



Land Use Element

COMMUNITY OPEN HOUSE

January 30, 2010

Goals and Policies

Comments Worksheet

Goals

- Support a vibrant, pedestrian-oriented community village within Barrio Logan that provides residential, commercial, office and civic uses.
- Coordinate a compatible mix of land uses and protected parks and open spaces that promote a healthy environment.
- Promote appropriate maritime-oriented industrial development that enhances and reflects the character of Barrio Logan and supports major Port and Naval uses.
- Encourage stable base sector employment uses and supportive commercial and industrial services for Downtown San Diego and waterfront businesses.
- Continue to enhance transit and land use connections.
- Conserve and enhance the historic and cultural character of Barrio Logan.
- Provide diverse housing opportunities for Barrio Logan residents.
- Promote the production of affordable housing in Barrio Logan.
- Encourage quality neighborhood, and community-serving commercial uses.
- Promote community-supporting institutional uses.

The goals for the Land Use Element reflect the community's input. (circle one)

5	4	3	2	1
Agree		Somewhat Agree		Disagree

Please share any comments:

2.1 Policies

- Maintain a fine-grained pedestrian friendly mixed use neighborhood.
 - Locate ground floor community-serving commercial uses at the key corners of intersections with residential uses located on upper floors.
 - Provide predominantly residential uses between commercial uses on the corners while providing opportunities for low intensity neighborhood commercial uses to locate on ground floors.
 - Develop National Avenue as a green street (See Mobility Element and Urban Design Element for further detail).
- Integrate public gathering spaces and civic uses into village design. See General Plan policy UD-C.1.a and UD-C-5.
- Encourage land uses that activate the ground floor along National Avenue and Cesar E. Chavez Parkway.
- Provide clearly identifiable connections from the village to community open space, transit, Port uses and other community destinations.
 - Develop Cesar E. Chavez Parkway to function as a ceremonial thoroughfare that provides a culturally significant connection between Chicano Park and Cesar E. Chavez Park (See Urban Design Element for further detail).
 - Provide land uses that allow for safe paths between residential neighborhoods, Perkins Elementary School, and Burbank Elementary School (in Logan Heights).
- Provide a diverse mixture of residential units.
 - Design residential development to include a mixture of unit sizes and bedrooms to accommodate a range of household types from an individual to a large family.
 - Include market rate and affordable housing units at a mixture of affordability levels.
 - Create opportunities for small lot and townhome development.
 - Encourage the use of companion units to provide for additional opportunities such as multi-generational housing.
 - Encourage shopkeeper units and live/work units to allow for residents to live and work in the same location.

The above Land Use policies reflect the community's input. (circle one)

5

Agree

4

3

Somewhat Agree

2

1

Disagree

Please share any comments:

2.2 Policies - *Housing Types*

- Achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies.
- Respect older residential development and balance it with new development.
- Promote construction of larger housing units suitable for families with children by utilizing density bonus incentives.
- Promote development of housing that incorporates universal design standards for persons with disabilities.
- Allow for and encourage the construction of companion units regardless of lot size and parking availability.
- Enable rental and ownership opportunities in all types of housing including the development of alternate housing units such as companion units, live/work studios and shopkeeper units as well as small lot development and for-sale townhomes.

The above Land Use policies reflect the community's input. (circle one)

5 4 3 2 1
Agree Somewhat Agree Disagree

Please share any comments:

2.2 Policies - *Housing: Affordability & New Development*

- Promote the production of very-low and low income affordable housing in all residential and multi-use neighborhood designations.
- Create affordable home ownership opportunities for moderate income buyers.
 - Encourage the development of moderately priced, market-rate (unsubsidized) housing affordable to middle income households earning up to 150% of area median income.
 - Promote homebuyer assistance programs.
- Utilize land-use, regulatory and financial tools to facilitate the development of housing affordable to all income levels, including:
 - Provide density bonuses to creating additional affordable units.
 - Acquisition and site assembly of sites for future development.
 - Agreements to secure long-term affordability restrictions.
 - Adjust parking requirements to meet the needs of affordable housing development projects.

The above Land Use policies reflect the community's input. (circle one)

5 4 3 2 1
Agree Somewhat Agree Disagree

Please share any comments:

2.2 Policies - *Existing Development*

- Encourage the preservation and renovation of culturally and historically significant residential units and provide incentives to retrofit or remodel in a sustainable manner.
 - Support the development of companion units to provide additional residential units to allow opportunities for co-generational habitation as well as a financial tool for low-income homeowners to meet their mortgage obligations.
 - Achieve a mix of housing types and forms, consistent with urban design policies and Barrio Logan's urban form.
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The above Land Use policies reflect the community's input. (circle one)

5	4	3	2	1
Agree		Somewhat Agree		Disagree

Please share any comments:

2.2 Policies - *Commercial*

- Provide incentives that encourage relocation of incompatible commercial and vehicular repair and maintenance uses.
- Retain and enhance existing compatible commercial uses.
- Promote the Logan Avenue Arts District.
- Encourage the development of shopkeeper units that allow residents to own and operate office, professional and retail uses.
- Enhance and retain maritime-oriented commercial uses that are compatible with surrounding land uses.

The above Land Use policies reflect the community's input. (circle one)

5
Agree

4

3
Somewhat Agree

2

1
Disagree

Please share any comments:

2.2 Policies - *Industrial*

- Protect and promote development of maritime and maritime-related uses.
- Work with the San Diego Unified Port District, Caltrans, and SANDAG to develop truck routes along non-residential corridors of Barrio Logan that prove efficient for business and are safe, energy efficient, and mitigate potential environmental and health impacts.
- Establish designated locations and hours of operation for loading and unloading of merchandise in the Barrio Logan Community Village.
- Encourage parking management and increased use of alternative modes of transportation to reduce parking impacts associated with the port-related industries.
- Utilize incentives to encourage and expedite the removal and/or relocation of incompatible non-residential uses located within lands designated for residential development.

The above Land Use policies reflect the community's input. (circle one)

5	4	3	2	1
Agree		Somewhat Agree		Disagree

Please share any comments:

2.2 Policies - *Institutional*

- Provide support to community social service institutions.
 - Coordinate with the San Diego Unified School District to develop a joint use park facility with Perkins Elementary School. (See also Recreational Element).
 - Coordinate with the San Diego Unified School District to locate a high school in proximity to Barrio Logan that serves Downtown San Diego's East Village neighborhood and Barrio Logan. (See also Public Facilities, Services and Safety Element)
 - Promote development of community gardens where appropriate.
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The above Land Use policies reflect the community's input. (circle one)

5	4	3	2	1
Agree		Somewhat Agree		Disagree

Please share any comments:

2.3 Policies

- Review all development proposals against the Airport Compatibility Regulations of the City of San Diego Municipal Code.
- Submit all amendments to the Barrio Logan Community Plan to the Airport Authority for a consistency determination.
- Ensure that new development minimizes exposure to high noise levels and risk of aircraft accidents.

The above Land Use policies reflect the community's input. (circle one)

5 4 3 2 1
Agree Somewhat Agree Disagree

Please share any comments:

Additional Comments:

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