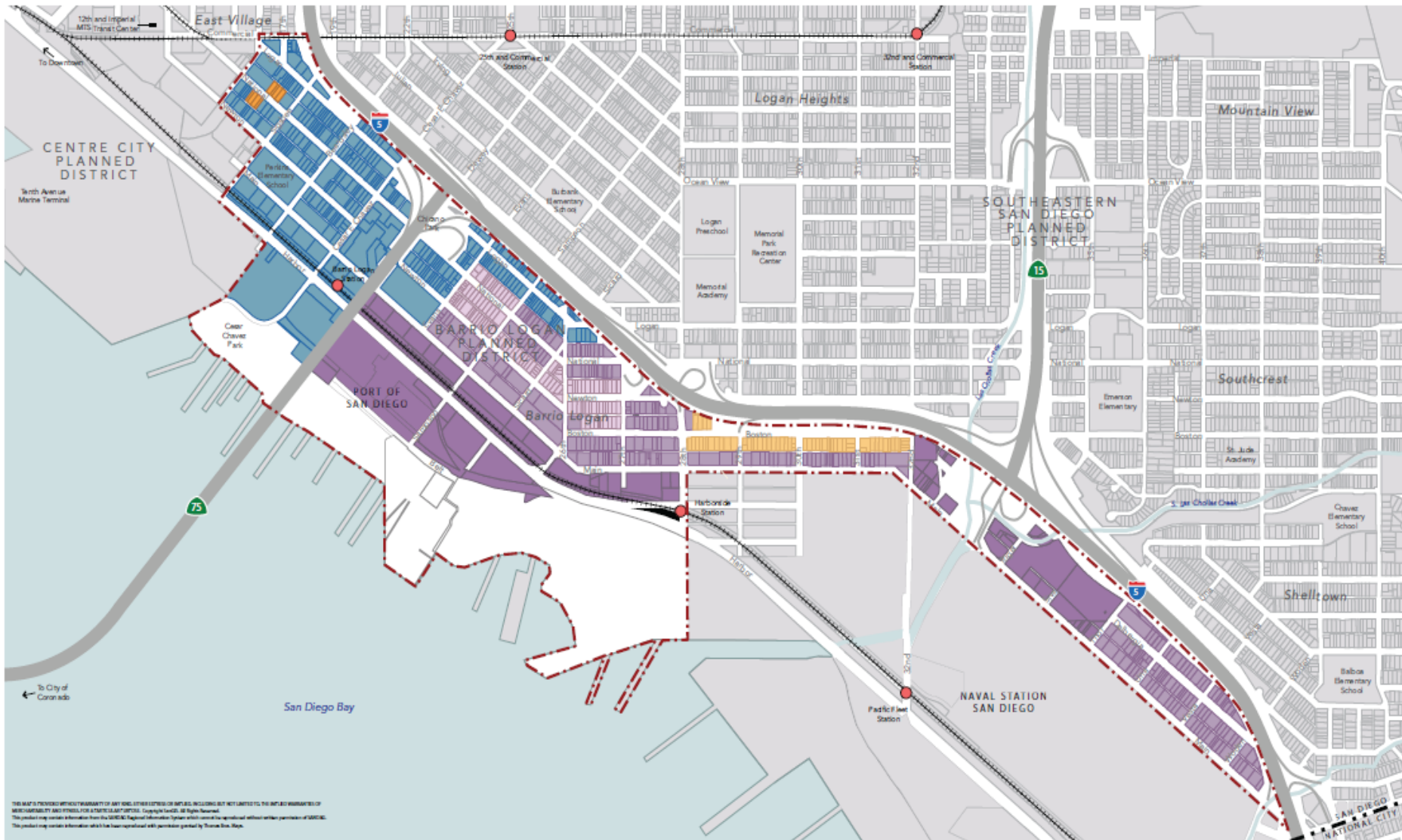


Approve the following actions:

- **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 and General Plan
- **Approval** of an ordinance designating Chicano Park as a Regional Park
- **Approval** of an ordinances 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).
- **Approval** of the Fiscal Year 2014 Public Facilities Financing Plan (PFFP) for the Barrio Logan community
- **Rescind** the existing Development Impact Fees
- **Establish** new Development Impact Fees for all property within the Barrio Logan community



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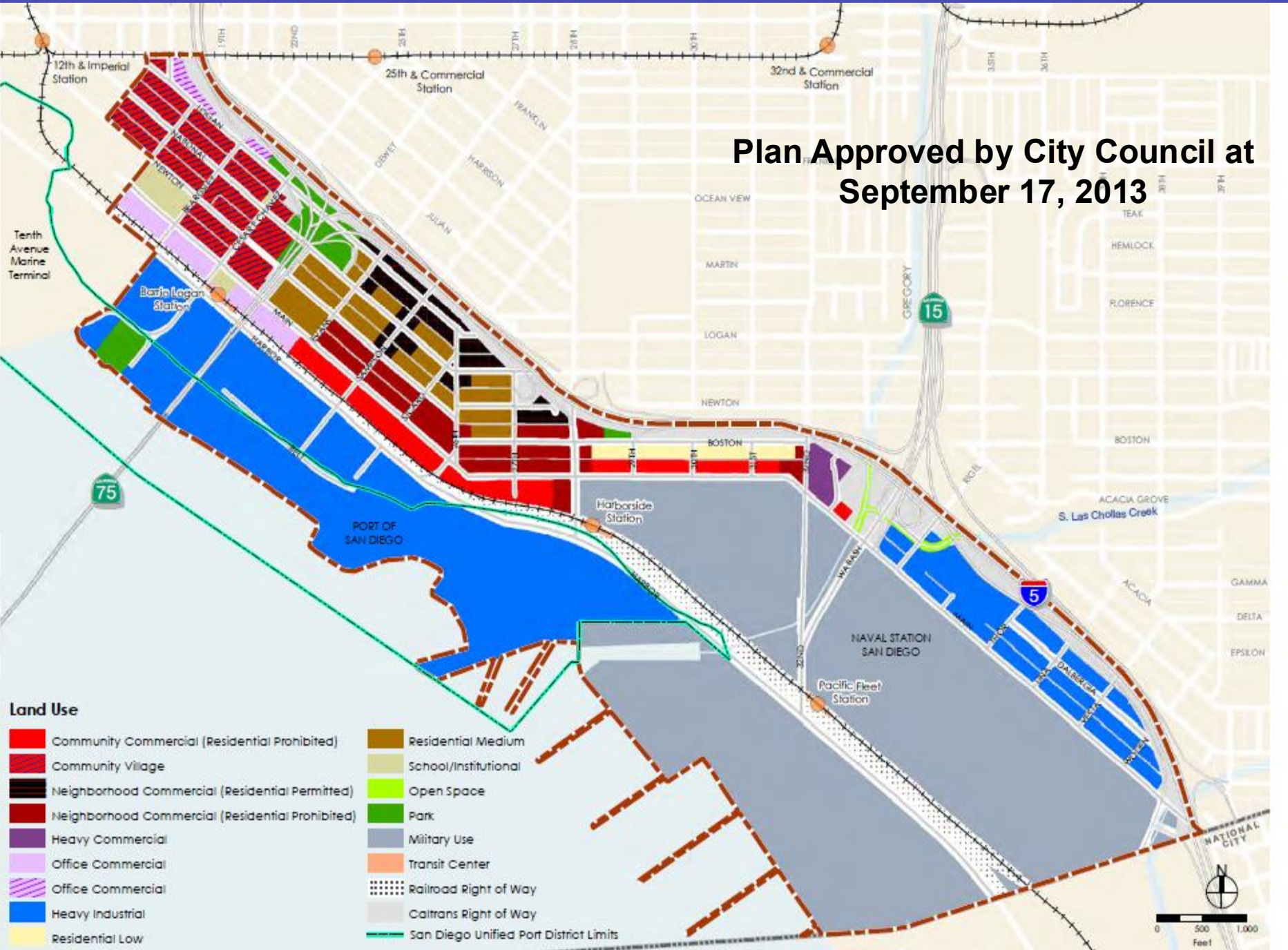
- LEGEND**
- Barrio Logan Community Plan Area
 - City Boundary
 - Freeway/Ramp
 - SDMTS Trolley and Station
 - Redevelopment Subdistrict
 - Residential (single/multi-family)
 - Commercial Uses
 - Commercial/limited light industrial
 - Mixed use encouraged
 - Subdistrict A
 - Residential (single/multi-family)
 - Uses permitted in IL-3-1 that existed prior to 7-5-1983
 - Subdistrict B
 - Residential (single/multi-family)
 - Uses permitted in IH-2-1 except chrome plating
 - Subdistrict C
 - Residential (single/multi-family)
 - Subdistrict D
 - Uses permitted in IH-2-1
 - IH-2-1
 - RM-3-9





















Zoning

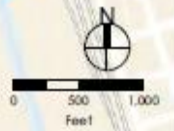
Barrio Logan Community Plan Update

Plan Approved by City Council at September 17, 2013



Land Use

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



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 Tideland |

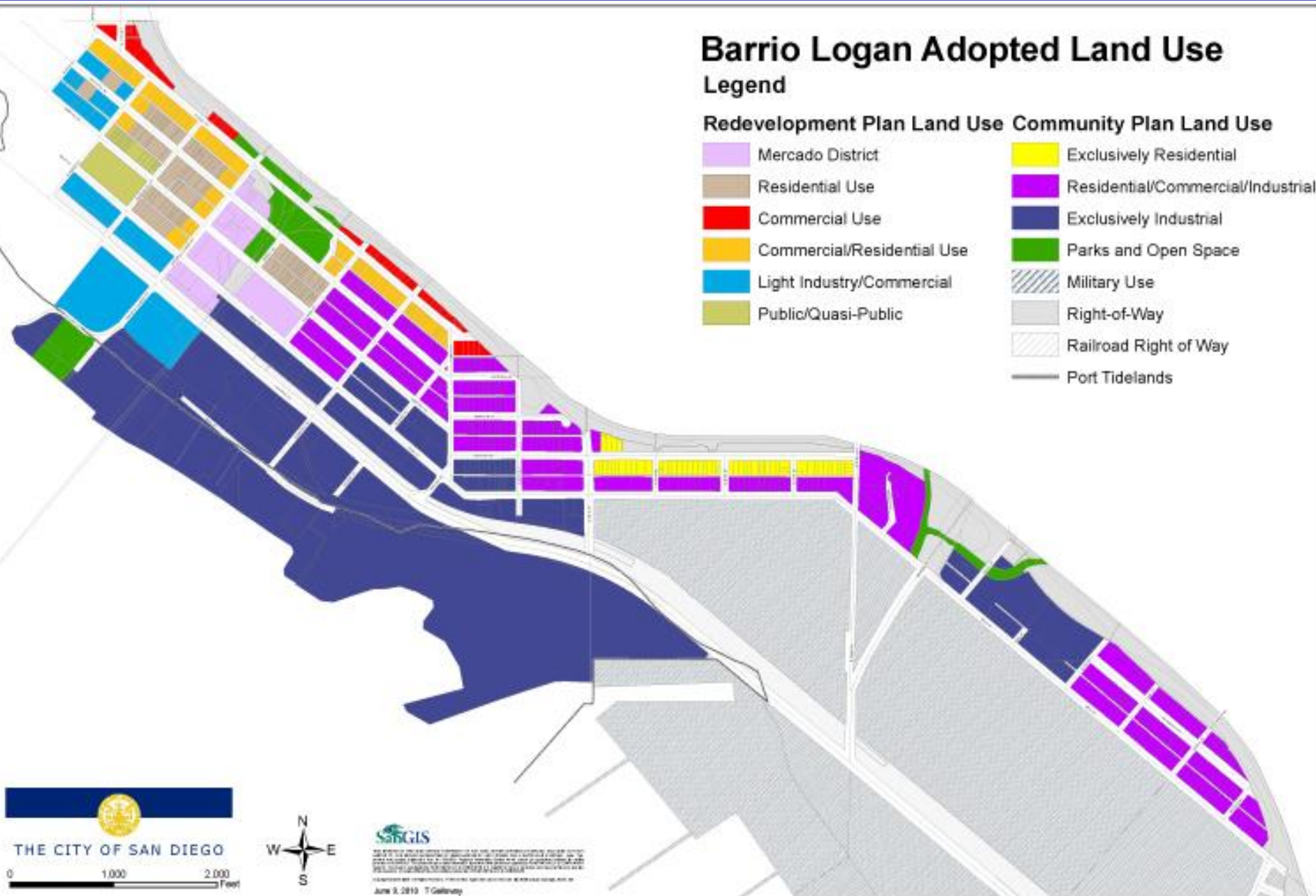
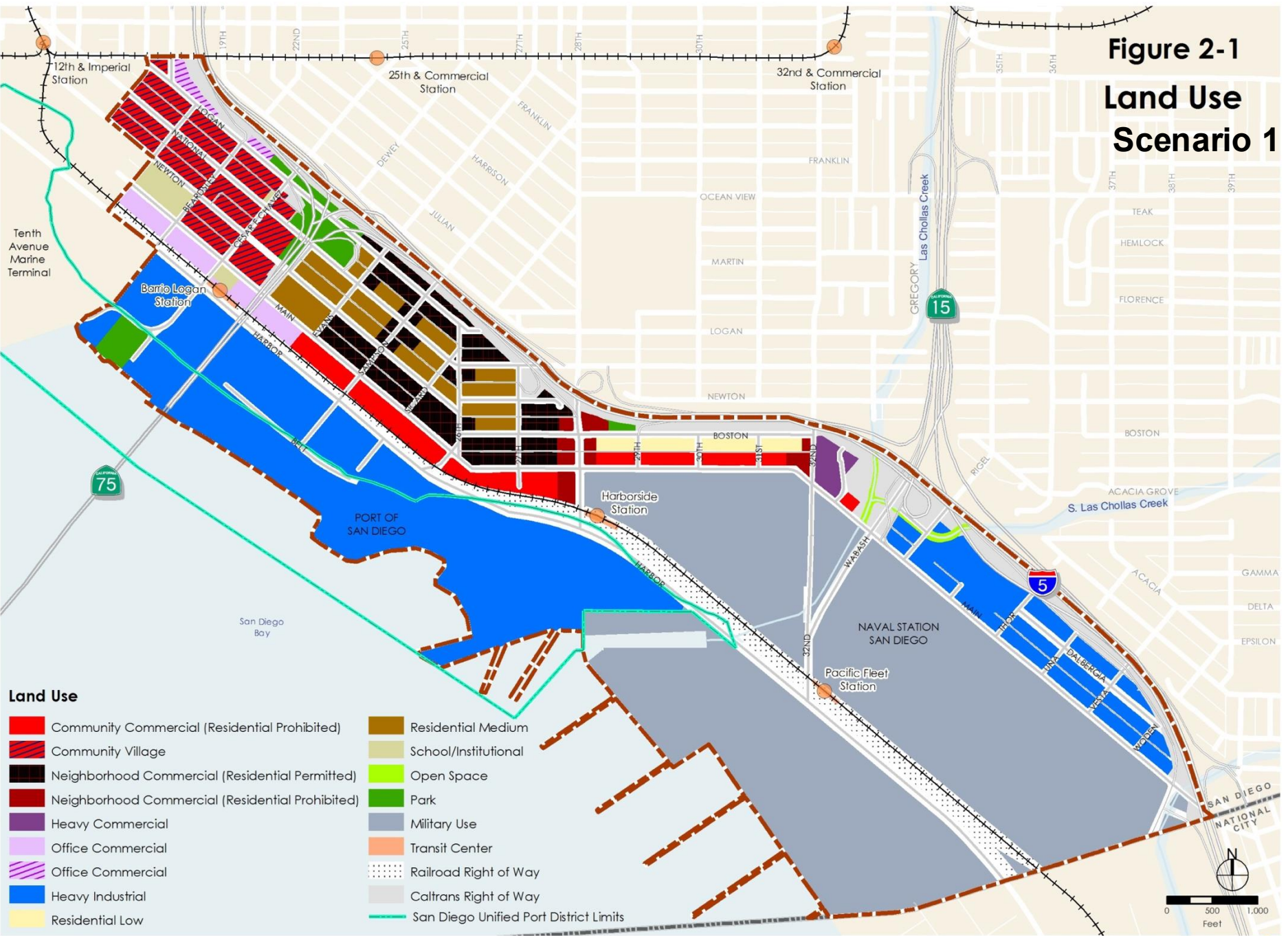
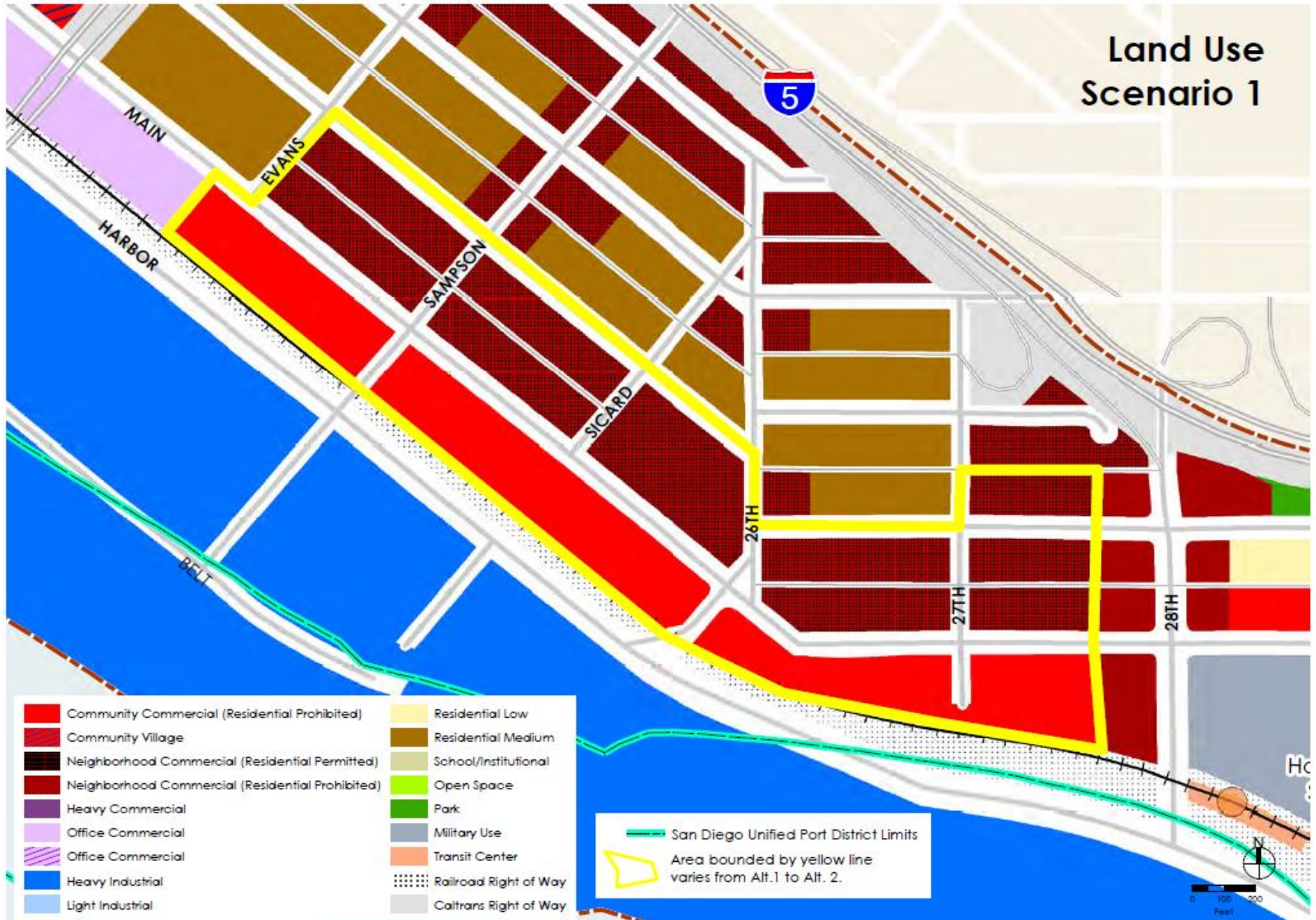


Figure 2-1 Land Use Scenario 1



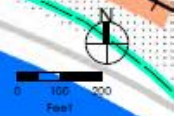
DRAFT

Land Use Scenario 1



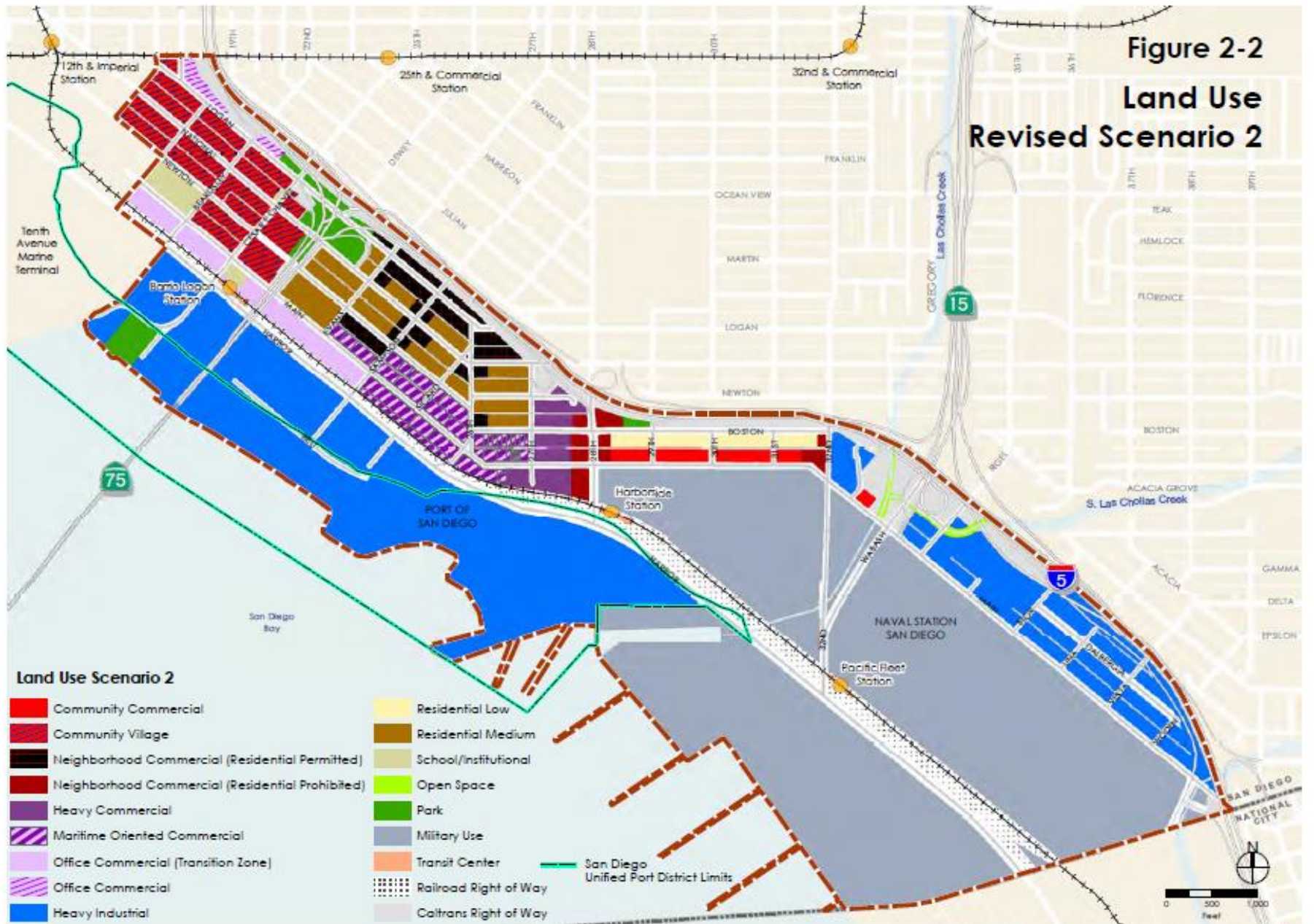
	Community Commercial (Residential Prohibited)		Residential Low
	Community Village		Residential Medium
	Neighborhood Commercial (Residential Permitted)		School/Institutional
	Neighborhood Commercial (Residential Prohibited)		Open Space
	Heavy Commercial		Park
	Office Commercial		Military Use
	Office Commercial		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

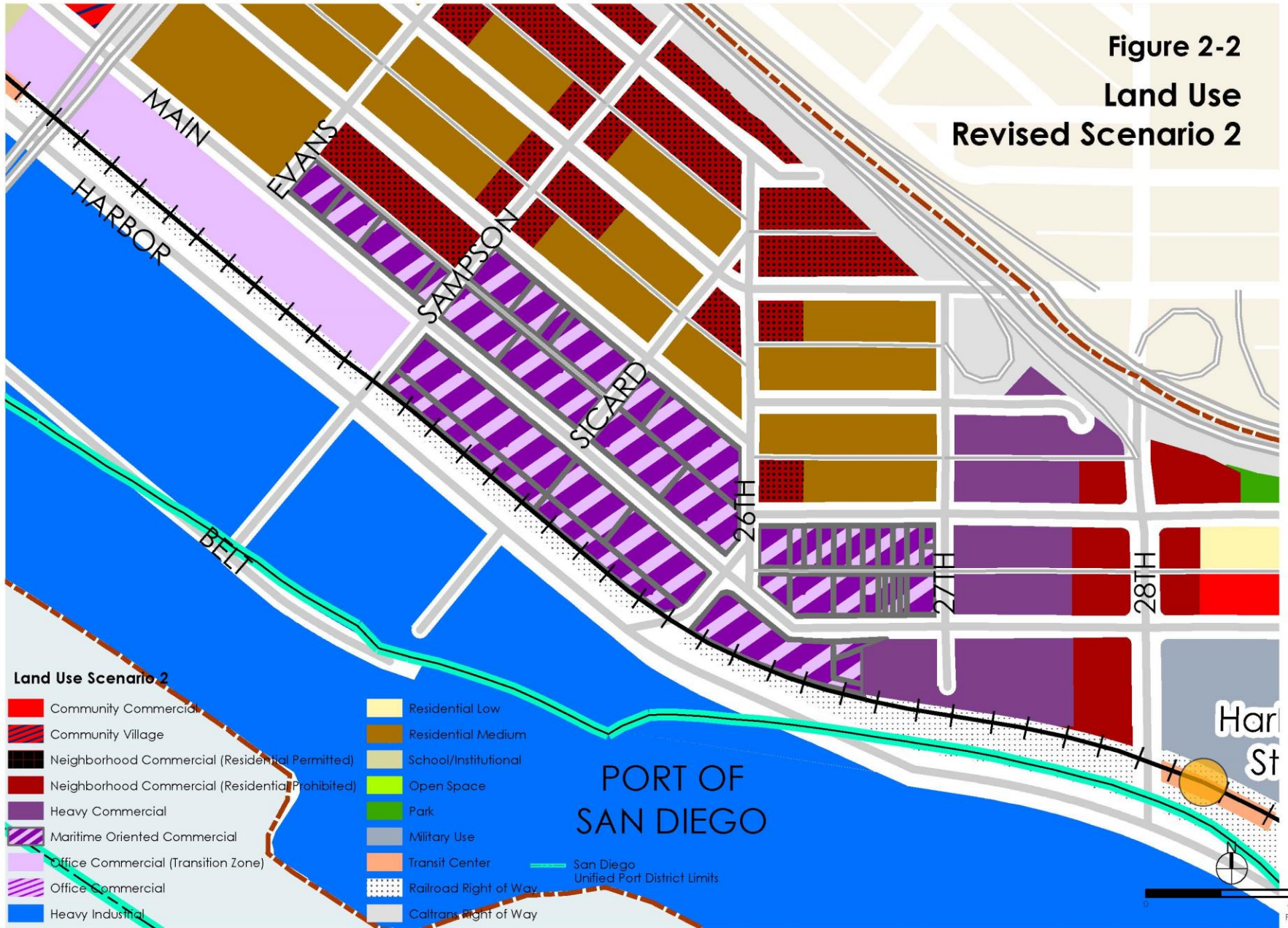


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**Figure 2-2
Land Use
Revised Scenario 2**



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Maritime Oriented Uses in the Coastal Overlay Zone



Barrio Logan

Legend

- PERMITTED - 124.00 Acres
- NOT ALLOWED - 98.00 Acres



- Barrio Logan Community Plan Area
- Navy Jurisdiction

- Port District

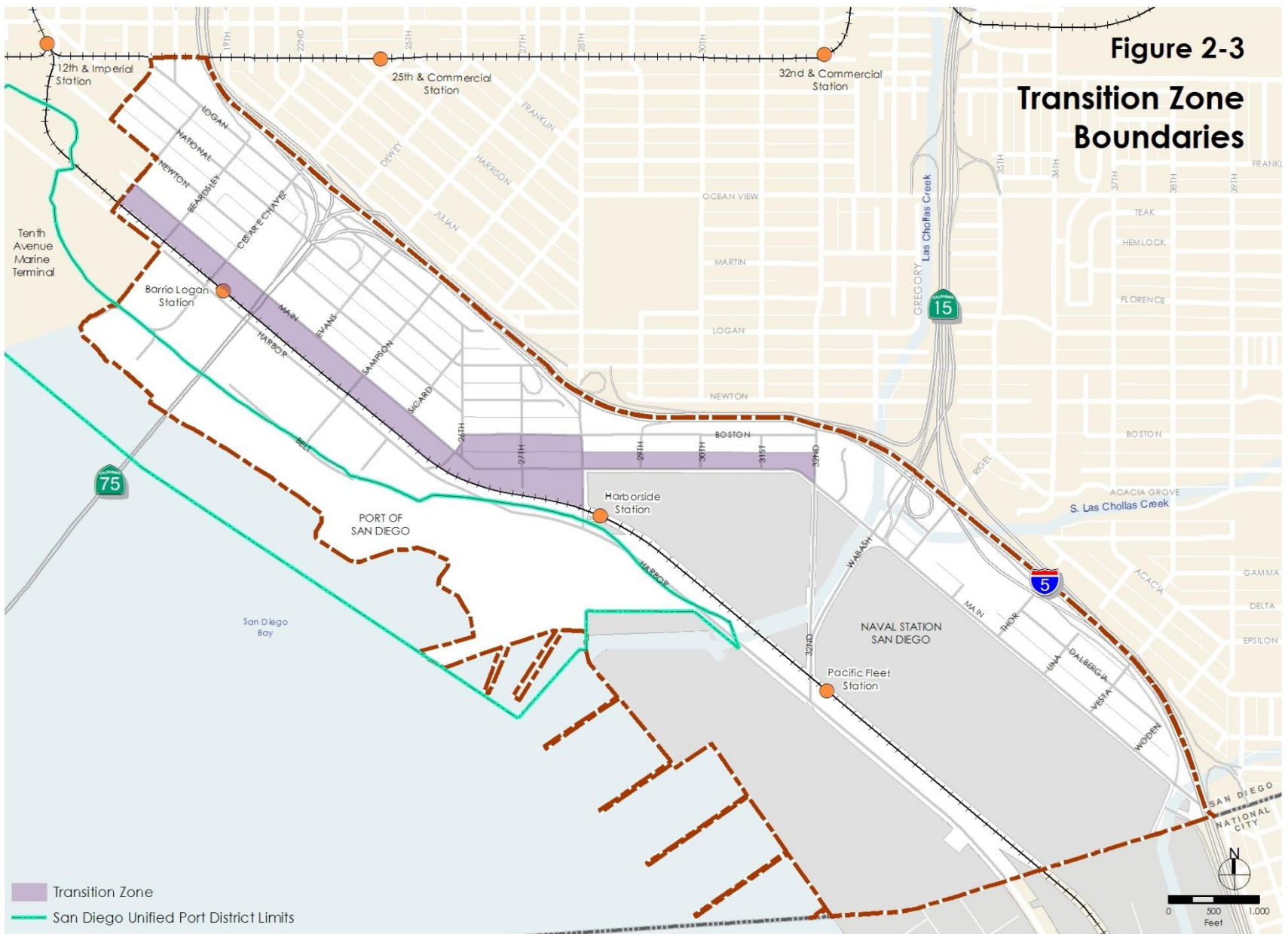
- Permitted, but Existing Use Not Assumed to Change (SDGE Substation; Chicano Park; Mercado del Barrio)

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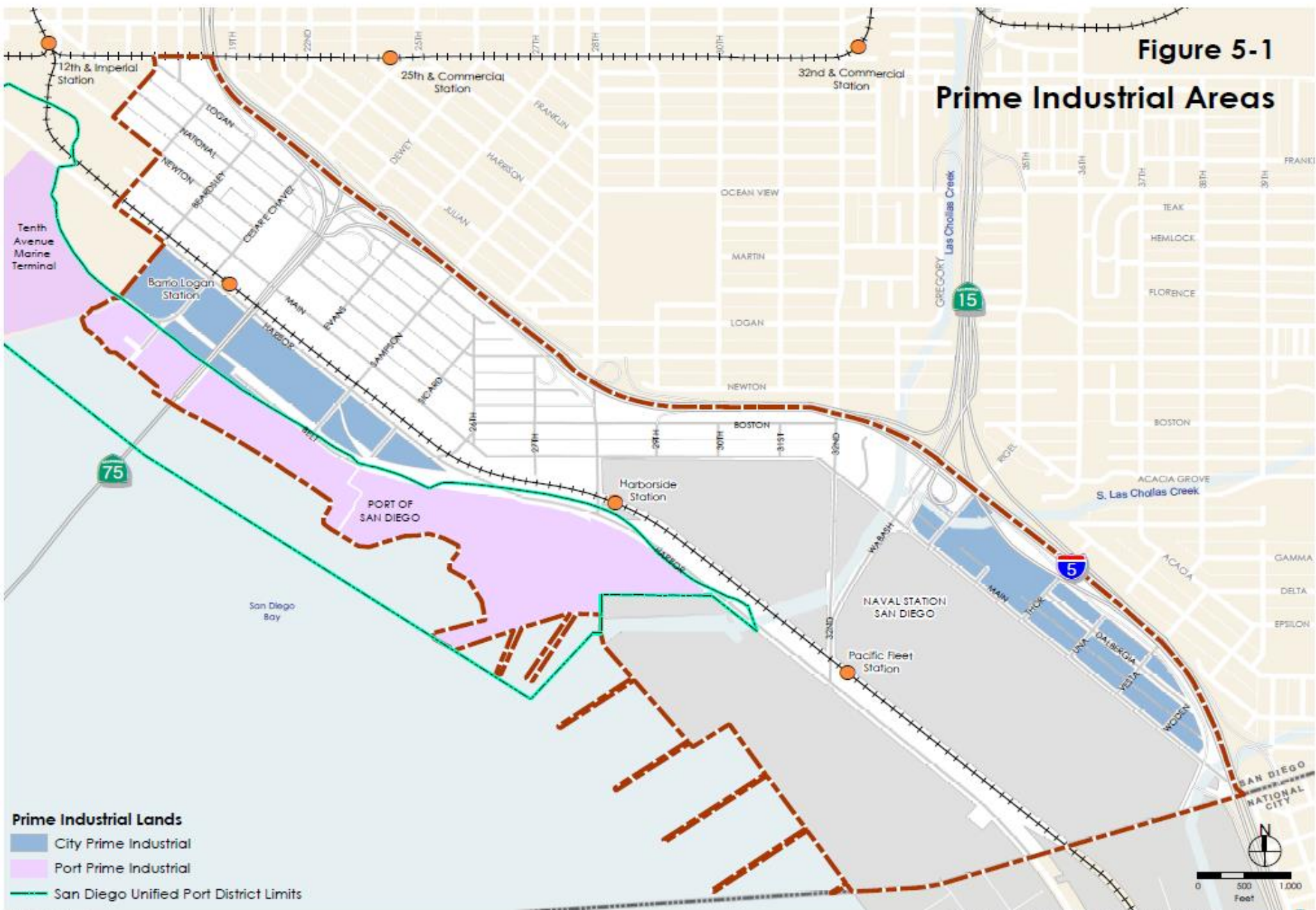
**Figure 2-3
Transition Zone
Boundaries**



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Figure 5-1

Prime Industrial Areas





















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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, 2012 T.Galloway

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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THE CITY OF SAN DIEGO

0 1,000 2,000 Feet

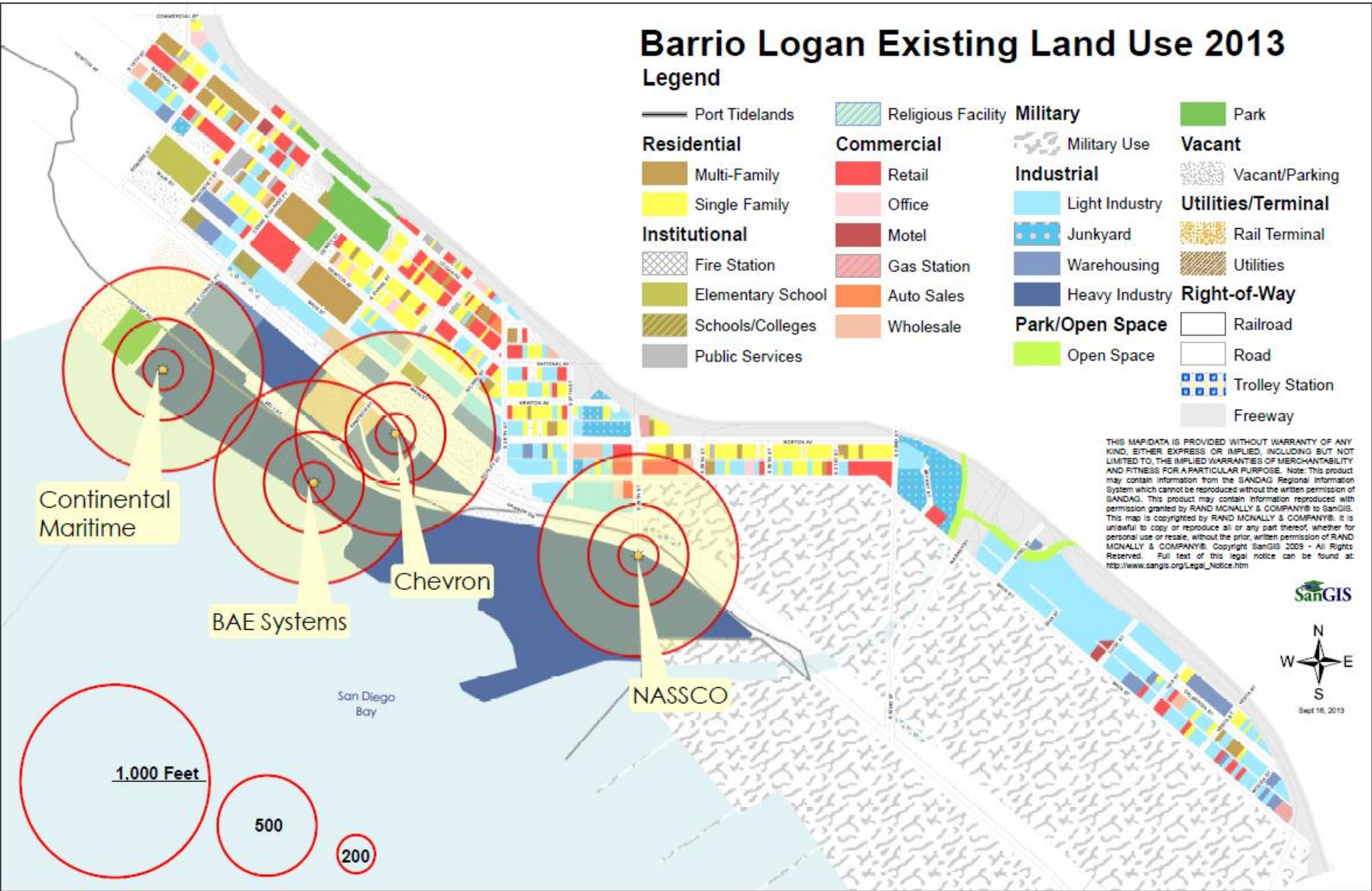


April 9, 2012 T.Galloway

Industry Concerns

Barrio Logan Existing Land Use 2013

- Legend**
- Port Tidelands
 - Religious Facility
 - Residential**
 - Multi-Family
 - Single Family
 - Institutional**
 - Fire Station
 - Elementary School
 - Schools/Colleges
 - Public Services
 - 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

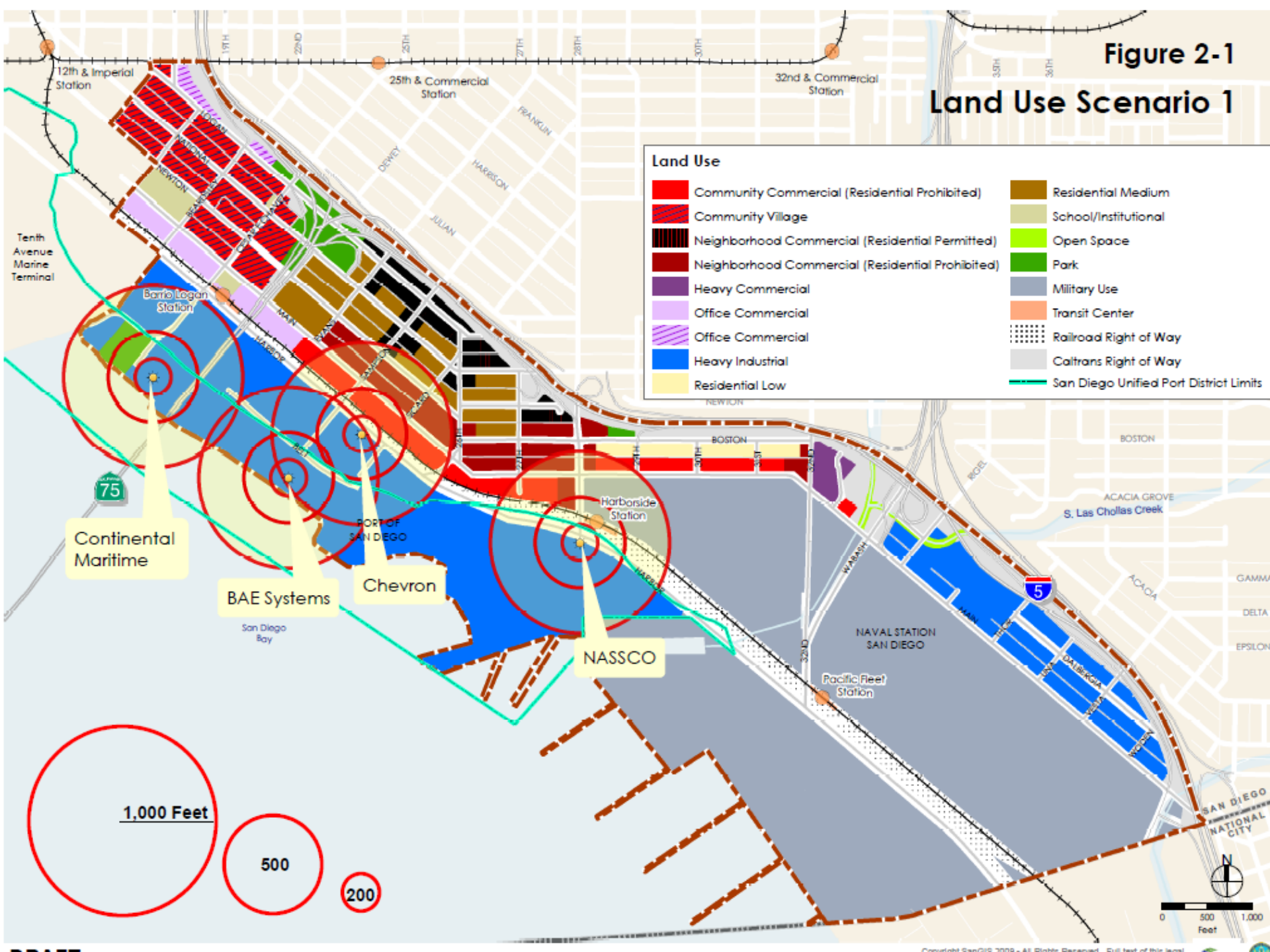


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Figure 2-1

Land Use Scenario 1



Community Encroachment Concerns



Housing and Barrio Senior Villas at Newton and Sicard



26th to 27th along Boston Avenue



Potentially Affected Residential

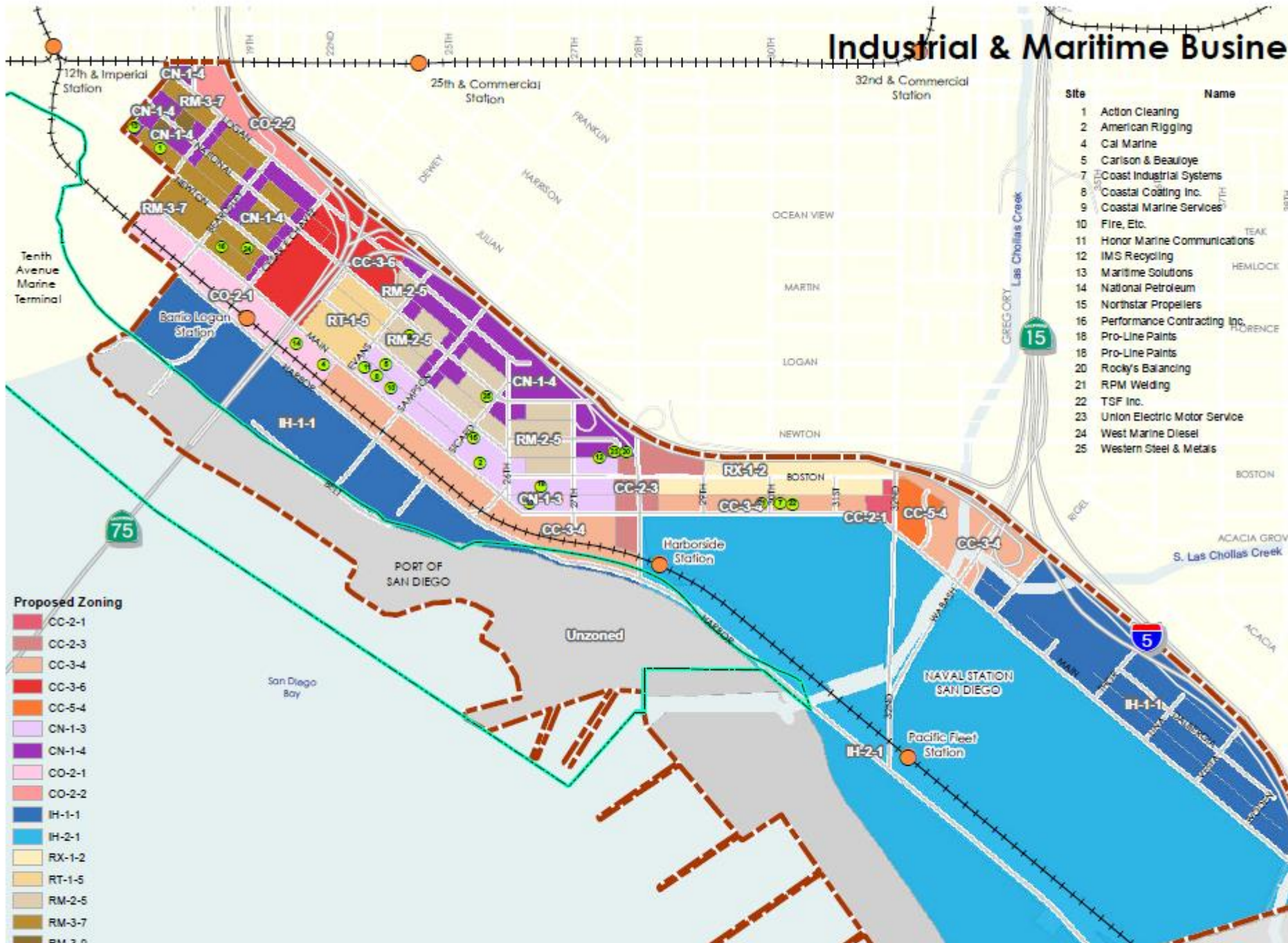


Newton From Evans to Sampson



Barrio Station Outdoor Swimming Pool (City of San Diego Property)

Industrial & Maritime Business



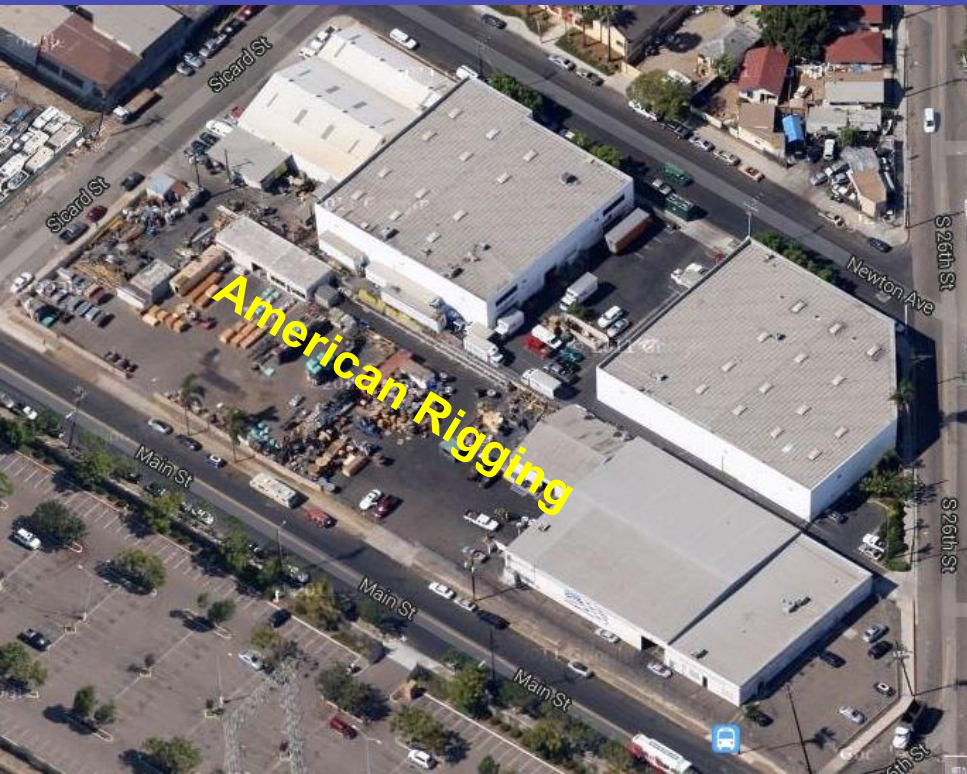
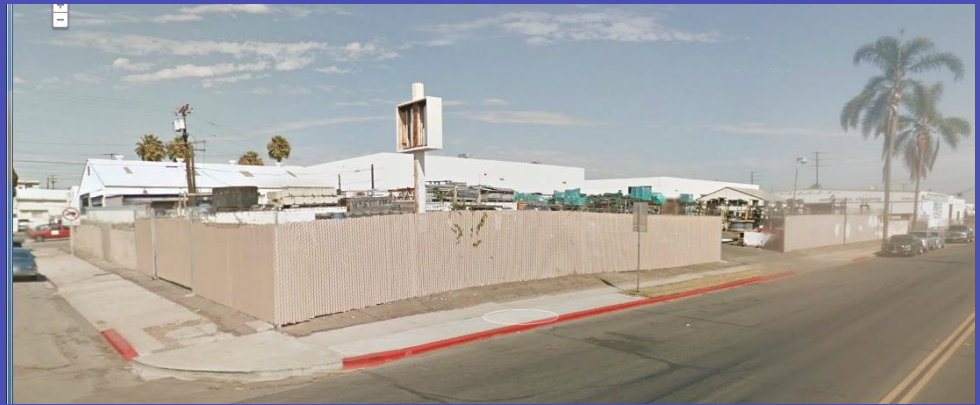
Site	Name
1	Action Cleaning
2	American Rigging
4	Cal Marine
5	Carlson & Beauloye
7	Coast Industrial Systems
8	Coastal Coating Inc.
9	Coastal Marine Services
10	Fire, Etc.
11	Honor Marine Communications
12	IMS Recycling
13	Maritime Solutions
14	National Petroleum
15	Northstar Propellers
16	Performance Contracting Inc.
18	Pro-Line Paints
18	Pro-Line Paints
20	Rocky'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

Previously Conforming Uses

**Example: American Rigging
located at Main and Sicard
Proposed Designation CN-1-3**



PCUs can:

- Continue as they currently exist
- Expand up to 20% with a NUP
- Be maintained
- Be leased, bought and sold based on the Land Development Code's Chapter 12, Art. 7, Div. 1

Commercial Uses Allowed in the CN Zone

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	CN-(1)				CR-		CO-			CV-		CP-
	3rd >>	1-				1-	2-	1-	<u>2-</u>	1-		1-	
	4th >>	1	2	3	<u>4</u>	1	1	1	2	<u>1</u>	<u>2</u>	1	2
Building Supplies & Equipment		P ⁽¹¹⁾				P ⁽¹¹⁾	P ⁽¹¹⁾	-	-	-		-	
Food, Beverages and Groceries		P ⁽¹¹⁾				P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	<u>P⁽¹¹⁾</u>	P ⁽¹¹⁾		-	
Consumer Goods, Furniture, Appliances, Equipment		P ⁽¹¹⁾				P ⁽¹¹⁾	P ⁽¹¹⁾	P ^(3,11)	<u>P^(3,11)</u>	P ⁽¹³⁾		-	
Pets & Pet Supplies		P ⁽¹¹⁾				P ⁽¹¹⁾	P ⁽¹¹⁾	-	-	-		-	
Sundries, Pharmaceutical, & Convenience Sales		P ⁽¹¹⁾				P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	<u>P⁽¹¹⁾</u>	P ⁽¹¹⁾		-	
Wearing Apparel & Accessories		P ⁽¹¹⁾				P ⁽¹¹⁾	P ⁽¹¹⁾	-	-	P ⁽¹¹⁾		-	
Separately Regulated Retail Sales Uses													
Agriculture Related Supplies & Equipment		-				P	P	-	-	-		-	
Alcoholic Beverage Outlets		L				L	L	L	<u>L</u>	L		-	
Farmers' Markets													
Weekly Farmers' Markets		L				L	L	L	<u>L</u>	L		L	
Daily Farmers' Market Stands		L				L	L	L	<u>L</u>	L		-	
Plant Nurseries		P				P	P	-	-	-		-	
Retail Farms		L				L	L	L	<u>L</u>	-		-	
Swap Meets & Other Large Outdoor Retail Facilities		-				C	C	-	-	C ⁽¹⁰⁾		-	
Commercial Services													
Building Services		-				P	P	P ⁽⁶⁾	<u>P⁽⁶⁾</u>	-		-	
Business Support		P				P	P	P ⁽⁷⁾	<u>P⁽⁷⁾</u>	-		-	
Eating & Drinking Establishments		P ⁽⁴⁾				P	P	P ⁽⁵⁾	<u>P⁽⁵⁾</u>	P		-	
Financial Institutions		P				P	P	P	<u>P</u>	-		-	
Funeral & Mortuary Services		-				P	P	-	-	-		-	
Instructional Studios		P				P	P	P	<u>P</u>	P ⁽¹²⁾		-	
Maintenance & Repair		P				P	P	P ⁽⁶⁾	<u>P⁽⁶⁾</u>	-		-	
Off-site Services		-				P	P	-	-	-		-	
Personal Services		P				P	P	-	-	P		-	

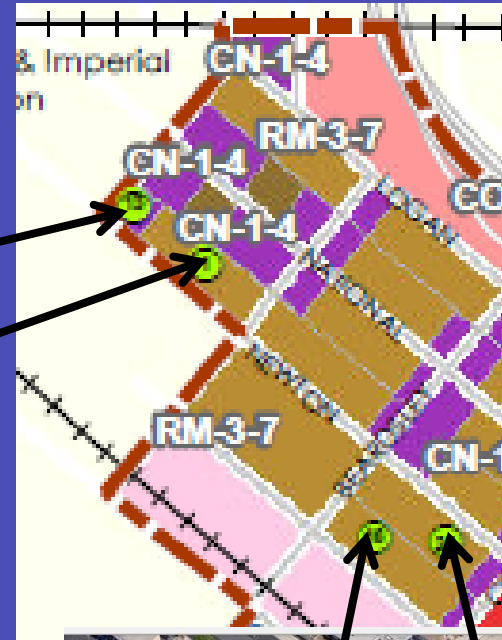
Business Support:

Uses that provide personnel services, printing, copying, and photographic services, or communication services.

Maintenance and Repair:

Uses that provide maintenance, cleaning and repair services for consumer goods.

Maritime-Oriented Businesses- Community Village Area



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