



Stakeholders Committee
Meeting #9
 February 11, 2009

SUMMARY

ATTENDEES

Stakeholder Committee members present:

NAME	SEAT	NAME	SEAT
Jose Rodriquez	Community Org.	Isabel Betty Aguilera	Non-Res. Property Owner
Georgette Gomez	Community Org.	Evelyn Ruth Mitchell	Non-Res Prop Owner
Rachael Ortiz	Community Org.	Karl Johnson	Industry
Carlos Castaneda	Community Org.	Lee Wilson	Industry
Jennette Lawrence	Community Org.	Shaun Halvax	Indus. Owner/Rep.
Albert Duenas	Res. Property Owner	Rudolph Pimentel	Business Owner
Maribel Arellano	Res. Property Owner	Michael Poutre	Business Owner
John Alvarado	Res. Property Owner	David Duea	Business Owner
Diego Aguilera	Non-Res. Property Owner	Clifford Arellano	Business Owner
Norene Riveroll	Res. Tenant	Maria Martinez	Res. Tenant Alt
Mary Alvarado	Res. Tenant		

Ex-Officio members present:

NAME	SEAT	NAME	SEAT
Connery Cepeda	Caltrans	Andrea Hoff	Sandag
Paul Brown	Port District		

Stakeholder Committee members absent and excused:

NAME	SEAT	NAME	SEAT
Gloria Medina	Community Org.		

Stakeholder Committee members absent and not excused:

Antonia Garcia	Res. Tenant	Hilda Valenzuela	Res. Tenant
Ana Nayeli Castañeda	Res. Tenant		

Alternate members present/excused/not excused:

NAME	SEAT		
Patricia Cuevas	Res. Tenant	Present	
Ron Halik	Industry Rep.	Not Excused	
Lloyd Russell	Non-Res. Prop.Owner	Not Excused	

INTRODUCTION

On February 11, 2009, members of the Stakeholders Committee (Committee) of the Barrio Logan Community Plan Update process convened for their ninth meeting. The purpose of the meeting was: (a.) to review the summary of Meeting #8; (b.) to share results from the Charrette workshops, including the Common Elements map and draft Land Use Alternatives; (c.) to facilitate a discussion in response to the Common Elements map and draft Land Use Alternatives; (d.) and to discuss next steps in the Community Plan Update process.

MEETING FORMAT

The ninth Committee meeting occurred on February 11, 2009, from 5:30 p.m. to 8:00 p.m. at the Barrio Logan Plan Update Meeting Room located at 1625 Newton Avenue in San Diego. In addition to attending Committee members, approximately 70 community members attended the meeting. Upon entering the meeting facility, Committee and community members signed-in and received the following documents.

- Agenda
- Meeting #8 Summary Report
- Draft Land Use Alternatives
- Adopted Framework Planning Principles
- Barrio Logan Past Planning Efforts and Recommendations Matrix

Comment cards were also made available.

All meeting handouts, presentation materials and displays included English and Spanish languages. The proceedings included simultaneous language translation from English to Spanish using headset equipment. Professional translators provided this service.

Committee and community members provided comments and questions during the facilitated discussion. Andy Pendoley of MIG and Alberto Romero of the City of San Diego recorded attendees' comments and questions in English and Spanish languages on a large wallgraphic paper at the front of the room, which is attached as a photo-reduced copy at the end of this summary report.

Welcome and Introductions

Lara Gates, Project Manager with the City of San Diego welcomed everyone then introduced Esmeralda García of MIG, Inc., Project Manager for the consultant team. Ms. Gates then introduced Mr. Bill Anderson, Director of City Planning & Community Investment, who welcomed the group and thanked everyone for their participation. He explained that the proposed draft land use maps show three alternatives, the land use maps are preliminary and will continue to be refined through the community process. Ms. García then provided an overview of the agenda and led a round of self-introductions with the Committee members.

Review of Meeting #8 Summary Report

Ms. García led the audience through a review of the previous meeting's summary, and individuals, both on the committee and the public, were able to provide comments or changes to the document by marking their own agenda and handing them in to the city staff. There were no comments from the committee or general public.

Information Items – Results from Charrette Workshops

Ms. García next presented the results from the Charrette workshops, and specifically focused on the results of the Land Use Options exercise that took place on January 17, 2009. Ms. Garcia began by presenting the Common Elements map, a map that illustrates areas where past planning efforts, community feedback and the Land Use Options exercise indicate general agreement regarding the land uses. Committee members and community members provided the following comments and questions. Planning Team responses follow questions in *italics*.

Common Elements Map

- Presentation provided a good summary regarding points of consensus within community
- Map does not reflect the community's interest in having many uses north of Cesar Chavez Parkway
- What will the Greenway street design look like? –*Improvements along National Avenue will include more trees and improved connection for pedestrians and bicycles to downtown.*
- What happened to the Arts District? –*The details for the Arts District will be examined at the policy level and developed in the Community Plan Element discussion.*
- *The common elements map can be changed through the process of discussion. The common elements map is not final.*

Ms. García then went on to present three draft land use alternatives that were created in response to input provided by the community and stakeholder committee over the past nine months., including the July 2008 community workshop as well as the January 2009 multi-day charrette. Alternative A emphasized lower-scale housing to emphasize Barrio's community character over the creation of housing, and also encouraged office development. Alternative B emphasized high-scale housing in targeted areas, a wider mixture of employment opportunities, and a greater mixed-use development. Alternative C includes opportunities for affordable housing and created a clear, distinct buffer with diverse employment.

A new land use designation was also introduced for the primarily industrial areas called the International, Business and Trade designation (IBT). According to the City's General Plan, the IBT combines the uses permitted in both the Business Park and Light Industrial designations. The IBT allows single- and multi-tenant office, research and development, light manufacturing, and storage and distribution uses. According to the General Plan, it is appropriate to apply in portions of communities adjacent to the border, other ports of entry, or areas in transition to higher intensity industries.

Committee members and community members provided the following comments and questions about the three Alternatives, followed by comments and questions that were asked in general about all three Alternatives. Planning Team responses follow questions in italics.

Alternative A

- Best option because it limits commercial and industry
- North of Cesar Chavez there are no options beside residential and that is not reflective of the community's comments. There are uses in that area that the community would like to stay.
 - *Land use designation is residential but still allows commercial on edges of the street.*
- Parking does not affect the land uses but it will be discussed in the policies of the alternatives.
- Increase density near the trolley
- Do not change height limitations
- Keep Boston residential
- Protects single-family homes
- Like the park location near the school
 - supports community
 - allow use by children only and keep safe
 - potential to create on school property?
 - safety concerns: rail/truck emissions/homeless
- Does this plan preserve retail on north Newton? –*Current users will not be forced out.*
- I.B.T. near Boston presents health issues because of heavy trucks in the area –*Uses in this area can be defined more precisely to make it safer.*
- How do we replace lost industrial once its gone
- Existing non-conforming uses are allowed to stay.

Alternative B

- Single family detached homes will look incompatible with 4-5 stories in current residential areas and parking is also not being addressed in the implementation of higher height limitations.
- Increasing density needs to also include increased infrastructure like parks space
- Reduce air impacts
- Keep industrial uses flexible
- Reduce light industry
- Don't place people near industry
- Protect single-family homes
- Need supportive infrastructure

- Park site near Chollas Creek will pose health and safety risks
- What will be the heights of offices? –*This is yet to be determined.*
- Can live/work potentially be built in areas designated mixed-use? –Yes.
- Mixed-use and residential south of Chicano Park will create too much traffic. Make uses more consistent

Alternative C

- No comments made

General

- Protect our children
- Consider historic district
- Protect single family dwellings
- Parking
 - Where is the parking? –*Parking is not a land use so it will instead be addressed later in policies.*
 - Consider lower parking requirements
 - Provide employee parking
 - Alternative A provides for less problems with parking in the area
- Need economic analysis
 - Historic losses
 - Future gains
- Main/Harbor
 - Ensure that it is compatible with Mercado
 - No more light industrial
 - Employee parking
 - Transition zone – buffer
 - Green building design
- IBT
 - What is the Industrial Business and Trade designation (IBT)? –*This zone includes port uses and light industry, height is not yet determined.*
 - Provide better definition of IBT
- Greater focus on security
- Park adjacent to Perkins Elementary is a necessity
- Park should not be open to the public
- Consider increase in traffic from increased in industrial land uses
- Need strong transition zone/buffer
- Promote green building design
- Need greater consensus on where to locate new parks
- Down-zoned property hurts property owners; new heights will help
- What will happen to existing uses? –*This will depend on final decision.*
- Will there be more options provided in the residential area around Boston? –*This is what we want to here from the community*
- Proposed land uses in preferred alternative should be consistent with the character of new projects

- Why is the parcel at 32nd and Main being changed? –*This is open to discussion at future meetings.*
- What will happen at the Beardsley/Newton interchange? –*We will provide more info at future meetings.*
- What will the impacts be of three-four story buildings and increased water traffic on community health? –*An environmental impact study that provides answers regarding these impacts will be conducted.*
- On Main near the Boston residential area mixed use means mixed residential and commercial not commercial and industrial. This needs to be recognized.
- To preserve community character we have to preserve single family dwellings.
- Main Street west of 32nd should not include more light industrial. Light industrial should be placed in the Dalbergia Area.

Next Steps

Ms. Gates thanked everyone for their participation and Ms. García reminded everyone of the date for the next Stakeholder Committee meeting, scheduled March 11, 2009, Agenda topics will include:

- Continued Discussion on Land Use Alternatives

Non-Agenda Public Comment

There were no public comments.

CLOSE

Ms. García closed the meeting by thanking Committee and community members for attending.

ADDITIONAL PUBLIC COMMENTS

There were no comments submitted via comment cards. Comment cards submitted at past meetings are on file at the City of San Diego and are available for viewing during normal office hours. Please contact Lara Gates at 619-236-6006 to set up a time to view the actual cards.