



barrio logan

COMMUNITY PLAN UPDATE

Barrio Logan Community Plan Update

July 11, 2013



- **Issue:** Should the Planning Commission recommend to the City Council **Approval of Scenario 1** contained in the Barrio Logan Community Plan and Local Coastal Program Update?
- **Staff Recommendation:** Staff recommends that the Planning Commission forward the Community Plan Update to City Council with a recommendation of **Approval of Scenario 1** based on the information contained in the staff report and the evidence offered as part of the public hearing.

Approve Staff's Recommendation to the City Council which includes:

- **Approval** of Scenario 1 Land Use Map and Policies
- **Certification** of Final Environmental Impact Report (FEIR) Sch. No. 2009091021 and adoption of the Findings, a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting Program (MMRP)
- **Approval** of a resolution amending the Barrio Logan Community Plan consistent with the fundamental policies of the General Plan and associated General Plan amendments
- **Approval** of an ordinance designating Chicano Park as a Regional Park
- **Approval** of an ordinance amending the Land Development Code and Local Coastal Program (which will include repealing the Planned District Ordinance and replacing it with citywide zoning, adding the Coastal Categorical Exclusion, and approving new zones).

Background and Process

- Update started in April 2008
- Formation of 33-member Community Stakeholder Committee
- Over 50 meetings with the community and affected stakeholders
- Parcel by Parcel Existing Conditions Analysis
- Comprehensive Business Survey
- Extensive Traffic Study
- Historic Reconnaissance Survey
- 3 Planning Commission Workshops

Stakeholder Meetings

- 17 Barrio Logan Stakeholder Committee
- 3 Community Workshops
- 4-day Charrette
- Starting in 2008 specific meetings:
 - Barrio Logan Smart Growth Coalition
 - Port Tenants Association
 - Working Waterfront Group
 - Port of San Diego
 - Environmental Health Coalition

Stakeholder Committee Recommendation November 2010

- Support for Scenario 1: 16 of 22 members
- Support for Scenario 2: 6 of 22 members

Figure 1-3 Regulatory and Jurisdictional Boundaries



-  Barrio Logan Redevelopment Project Area
-  Coastal Zone Boundary
-  Federal Government
-  San Diego Unified Port District Limits

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Barrio Logan Existing Land Use (2013)

Legend

Residential

- Multi-Family
- Single Family

Institutional

- Fire Station
- Elementary School
- Schools/Colleges
- Public Services
- Religious Facility

Commercial

- Retail
- Office
- Motel
- Gas Station
- Auto Sales
- Wholesale

Military

- Military Use

Industrial

- Light Industry
- Junkyard
- Warehousing
- Heavy Industry

Park/Open Space

- Open Space
- Park

Vacant

- Vacant/Parking
- Utilities/Terminal**
- Rail Terminal
- Utilities
- Right-of-Way**
- Railroad
- Road
- Trolley Station
- Freeway
- Port Tidelands















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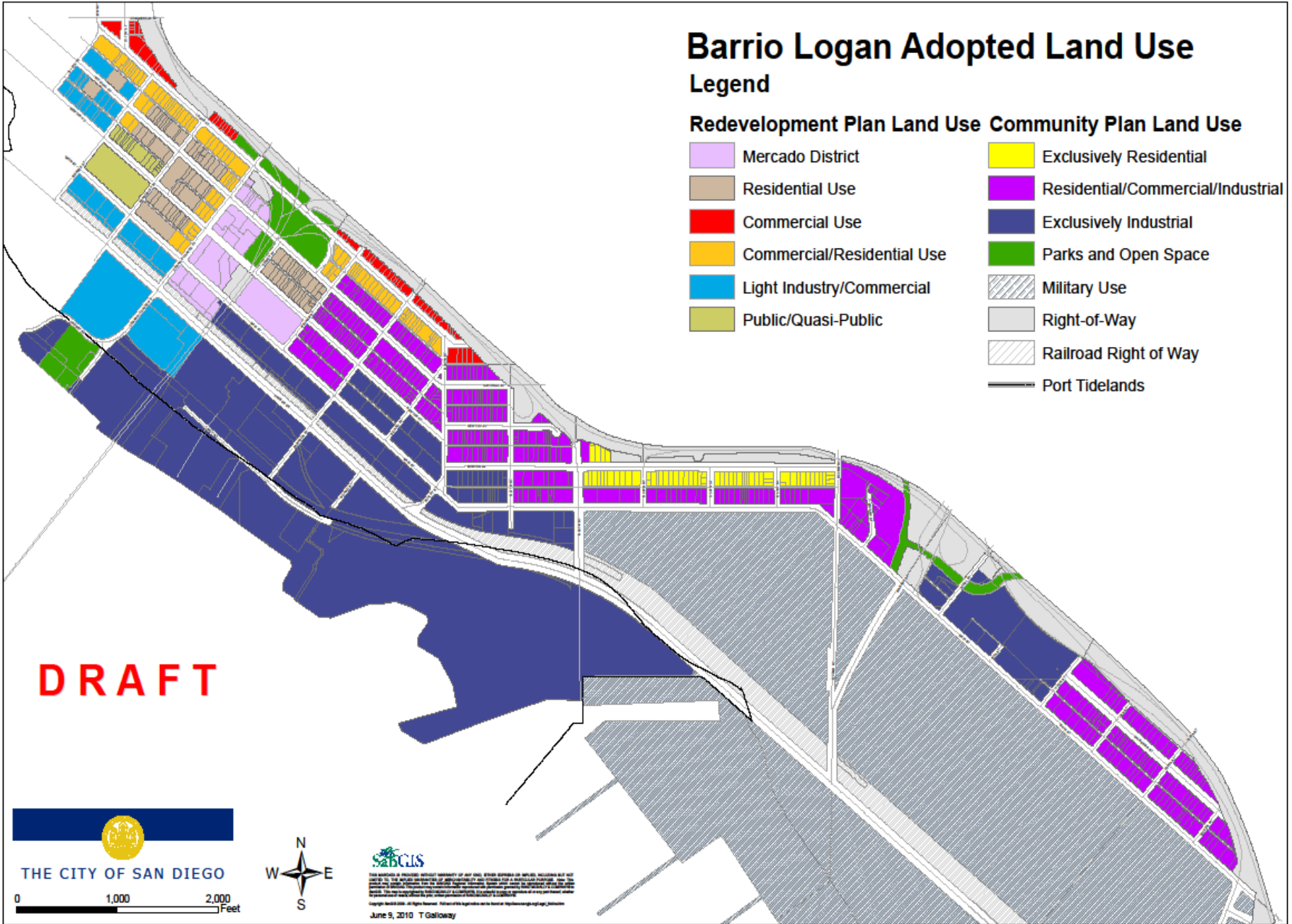


June 18, 2013 T Galovay


Barrio Logan Adopted Land Use Legend

Redevelopment Plan Land Use Community Plan Land Use

- | | |
|--|---|
|  Mercado District |  Exclusively Residential |
|  Residential Use |  Residential/Commercial/Industrial |
|  Commercial Use |  Exclusively Industrial |
|  Commercial/Residential Use |  Parks and Open Space |
|  Light Industry/Commercial |  Military Use |
|  Public/Quasi-Public |  Right-of-Way |
| |  Railroad Right of Way |
| |  Port Tidlands |




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June 9, 2010 T.Galloway

Barrio Logan Community Plan Elements

- Land Use
- Mobility
- Urban Design
- Economic Prosperity
- Public Facilities, Services and Safety
- Recreation
- Conservation
- Noise
- Historic Preservation
- Arts and Culture

Balanced Community Serving and Maritime Land Use Element Goals

- Community Goals

- Separation of incompatible uses.
- A vibrant, pedestrian-oriented Community Plan that provides residential, commercial, office and civic uses.
- A compatible mix of land uses that promote a healthy environment.
- Enhanced transit nodes that are connected to the residents and businesses located in Barrio Logan.
- Diverse housing opportunities for Barrio Logan residents.
- Additional affordable housing opportunities in Barrio Logan.
- Quality neighborhood and community-serving commercial uses.
- Retention and enhancement of community-supporting institutional uses.

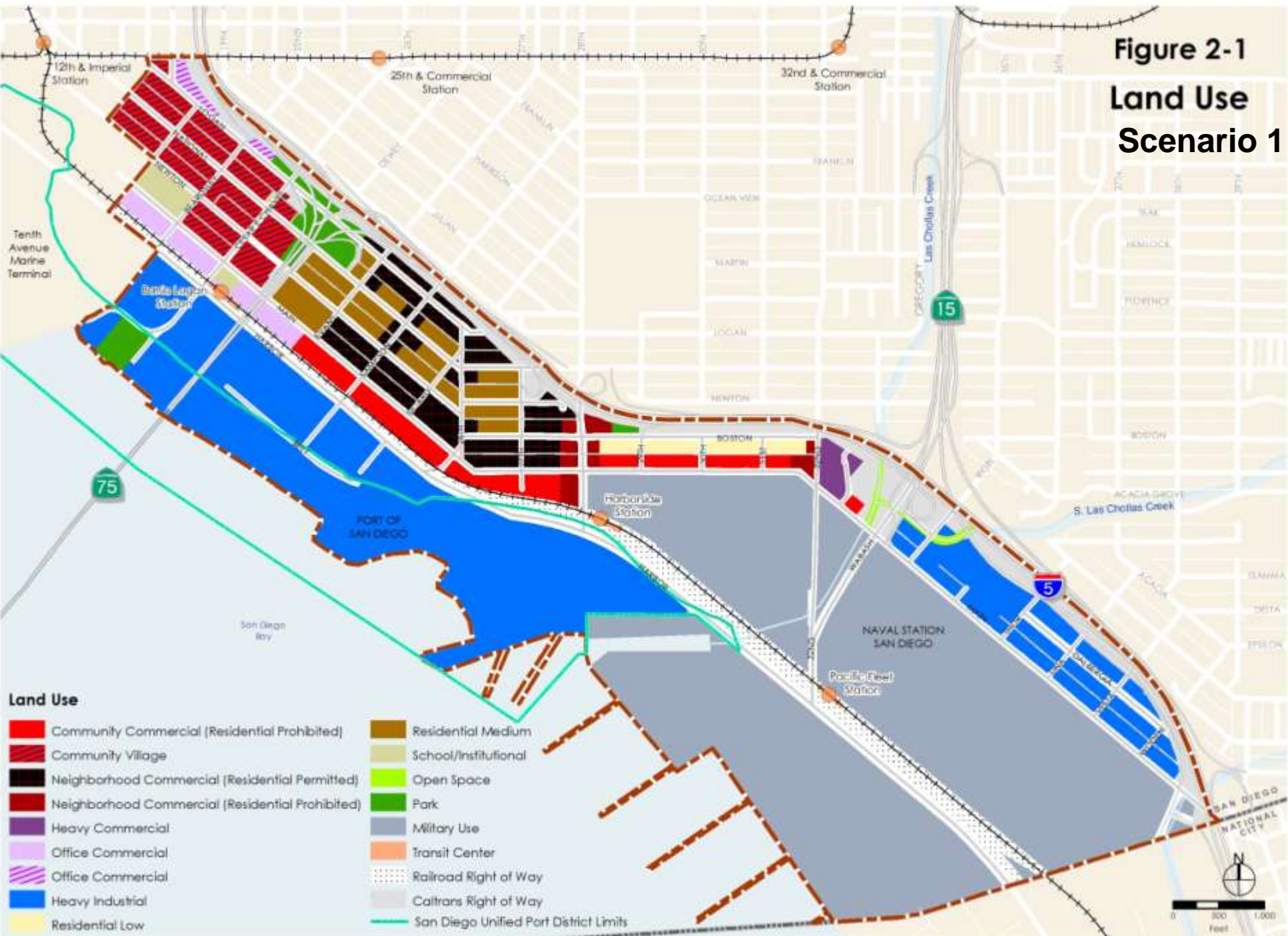
- Maritime Goals

- Maritime-oriented industrial and general development that enhances and reflects the character of Barrio Logan and supports major Port and Naval uses by maintaining parcels that are exclusively industrial.
- Stable base sector employment uses and supportive commercial/industrial services.
- Protect maritime and maritime-related activities west of Harbor Drive and ensure that these activities do not affect the health and safety of Barrio Logan residents.
- Protect maritime-related activities within the Transition Zone and ensure that these activities do not affect the health and safety of Barrio Logan residents.
- Retain the waterfront's role as an important location for maritime-oriented production and repair (MPR) activities.
- Protection of Prime Industrial Lands from encroachment from sensitive receptor land uses.

Selection of Preferred Project – Scenario 1

- Comments Received as part of the EIR
- Better meets the Environmental Justice Goals and Policies of the General Plan:
 - Greatly reduces incompatible land uses but still allow for future maritime-oriented uses to be developed with a discretionary permit.
 - Reduces potential negative effects of other non-maritime industrial uses that are in close proximity to existing and future planned sensitive receptors.

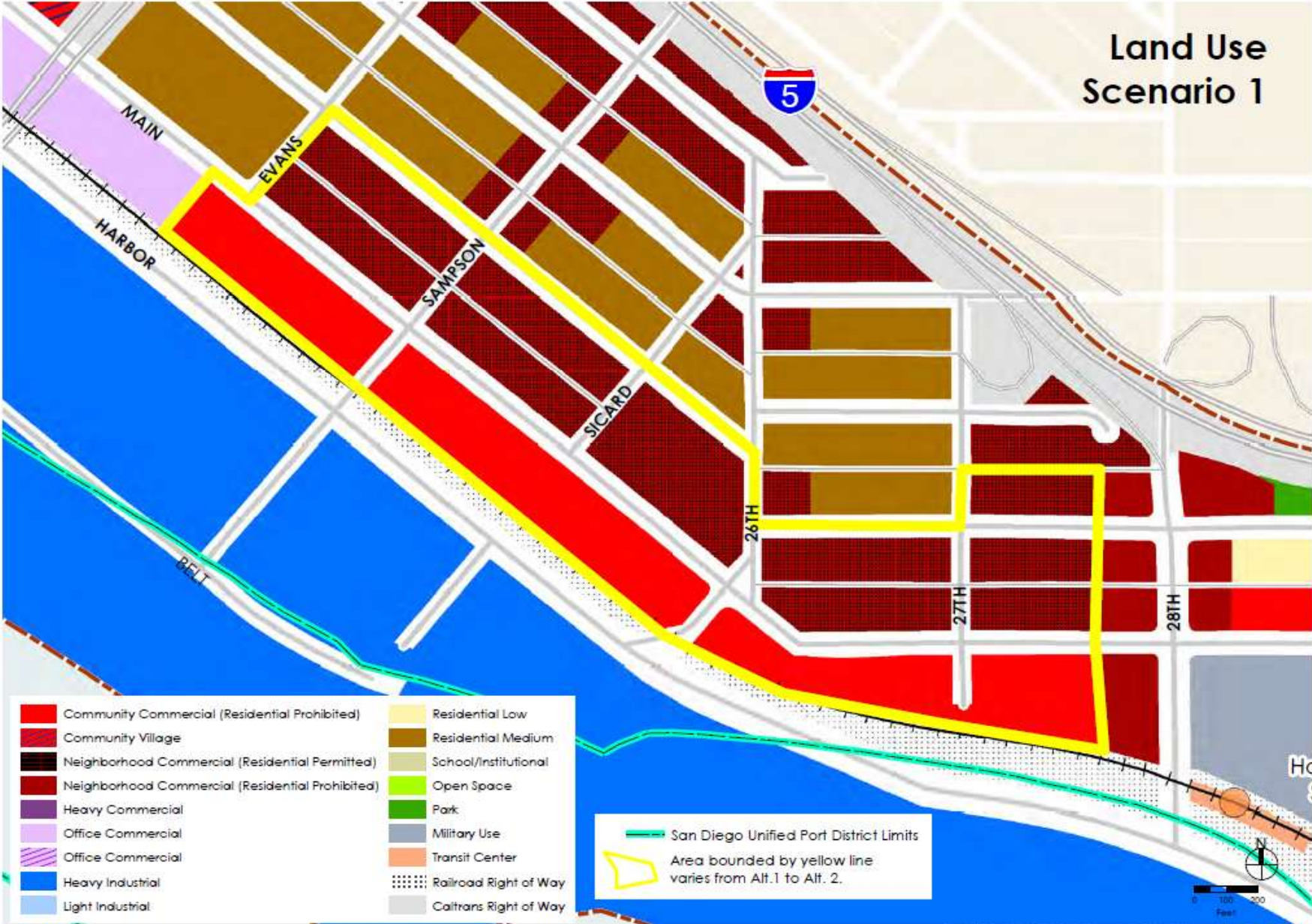
**Figure 2-1
Land Use
Scenario 1**



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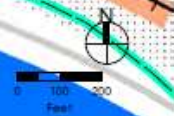


Land Use Scenario 1



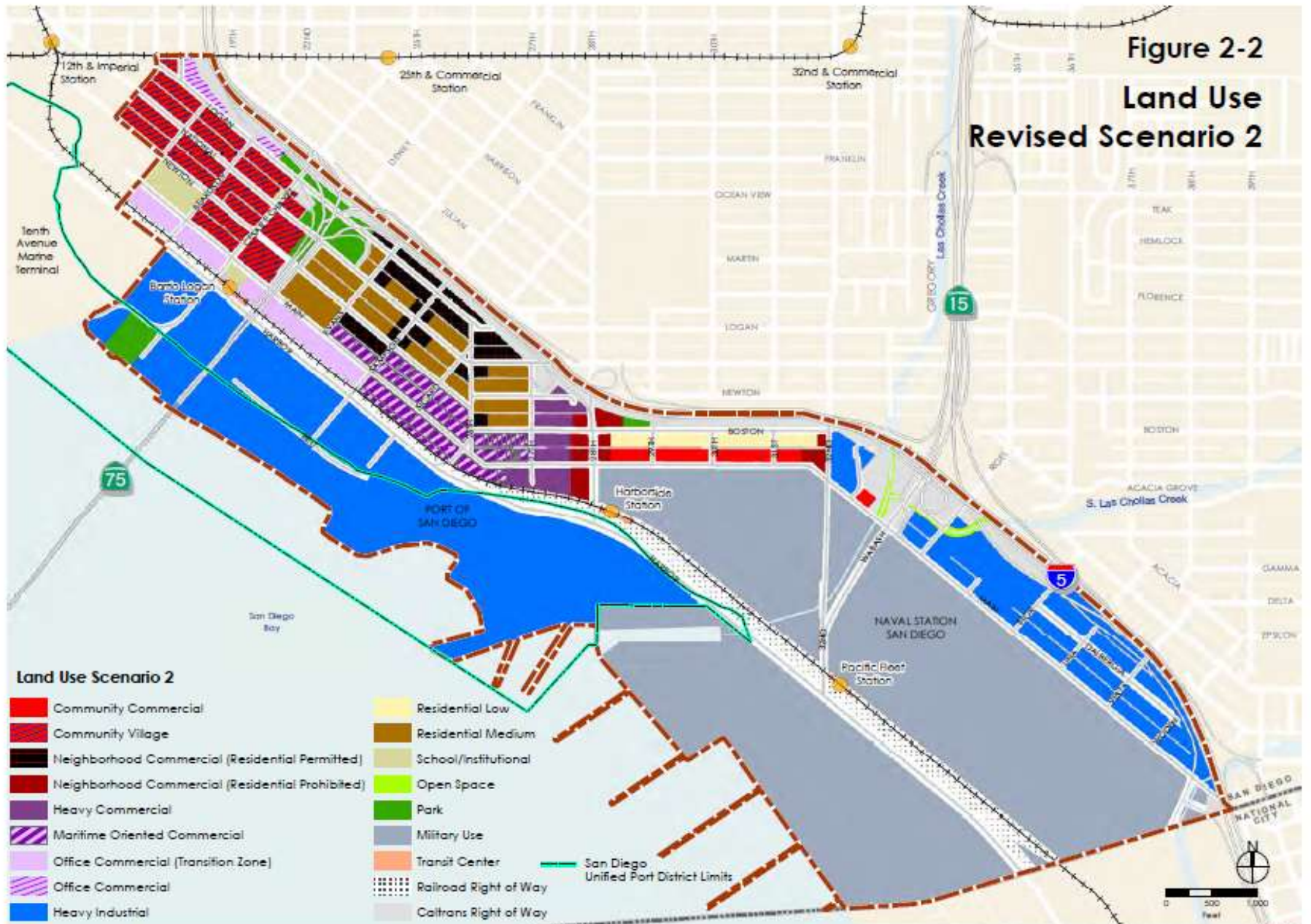
	Community Commercial (Residential Prohibited)		Residential Low
	Community Village		Residential Medium
	Neighborhood Commercial (Residential Permitted)		School/Institutional
	Neighborhood Commercial (Residential Prohibited)		Open Space
	Heavy Commercial		Park
	Office Commercial		Military Use
	Office Commercial		Transit Center
	Heavy Industrial		Railroad Right of Way
	Light Industrial		Caltrans Right of Way

San Diego Unified Port District Limits
 Area bounded by yellow line varies from Alt.1 to Alt. 2.



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Figure 2-2
Land Use
Revised Scenario 2

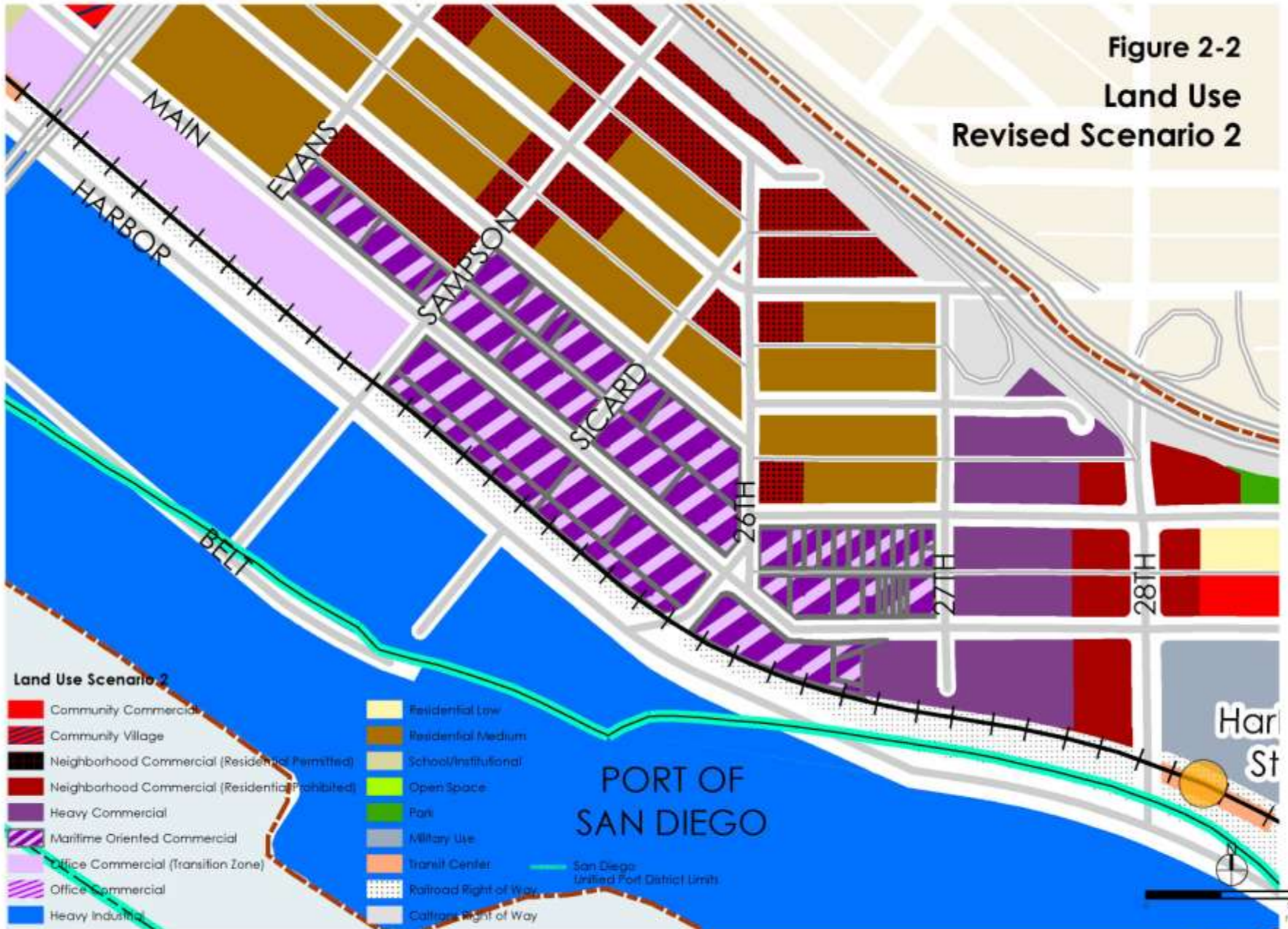


Land Use Scenario 2

- | | |
|--|-----------------------|
| Community Commercial | Residential Low |
| Community Village | Residential Medium |
| Neighborhood Commercial (Residential Permitted) | School/Institutional |
| Neighborhood Commercial (Residential Prohibited) | Open Space |
| Heavy Commercial | Park |
| Maritime Oriented Commercial | Military Use |
| Office Commercial (Transition Zone) | Transit Center |
| Office Commercial | Railroad Right of Way |
| Heavy Industrial | Caltrans Right of Way |
- San Diego Unified Port District Limits

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Figure 2-2
Land Use
Revised Scenario 2



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LUH Testimony

- Modify land use designation and zoning on SA Recycling property to Industrial to create “Industrial Zone” south of 32nd Street
- Create Maritime Business Overlay Zone along portions of Harbor Drive and Main Street to Accommodate Maritime Businesses with limited use regulations

Industrial & Maritime Business



Site	Name
1	Action Cleaning
2	American Rigging
4	Cal Marine
5	Carlson & Beaujoye
7	Coast Industrial Systems
8	Coastal Coating Inc.
9	Coastal Marine Services
10	Fire, Etc.
11	Honor Marine Communications
12	IMS Recycling
13	Maritime Solutions
14	National Petroleum
15	Northstar Propellers
16	Performance Contracting Inc.
18	Pro-Line Paints
18	Pro-Line Paints
20	Rookly's Balancing
21	RPM Welding
22	TSF Inc.
23	Union Electric Motor Service
24	West Marine Diesel
25	Western Steel & Metals

Proposed Zoning

- CC-2-1
- CC-2-3
- CC-3-4
- CC-3-6
- CC-5-4
- CN-1-3
- CN-1-4
- CO-2-1
- CO-2-2
- IH-1-1
- IH-2-1
- RX-1-2
- RT-1-5
- RM-2-5
- RM-3-7
- RM-3-9

Unzoned

NAVAL STATION
SAN DIEGO

Pacific Fleet
Station

Harborside
Station

Barbic Logan
Station

75

15

5

Tenth Avenue
Marine
Terminal

PORT OF
SAN DIEGO

San Diego
Bay

GREGORY
Las Chollas Creek

ACACIA GROVE
S. Las Chollas Creek

ACACIA

WABASH

INGEL

BOSTON

NEWTON

LOGAN

MARTIN

OCEAN VIEW

JULIAN

HARRISON

DEWEY

FRANKLIN

25th & Commercial
Station

32nd & Commercial
Station

12th & Imperial
Station

CN-1-4

CN-1-4

RM-3-7

CN-1-4

CO-2-1

CC-3-6

RM-2-5

RM-2-5

RT-1-5

CN-1-4

RM-2-5

CC-2-3

CN-1-3

CC-3-4

CC-3-4

CC-2-1

CC-5-4

CC-3-4

IH-1-1

IH-2-1

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Maritime Oriented Uses in the Coastal Overlay Zone



Legend
 PERMITTED - 124.00 Acres
 NOT ALLOWED - 98.00 Acres

Barrio Logan Community Plan Area
 Navy Jurisdiction

Port District
 Permitted, but Existing Use Not Assumed to Change (SDGE Substation; Chicano Park; Mercado del Barrio)

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Maritime-Oriented Businesses- Community Village Area



- 1. Action Cleaning – PC
- 13. Maritime Solutions - PC
- 16. Performance Contracting - PC
- 24. West Marine Diesel - PC

**Low
Density
Residential**

**Mixed-Use
Strip Center**

SA Recycling

**Caltrans
ROW sub
leased to
scaffolding
company**

Chollas Creek

**Commercial
Strip Center**



32nd Street at midblock



Response to LUH Requests

- Redesignating 32nd Street to Heavy Industrial and creating a maritime business overlay zone are considered fundamental changes in land use and therefore would be a change in the process and would require amendment of the EIR.

Key Components of the Community Plan

- Community Village
- Transition Area
- Prime Industrial Land Designation
- New Zoning
- Coastal Categorical Exclusion

Community Village Area



**Figure 2-3
Transition Zone
Boundaries**



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SOUTHEASTERN SAN DIEGO, SOUTHEASTERN

BARRIO LOGAN

MILITARY FACILITIES

75

Figure EP-1 : BARRIO LOGAN

Industrial and Prime Industrial Land

-  Prime Industrial Land
-  Prime Industrial Land Under San Diego Unified Port District Jurisdiction
-  Other Industrial Land
-  Otay Mesa Industrial Land
(Prime industrial lands in Otay Mesa will be identified as part of the community plan update process)
-  Planning Area Boundaries



Figure 5-1

Prime Industrial Areas



Prime Industrial Lands
City Prime Industrial
Port Prime Industrial
San Diego Unified Port District Limits



















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New and Modified Zoning

- **CN-1-4**: Neighborhood Commercial mixed use up to 44 du/ac
- **CO-2-1 and CO-2-2**: Commercial Office Use that prohibits residential
- **RT-1-5**: Residential Townhome up to 27 du/ac. Removes street frontage requirement
- **CC-3-6**: Community Commercial with community serving commercial uses up to 44 du/acre
- **CC-4-6**: Community Commercial with heavy commercial uses up to 44 du/acre (Does not apply in Barrio Logan)
- **CC-5-6**: Community Commercial with heavy commercial, limited industrial, and residential up to 44 du/acre (does not apply in Barrio Logan)
- **CC-3-4 and CC-5-4**: Prohibits residential in Barrio Logan
- **RM zones**: Allows up to 100% of the ground floor to develop with a limited selection of neighborhood serving commercial uses

Barrio Logan Draft Scenario 1 Zoning

Legend

 CC-2-1	 CC-5-4	 CO-2-2	 RT-1-5
 CC-2-3	 CN-1-3	 IH-1-1	 RM-2-5
 CC-3-4	 CN-1-4	 IH-2-1	 RM-3-7
 CC-3-6	 CO-2-1	 RX-1-2	 RM-3-9
			 Unzoned
			 Port Tideland

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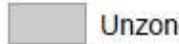



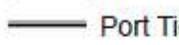



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April 8, 2010 T.Galwey

Barrio Logan Draft REVISED Scenario 2 Zoning

Legend

 CC-2-1	 CC-5-4	 IH-1-1	 RM-3-7
 CC-2-3	 CN-1-3	 IH-2-1	 RM-3-9
 CC-3-4	 CN-1-4	 RX-1-2	 Unzoned
 CC-3-6	 CO-2-1	 RT-1-5	 Port Tidelands
 CC-6-4	 CO-2-2	 RM-2-5	

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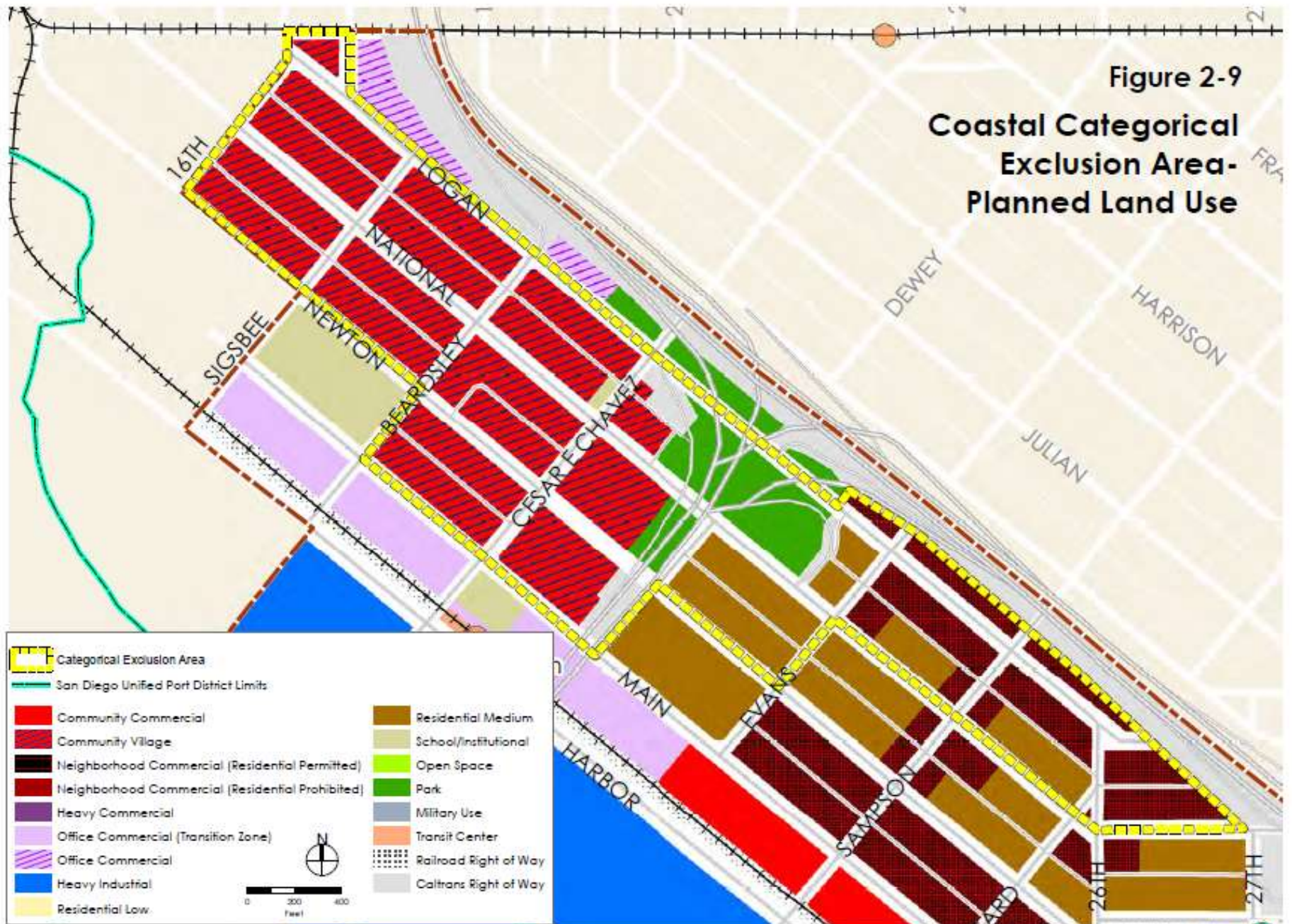
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April 6, 2012 T.Galloway

Figure 2-9
Coastal Categorical
Exclusion Area-
Planned Land Use



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Previously Conforming Uses (PCU)

- Primarily located in the Community Village, Historic Core, Main Street and Prime Industrial areas
- PCU's can
 - continue as they currently exist,
 - be maintained, and
 - be bought and sold

Public Facilities Financing Plan (PFFP)

- Companion Document to the Community Plan
- Lists the Public Facilities Projects needed in the community as generated during the Community Plan Update
- Defines the Development Impact Fee (DIF) that will be charged to new development

PFFP Projects

- 25 Transportation Projects (DIF Basis \$17.7 M)
- 7 P&R Projects, including acquisition of 11.04 acres for new parks (DIF Basis \$41.2 M)
- Fire Station # 7 (DIF Basis \$7 M)
- Logan Heights Library (DIF Basis \$1.0 M)

Development Impact Fee (DIF)

	RESIDENTIAL FEE (per Unit)						COMMERCIAL INDUSTRIAL	
	TRANS	P&R	LIBRARY	FIRE	TOTAL	TRANS (per trip)	FIRE (per 1,000 sq ft)	
CURRENT	\$2,225	7,574	457	481	\$10,737	318	481	
PROPOSED	\$973	11,382	290	533	\$13,178	139	533	

DIF Provides Partial Funding

- The DIF is based on full community build out, but is charged only to new development.
- Accordingly, DIF will generate only a portion of the funds required to construct the public facilities. Additional sources will need to be identified to achieve 100% funding.

Environmental Impact Report

- Both scenarios implement CPU objectives, Scenario 1 avoids land use conflicts to a greater degree and better addresses environmental justice concerns
- Significant and Unmitigated Impacts Include:
 - Air Quality, Land Use, Noise, Transportation/Circulation/Parking, Hydrology/Water Quality and Drainage (cumulative), Greenhouse Gas Emissions, and Paleontological Resources.
- Project would not result in a significant environmental effect for:
 - Visual Effects and Neighborhood Character, Human Health/Public Safety/Hazardous Materials, Population and Housing, Public Utilities, Geology and Soils, Biological Resources.
- Mitigation measures are proposed to reduce Project impacts. Some impacts will remain significant.
- Findings of Fact and Statement of Overriding Considerations have been prepared for Scenario 1.

Approve Staff's Recommendation to the City Council which includes:

- **Scenario 1 Land Use Map and Policies**
- **Certification** of Final Environmental Impact Report (FEIR) Sch. No. 2009091021 and adoption of the Findings, a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting Program (MMRP)
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