



Stakeholders Committee
Meeting #5
September 30, 2008

SUMMARY

ATTENDEES

Stakeholder Committee members present:

- | | |
|-----------------------|----------------------|
| Diego Aguilera | Shaun Halvax |
| Isabel Betty Aguilera | Jeannette Lawrence |
| John Alvarado | Maria Martinez |
| Mary Alvarado | Rachael Ortiz |
| Maribel Arellano | Mike Poutre |
| Carlos Castaneda | Norene Riveroll |
| Ana Nayeli Castañeda | Ramon Chunky Sanchez |
| Albert Dueñas | Jim Torti |
| Antonia Garcia | Hilda Valenzuela |
| Georgette Gomez | |

Stakeholder Committee members not present:

- | | |
|-------------------|----------------------|
| John Alvarado | Karl D. Johnson |
| Clifford Arellano | Gloria Medina |
| Laura Benson | Evelyn Ruth Mitchell |
| Jeff Bentley | Maria Moya |
| David Dueda | Jose Rordriguez |
| Herlinda Flores | Lee Wilson |

Ex-Officio members present:

- | | |
|-----------------------|---------------------|
| Andrea Groves, Sandag | Tina Casgar, Sandag |
| Walter Hom, US Navy | |

Ex-Officio members not present:

- | | |
|--------------------------|----------------------------|
| Dr. Anthony Beebe, SDCCD | Dr. Arun Ramanathan, SDUSD |
| Connery Cepeda, Caltrans | Reynaldo Pisaño, SSDPC |
| Lucy Contreras, CCDC | Dan Wilkens, SDUSD |
| Linda Clark, SDUSD | |

INTRODUCTION

On September 30, 2008, members of the Stakeholders Committee (Committee) of the Barrio Logan Community Plan Update process convened for their fifth meeting. The purpose of the meeting was: (a.) to review the summary of Meeting #4; (b.) to hear a brief presentation on Existing Land Use, Planned Land Use and Zoning maps; (c.) to participate in a focused discussion on land use and housing; (d.) and to discuss next steps in the Community Plan Update process.

MEETING FORMAT

The fifth Committee meeting occurred on September 30, 2008, from 5:30 p.m. to 7:30 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 168 community members attended the meeting. Upon entering the meeting facility, Committee and community members signed-in and received the following documents:

- Agenda
- Meeting #4 Summary Report
- General Plan Guiding Principles Matrix
- Planning Principles Framework Diagram
- Existing Land Use Map
- Planned Land Use Map
- Zoning Map

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. Esmeralda García introduced Vicki Estrada of Estrada Land Planning, who served as co-facilitators for the meeting. Ms. García then provided an overview of the agenda and led a round of self-introductions with the Committee members.

Overview of Existing Land Use, Planned Land Use and Zoning Maps

Ms. García referred to the maps posted to the wall describing Existing Land Use, Planned Land Use and current zoning. She explained the differences between the three maps and proceeded to review the various colors depicting the various land uses in Barrio Logan. She explained to everyone that the maps would be used as a tool to start formulating land use alternatives that aim at improving the community.

Focused Discussion by Committee and Community – Land use and Housing

Building on the overview of the Planned Land Use and Zoning maps, Ms. García facilitated a discussion on the topic of land use and housing. Ms. García reviewed with the group the priorities that the community identified such as affordable housing, local serving business, plaza and others. She asked the group to consider where they would like to see these uses, what should they be next to or not. Committee and community members provided the following comments, which have been divided into the broad themes. During the discussion Committee members also requested additional information that will help in their decision-making process as the plan update begins to develop the land use alternatives and ultimately in providing an advisory recommendation on a preferred land use alternative. These additional needs items are listed in the data needs section below.

Land Use

- Consider the contradictions on the ground versus allowed
- Maintain small scale of existing community
- Remove polluting uses
- Maintain lower heights – 3 stories maximum

Compatibility

- Industrial and residential are not compatible
- Concentrate industrial uses at south edge of the community (South of 32nd Street)
- Relocate industrial uses in neighboring jurisdictions
- Convert the following existing uses that are north of 32nd Street to more valuable uses:
 - Truck yards/towing
 - Recyclers
 - Auto dismantlers
 - Service yards
 - Welding
 - Chemicals/paint/steel
- Define appropriate buffer zones and transition zones
 - Keep residential 4 blocks away from highway
 - Use landscaping for transitions
- Promote only residential uses in Barrio
- Incompatible industrial uses impact pedestrian safety
- Industrial uses do not promote community life
- Protect community and children's health

Housing

- Support re-zone for new affordable housing site located in the 1600 block of Newton Avenue

- Provide low-income housing
- Allow for multi-family housing
- Enable current residents to purchase affordable-restricted housing
- Avoid single room occupancy (SRO) units; allow studio apartments
- Build affordable housing that serves our current community
- Balance with market-rate housing to support viability of affordable housing
- Need economic plan to ensure that what is planned can actually be implemented and is realistic.
- Clarify true costs for building affordable housing.
- Require higher affordable housing requirements and density
 - Meet needs of current residents
 - Opportunities for very-low income residents
 - Consider Section 8 subsidies as a strategy to provide more affordable housing

Other

- Preserve our community and cultural heritage
 - Architecture
 - Landscape
 - People
- Listen to the community's voices!
- Include the community in decision-making
- Connect new development to our history and arts
- Education and arts are important for our youth

Data Needs

- Current land inventory
- Zoning in neighboring areas
- List of Caltrans right-of-way and other government agencies
- Examples of policy and regulatory tools uses to phase out/remove uses- are there sunset regulations?
- Current height limits

Next Steps

Ms. Gates thanked everyone for their participation and Ms. García reminded everyone of date for the next Stakeholder Committee meeting, scheduled October 14, 2008, for which the topic areas will include:

- Historical Resources/Preservation and Archaeology
- Transportation/Mobility

The goal for these focused discussions will be to continue to develop a set of planning principles that will be used as a framework to begin developing the land use alternatives for consideration in the updated Community Plan.

Non-Agenda Public Comment

Interested Committee members and audience members were given two minutes to speak on non-agenda items. Following are their comments:

- Understand ballot measure – Proposition B would compromise the work of the Community Plan Update
- Link the Barrio Community Plan Update to General Plan
- Create opportunities to keep current residents Barrio
- Call up Committee alternates to substitute absent primary members
- Clarify true costs to build affordable housing

CLOSE

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

ADDITIONAL PUBLIC COMMENTS

There were no written comments submitted for this meeting.