

CITY OF SAN DIEGO

(This proposition will appear on the ballot in the following form.)

PROP B

REFERENDUM OF OF RESOLUTION RELATED TO BARRIO LOGAN COMMUNITY PLAN UPDATE. Shall Resolution No. R-308445, which provides for a comprehensive update to the Barrio Logan Community Plan, be approved?

This proposition requires approval by a simple majority (over 50%) of the voters voting on the proposition.

OFFICIAL TITLE AND SUMMARY

BALLOT TITLE

Referendum of Resolution Related to Barrio Logan Community Plan Update

BALLOT SUMMARY

This measure asks voters to approve a Resolution of the City Council that would provide for a new Barrio Logan Community Plan, replacing the existing Community Plan. The ballot measure is the result of a referendum petition that qualified the measure for the ballot, and a City Council vote to place the Resolution on the ballot. All voters in the City are asked to vote on Proposition B.

Barrio Logan is generally located between downtown, Interstate 5, and San Diego Bay. If approved by voters and later by the California Coastal Commission, the Resolution would replace the current Community Plan with a new Community Plan. The new Community Plan includes goals, policies and recommendations for land use, urban design, public facilities, services, recreation, conservation, noise and historic preservation. It would guide future development of property within the Community Plan area.

A separate measure on this ballot asks voters whether to approve Ordinances that would implement the new Community Plan.

The new Community Plan would provide goals to guide future development, including:

1. Separating residential and industrial land uses: The new Community Plan would designate a land use zone that provides for a transition between future residential and industrial development.
2. Designating certain land for industrial development in the future
3. Setting new goals related to transit, housing and affordability, and industry and jobs
4. Distinguishing five neighborhoods in the Community Plan area, with goals for each area

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5. Adding an "Urban Design Element," considering street frontage and landscaping of proposed projects and a "Recreation Element," including identifying Chicano Park as a regional park

There are multiple goals included in the new Community Plan. Space allotted for this Summary does not allow for a complete description of the differences between the current Community Plan and the new Community Plan. Both plans are available at the City Clerk's office (202 C Street, San Diego, CA 92101; (619) 533-4000) during office hours and may be available at: www.sandiego.gov/city-clerk/barrio.

CITY ATTORNEY IMPARTIAL ANALYSIS

This Proposition asks voters to approve a Resolution to adopt a new Barrio Logan Community Plan, replacing the existing Community Plan. The ballot measure is the result of a referendum petition that qualified the measure for the ballot, and a City Council vote to place the Resolution on the ballot. All voters in the City are asked to vote on Proposition B.

A Community Plan is designed to allow a city to plan for future growth. It describes a long-term vision for a particular neighborhood: for example, how it should look, what access it should have to bus or trolley lines, where and how many parks should be built, and whether it would need new fire stations or libraries in the future. A Community Plan also shows where certain types of "land uses" may be located: for example, what areas within a neighborhood might be planned or used for homes, stores, warehouses, or other uses, and what areas should be preserved for environmental reasons.

In San Diego, Community Plans work in conjunction with the City's General Plan, a citywide blueprint designed to balance diverse needs with future growth and redevelopment. A Community Plan is intended to apply citywide General Plan policies at a neighborhood level.

The City uses Community Plans to analyze public projects – which may include whether to acquire parkland, build fire stations, and improve transit – and private development proposals. Certain types of project approvals require a City determination that the project will not adversely affect the applicable Community Plan.

Barrio Logan land under City jurisdiction is currently subject to the 1978 Barrio Logan/Harbor 101 Community Plan. Some policies in the new Community Plan are similar to policies in the 1978 Plan, some are revised, and some are new. If approved, the Community Plan would provide goals to guide future development, including:

1. Separating residential and industrial land uses: The new Community Plan would designate a land use zone that provides for a transition between future residential and industrial development.
2. Designating certain land for industrial development in the future
3. Setting new goals related to transit, housing and affordability, and industry and jobs
4. Distinguishing five neighborhoods in the Community Plan area, with goals for each area
5. Adding an "Urban Design Element," considering street frontage and landscaping of proposed projects and a "Recreation Element," including identifying Chicano Park as a regional park

A "Yes" vote is a vote in favor of adopting the new Community Plan. If approved by voters, the California Coastal Commission would need to certify the Community Plan for it to become effective.

A "No" vote is a vote against adopting the new Community Plan.

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FISCAL IMPACT ANALYSIS

This measure allows approval of a Community Plan Update (Update) for the Barrio Logan Community Planning Area (Barrio Logan). The Update intends to stabilize Barrio Logan's development by eliminating incompatible land uses and encouraging increased density, transit-oriented housing, commercial development, and employment opportunities. The measure's fiscal impact cannot be quantified, as the timing, nature, and amount of development and business activity attributable to the Update is difficult to accurately project.

The Update allows increased multifamily residential and commercial development, and reduces acreage zoned for industrial uses from 230 (most of which also permit commercial and residential uses) to 170 (zoned solely for industrial use). Existing developments on rezoned lots could remain and expand up to 20 percent, although significant expansion would require discretionary permits.

Full build-out of the Update would require construction of 34 City-funded infrastructure projects (including transportation facilities, parks, and a fire station) to support increased population and commercial uses. Those projects are estimated to cost \$85 million and would require ongoing operational expenditures, although all 34 projects may not be required should development not occur to the extent envisioned in the Update.

The Update increases developer fees in Barrio Logan from \$10,737 to \$11,986 per unit to help pay for those projects. Assuming full build-out, these fees are estimated to generate \$58 million, providing funding for 68% of required projects; historically, similar development fees have generated approximately 10% of infrastructure costs. Additional revenue sources for these projects will be required.

The extent and magnitude of development in Barrio Logan will ultimately be determined by private investment in the area. Development in the Update might not occur, or might occur only partially. Revenues to the City from fees and increased property and sales taxes resulting from increased development will depend on the nature of that development. As the amount of future development cannot be forecast with certainty, and different types of development require different services, it is difficult to project if new City revenues would exceed or fall short of the costs of providing those services.

Opponents of the Update have expressed concerns that the reduction in industrial zoned land and the potential for gradual elimination of conforming use property exemptions could result in businesses supporting the maritime industry moving out of the region. Opponents assert that this potential loss or relocation of supporting businesses could increase costs for the maritime industry (including the Navy), and adversely impact the City's economy and revenues. Information suggesting that the Update might significantly or detrimentally impact the City's economy or revenues is inconclusive. If approved, the overall fiscal impact of the Update will likely not be known for decades.

Should this Update be rejected by voters, no similar update could be adopted for 12 months. Should the City wish to develop a revised Update after that period, additional staff time and resources would be required, and reallocation of existing resources may delay completion of other Community Plan Updates.

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ARGUMENT IN FAVOR OF PROPOSITION B

Protect Our Children's Health

Businesses that emit toxic fumes do not belong next door to our schools.

Shops that mold plastic or paint auto parts using cancer-causing chemicals do not belong next to playgrounds and homes.

YES ON B & C will require businesses that use toxic, flammable chemicals, carcinogens and pollutants to locate a safe distance from schools, playgrounds and homes.

Dr. Martin Stein, Pediatrician: "The State of California ranks Barrio Logan in the top 5% of California neighborhoods most burdened by pollution. Visits to Emergency Rooms due to childhood asthma are nearly triple the County average. Childhood exposure to these dangerous and cancer-causing chemicals can have devastating effects."

The Barrio Logan Community Plan was last updated in 1978. It allows auto repair shops, metal plating factories, and diesel truck traffic next to schools, playgrounds and homes.

For 10 years, residents and small business owners in Barrio Logan worked to develop a Community Plan that protects community residents and businesses. The plan is projected to add 5,000 jobs providing a huge economic boost. In 2013 the San Diego City Council overwhelmingly approved it.

Mark Steele, Architect/Planner, Barrio Logan business and property owner: "Our company is 30 years old with 15 employees. The Barrio Logan Community Plan Update involved the total community and is designed to make the neighborhood a healthy place for families to raise children and for ALL businesses to thrive. It's a balanced Plan that is fair to business and residents and should be upheld and implemented."

YES ON B & C enacts the Barrio Logan Community Plan developed by the community's families and small business owners.

YES ON B & C creates safe places for children and protects them from cancer-causing pollution, toxic gases, and diesel emissions.

For the children of Barrio Logan

VOTE YES ON B & C

MEL KATZ
Former Chairman, San Diego Regional
Chamber of Commerce

TODD GLORIA
City Council President

MARK STEELE
President, M.W. Steele Group, Inc.

DAVID ALVAREZ
San Diego City Councilmember

MARTIN STEIN, MD
Pediatrician

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ARGUMENT AGAINST PROPOSITION B

Help PROTECT San Diego's Historic Shipyards. Vote NO on Propositions B and C.

Propositions B and C are a dangerous first step toward elimination of San Diego's shipyards. These Propositions would harm our local economy, jeopardize thousands of middle-class jobs, and impact decisions affecting national security.

Don't fall for falsehoods and scare tactics. The shipyards are excellent stewards of our environment.

ENCROACHMENT CAUSES CLOSURES

Encroachment by urban development is a major reason why military facilities are closed. Prop. B and C would put thousands of new residents TOO CLOSE to critical ship building and repair facilities.

We can put new houses in lots of other places. But we can't move the shipyards!

If we allow more and more people to move near the shipyards – we are setting in motion conflicts that could end up closing the shipyards.

ELIMINATES LAND FOR EXPANSION

The US Navy's Pacific Fleet is expanding. This is an opportunity for San Diego to attract thousands of new middle class jobs and improve our local economy.

But Propositions B and C make that harder. They would ELIMINATE industrial land that suppliers need to support the shipyards and the Pacific Fleet.

Propositions B and C would REZONE ALL of the industrial land next to the shipyards. These Propositions eliminate those industrial zones and set the stage for 2,000 new houses to be built.

MILITARY LEADERS/VETERANS OPPOSE

We are a small sample of the retired military personnel who OPPOSE Propositions B and C.

We understand the need for affordable and low income housing in San Diego. But this plan would put thousands of new residents way too close to the shipyards.

Join us in PROTECTING San Diego's shipyards, EXPANDING middle class jobs, and SUPPORTING our national security. Vote NO on Propositions B and C.

JOHN T. LYONS III
Rear Admiral USN (Ret)

PETER M. HEKMAN (PETE)
Vice Admiral, US Navy Retired

TIMOTHY W. LAFLEUR (TIM)
Vice Admiral USN (Ret)

FRANCIS K. HOLIAN (FRAN)
Rear Admiral, USN (RET)

GARLAND P. WRIGHT (GAR)
Rear Admiral USN (Ret)

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**CITY OF SAN DIEGO
PROPOSITION B**

RESOLUTION NUMBER R- 308445

DATE OF FINAL PASSAGE OCT 02 2013

A RESOLUTION APPROVING AN AMENDMENT TO THE BARRIO LOGAN COMMUNITY PLAN AND THE GENERAL PLAN AND TO THE LOCAL COASTAL PROGRAM AND IMPLEMENTATION PLAN TO EFFECT A COMPREHENSIVE UPDATE TO THE BARRIO LOGAN COMMUNITY PLAN.

WHEREAS, on SEP 17 2013 , the City Council of the City of San Diego held a public hearing for the purpose of considering amendments to the Barrio Logan Community Plan and General Plan and Local Coastal Program and Implementation Plan and other actions associated with the comprehensive update to the Barrio Logan Community Plan; and

WHEREAS, the current Barrio Logan Community Plan (Barrio Logan/Harbor 101) and Local Coastal Program was adopted in 1978; and

WHEREAS, over time, the Barrio Logan community has developed in a manner that has resulted in collocation of industrial, commercial, residential, and institutional uses; and

WHEREAS, this update to the Barrio Logan Community Plan seeks to address incompatible land uses and historic environmental justice issues within the community of Barrio Logan, including residential overcrowding, encroachment of industry into sensitive receptor areas and vice versa, impacts of transportation infrastructure on the community, lack of sufficient public amenities and services, and lack of community-serving retail services; and

WHEREAS, as part of the plan update, the 2008 General Plan will be amended because the Community Plan is part of the Land Use Element of the adopted General Plan; and

WHEREAS, the Planning Commission of the City of San Diego held a public hearing on July 11, 2013 to consider this amendment to the Barrio Logan Community Plan;

WHEREAS, the Planning Commission recommended certification of Environmental Impact Report (Project No. 240982/SCH No. 2009091021) prepared as part of this project; and

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WHEREAS, the Planning Commission found, based on its hearing record, that this comprehensive community plan update is consistent with and implements the City of San Diego's 2008 General Plan and that the proposed update helps achieve long-term community and city-wide goals; and

WHEREAS, the City Council has considered the Planning Commission record and recommendation as well as the maps, exhibits, and written documents contained in the file for this update on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego that the Barrio Logan Community Plan update incorporates each of the policies of the City of San Diego's 2008 General Plan that the City Council has determined are mandatory and fundamental to advancement of the General Plan's goals as they apply to the Barrio Logan community; and

BE IT FURTHER RESOLVED, that the City Council of the City of San Diego hereby adopts amendments to the Barrio Logan Community Plan that implement the comprehensive update thereto, which amendments include adoption of a historical survey of the Barrio Logan Community Plan area, and that it adopts corresponding amendments to the General Plan and Local Coastal Program and Implementation Plan, with a copy of said update being on file in the office of the City Clerk as Document No. R-308445, which adoption shall take effect on the date that the California Coastal Commission unconditionally certifies the update as a local coastal program amendment.

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