



barrio logan COMMUNITY PLAN UPDATE

Barrio Logan Community Plan Update June 20, 2013





barrio logan

COMMUNITY PLAN UPDATE

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

Recommend to the City Council:

- **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 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).

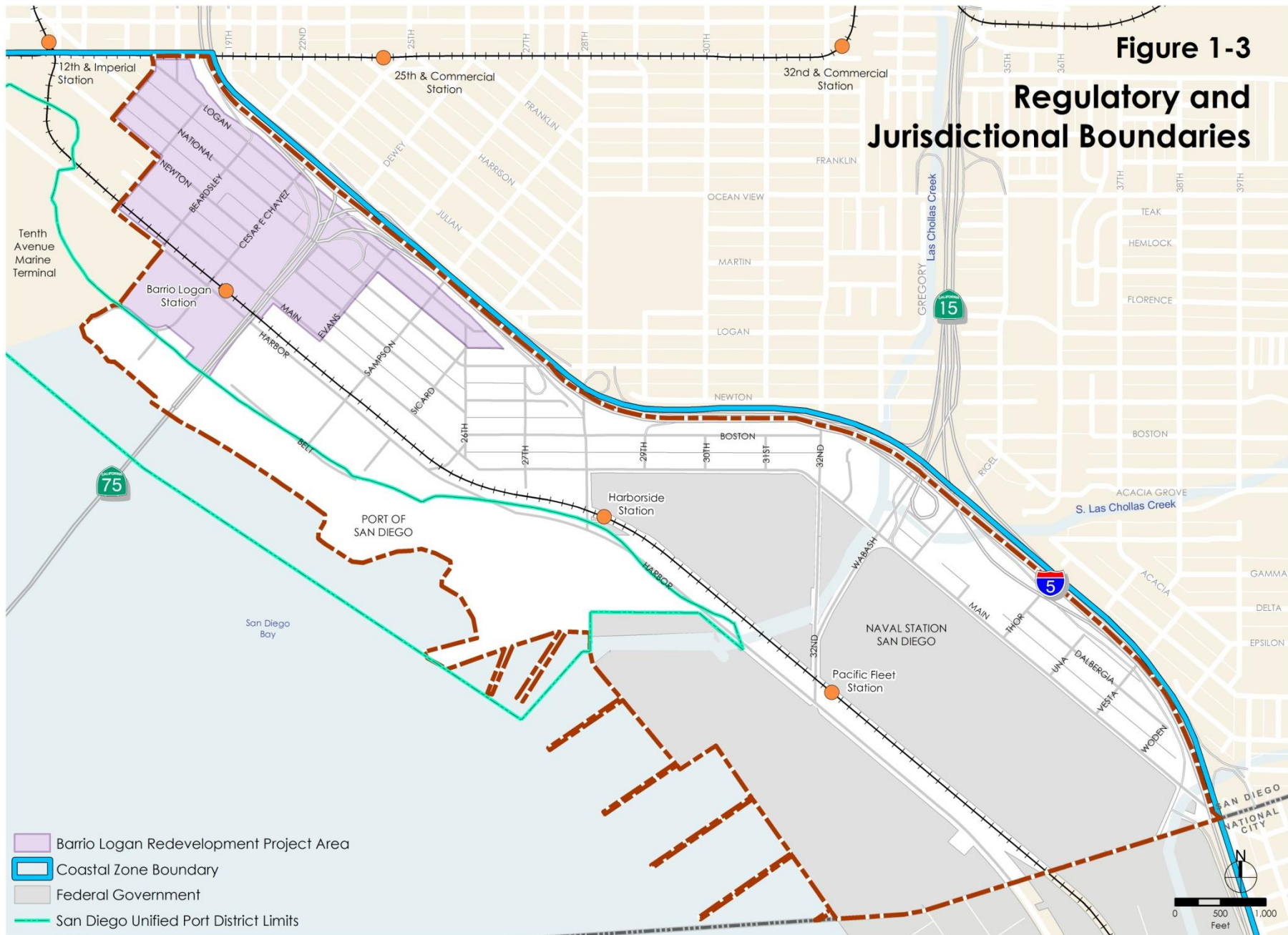
Background

- Update started in April 2008
- 33-member Stakeholder Committee
- Over 50 meetings with the community and affected stakeholders
- 4-Day Charrette in January 2009 -10 land use scenarios developed by the community
- Refined to 3 land use scenarios that were presented at March 2010 PC Workshop
- 2 Refined land use scenarios resulted which were equally evaluated in EIR
- Draft Community Plan, Local Coastal Program, Zoning Regulations, Public Facilities Financing Plan

Barrio Logan Community Plan Elements

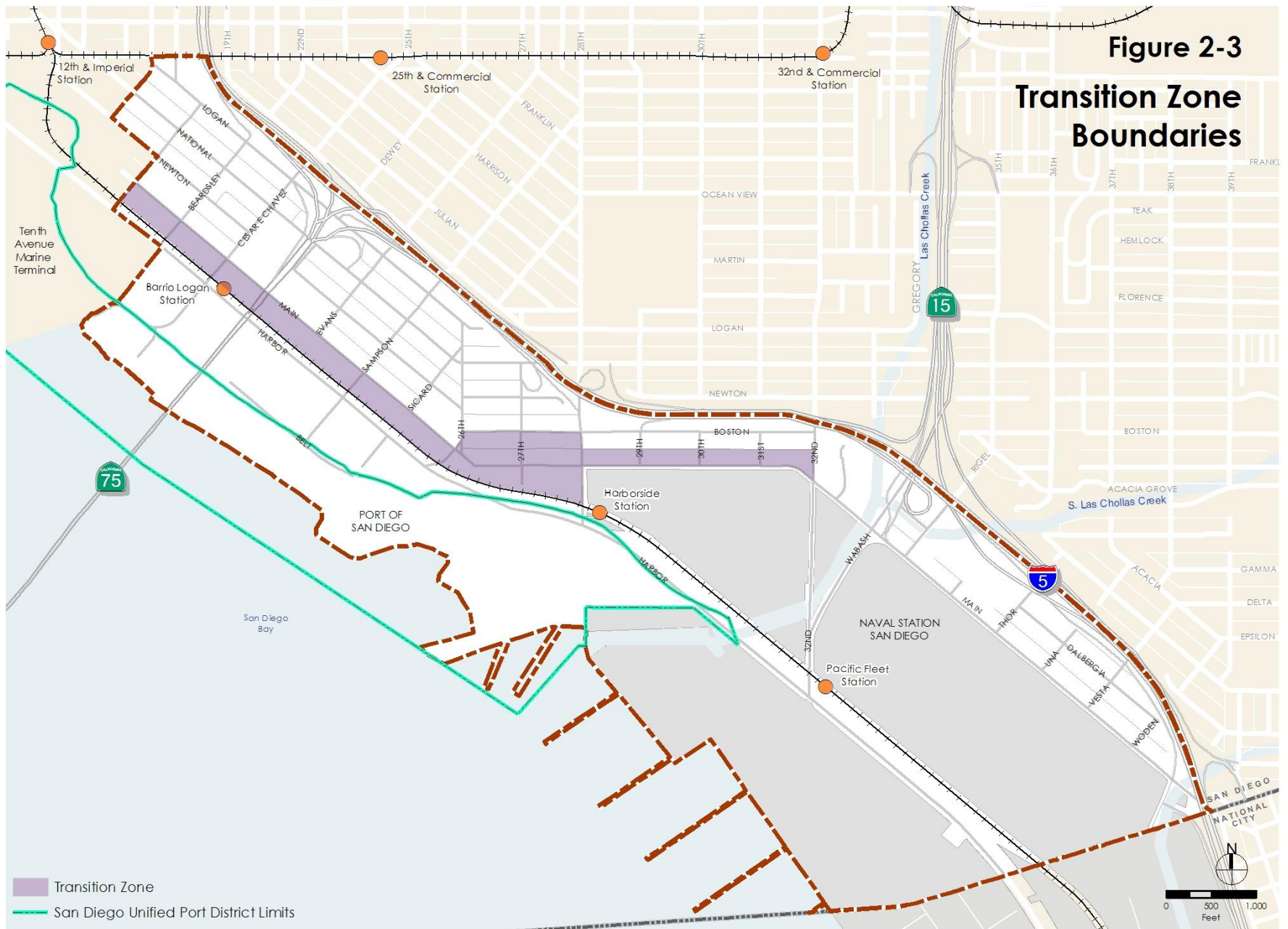
- Land Use
- Mobility
- Urban Design
- Economic Prosperity
- Public Facilities, Services and Safety
- Recreation
- Conservation
- Noise
- Historic Preservation
- Arts and Culture

Figure 1-3 Regulatory and Jurisdictional Boundaries



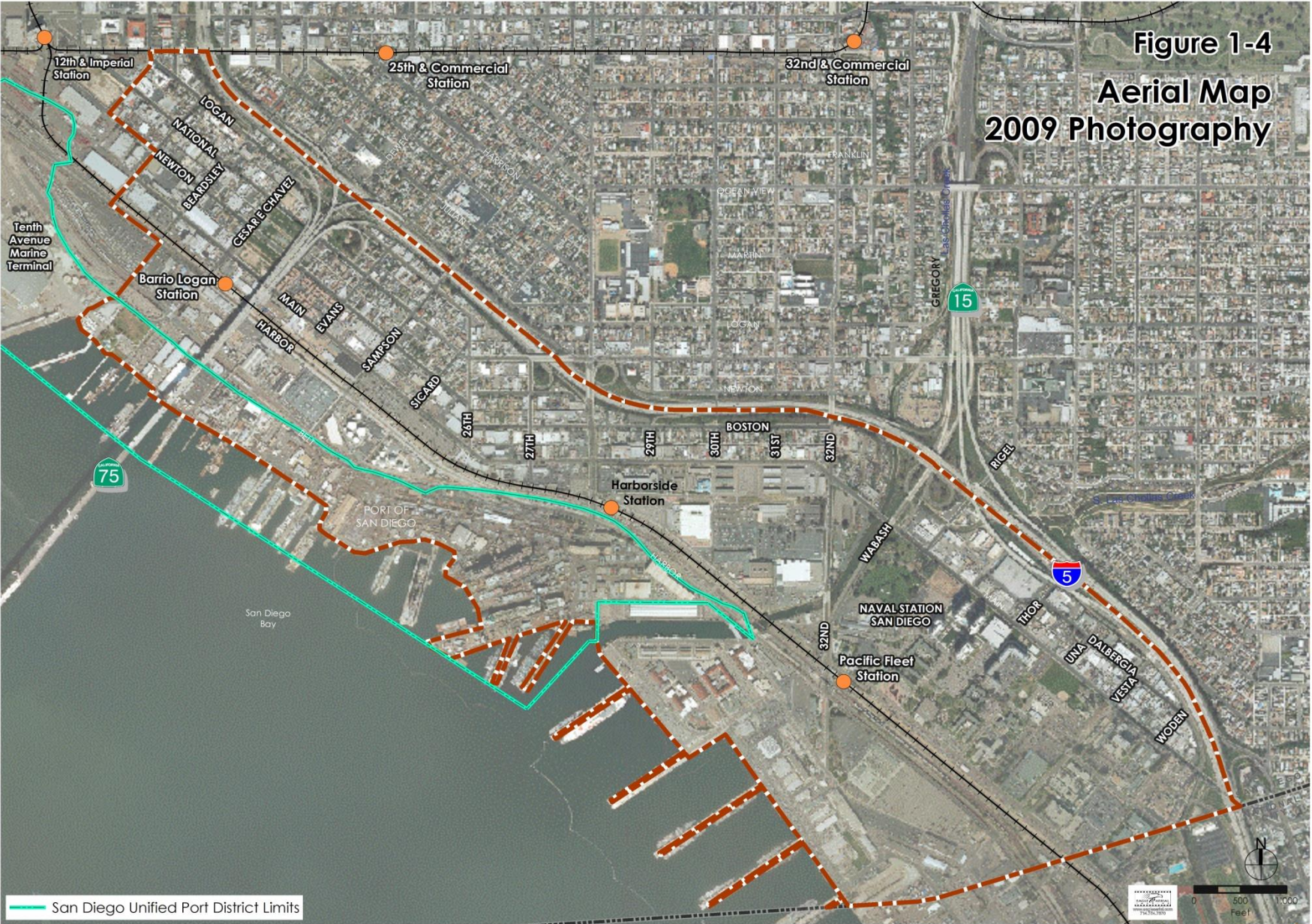
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**Figure 2-3
Transition Zone
Boundaries**



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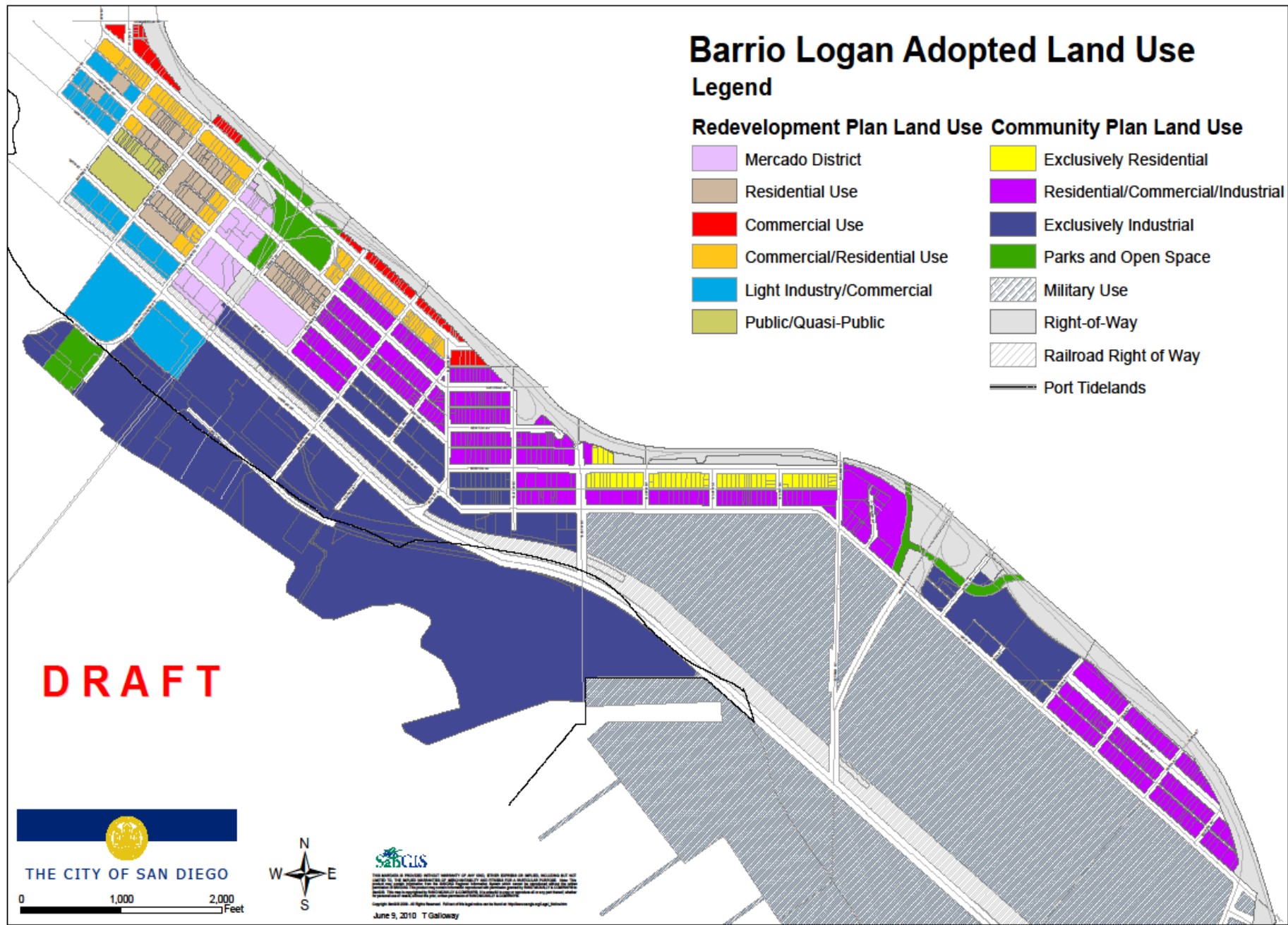
Figure 1-4
Aerial Map
2009 Photography



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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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THE CITY OF SAN DIEGO

0 1,000 2,000 Feet



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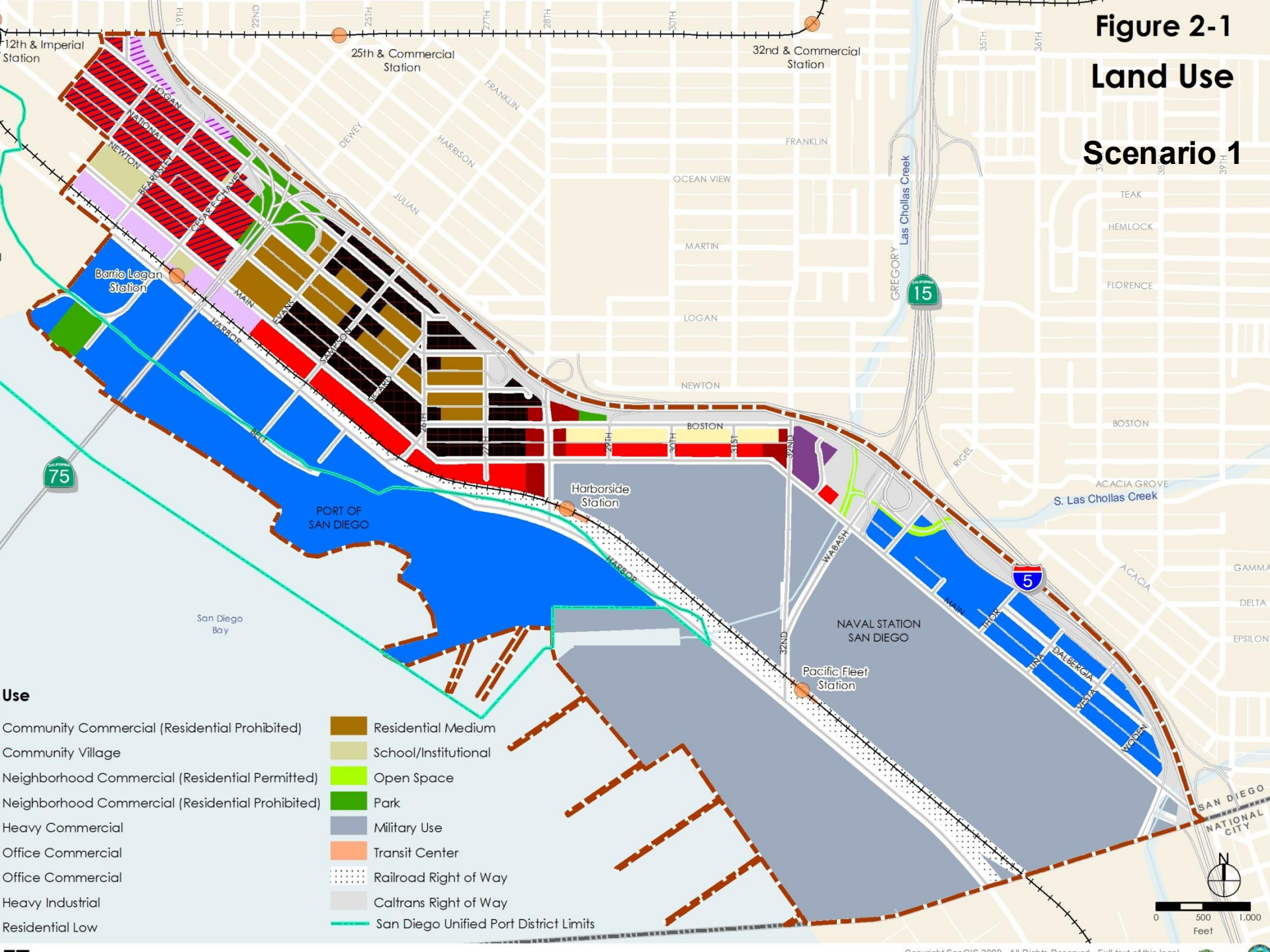
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June 9, 2010 T.Galloway

Land Use Scenarios

- Scenario 1 is the “Preferred Plan” and is the scenario that is included in the draft Community Plan and associated regulatory documents.
- Both Scenarios are identical with the exception of the Transition Zone:
 - Scenario 1: Designated for community and neighborhood commercial uses.
 - Scenario 2: Designated for maritime-oriented commercial as well as heavy commercial uses.
- Both scenarios prohibit residential uses within the Transition Zones but allow maritime-oriented uses via different discretionary actions.
 - Scenario 1 require a Coastal Development Permit along with a Conditional Use Permit for maritime-oriented uses.
 - Scenario 2 requires only a Coastal Development Permit for maritime-oriented uses.

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



Use

- Community Commercial (Residential Prohibited)
- Community Village
- Neighborhood Commercial (Residential Permitted)
- Neighborhood Commercial (Residential Prohibited)
- Heavy Commercial
- Office Commercial
- Office Commercial
- Heavy Industrial
- Residential Low

- Residential Medium
- School/Institutional
- Open Space
- Park
- Military Use
- Transit Center
- Railroad Right of Way
- Caltrans Right of Way
- San Diego Unified Port District Limits

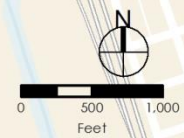
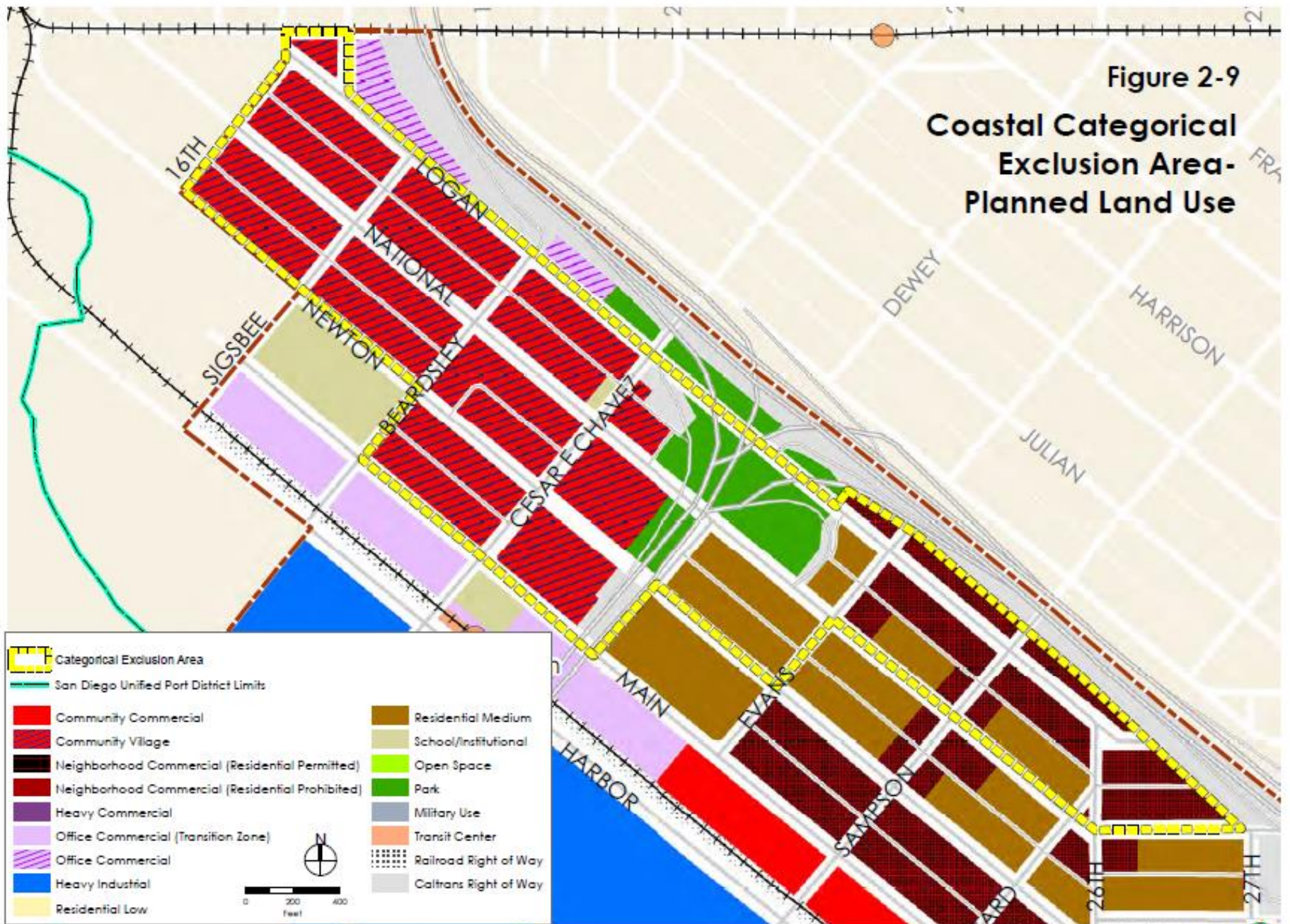
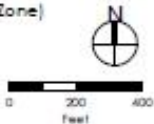


Figure 2-9
**Coastal Categorical
 Exclusion Area-
 Planned Land Use**



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

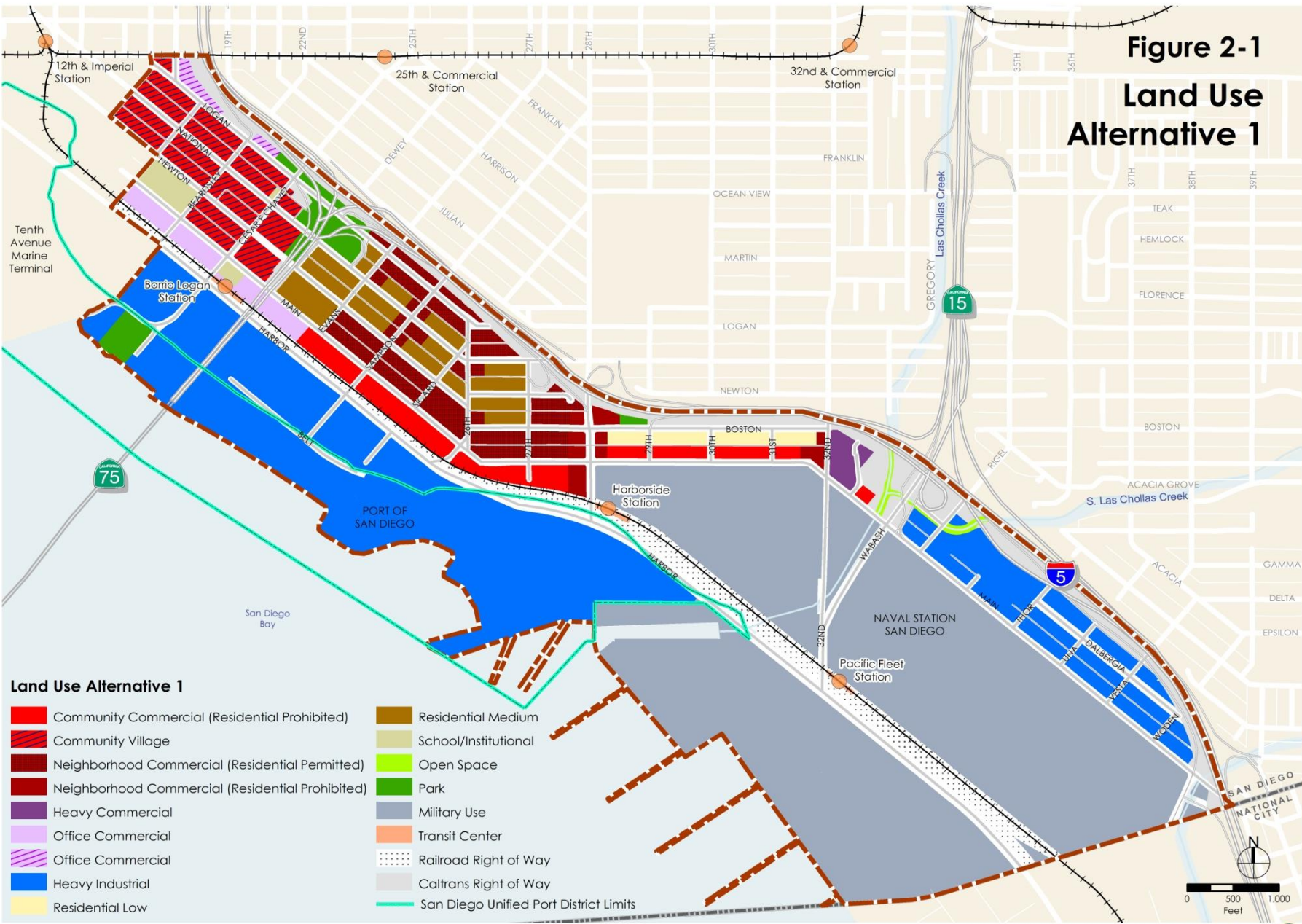


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Key Land Use Map Features

- **Community Village**
 - Mixture of Residential, Neighborhood Commercial
- **Transition Zone**
 - Commercial Office (Residential Prohibited)
 - Community Commercial/Neighborhood Commercial (Alt 1)
- **Prime Industrial Lands**
 - Heavy Industrial (Residential Prohibited)

**Figure 2-1
Land Use
Alternative 1**

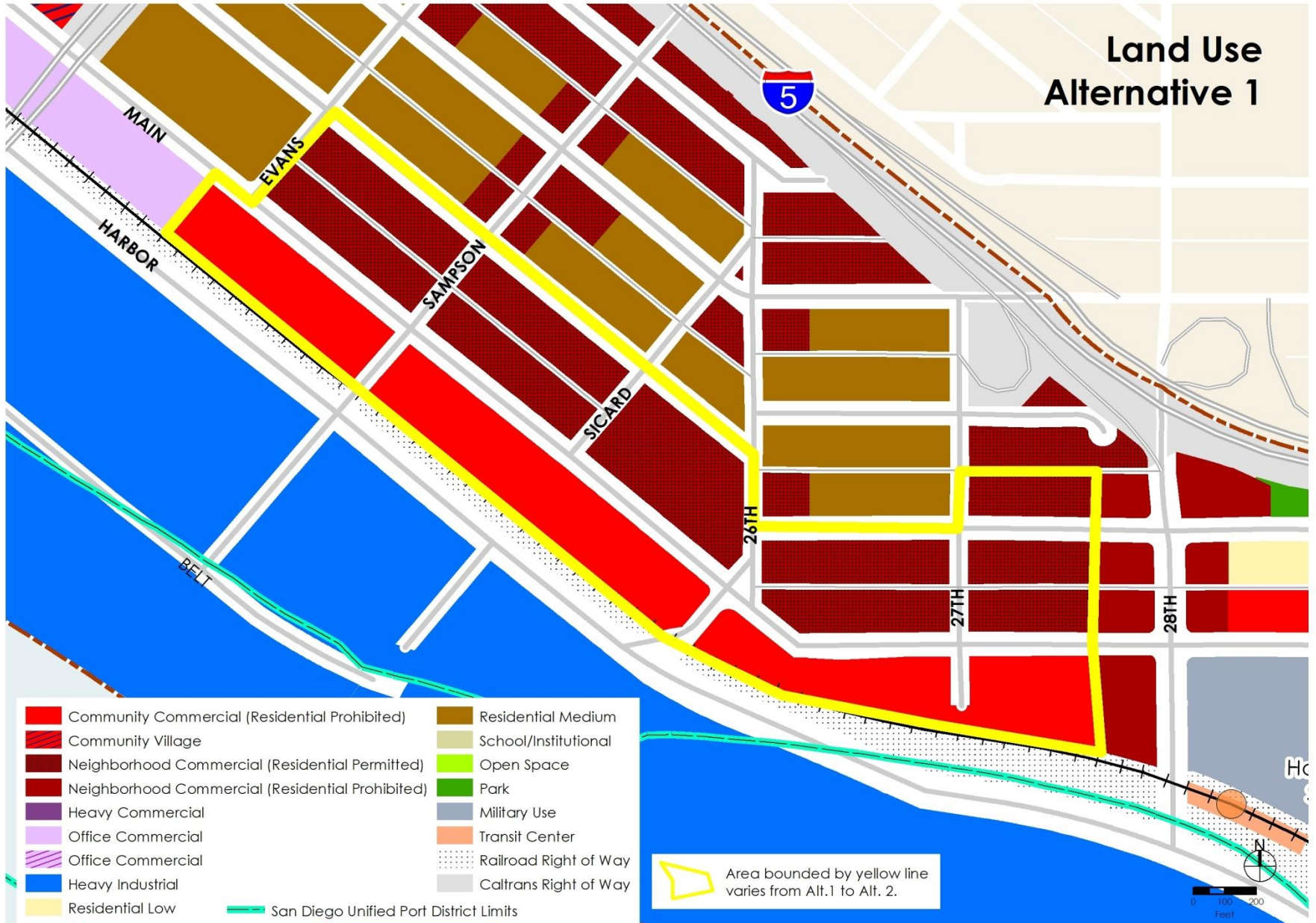


Land Use Alternative 1

- | | |
|--|--|
| 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 |

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Land Use Alternative 1

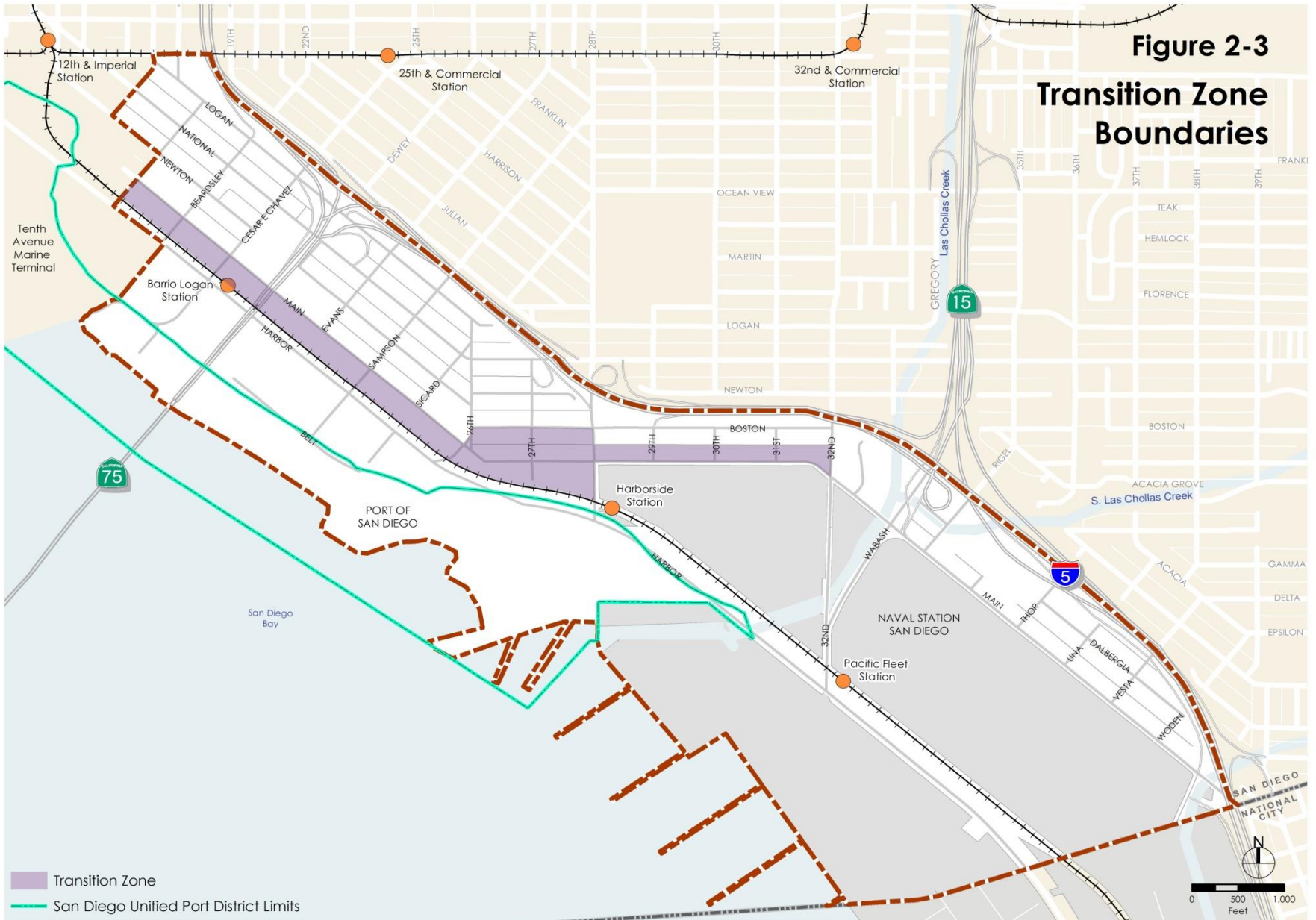


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| Community Commercial (Residential Prohibited) | Residential Medium |
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| Office Commercial | Transit Center |
| Office Commercial | Railroad Right of Way |
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| Residential Low | San Diego Unified Port District Limits |

Area bounded by yellow line varies from Alt. 1 to Alt. 2.

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**Figure 2-3
Transition Zone
Boundaries**

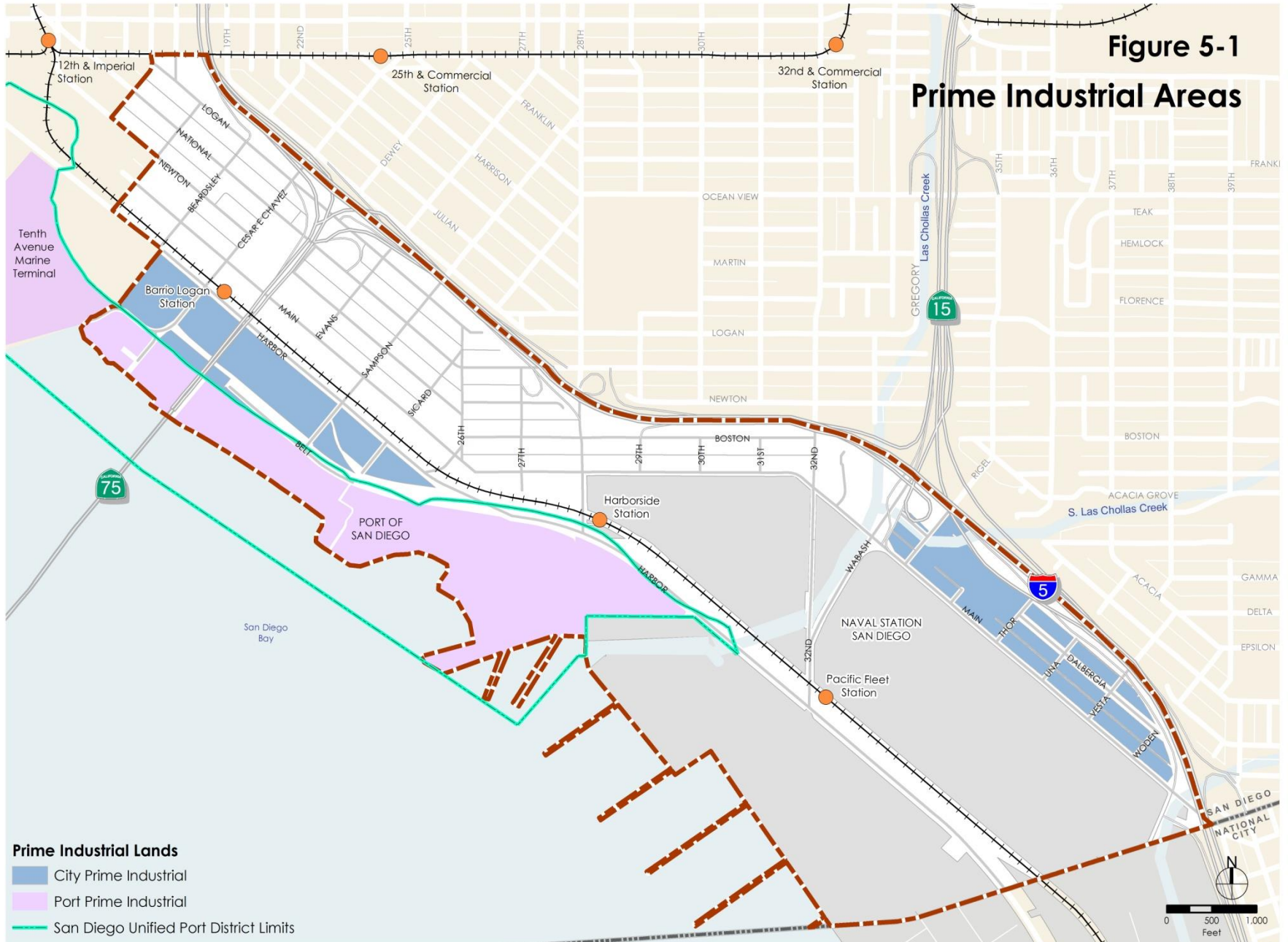


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Port Transition Zone Key Principles

- Safeguard Environmental Health
- Protect & Enhance Businesses
- Limit future development to parking, office buildings and greenbelt areas.
- Incentivize measures that reduce health risks, noise, traffic, and nonrenewable energy consumption.
- Highest and best use of land.

Figure 5-1
Prime Industrial Areas



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Dwelling Unit Comparisons

	Alternative 1	Alternative 2	Community Plan	Existing (2003)
Single family	69	56	31	475
Multifamily	1,891	1,899	1,918	422
Commerical	1,847	1,299	808	71
Total	3,807	3,254	2,757	993



Commercial and Industrial Comparisons

Use	Alternative 1		Alternative 2		Community Plan		Existing (2003)	
	Acres	Floor Area (SF)	Acres	Floor Area (SF)	Acres	Floor Area (SF)	Acres	Floor Area (SF)
Commerical	98.41	1,977,661	78.58	2,079,479	58.01	1,532,669	25.91	612,396
Industrial	60.49	3,431,056	80.48	5,173,240	104.02	6,720,891	121.64	2,279,065

Zoning

- CO-2-1 and CO-2-2: prohibits residential
- CN-1-4: Mixed Use up to 44 dus/acre with reduced lot area & width, increased height (60')
- RT-1-5: Removes 300' street frontage requirement; reduced min.lot area (1,600 SF); reduced lot width & street frontage (18 feet)
- CC-3-4 and CC-5-4: prohibits residential and allows HAZMAT and APCD Permits in Barrio.
- Remove Beach Impact Area of Parking Impact Overlay Zone east of Harbor Drive. Decrease in parking by .25

Coastal Categorical Exclusion Area

- Requires no Coastal Development Permit
 - Within Community Village and Logan Avenue boundaries
 - Comply with the development regulations of base zone
 - Be consistent with the proposed Community Plan
 - Requires no other discretionary permit

Community Information

- Businesses
 - 363 total businesses
 - 281 (77%) Non-maritime
 - 49 (14%) Maritime-oriented
 - 33 (9%) Serve both maritime and non-maritime businesses
- Residents
 - 4,330 residents
 - 4.06 persons per household
 - \$27,330 income (adjusted for inflation)
 - 85% renter



Improved Land Use Compatibility

- Eliminating potential for collocation through land use and zoning changes;
- Incorporating “Transition Zone”;
- Prohibiting new industrial in residential and sensitive receptor uses in industrial;
- Encouraging landscape/physical buffer treatments;
- Reducing truck impacts;
- Expanding prime industrial south of 32nd Street (Alt 2).

Park and Recreation Issues

- Increased & enhanced opportunities through public and private redevelopment and equivalencies.
- Possible deficits from 5.4 acres (Alt 2) to 11.3 acres (Alt 1).
- Difficult to apply 2.8/1000 GP standard.
- Need to evaluate opportunistic acquisitions inside/ surrounding communities.
- GP standard would result in higher development impact fees that may impact the economic feasibility to develop affordable and workforce housing.

Figure 6-1

Existing (2010) Public Facilities



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