



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 10, 2011 REPORT NO. 11-019

ATTENTION: Planning Commission Agenda of May 19, 2011

SUBJECT: Workshop on the Barrio Logan Community Plan and Local Coastal Program Update and Draft Zoning Regulations

### SUMMARY:

THIS IS A WORKSHOP TO UPDATE THE PLANNING COMMISSION ON THE BARRIO LOGAN COMMUNITY PLAN UPDATE (BLCPU), AND TO DISCUSS THE DRAFT COMMUNITY PLAN ELEMENTS AND PROPOSED ZONING PROGRAM. NO ACTION IS REQUIRED ON THE PART OF THE PLANNING COMMISSION AT THIS TIME.

### BACKGROUND

In April of 2008, the City of San Diego commenced the update to the 1978 Barrio Logan/Harbor 101 Community Plan and Local Coastal Program. As part of the plan update effort, the 33-member Barrio Logan Plan Update Stakeholder Committee (BLSC) was created to provide guidance and community input on the plan update effort. The BLSC, broader community, City staff and consultants have met on a regular basis to create the land use scenarios that were used to develop the draft Barrio Logan Community Plan and Local Coastal Program (Community Plan) and draft zoning program which are the topic of this workshop.

Out of the community meetings, two land use alternatives have emerged that are being studied at equal levels as part of the Environmental Impact Report (EIR) and are the basis of the draft Community Plan. Once the environmental technical reports are completed including air quality, noise and hazardous materials studies, City staff will work with the community to understand the potential impacts associated with air, noise and brownfields and work collaboratively toward developing a single preferred land use scenario for consideration by the decision-making bodies.

The draft Community Plan and zoning program were provided to BLSC members as well as the public at the May 12, 2011 BLSC meeting. The information has also been posted on the Barrio Logan Community Plan update website. Over the next six months, staff will work with the BLSC on incorporating their comments into the draft Community Plan and making refinements to the draft zoning program. Staff and the BLSC will also work together on developing the Barrio Logan Public Facilities Financing Plan (PFFP) and reviewing the EIR. Attachment 1 includes the draft Community Plan and Attachment 2 includes the draft Zoning Program.

## DISCUSSION

Since April of 2010, City staff and the consultant team have been refining the two land use scenarios that were presented to the Planning Commission in March of 2010. At that Planning Commission workshop, a number of Commissioners indicated that staff should consider reducing the overall amount of proposed office land uses due to the lack of market demand and the need for more maritime-oriented heavy commercial and industrial land. In response, City staff significantly lowered the amount of office land uses and replaced the areas with Neighborhood and Community Commercial land uses in Alternative 1 and with Heavy Commercial and Light Industrial land uses in Alternative 2. In response to additional comments, city staff increased the areas of mixed use commercial throughout the community and refined the zoning to reflect the smaller parcel sizes and to encourage more fine-grain mixed-use development.

This report includes a discussion of the efforts that have occurred since the March, 2010 Planning Commission workshop to address issues that came from that workshop by both the Planning Commissioners and the public who testified. Specifically, this report presents the following components:

- An overview of the draft Community Plan elements, Community Village designation, Prime Industrial Lands designation and proposed Transition Zone;
- A strategy to separate and reduce the collocation of uses in the draft Land Use Element by creating separate and distinct areas within the community for specific uses along with proposing a transition zone between the heavy Port industries and the Barrio Logan community;
- A discussion on park and recreation improvements and equivalencies;
- An overview of the draft zoning program; and
- An introduction to the proposed Coastal Development Permit Categorical Exclusion policies and regulations that can be found in the Draft Land Use Element and proposed zoning regulations.

## *Overview of Draft Community Plan Elements*

### **Land Use Element**

The proposed Land Use Element provides a distribution of land uses to achieve community plan goals. The proposed plan significantly reduces the issues associated with collocation of industrial and sensitive receptor uses that currently exist within much of the Barrio Logan community. It further refines the residential density ranges and commercial intensities, designates a Community Village center, provides direction for the designation of Prime Industrial Lands, and identifies specific policies for the development of commercial, industrial, and institutional uses. Major land use changes that are being proposed from the existing Community Plan to the draft Community Plan include the following that are represented in both of the alternative land use maps:

- A Community Village designation in the northern portion of the community that allows a mixture of medium to high density residential (30 to 44 dwelling units per acre), mixed-use, commercial, office and institutional uses.
- A Heavy Industrial designation located in the southern portion of Barrio Logan (south of Wabash Boulevard) that supports manufacturing and restricts residential development. This area is proposed to be designated as Prime Industrial Land.
- A Heavy Industrial designation for all parcels west of Harbor Drive that fall within the City's jurisdiction. This area is also proposed to be designated as Prime Industrial Land.
- A Commercial Office designation within the Transition Zone along Main Street from Sigsbee Street to just north of Evans Street that prohibits residential land uses.
- A Commercial Office designation along Logan Avenue from Commercial Street to just north of Cesar E. Chavez Parkway that is adjacent to the Interstate-5 freeway. This designation prohibits residential land uses.
- A Low Density Residential designation to reinforce the low intensity residential character along Boston Avenue between 29<sup>th</sup> Street and 32<sup>nd</sup> Street.
- A mixture of commercial, retail and office uses along Main Street from 29<sup>th</sup> Street to 32<sup>nd</sup> Street.
- Neighborhood-serving commercial designations that allow for medium density residential are proposed along Logan Avenue from Chicano Park to 26<sup>th</sup> Street to maintain and enhance the existing historic character of the commercial district and provide for additional residential and neighborhood- serving commercial opportunities. This area restricts parcel accumulation to 14,000 square feet.

The areas where the two alternative maps differ in proposed land uses include the area designated as the "Transition Zone" along Main Street, south of Evans Street. In Alternative 1, the area is proposed for Community Commercial uses. In Alternative 2, the

area is proposed for Light Industrial uses. The site at the southeast corner of 32<sup>nd</sup> Street and Main Street is proposed as Heavy Commercial under Alternative 1 and Heavy Industrial under Alternative 2. See Figures 2-1 and 2-2 for specific land use information relating to each of the alternatives.

### Community Village Designation

The Community Village designation is an approximately 12-block area that is generally north of the San Diego-Coronado Bay Bridge. This entire area lies within the Barrio Logan Redevelopment Project Area. As defined in the draft Community Plan, the Community Village draws upon the character and strength of the Barrio's setting, commercial centers, institutions and employment centers as shown in Figure 2-4 of the draft Community Plan. The Village area is planned to be a vibrant pedestrian neighborhood with enhanced connectivity that reflects the types of public spaces, structures, public art, connections, and land uses that are influenced by Latino culture. The Village land uses will include a combination of residential, commercial and residential vertical mixed use, office, commercial, recreational, civic, and institutional uses. It is envisioned that Village streets and walkways will be designed to meet the needs of the pedestrian first and buildings will be designed to reflect human scale.

In regard to the Community Village area that is planned adjacent to Downtown San Diego, both proposed land use alternatives redesignate the industrial land use designations that are currently included in the adopted Community Plan. These areas are proposed to be replaced with Neighborhood Commercial and Residential land use designations up to 44 dwelling units per acre under both land use alternatives. As part of the proposed zoning regulations, the applicable zone, RM-3-7, would allow for 100% of the ground floor to be used for commercial uses

### Prime Industrial Lands

The General Plan sets forth goals and policies which, among other objectives, focus on economic prosperity. The Economic Prosperity Element of the General Plan emphasizes the importance of industrial lands and middle-income industrial employment as a core component of the City's economy. Barrio Logan's historical role as a maritime industrial job center makes it a critical piece in the City-wide industrial strategy. Areas identified as Prime Industrial Lands (PIL) in Barrio Logan along San Diego Bay as well as to the south of 32<sup>nd</sup> Street are identified in the proposed Community Plan's Economic Prosperity Element in Figure 5-1. Prime industrial land as depicted on Figure EP-1 of the General Plan identifies areas that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. These areas are part of even larger areas that provide a significant benefit to the regional

economy and meet General Plan goals and objectives to encourage a strong economic base. Proximity and access to a working waterfront is essential for the long-term success of many of the uses targeted for PIL such as NASSCO, BAE Systems, Northrop-Grumman, CP Kelco, Pacific Ship Repair & Fabrication, and other similar maritime industrial businesses. The identification of PIL's is intended to protect valuable industrial land for industrial uses and prevent future encroachment of incompatible uses.

### Transition Zone

In 2008, the San Diego Unified Port District adopted a Transition Zone Policy (BPC Policy 725). The purpose of the Policy is to protect the maritime and maritime-related jobs provided by the Port of San Diego and to protect existing operations and business governed by City plans, such as the Barrio Logan Community Plan as well as the Port Master Plan. It is also the intent of the Policy to minimize conflicts from incompatible uses and to provide a balance between needs of the Port District and the goals and objectives of the adjacent communities. The transition zone should only permit uses that do not pose health risks to sensitive receptor land uses that are adjacent or proximate to the Port District's industrial zones such as structured parking, green space, commercial and office uses.

### **Mobility Element**

As part of the Barrio Logan Community Plan, the Mobility Element considers all users of the transportation network; it is organized to include policies pertaining to walkability, transit services and facilities, streets and freeways, transportation demand management, bicycling, parking and goods movement/freight circulation. An overall goal of the Mobility Element is to further the attainment of a balanced, multi-modal transportation network that improves mobility and minimizes environmental and neighborhood impacts. The element includes a wide range of policies, which advance a strategy for congestion relief and increased transportation choices in a manner that strengthens the City of Villages land use vision. The Mobility Element identifies the proposed transportation network designed to meet the future transportation needs generated by the proposed land uses.

### **Urban Design Element**

The Barrio Logan Urban Design Element is intended to work in conjunction with the other elements of the community plan to create a pattern, scale, and character of development and public spaces that complement the existing built environment and build upon land use and mobility goals. The Urban Design Element implements General Plan goals and policies and Guiding Principles at the community plan level by including policies specific to Barrio Logan. The policies included in the proposed Urban Design

Element will help ensure that the fundamental principles of good neighborhood design are followed while allowing for freedom of architectural expression. Policies and recommendations pertain to elements of building and site design that affect the scale, character, pedestrian friendliness, and other characteristics that are integral to the public realm. In addition, the draft Urban Design Element incorporates a specific section on Street Trees and Urban Forestry that provides specific guidance to increase the tree canopy in Barrio Logan. The Community Plan's Appendix A and B provide the recommended list of street trees as well as Corridor Street Tree List.

### **Economic Prosperity Element**

The proposed Economic Prosperity Element, through careful land use designation of employment uses and the identification of Prime Industrial Land, emphasizes the importance of maintaining a diversity of industries in creating a stable economy but focuses on the manufacturing, research and development, and support functions since they are base-sector industries, which also produce needed middle-income employment. The Element also provides a discussion of economic incentives and benefits that are available to promoting businesses in Barrio Logan.

### **Public Facilities, Service and Safety Element**

The purpose of the Public Facilities, Services and Safety Element is to provide the public facilities and services needed to serve the existing population and new growth anticipated for Barrio Logan. This element includes specific policies regarding police and fire, water, sewer and stormwater infrastructure, parks, schools and libraries, public utilities, street lights and the formation of a maintenance assessment district. The health and safety section include a discussion of geological and seismic hazards, tsunamis, hazardous materials and brownfields. The policies also apply to transportation and park and recreation facilities and services, with additional guidance found in other elements.

### **Recreation Element**

The proposed Recreation Element includes specific policies and recommendations for addressing park and recreation facilities, preservation, protection and enhancement of those facilities, accessibility to the facilities, and open space lands. These policies and recommendations, along with goals and policies of the General Plan, provide a comprehensive parks strategy intended to serve the recreational needs of the community through the next twenty years. Due to the scarcity of park amenities in Barrio Logan, the Recreation Element includes preservation and equivalencies as topic areas to address strategies to expand recreational programming within existing public spaces.

## **Conservation Element**

The draft Conservation Element provides conservation goals and policies that can be effective in managing, preserving and thoughtfully using the limited natural resources of the community. Topic areas included in this Element include Climate Change and Sustainability, as well as Resource Management and Preservation. The draft Conservation Element of the community plan focuses on conserving such natural resources as Las Chollas Creek; preserving and managing open space systems, watercourses; preventing and reducing pollution; promoting urban agriculture and community gardens; urban forestry; and ensuring preservation of quality of life in Barrio Logan. Policies are proposed to help guide development and provide a conservation “blueprint” so that the environmental quality and natural resources within the planning area are preserved, maintained and improved and can be sustained for current and future generations.

## **Historic Preservation Element**

The purpose of the draft Historic Preservation Element is to guide the preservation, protection and restoration of historical and cultural resources. This element includes specific policies addressing the history and historic resources unique to Barrio Logan in order to encourage appreciation of the community’s history and culture. These policies along with the General Plan policies provide a comprehensive historic preservation strategy for Barrio Logan. The two overarching topic areas addressed in the community plan include Identification and Preservation of Historical Resources, which provides historic context, designated historical resources and potential historical resources. The subsequent section addresses Education, Benefits and Incentives for historical preservation.

## **Noise Element**

The strategies contained in the draft Noise Element implement General Plan goals and policies by addressing Barrio Logan specific noise sources and issues associated with commercial and industrial activity, motor vehicle traffic, as well as rail noise. The draft Noise Element provides goals and policies to ensure the location of compatible land uses and the incorporation of noise abatement measures for existing and new uses to protect people living and working in Barrio Logan from an excessive noise environment. These policies will help to proactively address the issue as the community continues to grow with infill, mixed use, and transit-oriented development.

## **Arts and Culture Element**

The draft Arts and Culture Element focuses on strengthening Barrio Logan’s identity as a cultural and arts center and encouraging the development of the Logan Avenue Arts District. Public art provides a means of expression in the environment, a way to create spaces that have a meaningful aesthetic, and an opportunity to educate about history, culture, nature, and current events. It takes many forms and shapes in the public realm including in Barrio Logan’s streets and sidewalks, parks and plazas, and gateways. The proposed Arts and Culture Element takes this into account and proposes policies to strengthen arts and culture in Barrio Logan.

## **Separation and Reduction of the Historic Collocation of Uses**

An important aspect of the community plan update process is the separation and reduction in the collocation of uses which have historically caused conflicts within the community. It is anticipated that the reduction in collocation issues within Barrio Logan (east of Harbor Drive) will strengthen the vitality of the businesses that provide services to the Port tenants and U.S. Navy by ensuring that sensitive receptors, such as housing and schools, are not located in as close proximity to the potential light and heavy industrial uses. Also, by not allowing residential within these industrial areas as policy, the industrial properties and tenants do not have to compete with residential uses for land, which allows land costs to adjust to fit the industrial uses. As a result, a primary focus of the draft plan designates the entire area south of Wabash Boulevard to the border of National City as Heavy Industrial with the General Plan’s Prime Industrial designation overlaid. The Prime Industrial designation is also proposed to be expanded over the rest of the Heavy Industrial area west of Harbor Drive (Alternative 1 and 2). This will allow for a stronger industrial base by restricting future residential and commercial uses from locating in these areas.

## **Draft Zoning Program**

As part of the plan update process, the adopted Barrio Logan Planned District Ordinance (BLPDO) that serves as the community’s zoning regulations is proposed to be rescinded and replaced with citywide zones contained within the Land Development Code (LDC). The LDC is proposed to be amended to incorporate new commercial and residential zones, including:

- CO-2-1 would allow a mix of office uses with a neighborhood scale and orientation and would prohibit residential development.
- CO-2-2 would allow a mix of office uses that serve as an employment center and would prohibit residential development.



- CC-3-6 is intended to accommodate *development* with a high intensity, pedestrian orientation, and medium high density (44 dwelling units per acre).
- CC-4-6 is intended to accommodate *development* with a high intensity, pedestrian orientation, and medium high density (44 dwelling units per acre).  
CC-5-6 is intended to accommodate *development* with a high intensity, pedestrian orientation, and medium high density (44 dwelling units per acre).
- CN-1-4 would allow development with a pedestrian orientation with a medium high residential density (44 dwelling units per acre).
- RT-1-5 is intended to provide for attached, single-dwelling unit residential development on small lots with alley access and requires a minimum 1,600 square foot lot area (27 dwelling units per acre).

A number of changes are also proposed to the LDC that are specific to Barrio Logan. These changes include:

- Prohibiting residential development in the CC-3-4 and CC-5-4 zones (Transition Zone area).
- In the CC-5-4 zone (Heavy Commercial), activities that would require a permit from the Hazardous Materials Management Division of the County of San Diego or from the San Diego Air Pollution Control District would be allowed in Barrio Logan while they are not allowed in the rest of the City’s jurisdiction.
- Removal of the Beach Impact Area (BIA) of the Parking Impact Overlay Zone which currently applies to the entire Barrio Logan Community Plan Area. The zoning proposal would reduce the BIA to only apply to the portion of the community that is west of Harbor Drive.

### **Proposed Coastal Development Permit Categorical Exclusion Policies and Regulations**

The Community Plan lies completely within the Coastal Zone boundary. In order to encourage and incentivize new housing and mixed-use development within a portion of the Community Village, the draft Community Plan proposes to categorically exempt properties from having to submit for a Coastal Development Permit (CDP). In order to qualify, projects would need to:

- Comply with the development regulations of the base zone.
- Be consistent with the Barrio Logan Community Plan (LCP).
- Require no other discretionary permit.

Figure 2-9 contained in the draft Land Use Element illustrates the boundaries of the Categorical Exclusion zone. The draft Categorical Exclusion zoning regulations are included in Attachment 2.

## **ISSUE AREAS**

### *A. Separation and Reduction of Collocation of Uses*

Barrio Logan's collocation of industrial, commercial, residential, and institutional uses developed in a manner consistent with adopted Community Plan land use policies and zoning. The 1978 Community Plan and zoning ordinance re-established and validated the existing mix of uses that date back to the turn of the century, while allowing additional new incompatible uses to locate side-by-side. The Planned District Ordinance (PDO) which implements the adopted Community Plan has not resolved the existing land use conflicts or prevented new incompatible uses from occurring. In many areas of Barrio Logan, existing zoning still permits the collocation of industrial and residential uses in close proximity to each other.

Resolving land use conflicts resulting from the collocation of uses while preventing future occurrences are crucial for both the well-being of the community and the economic prosperity of businesses. Policies and strategies are proposed to provide adequate separation of uses principally through the establishment of a "Transition Zone" which separates predominately industrial and residential areas. The draft community plan utilizes the following overarching goals in order to reduce the conflicts associated with collocation:

- Eliminating the potential for collocation in the majority of Barrio Logan through land use and zoning changes;
- Incorporating the future "Transition Zone" into the land use plan;
- Prohibiting future industrial uses in predominately residential areas and future residential and sensitive receptor uses in predominately industrial areas;
- Encouraging landscape or other physical buffer or edge treatments to minimize visual and other environmental impacts which result from previous collocation;
- Reducing truck and other transportation-related impacts on the surface streets of Barrio Logan; and
- Expanding the prime industrial land designation to cover the entire planning area south of 32<sup>nd</sup> Street (Alternative 2) in order to preclude commercial-serving retail and residential uses from occurring within this area.

Questions:

1. In the areas of the community where Heavy Commercial and Light Industrial is being proposed in close proximity to Residential land use designations, should there be additional zoning restrictions included to reduce conflicts?
2. As cited in the CC-5-4 zoning regulations, should the Citywide restriction on allowing Air Pollution Control District and Hazardous Materials Permits be removed for future Heavy Commercial land uses in Barrio Logan?

*B. Transition Zone*

The Barrio Logan Community Plan proposes to implement the intent of the San Diego Unified Port District Transition Zone. In both land use alternatives, no residential uses are proposed adjacent to Harbor Drive or Main Street. However, the Heavy Commercial and Light Industrial land use designations are being proposed as part of Alternative 2 which may be in conflict with the Port's Transition Zone policy due to the potential for industrial activities to occur on site as well as the potential for hazardous materials storage to occur on site. The area where consensus has not been achieved is within the Transition Zone along Main Street as well as the surrounding blocks that are adjacent to the Transition Zone that are being proposed as Neighborhood Commercial and Residential under Alternative 1 and Heavy Commercial under Alternative 2. These areas are diverse in their existing land uses and no one predominate land use is present at this time.

Questions:

1. Should only maritime-serving industrial uses be permitted to support the Port Tidelands industries?
2. Are there specific uses that should be prohibited in the Heavy Commercial and Light Industrial zones?

*C. Park and Recreation Improvements*

The proposed Recreation Element contains policies and recommendations that are intended to result in increased and enhanced public recreation opportunities and facilities throughout Barrio Logan for all users. As such, opportunities for additional parkland and recreation facilities within the Barrio Logan Community are anticipated to come through the redevelopment of private and public properties and through the application of park equivalencies.

While the City's primary goal is to obtain land for population-based parks, in some communities where vacant land is not available or is cost-prohibitive, the General Plan allows for the use of park equivalencies to be determined by the community and

City staff through a set of guidelines. The Barrio Logan Community is an urban community where park equivalencies would be appropriate for satisfying some population-based park needs. Table 7-2 in the draft Community Plan, Park Equivalency Credits, summarizes the park equivalencies to supplement the existing population-based park inventory.

The draft Community Plan provides the potential for approximately 27 acres of park facilities (including equivalent recreation facilities), of which approximately 12 acres already exist as parks and open space within the community or within the Port's jurisdiction. Strict application of the General Plan standard of 2.8 acres per 1,000 population would result in potential 2030 demand for 38.1 acres for Alternative 1 or 32.3 acres for Alternative 2, resulting in a potential 2030 deficit of 11.3 acres for Alternative 1 and 5.4 acres for Alternative 2 if future development exercised their full zoning capacity under the Plan. It has been the City's experience that development, for a variety of reasons, often do not exercise their full zoning capacity, which would result in less demand for new park facilities.

These potential, theoretical deficits, ranging from 5.4 to 11.3 acres, would be difficult to apply to Barrio Logan since it is an older community without many land opportunities for providing new facilities. The 27 acres, including equivalencies provided in the draft plan, developed with community input, already takes advantage of the opportunities that do exist. Therefore, the unmet demand would most likely have to be met by unidentified new park opportunities within or outside Barrio Logan that could serve Barrio Logan residents, such as a larger community park in an adjacent community plan area that is within a reasonable service area that includes Barrio Logan, to which park impact fees collected in Barrio Logan could contribute proportionately. Collecting fees based on a General Plan standard for potential opportunistic parkland acquisition and/or development during the next twenty years would result in higher development impact fees in Barrio Logan. Given the expressed community plan policy goal to provide affordable workforce housing, a potential policy trade-off emerges. There are at least four policy options to consider, as follows:

- 1) Pursue the full General Plan standard and assess impact fees that contribute to an opportunity fund for opportunity purchases within the Barrio Logan Community and/or proportional funding of potential parks outside Barrio Logan that serve Barrio Logan residents.
- 2) As a policy in the Community Plan, accept a lower alternative standard of park acreage per 1,000-population, and do not collect fees for potential future park opportunities not identified in the Community Plan, recognizing the difficulty in finding those opportunities in an older established community and to keep

development impact fees lower to facilitate the development of more affordable workforce housing.

- 3) As a policy in the Community Plan, accept a lower alternative standard of park acreage per 1,000-population, but collect some fees for potential future park opportunities within Barrio Logan's service area (including outside the Barrio Logan Community Plan boundaries) that are currently unidentified; basically, a compromise between Option 1 and Option 2.
- 4) Should the Community Plan cap the development impact fee (with an annual cost escalator index), as has been done in the Downtown Community's Facility Financing Plan, to ensure an affordable impact fee schedule to encourage and incentivize new workforce housing in Barrio Logan, one of the Community Plan's primary goals? This policy can be applied to any of the park provision policies above. If a cap to Barrio Logan's Development Impact Fee (DIF) is put in place as a policy in the Community Plan and its associated Public Facilities Financing Plan, other funding sources will have to be used to fund the facilities, including parks, that are not funded by the DIF, such as Redevelopment tax increment, CDBG, grants and donations, other jurisdictions, a future voter-approved bond measure, or other sources.

#### NEXT STEPS

Based on the feedback received at the workshop and at subsequent BLSC meetings, City staff will refine the draft Community Plan and zoning program. The environmental consultant team is currently preparing the first screen check EIR and staff anticipates the draft EIR being released in Fall 2011 with the final draft of the community plan, zoning program and public facilities financing plan. The proposed community plan update will then be subject to a recommendation of the City of San Diego's Planning Commission to the City Council. After the City Council receives the Planning Commission's recommendation, the City Council will vote on the following items: certification of the programmatic environmental impact report, revised community plan; revised local coastal program; removal of the existing planned district ordinance which mandates zoning regulations; adoption of city-wide zoning; and revised redevelopment plan. Once the City Council has acted upon the above-mentioned items, the plan update package will be sent to the California Coastal Commission for certification.

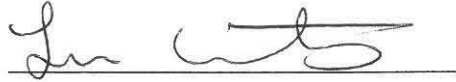
CONCLUSION

In order to assist staff in the addressing the outstanding policy issues associated with the draft community plan for Barrio Logan, Planning Commission and public input is requested on the draft community plan and zoning program.

Respectfully submitted,



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Attachments:

1. Draft Barrio Logan Community Plan
2. Draft Barrio Logan Zoning Program