



The City of San Diego

Staff Report

DATE ISSUED: 11/16/2021  
TO: City Council  
FROM: Planning  
SUBJECT: Barrio Logan Community Plan Update

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Council District(s): 8

OVERVIEW:

This action requests the approval of the updated Barrio Logan Community Plan and associated General Plan amendment, Municipal Code Amendments and Local Coastal Program Amendment, and certification of an Addendum to the 2013 Final Environmental Impact Report. The draft Barrio Logan Community Plan provides a comprehensive policy framework for growth and development over the next 20 to 30 years. Consistent with policy direction in the General Plan City of Villages, the draft community plan has new land use designations, identifies villages along transit corridors, and contains policies to encourage a multi-modal transportation system, park and recreational areas, and public spaces that celebrate one of San Diego's most culturally rich neighborhoods.

PROPOSED ACTIONS:

Approve the following Resolutions and Ordinances for the Barrio Logan Community Plan Update and Associated Discretionary Actions:

RESOLUTION certifying the Addendum to the Final Environmental Impact Report No. 240982 /Sch. No. 2009091021 and Adopting Mitigation and Monitoring Reporting Program to the Barrio Logan Community Plan;

RESOLUTION adopting the Barrio Logan Community Plan and amending the community's Local Coastal Program and the General Plan, and replacing of a resolution for the commercial vehicle prohibitions in Barrio Logan;

ORDINANCE amending the Land Development Code Chapter 13, Article 2, Division 14, Chapter 14 Article 3 Division 12, and Chapter 14 Article 4 Division 5 and amending the City's certified Local Coastal Program;

ORDINANCE repealing the Barrio Logan Planned District Ordinance, Land Development Code Chapter 15 Article 2 Divisions 1 through 4; and

ORDINANCE rezoning land within the Barrio Logan Community Planning Area consistent with the Barrio Logan Community Plan.

#### DISCUSSION OF ITEM:

The proposed 2021 Barrio Logan Community Plan Update (Plan Update) considers the current conditions of the community and addresses the historical mix and collocation of incompatible uses and recognizes the importance of environmental justice in the community (Attachment 1). From 2008 through 2013, there was an extensive community engagement process that resulted in a 2013 Community Plan. However, because the 2013 Community Plan was repealed as the result of a ballot referendum, the 1978 Plan remains in effect.

In 2020, the Barrio Logan Community Planning Group, Environmental Health Coalition, and the Shipbuilding and Ship Repair Industry agreed to a memorandum of understanding (MOU) for the completion and adoption of a new Community Plan Update. The 2021 Barrio Logan Community Plan Update builds on the 2013 Community Plan, incorporates land uses from the MOU, and includes revisions based on input from the outreach and engagement process over the past year. The Plan Update proposes to replace the Barrio Logan Planned District Ordinance with Citywide zoning.

As part of the Community Plan Update process, staff worked with Barrio Logan residents, organizations, and the community planning group to address the following issues. Refer to the Report to the Planning Commission for additional details (Attachment 2).

#### *Land Use*

The Plan Update identifies four separate land use categories that focus on the transition area located between the industrial uses on Port tidelands and Naval Base operations, and the residential neighborhood areas consistent with the MOU. The commercial land uses would serve as a transition, or buffer, between heavy industrial uses and the residential neighborhoods. The Plan Update prohibits any new industrial uses within the 65-acre MOU transition area. The transition area is generally bounded by Harbor Drive, and Main Street to the South, Newton Avenue and Boston Avenue to North and Chollas Creek to the East and Evans Streets to West. Existing uses that would be inconsistent with the new proposed land uses and zoning could still be maintained under the previously conforming regulations of the Land Development Code. The Plan Update includes an approximately 200-acre Community Plan Implementation Overlay Zone (CPIOZ) that would prohibit any new establishment from operating in the area that requires an Air Pollution Control District or Hazardous Material permit to operate. The intent is to eliminate uses that generate any form of pollutant and result in negative air quality impacts in the community.

#### *Housing Capacity*

The adopted community plan capacity is approximately 2,700 units, which is an increase of 1,400 housing units. The 2021 Barrio Logan Community Plan would provide zoning capacity for additional housing units for approximately 4,000 total housing units within the Barrio Logan community. This is an increase of approximately 1,300 housing units over the adopted plan and an increase of 200 housing units over the 2013 Barrio Logan Community Plan.

#### *Environmental Justice*

The Plan Update separates incompatible land uses and establishes a transition area of commercial uses between industrial uses on the Port tidelands and residential neighborhoods, promotes active transportation and mobility options making walking and bicycling viable transportation options within the community with

connections to jobs and services outside the community, recommends new public space amenities including parks and urban plazas, and promotes community gardens and urban gardening for access to healthy foods.

### *Affordable Housing*

The Plan Update calls for additional affordable housing development and programs for existing residential tenants in the Barrio Logan Community Planning Area, including protections for affordable housing and anti-displacement. The Plan Update would require onsite affordable housing, specifically a 15 percent inclusionary housing requirement. This would be implemented by the CPIOZ.

### *Anti-Displacement*

The Plan Update proposes to strengthen the protections in the City's regulations for Dwelling Unit Protection and Condominium Conversion in the Land Development Code for renters in Barrio Logan. The proposed amendments are intended to provide enhanced support for tenants who are affected by new development permitted by the new community plan's land use plan and corresponding zoning regulations.

### *Truck Routes*

The Plan Update proposes to replace the existing commercial vehicle prohibitions with revised truck route restrictions that extend prohibitions on more neighborhood streets in Barrio Logan. The updated truck routes will minimize the conflicts between trucks, residential needs, and commuter access. The Plan Update allows for implementation of traffic calming measures along the routes, improved truck signage for truck routes, and investment into technologies that monitor and enforce truck route compliance.

### *Parks*

The Plan Update provides additional park opportunities throughout the community, including connections from the proposed Boston Avenue Linear Park to Chollas Creek. The Plan Update identifies excess state right-of-way adjacent to Chollas Creek as future park space. The CPIOZ would require public spaces and parks at certain locations. The Plan Update is aligned with the recently adopted Parks Master Plan.

### City Strategic Plan Goal(s)/Objective(s):

The Plan Update is in direct alignment with the following City of San Diego Strategic Plan goals and objectives; specifically, Goal 2 – Work in partnership with all of our communities to achieve safe and livable neighborhoods) and, Goal 3 – Create and sustain a resilient and economically prosperous City.

### Fiscal Considerations:

There are no expenditures being authorized with this action.

### Charter Section 225 Disclosure of Business Interests:

N/A; there is no contract with this action.

### Environmental Impact:

In accordance with CEQA Guidelines Section 15164, the City of San Diego, as Lead Agency under the California Environmental Quality Act (CEQA), prepared and completed an Addendum to the 2013 Final Environmental Impact Report (PEIR) (SCH No. 2009091021) and a revised Mitigation and Monitoring Reporting Program covering this activity (Attachment 3).

### Equal Opportunity Contracting Information (if applicable):

N/A

### Previous Council and/or Committee Actions:

On October 28, 2021, the Planning Commission voted 5-0-2 to recommend approval of the Barrio Logan Community Plan Update and associated actions. The motion included a recommendation for the elimination of the term 'where feasible' from Mobility Element Policy 3.2.10, Policy 3.5.6, Policy 3.6.6, and Policy 3.7.5. In response to the recommendation and additional comments, staff prepared a list of revisions to the draft plan for mobility and recreation policies and additional minor corrections (Attachment 4).

On November 3, 2021, the Land Use and Housing Committee voted 4-0 to move the Barrio Logan Community Plan Update for consideration by the full City Council with a motion to recommend Council approval of staff's proposed actions with the addition of the amendments included in the Planning Commission action.

Key Stakeholders and Community Outreach Efforts:

The proposed 2021 Barrio Logan Community Plan Update builds on the outreach that was conducted for the 2013 Community Plan and additional outreach conducted for the 2021 Plan Update. Since September 2020, staff met monthly with the Barrio Logan Community Planning Group to obtain their input. The 2021 Community Plan Update is also based on input solicited through online surveys, outreach events in the community, interviews, and workshops. The Plan Update team conducted in-person (outdoor, distanced, and masked) and over the phone engagement with residents and community members of Barrio Logan. This effort helped to solicit feedback from residents on the proposed land use changes and to hear what other components would be important to include in the Plan Update. The Barrio Logan Community Planning Group voted 10-1-0 on October 20, 2021 to recommend approval of the 2021 Community Plan Update.

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