

Planning Department

DATE: July 27, 2020

TO: Barrio Logan Community Planning Group

FROM: City of San Diego, Planning Department

SUBJECT: Barrio Logan Community Plan Update Options

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OVERVIEW:

The Planning Department has prepared three (3) potential approaches for the update of the Barrio Logan Community Plan and associated zoning for the Barrio Logan Community Planning Group (BLCPG) to discuss at the July 29, 2020 special meeting of the BLCUP. The BLCPG may consider taking an action on these approaches at their next regularly scheduled meeting on August 19, 2020.

PROPOSED ACTIONS

None. This is an information item only for the July 29, 2020 special meeting.

DISCUSSION:

In September 2013, the City Council adopted a comprehensive update to the Barrio Logan Community Plan and associated zoning and certified the associated Programmatic Environmental Impact Report (PEIR). The Community Plan was repealed in June 2014 due to a ballot referendum. The repeal did not include the certified PEIR. In February 2020, the BLCPG, the Environmental Health Coalition, and the Ship Building and Ship Repair Industry prepared on Memorandum of Understanding (MOU) which addressed six (6) items for proposed changes to the 2013 Barrio Logan Community Plan and associated zoning.

In response, the Planning Department has prepared three potential approaches for the update of the Barrio Logan Community Plan and associated zoning. These approaches address the need to:

- Replace the 1978 Community Plan and existing zoning;
- Address the six (6) items within the MOU; and
- Conduct community participation and engagement.

APPROACHES:

A. 2013 Community Plan and Zoning with Revisions stated in the MOU

The Planning Department would work with the BLCPG to revise the 2013 Community Plan and zoning to include the revisions specified in the MOU. This would also include updating demographic data. The Planning Department would work with the BLCPG to prepare a community participation and focused engagement approach and schedule to address the Draft Community Plan and proposed MOU revisions. The Planning Department would review and update as needed, the traffic analysis and other applicable technical studies to address the land use changes based on the MOU versions. An environmental document, such as an addendum,

would potentially need to be prepared to address the changes between the Revised Community Plan and the certified PEIR. This would require a limited need for technical consultants. This allows for the 1978 community plan and existing zoning to be replaced with the revised 2013 Community Plan as soon as possible while still allowing for a focused community participation and engagement effort. This approach includes incorporating the MOU revisions while still utilizing the certified PEIR where possible.

- B. Community Plan and Zoning with Revisions stated in the MOU and other Revisions or Additions
The Planning Department would work with the BLCPG to revise the 2013 Community Plan and zoning to include the revisions specified in the MOU. The approach would allow for additional community outreach to identify additional revisions and additions to 2013 Community Plan. The Planning Department would work with the BLCPG to prepare a community participation and engagement approach and schedule to address the Draft Community Plan, proposed MOU revisions, and additional revisions and additions. Based on the amount of land use and mobility changes, the Planning Department may need to comprehensively update traffic analysis and other applicable studies. Depending on the additional changes, an environmental document could be required to address the changes between the Revised Community Plan and the certified PEIR. Depending on the scope of the changes, the type of environmental document may need to be more detailed, such as a subsequent or supplemental document to the certified PEIR. This could require the need for additional technical consultants, and could take anywhere from 12, to up to 30 months. This approach attempts to strike a balance between replacing the 1978 community plan and existing zoning sooner, providing for additional community participation and engagement, including the MOU revisions; and any additional potential revisions, while utilizing the certified PEIR where possible.
- C. Comprehensive Community Plan Update and Zoning
The Planning Department would work with the BLCPG to prepare a comprehensive update to the community plan. This approach would evaluate the revisions specified in the MOU as part of the comprehensive community plan update. The approach would allow for significant community outreach to identify key issues that need to be addressed, such as vision, goals, policies, and land use. The Planning Department would work with the BLCPG to prepare a community participation and engagement approach that would include a community plan update subcommittee and schedule. Technical and planning consultants would be retained to work with staff to prepare the comprehensive plan update, mobility analysis, and other technical studies. A new PEIR could also need to be prepared. This approach could take between 36 and 48 months. This approach would take the longest amount of time to replace the 1978 community plan and existing zoning. It would allow for more extensive community participation and engagement, and a comprehensive update to the 1978 land use map as well as the different chapters, elements, and sections in the Community Plan. While this would be a completely new start and would not use the 2013 Draft Community Plan, it would be consistent with the intent of the MOU.

CONCLUSION

The Planning Department has provided the potential Barrio Logan Community Plan Update approaches for the BLCPG to discuss at their July 29, 2020 special meeting as an information item. The Planning Department will ask that the BLCPG consider taking an action at their next regularly scheduled meeting on August 19, 2020, to select their preferred approach. Attachment 1 provides a comparison of the three potential approaches.

ATTACHMENT 1

Comparison of the Three Potential Barrio Logan Community Plan Update Approaches

Approaches	A	B	C
Description	2013 Community Plan and Zoning with Revisions stated in the MOU	2013 Community Plan and Zoning with Revisions stated in the MOU and other revisions or additions	Compressive Community Plan Update and Zoning
BLCPG Involvement	Yes	Yes	Yes
Timeframe	5 to 8 months	12 to 30 months	36 to 48 months
Outreach	1 to 3 months	5 to 24 months	30 to 42 months
MOU Revisions	Yes	Yes	Consistent w/ Intent
Additional Revisions and Additions	No	Yes	Full Plan Update
Environmental analysis needed	Limited	Moderate	Greater
Consultant support needed	Limited	Moderate	Greater
Traffic/Circulation and Tech Studies	Limited revisions	Limited to Moderate Revisions	Comprehensive Analysis within Tech Studies