



THE CITY OF SAN DIEGO

June 5, 2009

Dear Barrio Logan Plan Update Stakeholder Committee Member:

This letter summarizes the results from the May 13, 2009 Barrio Logan Stakeholder Committee (BLSC) meeting and addresses the need to perform more technical analyses prior to returning to the BLSC for further input on Environmental Impact Report (EIR) alternatives. As such, the **June 10, 2009 and July 8, 2009 BLSC meetings will be postponed** until the results of the analysis is available later this summer.

At the May 13th BLSC meeting, the City requested that the BLSC provide a recommendation on the type and intensity of land uses that should be studied as part of the EIR. At that meeting, a number of BLSC members requested additional clarification and a consensus was not achieved. City staff believes there is general consensus regarding most of the community plan area and there are only a few remaining issue areas within the plan update boundaries. The areas where various alternatives were provided are where staff believes consensus has not been reached, in particular the areas along Main Street within the transition zone. Other areas where staff heard differing opinions include the area along the east side of Logan Avenue where a live/work designation is proposed, as well as certain parts of the community where the potential for 4-5 story buildings exists (note: that could be achieved by-right, or by density bonuses in exchange for affordable housing, transfer of development rights to save historic buildings, or extraordinary sustainability features).

Areas with a lack of Consensus

City staff clearly heard that, at this point in the process, a majority of BLSC members favor a scenario that eliminates light industrial, warehouse and distribution uses in all locations north of 26th Street and west of Newton Avenue to avoid impacts.

These uses are allowed by Barrio's current zoning and would be allowed under the International Business and Trade (IBT) or another light industrial designation. City staff understands that some industrial businesses and land owners in these areas affected are concerned that the non-industrial land uses currently proposed would constrain their operations and ability to obtain financing to improve their properties while they are still being used as grandfathered, "previously conforming" industrial uses. They are concerned that they would eventually be forced out, taking the jobs they provide elsewhere, without a strategy for relocation.



City Planning and Community Investment

202 C Street, MS 4A • San Diego, CA 92101-3864

Tel (619) 235-5200 Fax (619) 533-5951

Port District Transition Zone Policy

Since the inception of the plan update process, it has been understood by City staff that all interested parties agree that buffering land uses are needed in the transition areas between the industrial activities that occur on the Port tidelands properties and the residential areas within the community. In response to community and business concerns, the Unified Port District adopted a policy in 2008 that provides recommended land uses for this area that is generally located west of Main Street, over to 26th Street and up to Boston Avenue. Allowable uses recommended as part of the Port's transition zone policy includes but is not strictly limited to: "office space and green belt area adjacent to residential areas, bordering streets, transit corridors and boulevards, parking and high-quality maritime administrative office facilities." City staff clearly understands the effort by the community and port business entities that went into creating this policy and is taking the recommendations into consideration as part of the development of what should be allowed as part of the new land use plan.

Additional Technical Data and Analysis

At this stage in the process, during refinement of the options and prior to preparing the draft Environmental Impact Report (DEIR), staff believes that additional technical and economic data is needed to more specifically evaluate and, to the extent possible, quantify the impacts of the various land use scenarios. This will enable staff and community members to make informed recommendations about the community plan itself, consider what scenarios should be addressed in the EIR, and answer questions anticipated during the hearing process as to why certain land use options were recommended or rejected, on technical grounds. Technical analysis that will be performed over the next two months will include the following:

- a) Studying traffic impacts related to the latest land use scenarios and alternatives;
- b) Studying truck traffic impacts specifically related to the latest land use scenarios and alternatives;
- c) Assessing air quality impacts that result from the traffic, truck traffic, and the proposed land uses for each scenario;
- d) Evaluating potential jobs and wages associated with each scenario;

- e) Conducting a feasibility assessment associated with each scenario, including market absorption ranges and residual land value generated for certain development types;
- f) Evaluating tax increment generated for new public facilities and affordable housing in Barrio associated with each scenario; and
- g) Assessing the capacity to implement other community plan goals, such as relocating industrial uses out of the residential neighborhood areas and preserving historical homes or districts by transferring development rights.

City staff and the consultant team will evaluate the base plan for which there is general consensus -- typically the areas outside of the transition zone. This base plan removes light industrial and warehouse/distribution uses from the residential areas outside of the transition zone. This base plan also includes the live/work 4-5 story option since it is the most intense residential use in terms of automobile trips. The DEIR will evaluate this option and if a lower height is determined to be more appropriate once the technical analysis is considered, then the information will be available to determine the lower height limit and accompanying residential densities.

Transition Area Alternatives

The base plan will include two alternative scenarios for the transition areas; generally along Main Street, south of Sampson Street, to 32nd Street. The following two scenarios will be based on the alternatives that were presented to the BLSC during the May 13th meeting and the feedback provided by the group. These scenarios will be studied further and the results presented to the Stakeholder Committee for more input into the EIR alternatives.

Scenario A: Eliminates all light industrial and warehouse/distribution uses in the transition area.

The two alternatives include:

- Commercial retail in the buffering blocks
- Mixed-use commercial office-retail in the buffering blocks

Scenario B: Allows light industrial and warehouse/distribution uses in selected buffering areas.

The two alternatives include:

- IBT
 - Allows light industrial and warehouse/distribution uses by right
 - More restrictive than the existing zoning
 - Also includes office and research and development

- Other Land Use designation such as the General Plan's Business Park land use designation
 - Allows buffering business park employment uses
 - Limits light manufacturing and warehouse/distribution uses

In addition to the options listed below, the team will also analyze existing land use and zoning.

Neighborhood Village Designation

At the May 13th meeting, a number of BLSC members requested the definition of the General Plan's Neighborhood Village designation that was presented to the community on the revised land use map. BLSC members also requested how this land use designation was applicable to Barrio Logan. In order to provide additional information and clarification, City staff has created the attached fact sheet that pertains to the Neighborhood Village designation and how Barrio Logan's community character reflects the Neighborhood Village policies.

CEQA Analysis

Following the technical analysis, City staff will return to the BLSC to review the results of the studies in order to allow the BLSC members to evaluate the technical aspects of each scenario and discuss alternatives to be addressed in the EIR. City staff anticipates that the draft EIR will, at a minimum, analyze the scenario preferred by most residents that eliminates all light industrial and warehouse/distribution uses in the transition buffer areas. However, City staff is required to analyze alternatives under CEQA. Therefore, based on the technical studies, City staff will formulate the DEIR alternatives and decide the level of detail to which they will be analyzed for CEQA purposes after receiving input at the August 12, 2009 BLSC meeting.

If you have any questions, please feel free to contact Lara Gates, Barrio Logan Plan Update project manager at 619-236-6006 or at lgates@sandiego.gov.

Sincerely,



William Anderson, Director
City Planning & Community Investment



Lara Gates, Project Manager
City Planning & Community Investment