

Barrio Logan Community Plan Update Online Workshop

October 7, 2020

While We Are Waiting to Start...

- Please send comments or questions using the chat feature.

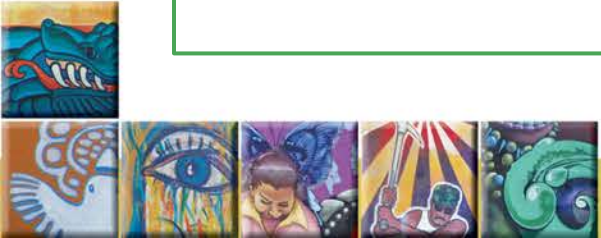
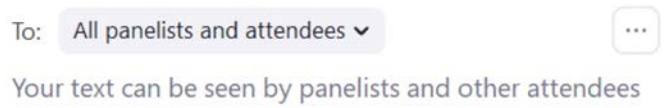
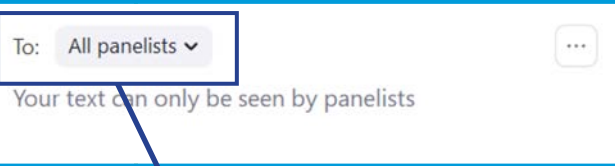
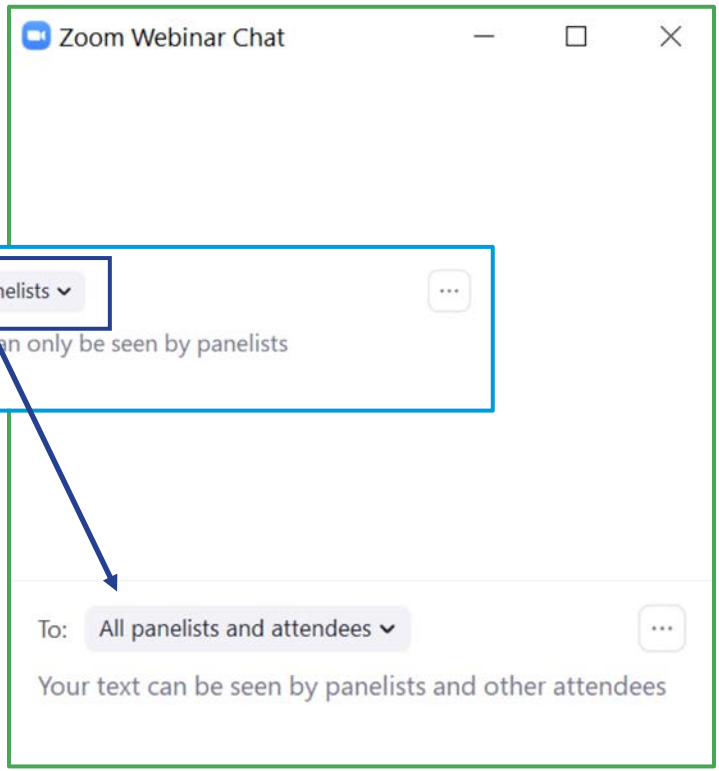
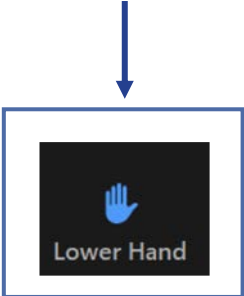
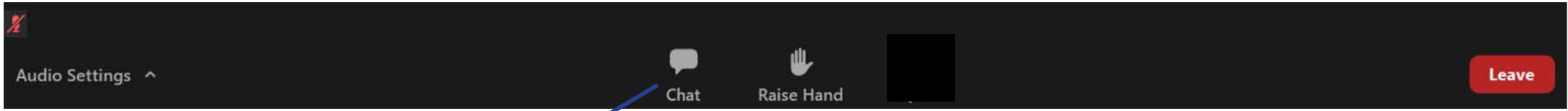
The image shows a Zoom meeting interface. On the left, the meeting details are displayed: Meeting Topic: Barrio Logan CPU Online Workshop, Host: City of San Diego Planning Department, Invitation URL, and Participant ID. Below this are buttons for Join Audio, Share Screen, and Invite Others. At the bottom, a toolbar contains icons for Mute, Start Video, Security, Manage Participants, Polls, Chat (highlighted with a red box), Share Screen, Record, Breakout Rooms, and End Meeting. On the right, a Participants panel shows 'Participants (1)' with 'Planning Department' listed. A large red arrow points from the Chat icon in the toolbar to a 'Zoom Group Chat' window. This chat window shows 'To: Everyone' and a text input field with the placeholder 'Type message here...'.



While We Are Waiting to Start...

- We recommend you use the full screen or fit to window mode for optimal viewing. To make **full screen**, double-click the screen or click Start **Full Screen** in the upper right corner.
- Workshop will be **recorded** and posted on the website.
- If you have trouble logging into Zoom or using features, email mprinz@sandiego.gov for assistance.





Tonight's Team



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Senior Planner
City of San Diego
lkeaveney@sandiego.gov



Introductory Remarks Councilmember Vivian Moreno



Purpose of Tonight's Workshop

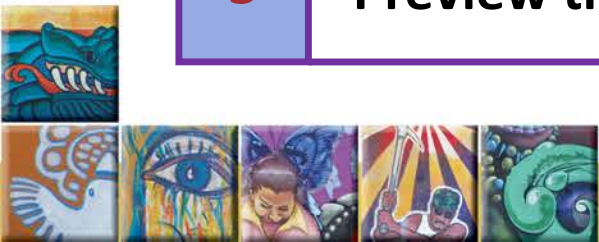
1 Provide background on the Community Plan

2 Address the Agreement prepared by the Stakeholders

3 Discuss the Land Uses being considered

4 Outline the Timeline and Next Steps

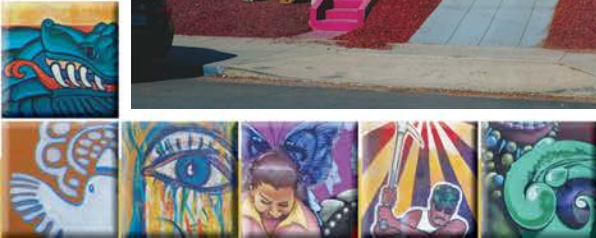
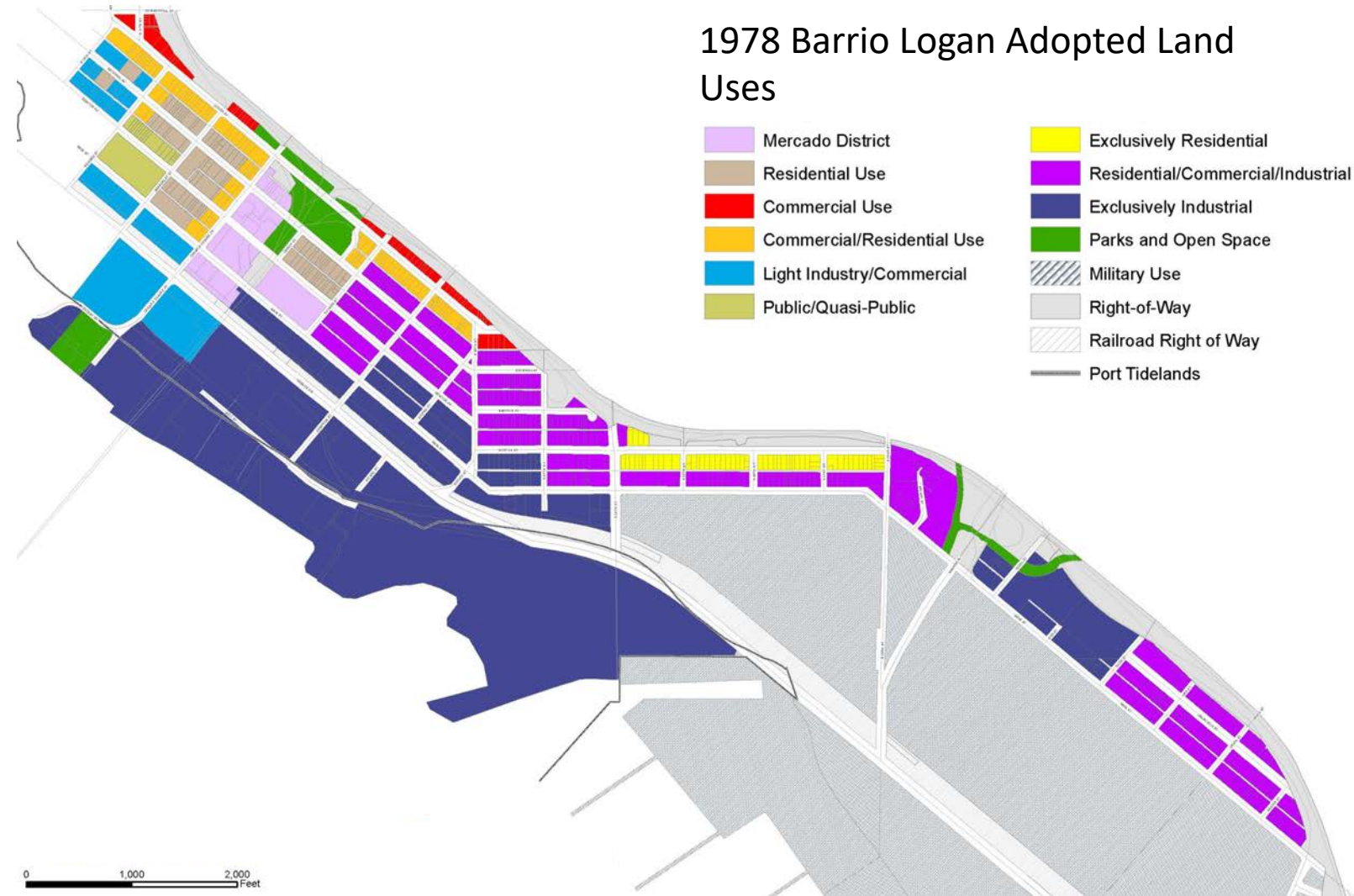
5 Preview the Community Survey



- Identify land uses consistent with the General Plan
- Address mobility and access to public space
- Provide design guidance for new development
- Celebrate Barrio Logan's arts and culture



- Update one of the oldest Plans in the City
- Update land uses to separate residential and industrial uses



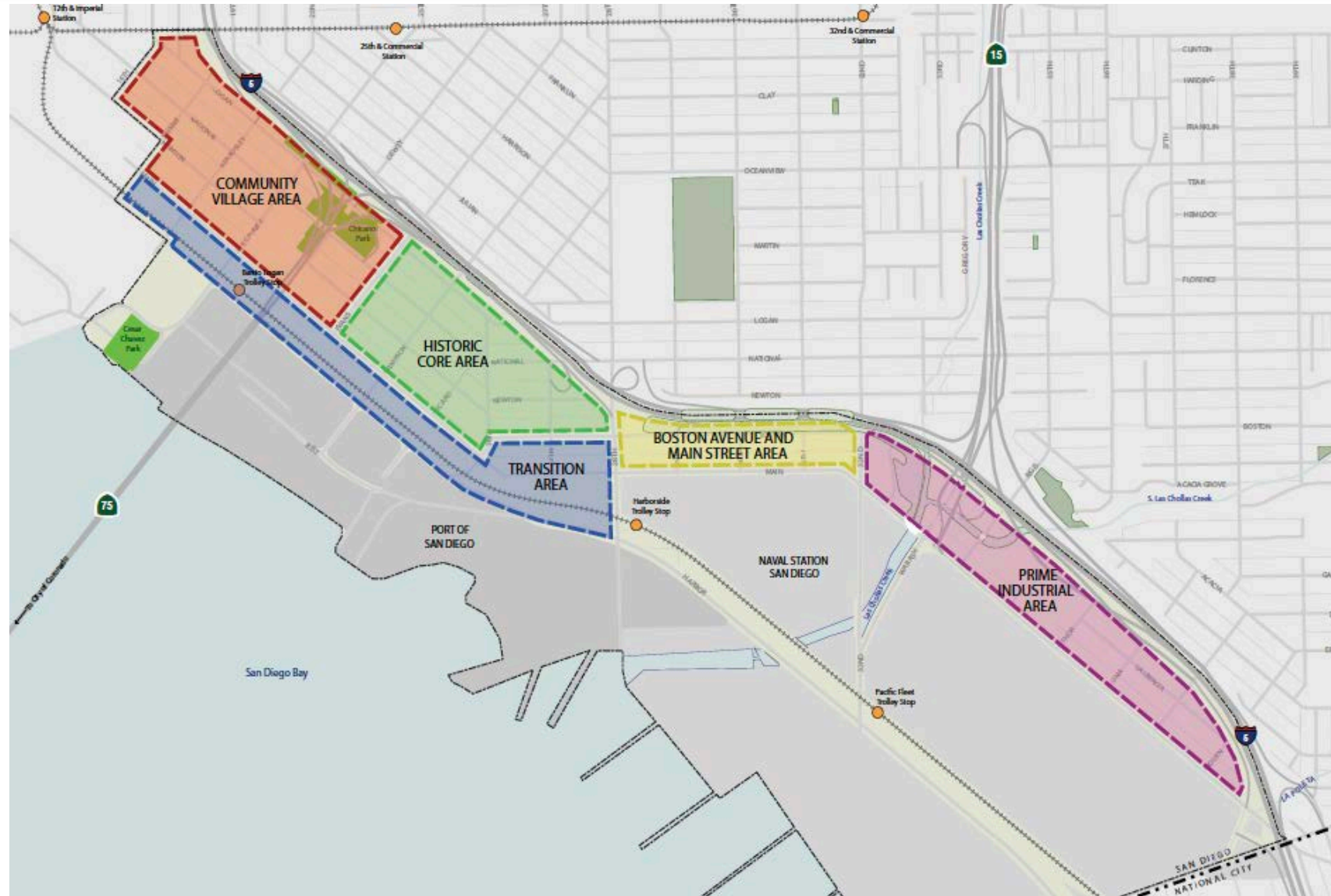
- Update started in April 2008
- 33-member Stakeholder Committee formed
- Over 50 meetings held with the community and affected stakeholders
- 2 refined land use scenarios resulted were equally evaluated



- Eliminate future residential/industrial conflicts through land use and zoning;
- Establish a village area and increase housing opportunities;
- Incorporate a “Transition Zone” to buffer industry and residences;
- Retain the waterfront’s employment role.



- Five neighborhood areas established in 2013 Plan
- Specific land use recommendations for each area
- Based on existing land use pattern



- Promoted mixed-use development
- Identified parks and public spaces
- Established multi-modal connections



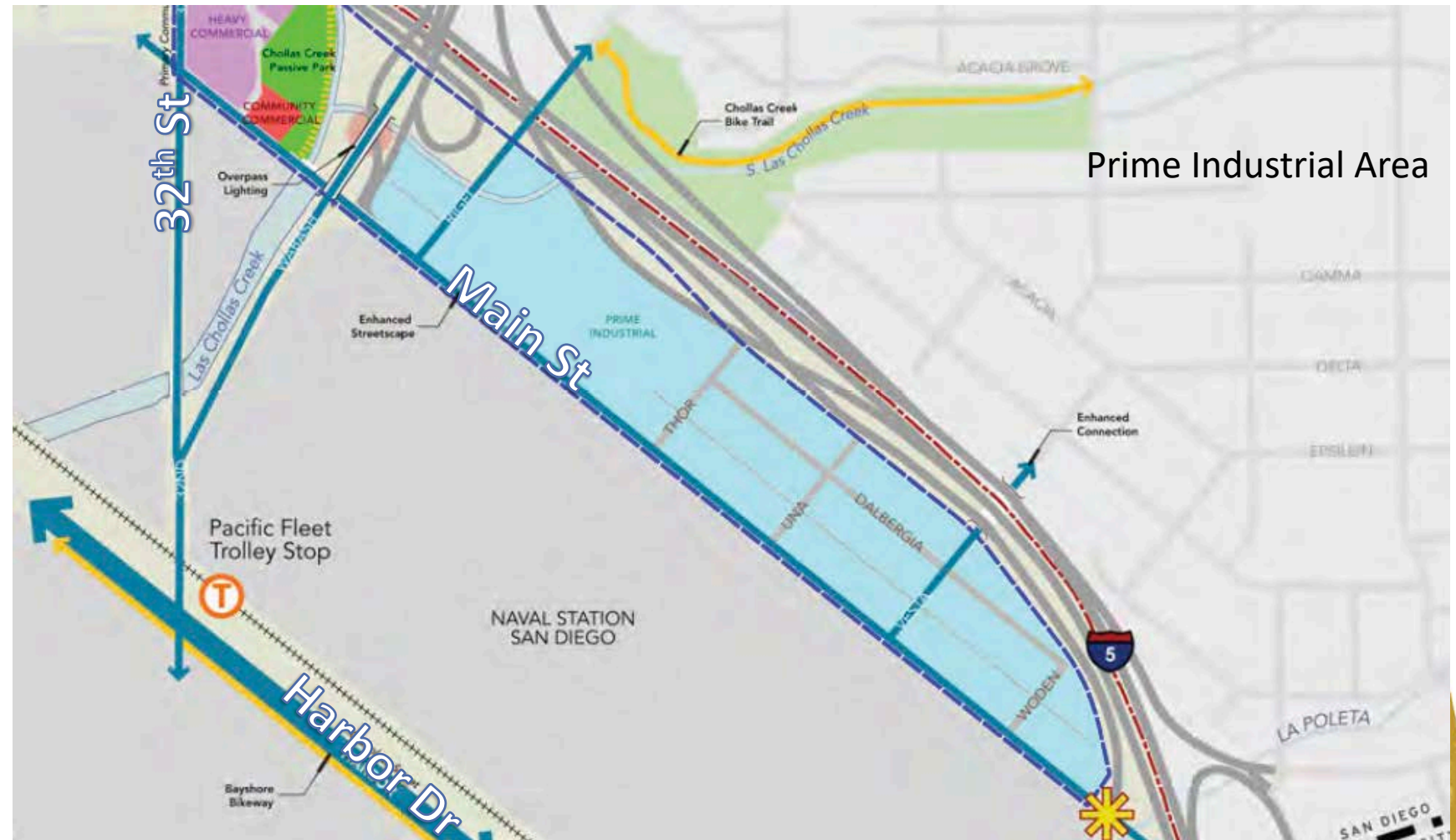
- Emphasized small-scale infill development
- Identified opportunities for live/work units



- Maintained residential along Boston Avenue
- Identified commercial uses along Main Street



- Emphasized maritime-industrial jobs
- Designated industrial uses to promote a strong economic base



- Provided a transition between heavy industrial uses and the Barrio Logan community
- Designated for community commercial use
- Prohibited Residential Use

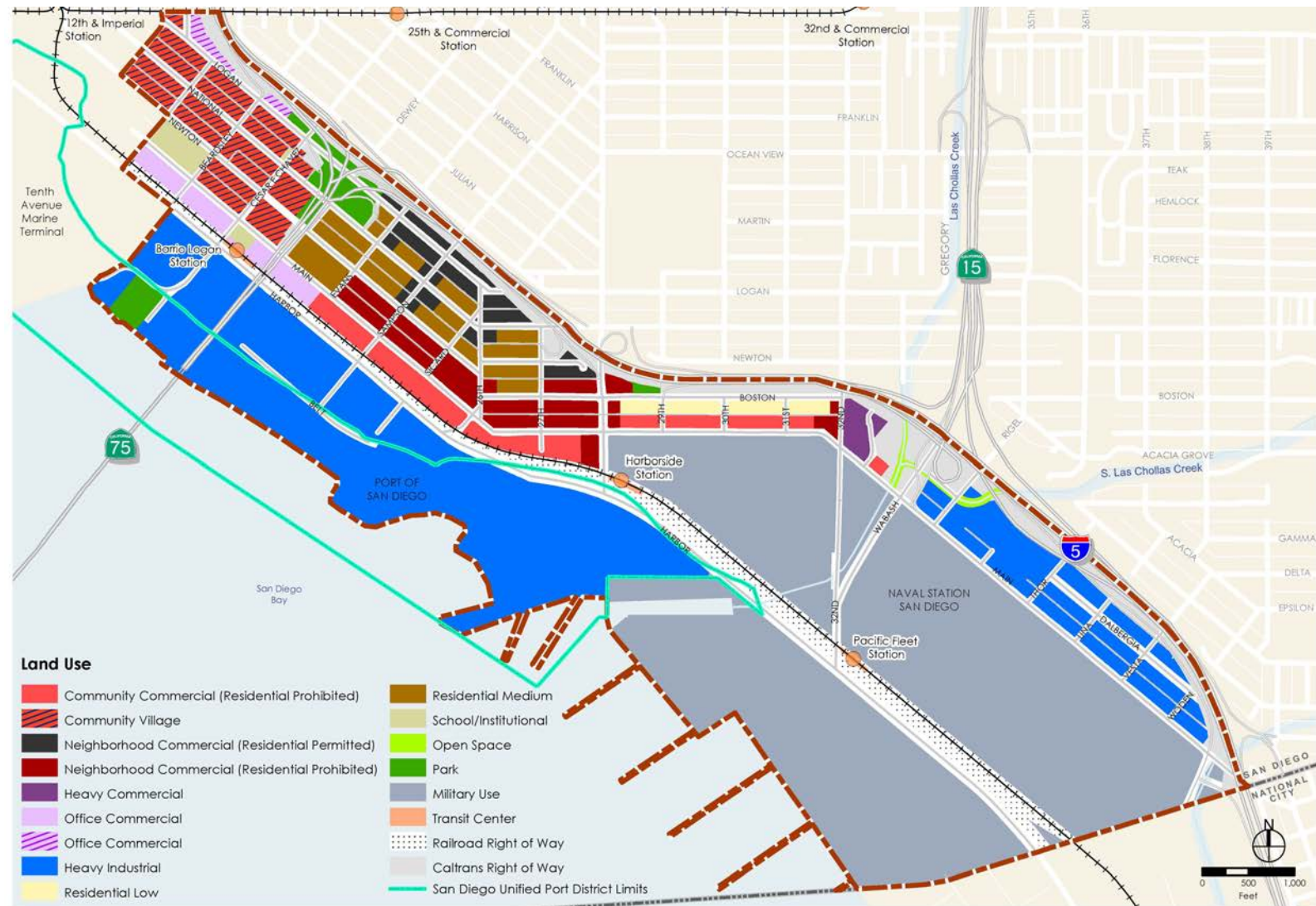




13,500 Residents



3,800 Housing Units



Barrio Logan Land Use Map (2013) [Adopted/Rescinded]

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2013

CPU adopted and Programmatic Environmental Impact Report (PEIR) certified by City Council

2014

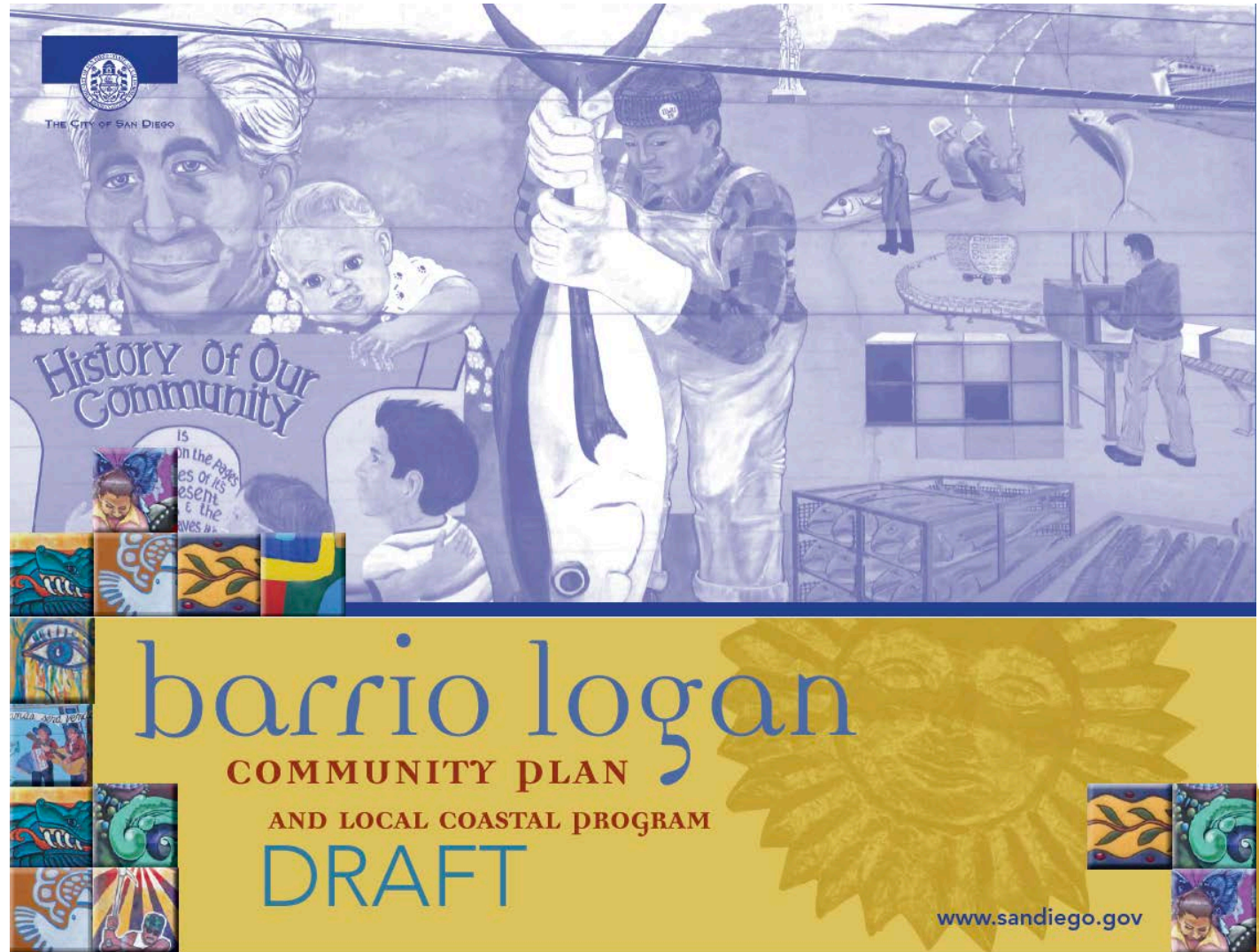
CPU repealed by referendum. The repeal did not include the certified PEIR.

2019

The CPG, Environmental Health Coalition, and the Ship Building/Repair Industry met to identify CPU changes

2020

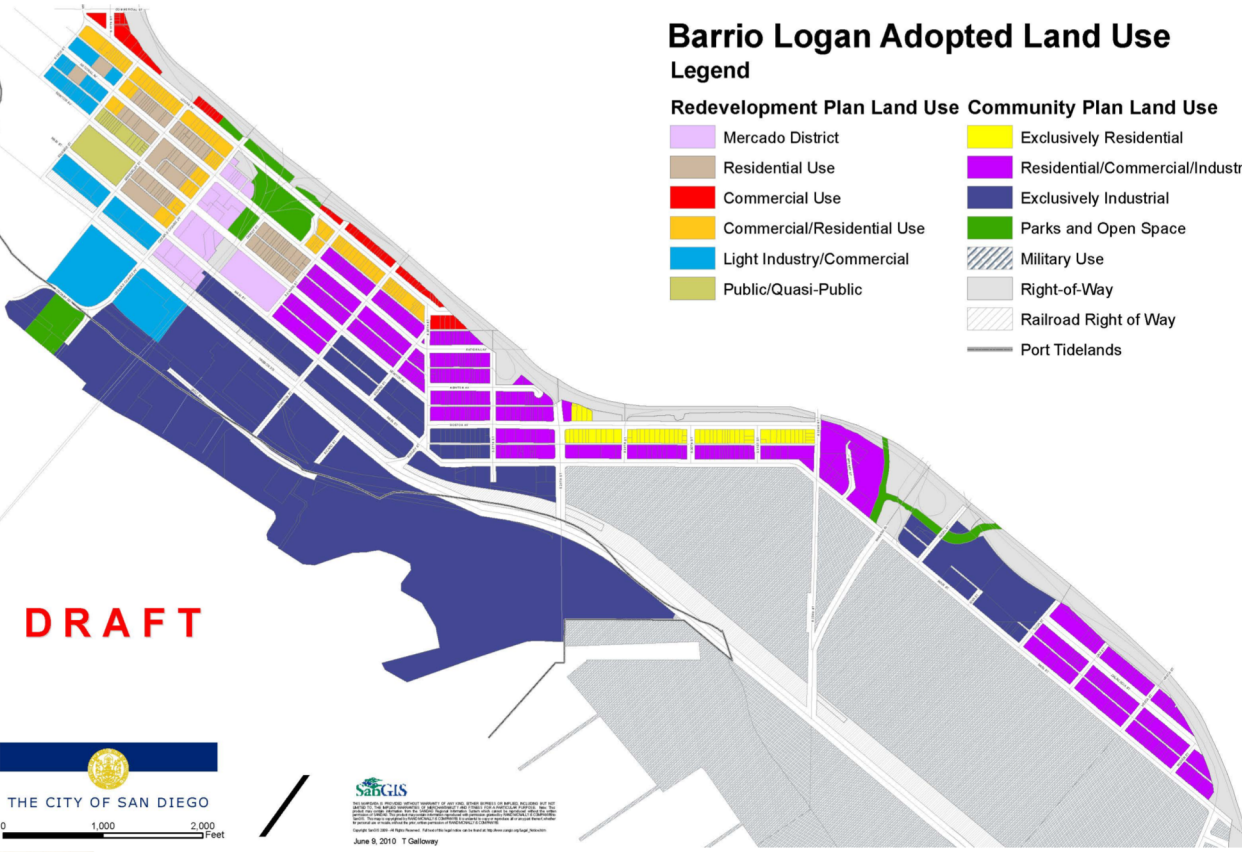
Planning Department worked with CPG on approach for the CPU process.



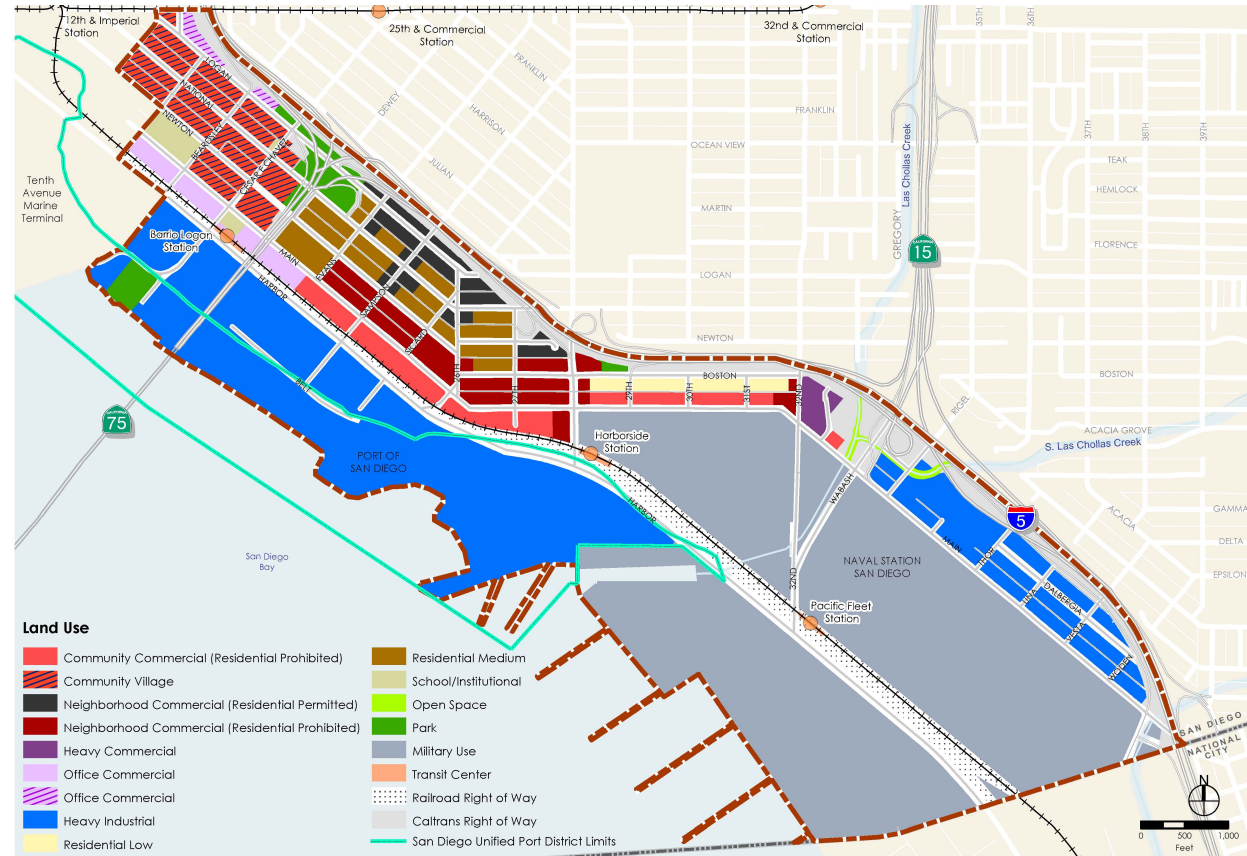
1978 Land Use Map (Current Plan)

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 Tidelands

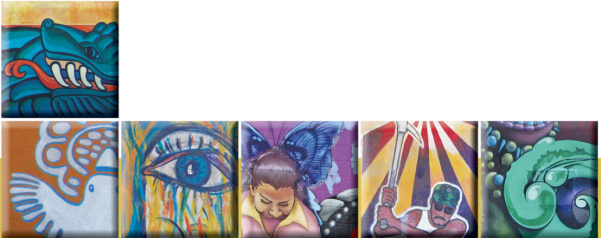


2013 Plan Update Land Use Map (Rescinded by Referendum)



Barrio Logan Land Use Map (2013) [Adopted/Rescinded]

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- Address area of conflict that resulted in referendum
- Identify transition of uses from Port/Naval Base to residential community
- Allow for maritime commercial operations next to Port



Proposed Land Uses

- I. Maritime Commercial
- II. Community Commercial
- III. Neighborhood Commercial
- IV. Boston Avenue Residential

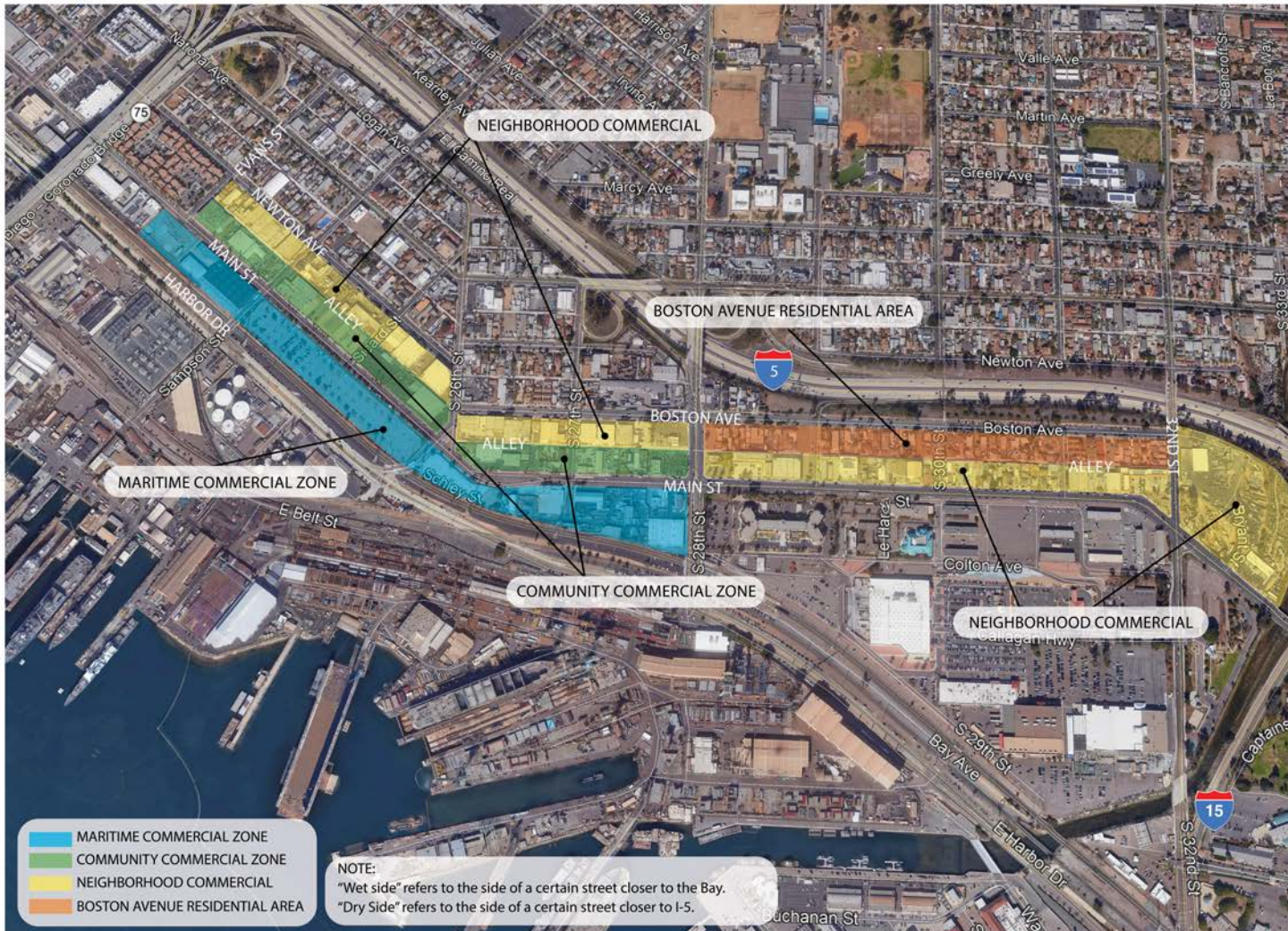
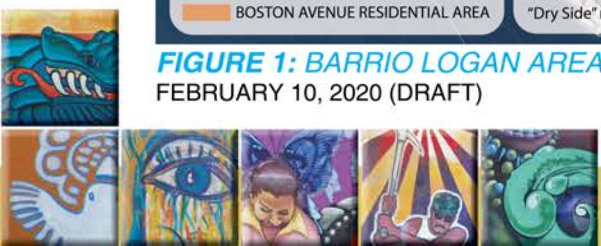
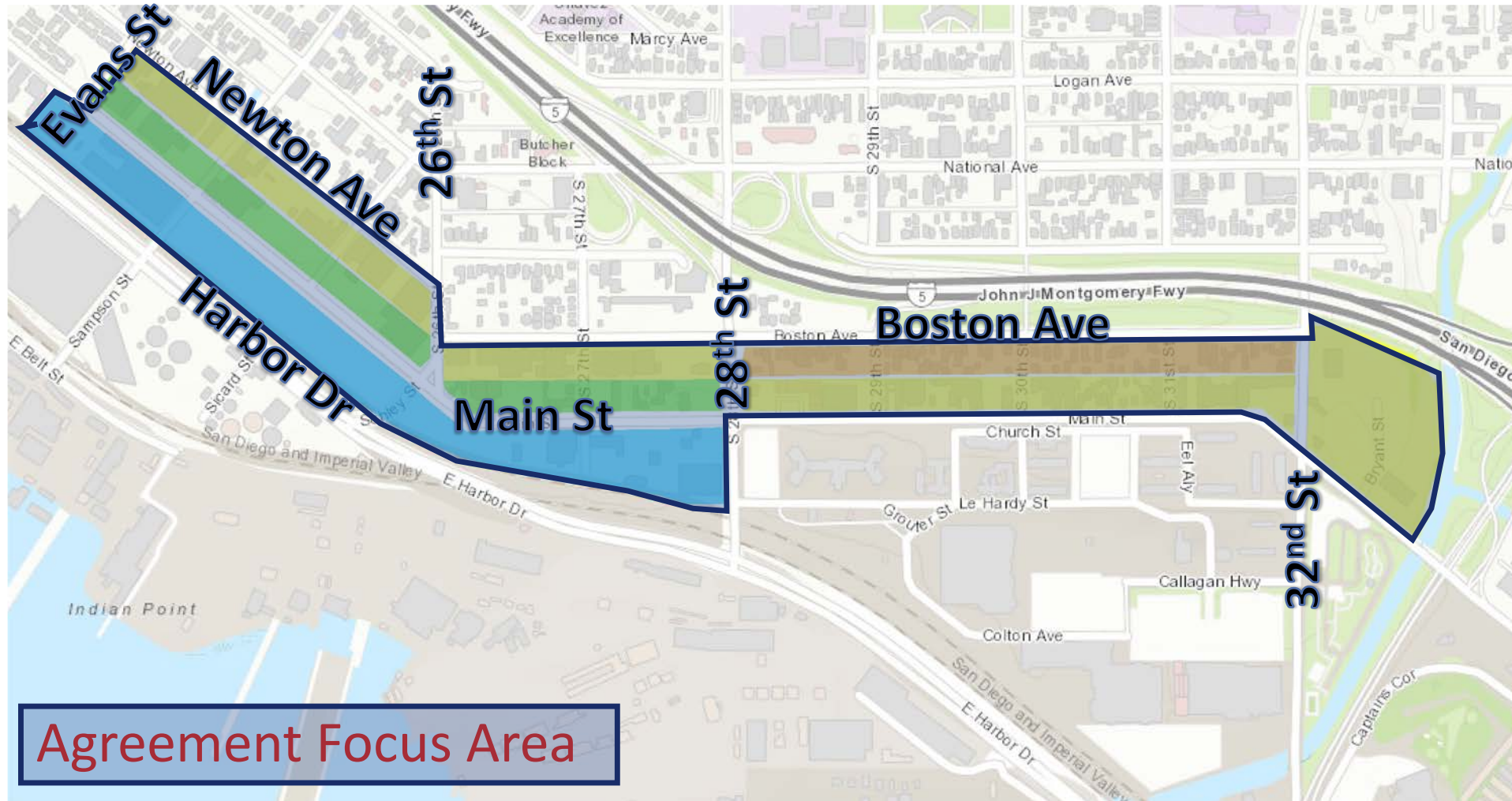


FIGURE 1: BARRIO LOGAN AREAS (Refer to MOU for details)
FEBRUARY 10, 2020 (DRAFT)



Proposal would prohibit *new* industrial uses in the Focus Area



Existing Uses

- Industrial, warehouse, parking lot uses

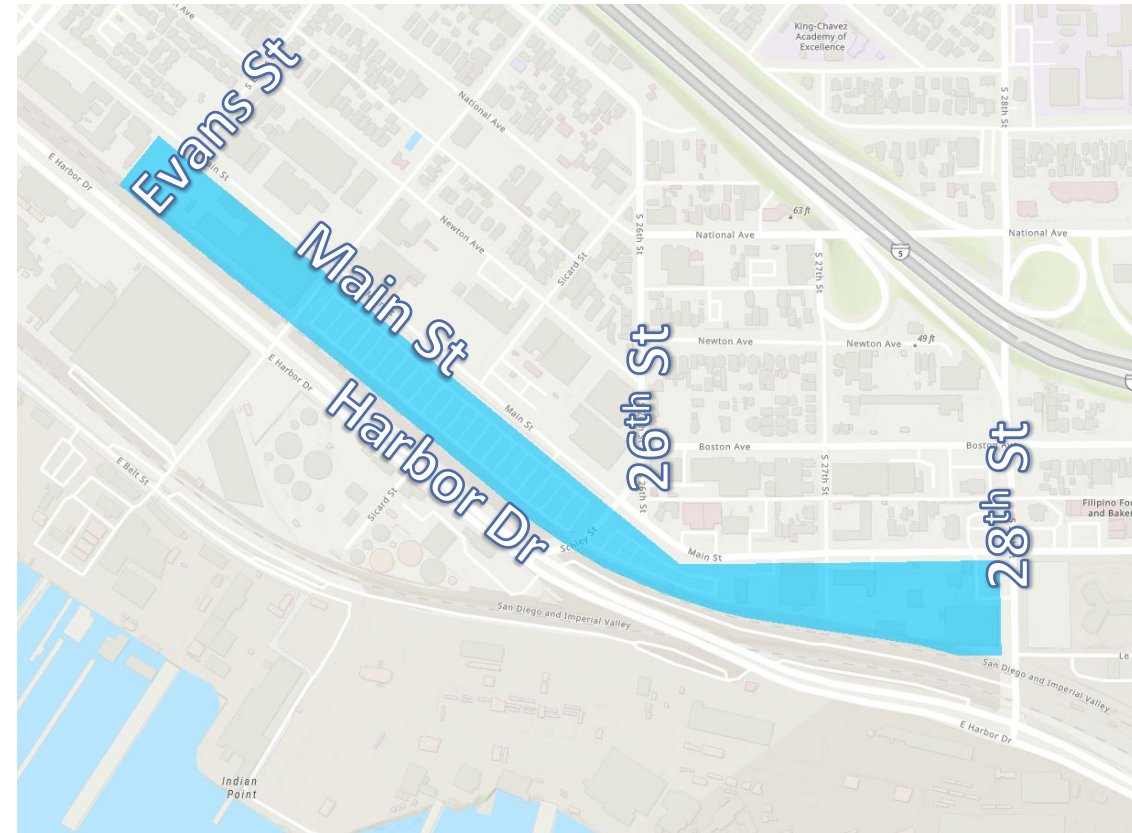
1978 Plan Allows

- Industrial uses



Land Use Comparison

2013 Draft Plan	2020 Proposed Agreement
<p>Allow:</p> <p>Community Commercial Uses</p> <ul style="list-style-type: none"> Commercial services that cater to the maritime industry Commercial offices 	<p>Allow:</p> <p>Maritime Commercial Uses</p> <ul style="list-style-type: none"> Commercial services that cater to the maritime industry Commercial offices
<p>Prohibit:</p> <ul style="list-style-type: none"> Industrial Uses Residential Uses 	<p>Prohibit:</p> <ul style="list-style-type: none"> Industrial Uses Residential Uses



Existing Uses

- Industrial uses, parking lot uses, Woodbury University

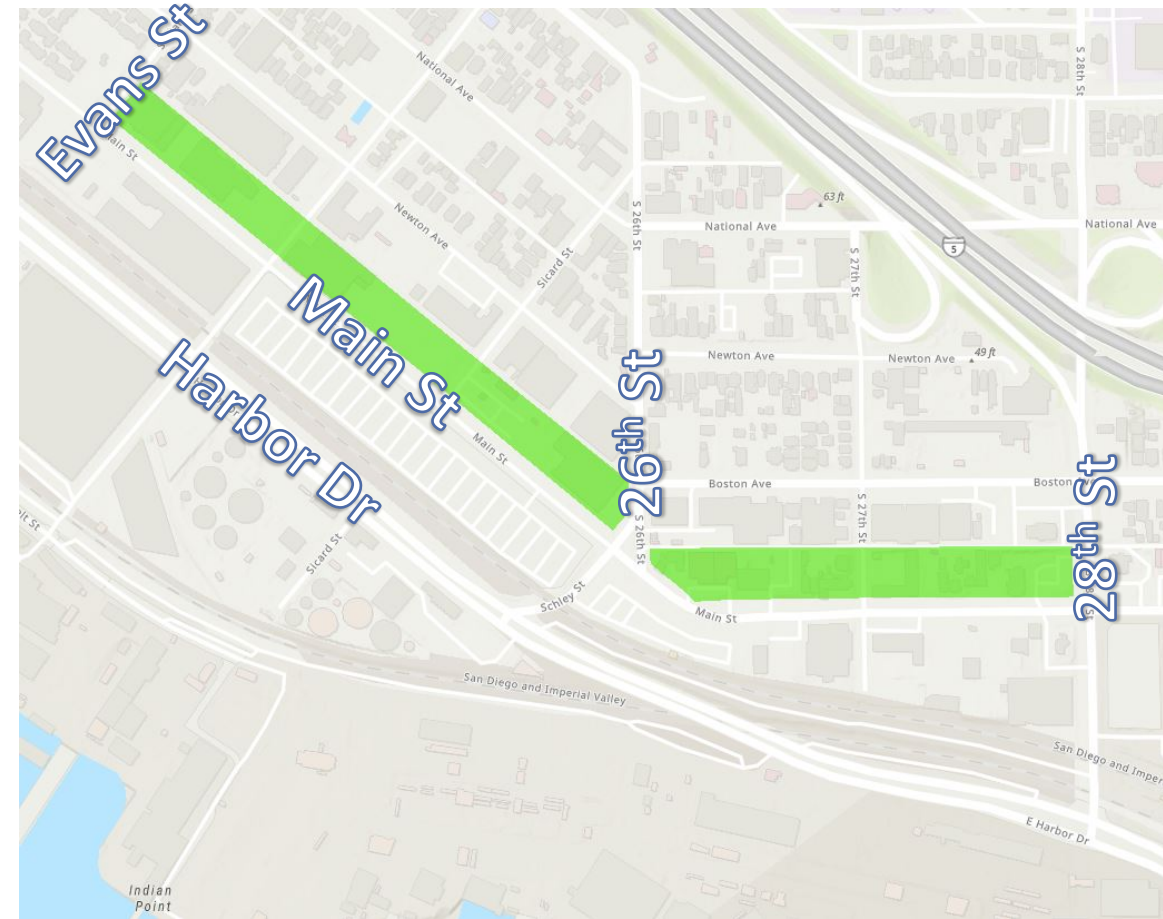
1978 Plan Allows

- Industrial Uses



Land Use Comparison

2013 Draft Plan	2020 Proposed Agreement
<p>Allow:</p> <p>Neighborhood Commercial Uses</p> <ul style="list-style-type: none"> • Retail Shops • Restaurants and Services 	<p>Allow:</p> <p>Community Commercial Uses</p> <ul style="list-style-type: none"> • Retail Shops • Commercial Offices
<p>Prohibit:</p> <ul style="list-style-type: none"> • Industrial • Residential 	<p>Prohibit:</p> <ul style="list-style-type: none"> • Industrial • Marine-oriented commercial • Residential



Existing Uses

- A mix of industrial, commercial, and residential uses

1978 Plan Allows

- Residential, Commercial, and Industrial uses



Land Use Comparison

2013 Draft Plan	2020 Proposed Agreement
<p>Allow:</p> <p>Neighborhood/Community Commercial Uses</p> <ul style="list-style-type: none"> Commercial services and retail Restaurants and Services 	<p>Allow:</p> <p>Neighborhood Commercial</p> <ul style="list-style-type: none"> Retail Shops Commercial Offices Residential Uses and Open Space
<p>Prohibit:</p> <ul style="list-style-type: none"> Industrial Uses Residential Uses 	<p>Prohibit:</p> <ul style="list-style-type: none"> Industrial Uses Maritime-Commercial Uses

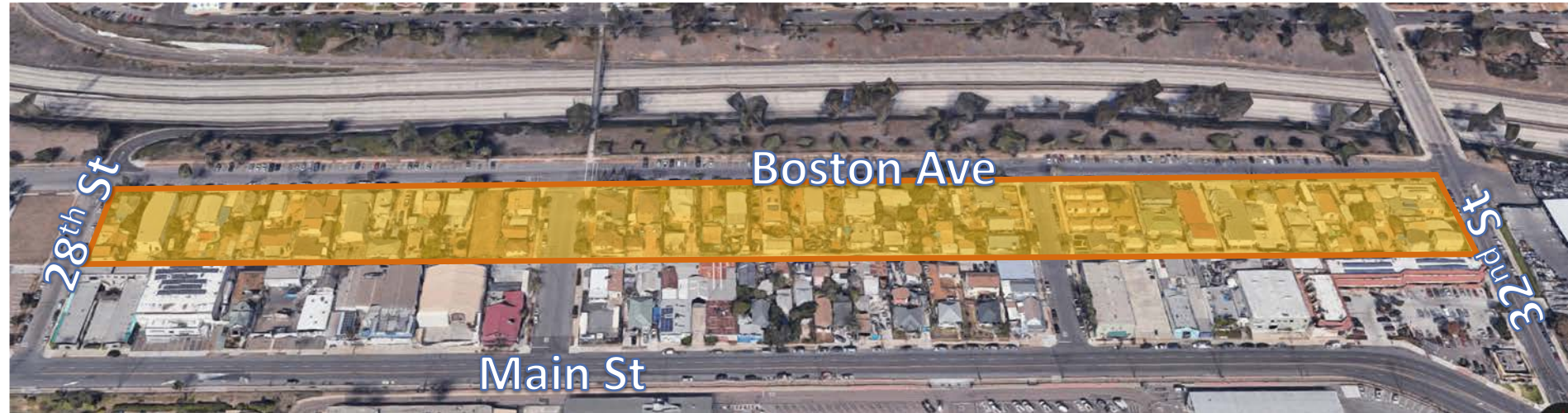


Existing Uses

- Single family and multifamily residences

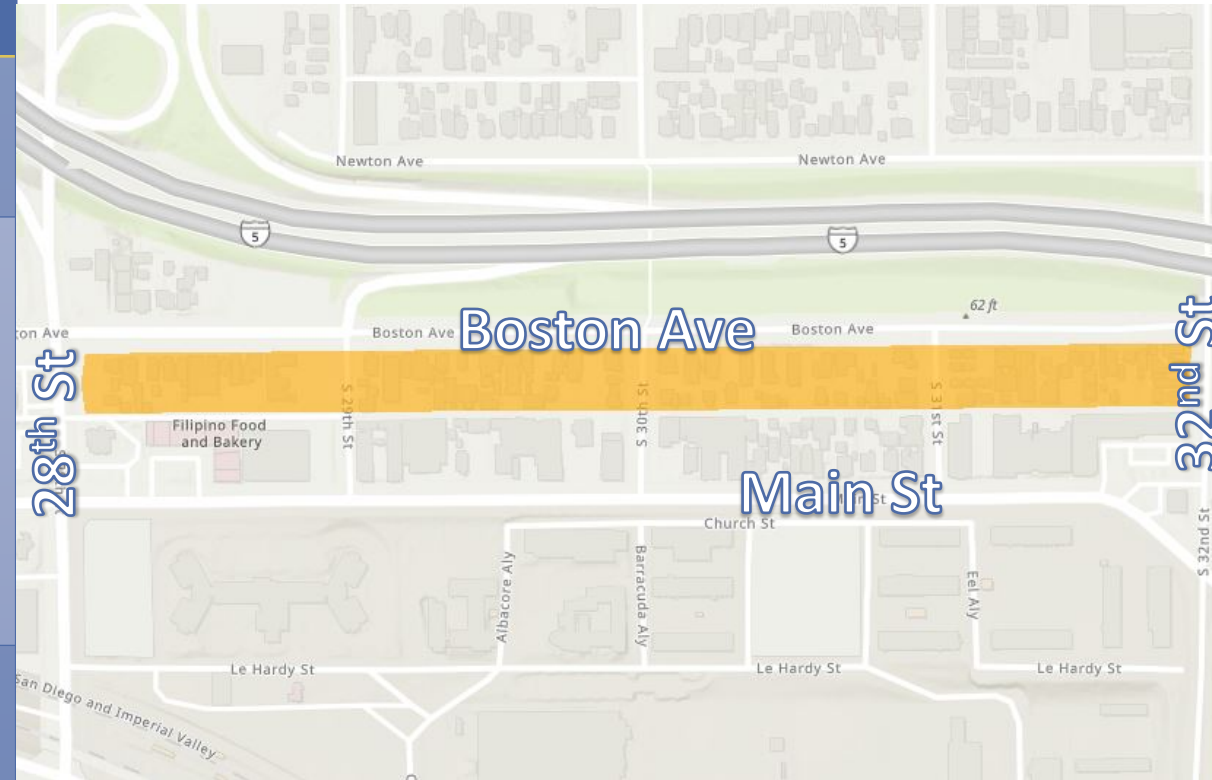
1978 Plan Allows

- Exclusively Residential Uses



Land Use Comparison

2013 Draft Plan	2020 Proposed Agreement
<p>Allow: Residential Uses</p> <ul style="list-style-type: none"> • Single-family and multifamily housing in a low-medium density range (10-14 units per acre) 	<p>Allow: Residential Uses</p> <ul style="list-style-type: none"> • No density range specified
<p>Prohibit:</p> <ul style="list-style-type: none"> • Industrial • Commercial 	<p>Prohibit:</p> <ul style="list-style-type: none"> • Industrial • Commercial



Existing Uses

- Metal processing and recycling yard

1978 Plan Allows

- Residential, Commercial, and Industrial uses



Land Use Comparison

2013 Draft Plan

Allow:

Heavy Commercial Uses

- Commercial services and including vehicular sales and services

Prohibit:

- Industrial Uses
- Residential Uses

2020 Proposed Agreement

Allow:

Neighborhood Commercial

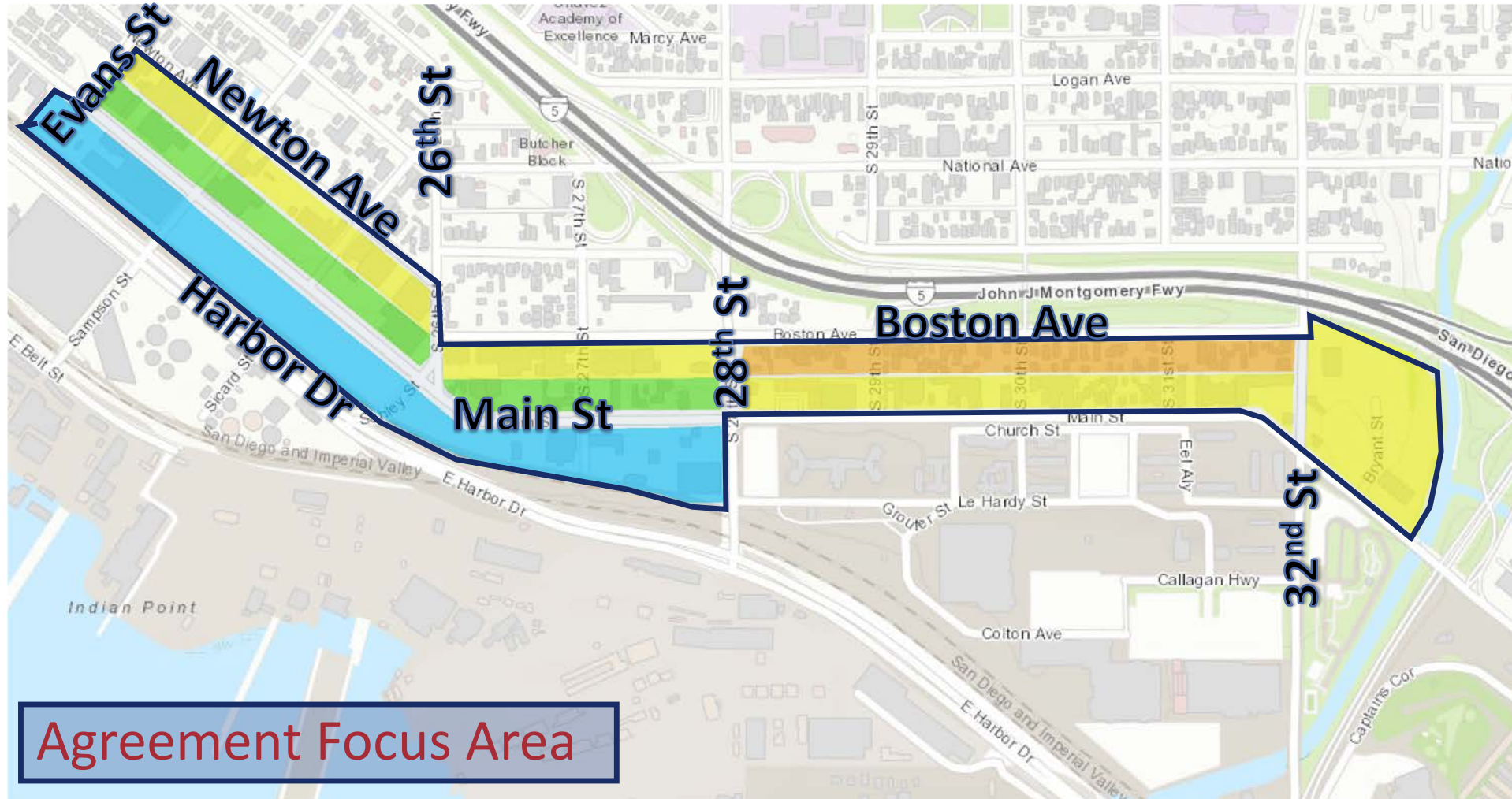
- Retail Shops
- Commercial Offices
- Residential Uses and Open Space

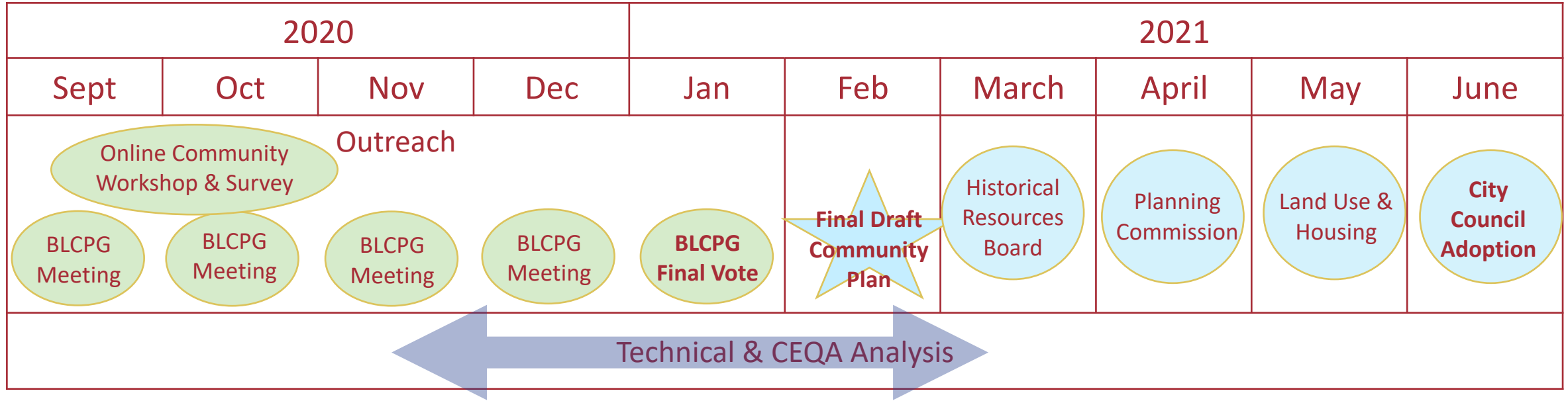
Prohibit:

- Industrial Uses
- Maritime-Commercial Uses



- Release survey to generate feedback on proposed land uses
- Begin technical analysis



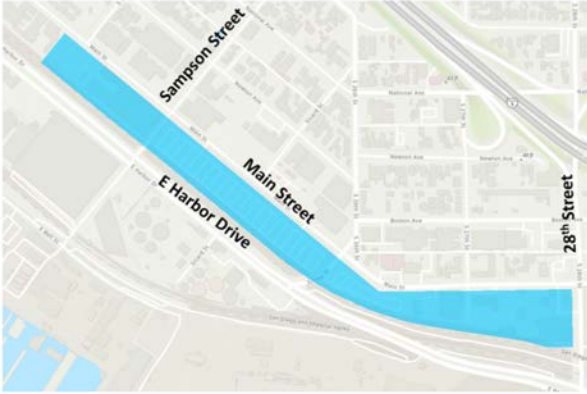


*Timeline based on land use changes presented in the Workshop. Any additional changes could require additional analysis.



Online Survey – Planbarrio.org

3 → Please select one or more uses that should be allowed in the area shown in the map below:



Choose as many as you like

Key A Maritime Commercial (no residential) which includes marine-oriented commercial uses and services that cater to maritime industries.

B Community Commercial (no residential) which includes a wider range of retail and commercial service uses that serve the community.

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**Open Until
November 6th**



**BLCPG Regular
Meetings**



How to Stay Involved

Project Webpage

<https://www.planbarrio.org/>

Contact Us

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