

INDUSTRIAL LAND USE

BACKGROUND

Industrial zoning in Pacific Beach is limited to a small area east of East Mission Bay Drive and west of Interstate 5. It is a very small portion of this planning district, which provides jobs in an area generally unsuitable for commercial or residential uses.

GOALS

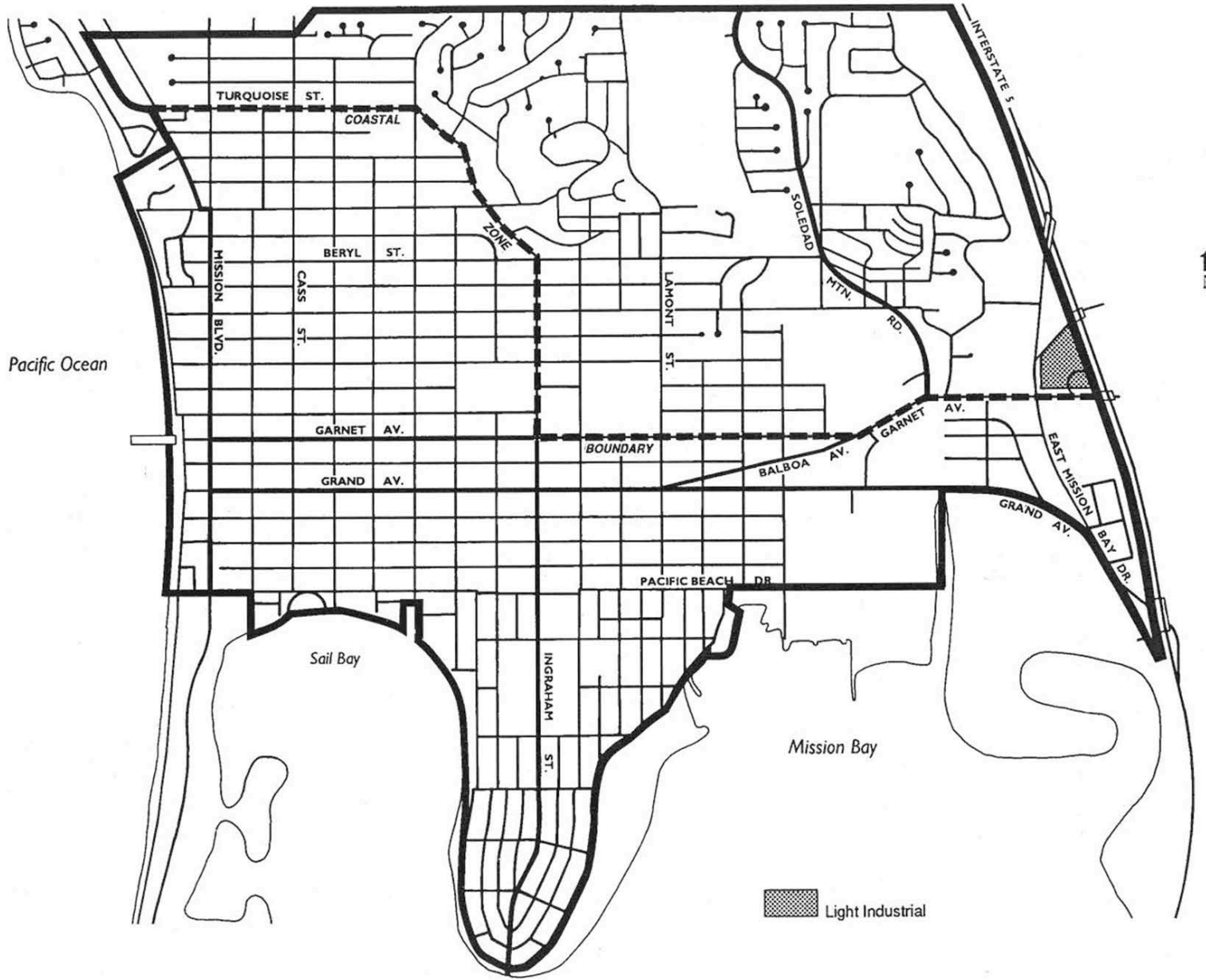
- Continue to promote a diverse economic and employment base in the Pacific Beach industrial area.
- Stimulate physical rehabilitation and economic revitalization of industrial properties to promote a positive image of Pacific Beach.

POLICIES

1. Designate the industrial area for light industrial uses (see Figure 12).
2. New industrial development processed under discretionary review shall incorporate landscaping treatments as identified in the streetscape recommendations of this plan.

SPECIFIC PROPOSALS

1. Rezone properties in the industrial area from M-1 to manufacturing – Small Industry (M-SI) to retain this area for industrial use and to restrict inappropriate commercial use.
2. Consider changes to the Municipal Code to establish a citywide zone for this area which permits mixed industrial/residential uses (such as live/work lofts) with provisions for ensuring a quality living environment.
3. Mixed-use industrial/residential projects may be allowed under discretionary review provided that the Municipal Code is amended to permit residential uses as a part of the industrial use package applied to this area. Approval of any such project will include conditions restricting incompatible uses, and provisions for residential amenities such as usable open space, and adequate buffering from surrounding industrial properties to ensure a quality living environment.



Industrial Designations
Pacific Beach Community Plan **12**
FIGURE



ACTION PLAN

Implementation Measures	Timing						Development Impact Fee Dependent	Responsibility For Implementation	Source of Funding	See For More Detail
	On-Going	Adopt With Plan	Within 2 Years	Within 5 Years	Within 10 Years	Within 20 Years				
Rezone industrial properties from M-1 to M-SI.		●						Planning Dept., Planning Commission, City Council	City	Policy 1 Proposal 1
Require new projects processed under discretionary review to conform to streetscape recommendations of this plan.	●							Planning Dept.	recoverable	Policy 2 Appendix D
Allow for mixed residential/industrial use under discretionary review and consider ministerial zone with Zoning Code Update.			●					Planning Dept.	recoverable	Policy 3 Proposal 2