30 / *PDO* Section 103.0407.1)

While previous editions of the Design Guidelines included reference to and excerpts from the *Secretary of the Interior's Standards for the Treatment of Historic Properties (The Standards)*, this information was only presented in the appendix, and not emphasized. The revised Design Guidelines now place greater emphasis on the regulation of work to the Gaslamp Quarter's contributing structures by featuring information from *The Standards* in the main body of the Design Guidelines and adding the language as a new section in the PDO. The new PDO section states "All modifications to contributing buildings shall follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*" The Design Guidelines state, "Prior to commencing any work on an historic structure, *The Standards* should be reviewed and any proposed modifications should be evaluated for compliance." The revised section lists *The Standards* which explicitly describe the dictums to be followed during any work on an historic building. In addition, the section provides excerpts from *the Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary's Guidelines)* for storefronts, which are so integral to the character of the historic district. A list of suggested references including *The Standards*, the *Secretary's Guidelines*, and the National Park Services *Preservation Briefs* has also been provided.

4. **Signage** (*Design Guidelines* Pages 31-36 / *PDO* Section 103.0410)

The signs section has been revised to address several new issues that have arisen during recent sign application reviews. Language and images added to the Guidelines and the PDO attempt to prevent signs from becoming more prominent than the historic building. New sign items addressed in the guidelines include:

- a) **Administration of Sign Applications** (*Page 31*)
Requirements for submitting a sign proposal have been revised to include additional required items for submittal. Photomontages showing the proposed sign on the building in the proposed location(s) and full-size paper or cardboard mock-ups of proposed signs (including proposed colors and fonts) are required for final permitting approval.



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- b) **Sample Photos** (*Pages 31-32*)
Contemporary examples of both conforming and non-conforming signs are featured in the section. In addition, a photographic example of historic signage has been included.
 - c) **Permanent Signs Banners** (*Page 36*)
Permanent sign banners will be permitted to project from the facade provided the banner does not block the windows of the facade. Banner size and proportion would follow the same guidelines as regular signs. The banner's structure should be sufficient to minimize the wind's effect on the banner. Faded or torn banners must be removed or replaced.
 - d) **Neon Signs** [*Pages 34-35, items (q) and (r)*]
Neon signs are generally not allowed on the exterior of buildings in the Gaslamp Quarter. However, with the broadening of the period of significance, it is acceptable for the significant Art Deco buildings in the Gaslamp Quarter to feature non-product neon signage. The Guidelines lists the specific Art Deco style buildings for which this exception is applicable.
 - e) **Permanent Menu Boards** (*Page 36*)
Menu boards shall not exceeding 200 square inches (2 - 8-1/2x11) and will be permitted, provided it does not encroach into the public right-of-way. Menu boards may also be mounted directly to the face of the building, provided damage to the historic façade is minimized.
 - f) **Multi-Media Signage** (*Page 39*)
Multi-media installations such as video monitors or overhead projectors that feature animated or static displays shall not be permitted.
 - g) **Audible Devices** (*Page 39*)
Speakers or other such amplification devices intended to project sounds into the public right-of-way shall not be permitted.
5. **Automatic Teller Machines (ATMs)** (*Design Guidelines Page 37 / PDO Section 103.0410.3*)
- In general, ATMs and cash machines are not compatible with the historic district. However, as a desirable convenience in today's society, ATMs shall be permitted on non-historic building along Fourth and Fifth Avenue and east-west streets. The Design Guidelines provide criteria by which ATMs will be permitted. ATMs are not permitted on the exterior of contributing structures, nor are they permitted on any building façade along Fifth Avenue. Building owners will have a grace period of five years to remove existing, non- conforming machines.
6. **Sidewalk Cafés** (*Design Guidelines Pages 40-44 / PDO Section 103.0410.2*)



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- a) Exemplary Images (*Pages 40,42-44*)
Photographs, showing examples of both conforming and non-conforming café features, have been added to the Guidelines along with photos showing contemporary examples of conforming railing designs.



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- b) **Windscreens** [*Page 43, item (I)*]
Windscreens will be allowed to extend above the maximum railing height. The maximum height of the windscreen is 5'-0." Additional screening between the top of the windscreen and bottom of the awning or canopy will not be permitted.
 - c) **Prohibited Uses** [*Page 42, item (b)*]
Food prep stations, espresso carts, and decorative displays are now explicitly prohibited from occupying space within an outdoor café area.
 - d) **Planters as Dividers** [*Page 43, item (j)*]
Large planters can be used in lieu of side railings perpendicular to the building facade provided the barriers maintain the 8-foot minimum clearance in the public right-of-way. In addition, the planters and contained foliage are not allowed to rise above the 3'-6" height restriction for railings.
 - e) **Public Right-of-Way** (*Page 44*)
The revised Design Guidelines provide definitions for "public right-of-way" and "pushcarts." In addition, the Guidelines briefly describe permitted and non-permitted uses in the public right-of-way.
 - f) **Table Umbrellas** [*Page 44, item (o)*]
Table umbrellas are permitted in the café area, provided umbrellas do not encroach into the public right-of-way and have a minimum 7'-0" height clearance. Umbrellas are not permitted in cafes covered by awning or canopies. Product or business advertisement is prohibited.
7. **Cellular Phone Antennas and Satellite Dishes** (*Design Guidelines Page 23 / PDO Section 103.0414*)
- By City ordinance, cellular phone antennas are not permitted on historic buildings. Cellular phone antennas, on newly constructed buildings, shall not be visible from the public right-of-way. Satellite dishes, on both historic and new construction, shall not be visible from the public right-of-way. In addition, screened enclosures for satellite dishes must not be visible from the public right-of-way.
8. **Painting and Repainting Exterior Surfaces** (*Design Guidelines Page 25*)
- A section regarding painting of existing and new buildings has been added. Repainting of building facades in the historic district will require a permit unless the colors of the repainting are the same as the existing paint colors. The Sherwin Williams Preservation Palette is listed as a reference, however the owner is not obligated to use Sherwin Williams products.
9. **Building Modulation** (*Design Guidelines Page 14*)



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The Design Guidelines now allow new buildings to deviate from the previously prescribed 25' or 50' horizontal modulation. Variations from the 25' or 50' Gaslamp standard for volume modulation are acceptable if the building's massing and facade are well articulated.



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10. Map of Gaslamp Quarter w/ List of Buildings (*Design Guidelines* Pages 45-49)

A list of all historic buildings within the Gaslamp Quarter designated in either the National Register, the HRB register, or both has been gathered and collated into a comprehensive list. Accompanying this list of information is the map of the Gaslamp Quarter locating the contributing structures.

11. Publication Format

Several other elements of the Gaslamp Quarter Design Guidelines have been modified to provide clarifications to complicated recommendations. The revised publication features guidelines that are more comprehensive and easier to follow because of these changes. These changes include:

a) **Publication Images**

Drawn graphics and photographs throughout the document have been revised or added to provide a stronger relationship between text and the images. In addition to historic photographs, the revised document provides numerous contemporary examples of buildings and features throughout the district.

b) **Brief Summary of Gaslamp Quarter History** (*Page 5*)

A historical overview of the Gaslamp Quarter's history has been included. In addition, several historic photos are included that show the Gaslamp Quarter throughout the revised period of significance.

c) **Building Codes & Suggested References** (*Pages 27-28*)

The section regarding treatment of designated historic structures now features subsections with information regarding applicable building codes and a list of resources recommended for reference.

d) **Gaslamp Quarter Boundary Map** (*Page 8*)

The boundary map outlining the historic district has been revised to feature just the area designated in the National Register of Historic Places nomination. The previous map referenced the Asian Thematic District as well. The Asian Thematic district is its own historic district. The Gaslamp PDO does not make reference to this district, therefore, the Gaslamp Design Guidelines should not refer to it either.

e) **Building Height Definition** (*Page 11*)

The text regarding calculation of a building's height has been rewritten to provide a clearer definition that is consistent with the Municipal Code.

f) **Glossary of Terms** (*Pages 50-55*)



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The glossary has been edited and revised to reflect only those terms featured in the text of the Guidelines. In addition, contemporary photos have been added to illustrate several of the glossary terms.

g) Guidelines Cover

The cover of the Design Guidelines features an image of the historic streetscape that captures the character of the Gaslamp Quarter during the period of significance. The image demonstrates many aspects of the guidelines; from typical building massing to signage.

h) Credits Page (Page 1-2)

A "Credits" section has been added to the front of the publication.

Changes made to the Planned District Ordinance that are not included in the Design Guidelines include:

1. Permitted Uses

Some of the permitted uses (Section 103.0408b.14) were reorganized to permit certain uses only above or below the first floor. Business and professional office uses, including real estate offices, would now be prohibited from being located on the ground floor. Section 103.0408d was added to prohibit certain uses such as adult entertainment establishments.

2. Maximum Ground Floor Area Per Use

Permitted Uses (Section 103.0408) - The GQA wants a way to control big box developments. This language controls only the ground floor use and not any use on the upper floors or basement. The following language has been added, "After recommendation by the GQLUP, the President shall review a project to evaluate whether a ground floor use exceeding 10,000 square feet for a single tenant will be allowed. Sites exceeding 10,000 square feet with street frontage on two sides (such as corner lots) shall not have more than 150 lineal feet of continuous street frontage. Sites exceeding 10,000 square feet with street frontage only along one side may not have more than 100 lineal feet of continuous street frontage. Other distinct tenants may interrupt a larger tenant frontage."

3. Alcohol Sales

Alcoholic Beverage Sale Permit (Section 103.0408f.3) - The language has changed for Alcoholic Beverage Sales Permits from "liquor, beer and wine shall not exceed 50 percent of the total gross sales of the business" to new language which states "operators possessing an on-sale eating place alcoholic beverage license must be a bona-fide eating establishment, maintain an operational kitchen facility..." The GQA has worked with ABC and SDPD Vice to come to an agreement on this change in language.