



# barrio logan COMMUNITY PLAN UPDATE

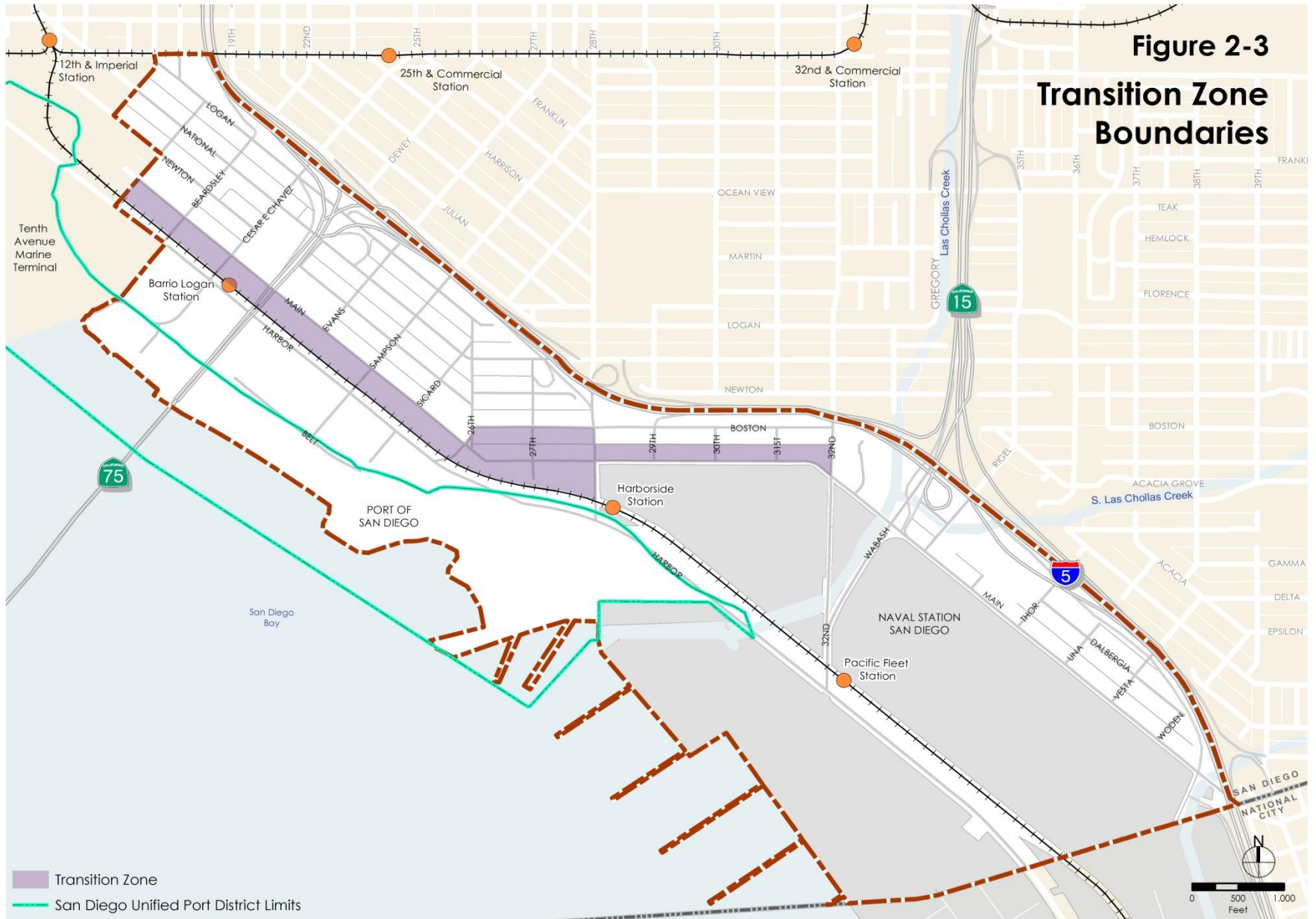
## Barrio Logan Community Plan Update October 5, 2011



# Transition Zone Land Use Changes

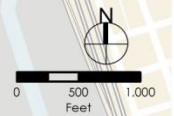
- May 2011 Planning Commission
  - Requested staff go back and evaluate transition zone
- Further refinement of uses allowed in the transition zone
  - Maritime-oriented uses
  - Reduction in other Industrial and Heavy Commercial uses
  - Reduction in Future Residential

# Figure 2-3 Transition Zone Boundaries



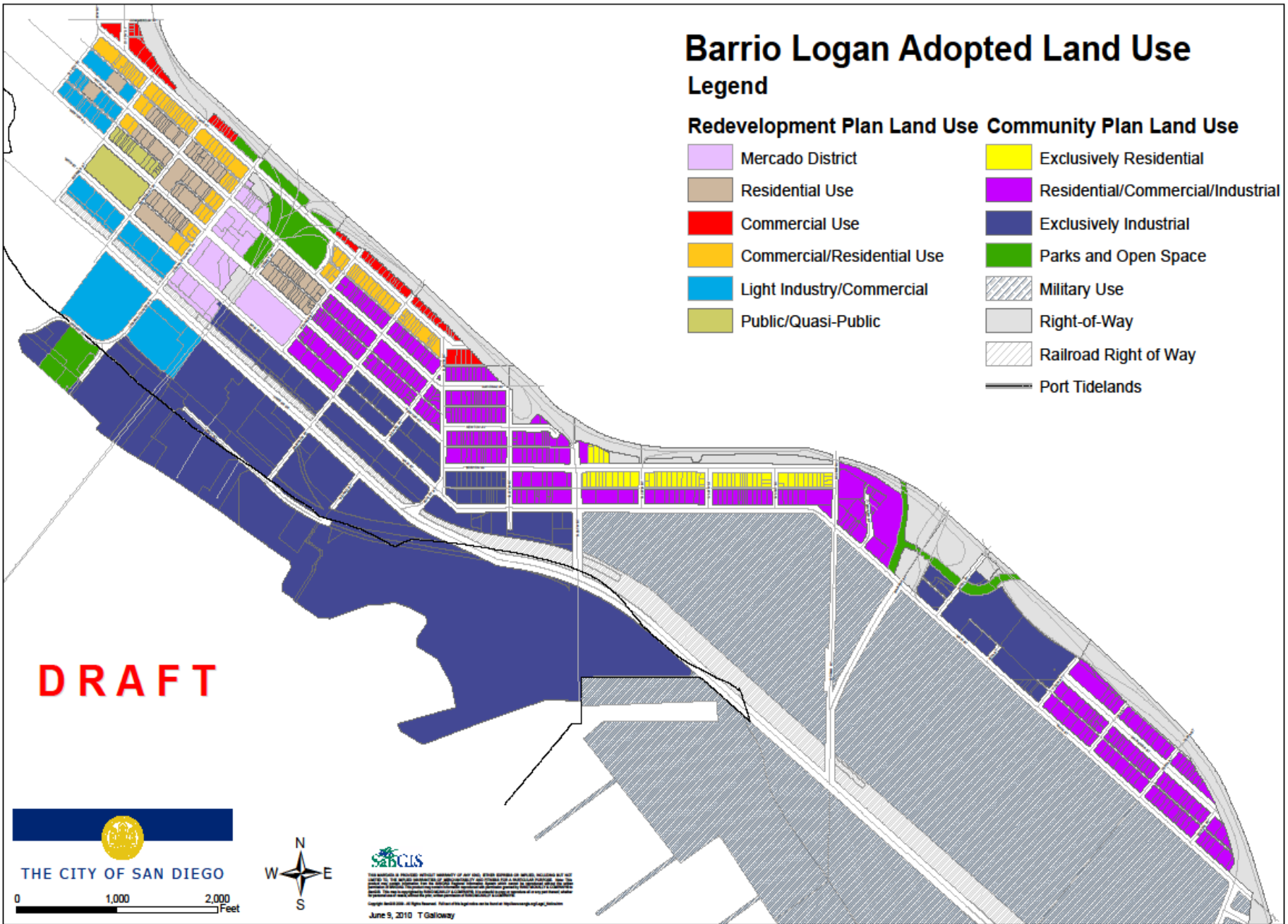
Transition Zone  
 San Diego Unified Port District Limits

**DRAFT**



# 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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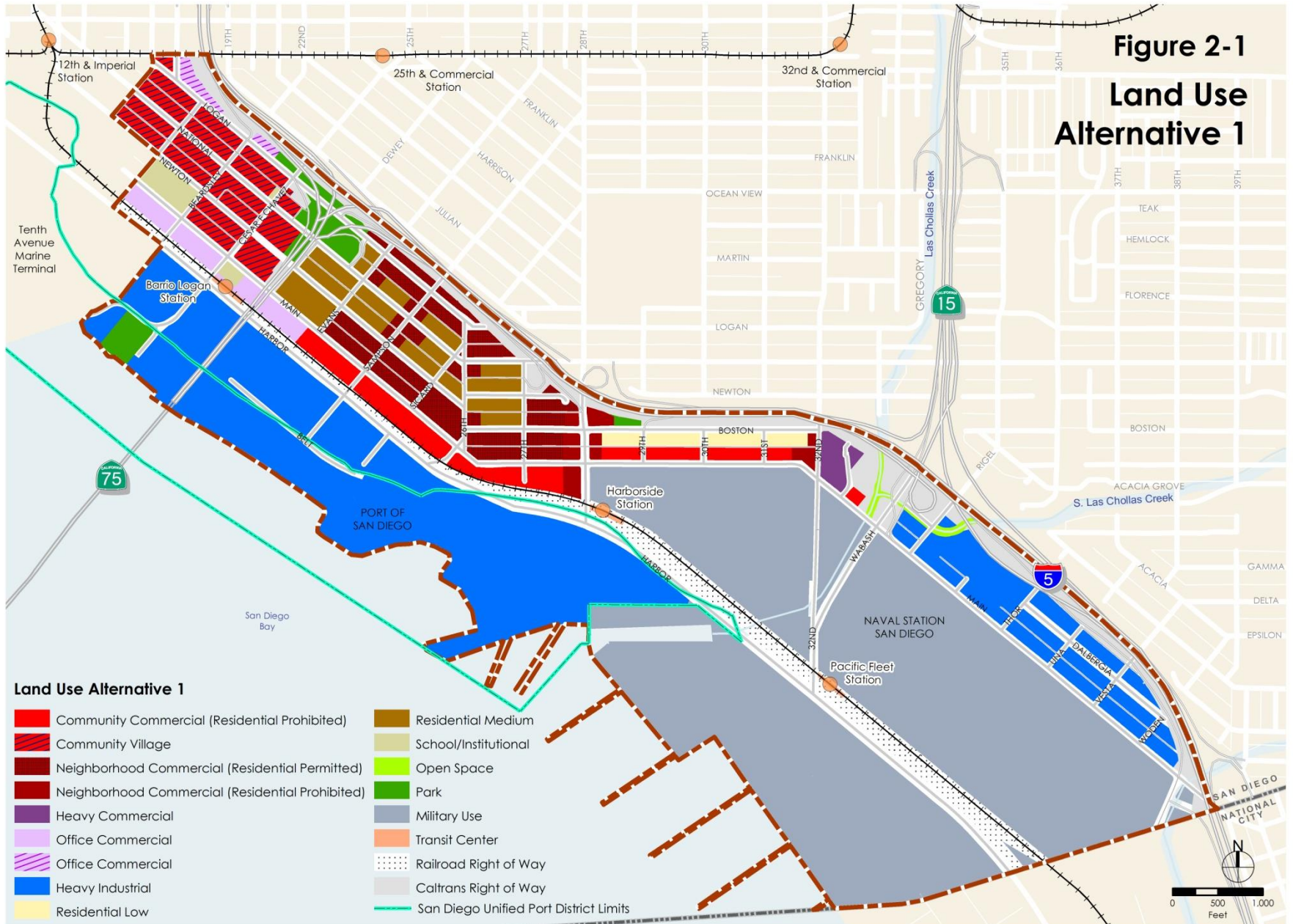
0 1,000 2,000 Feet



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June 9, 2010 T Galloway

# Figure 2-1 Land Use Alternative 1



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# Figure 2-2 Land Use Alternative 2



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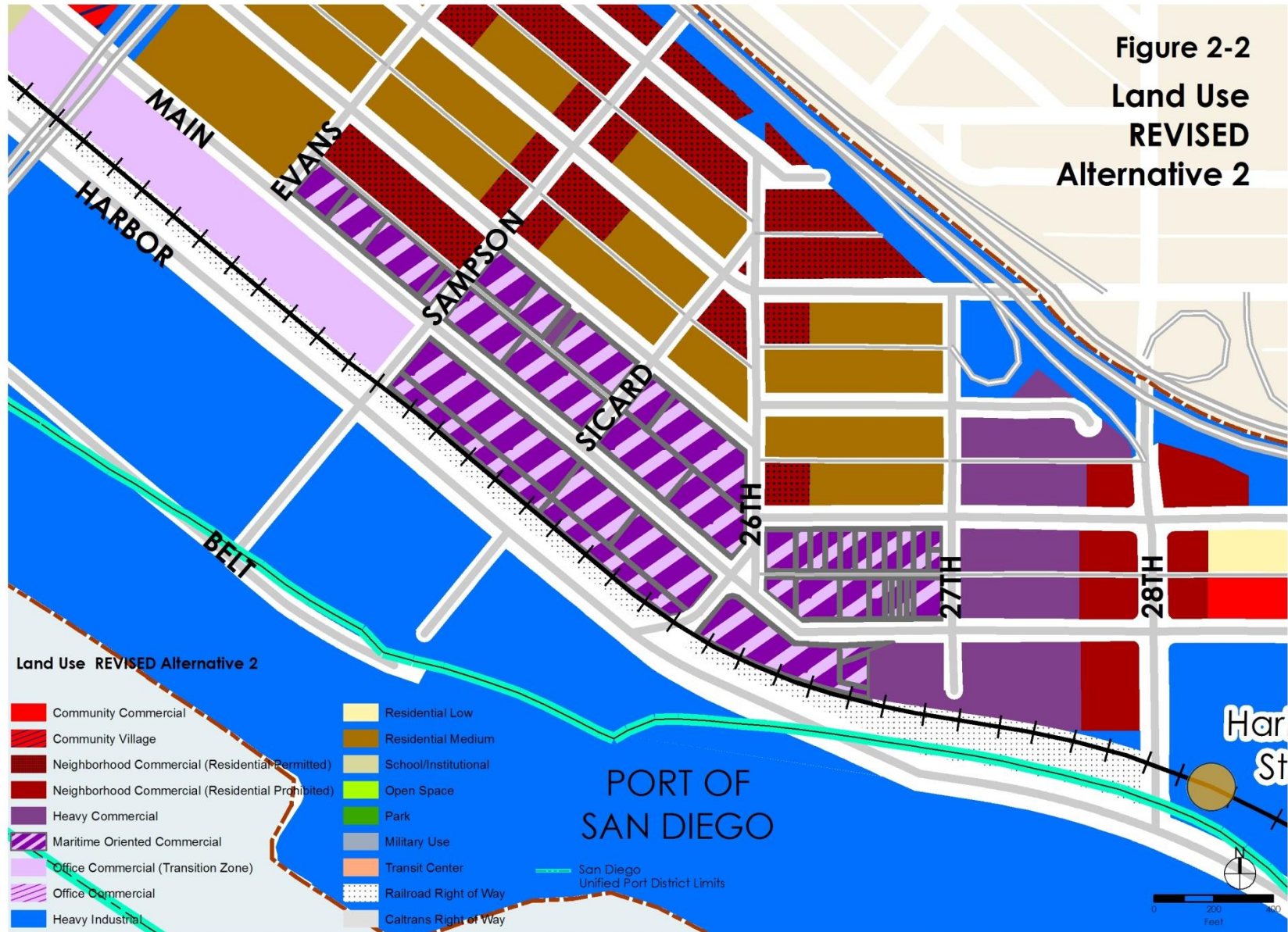


**Figure 2-2**  
**Land Use**  
**REVISED**  
**Alternative 2**



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Figure 2-2  
Land Use  
REVISED  
Alternative 2



Land Use REVISED Alternative 2

- |  |                       |
|--|-----------------------|
| Community Commercial                             | Residential Low       |
| Community Village                                | Residential Medium    |
| Neighborhood Commercial (Residential Permitted)  | School/Institutional  |
| Neighborhood Commercial (Residential Prohibited) | Open Space            |
| Heavy Commercial                                 | Park                  |
| Maritime Oriented Commercial                     | Military Use          |
| Office Commercial (Transition Zone)              | Transit Center        |
| Office Commercial                                | Railroad Right of Way |
| Heavy Industrial                                 | Caltrans Right of Way |

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Unified Port District Limits

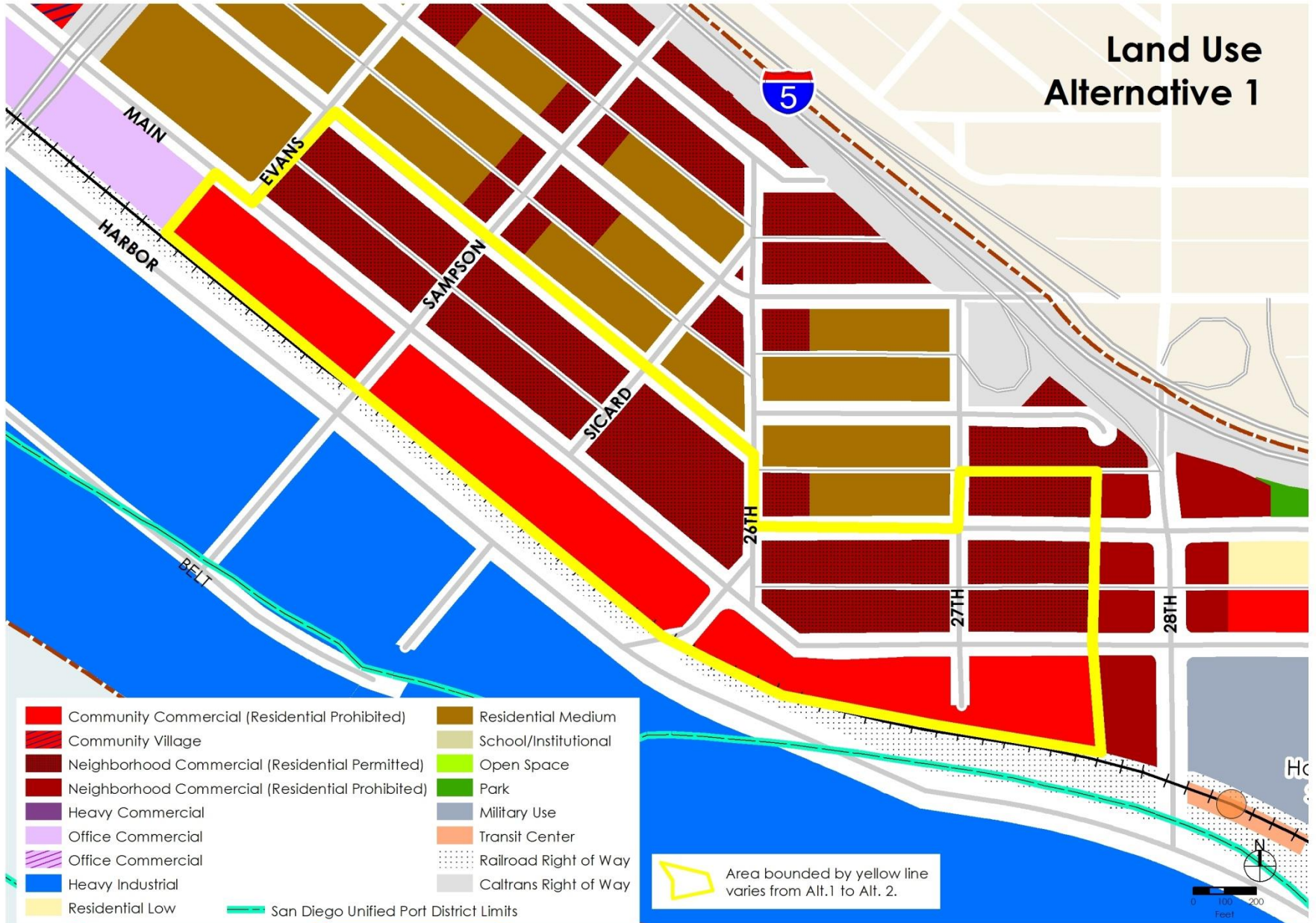


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# Land Use Alternative 1



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

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

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## Dwelling Unit Comparisons

	Alternative 1	Alternative 2	Revised Alt 2	Community Plan	Existing (2003)
Single family	69	56	56	31	475
Multifamily	1,891	1,899	1,899	1,918	422
Commercial	1,847	1,299	1,278	808	71
<b>Total</b>	<b>3,807</b>	<b>3,254</b>	<b>3,233</b>	<b>2,757</b>	<b>993</b>



# Commercial and Industrial Comparisons

Use	Alternative 1		Alternative 2		Rev. Alt 2		Community Plan		Existing (2003)	
	Acres	Floor Area (SF)	Acres	Floor Area (SF)	Acres	Floor Area	Acres	Floor Area	Acres	Floor Area (SF)
Commercial	98.41	1,977,661	78.58	2,079,479	94.45	2,267,316	58.01	1,532,669	25.91	612,396
Industrial	60.49	3,431,056	80.48	5,173,240	64.62	3,791,023	104.02	6,720,891	121.64	2,279,065



# Draft Community Plan Goals, Policies and Zoning Regulations

- Comment Period Closes 10/7
- Community Feedback
  - Draft Community Plan Goals and Policies
  - Draft Zoning Regulations

# Next Steps

- February 2012: EIR Draft out for Public Review
- Summer 2012: Decision-maker hearings
- Fall 2012: Coastal Commission Submission

