Barrio Logan Community Plan Update
November CPG Meeting

November 18, 2020
# Purpose of Tonight’s Meeting

<table>
<thead>
<tr>
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<th>Purpose</th>
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<tr>
<td>1</td>
<td>Recap the October Meeting Input</td>
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<td>2</td>
<td>CPG Discussion/Comment/Vote on Agreement Land Uses</td>
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<td>3</td>
<td>Discuss Residential Densities to consider in the Agreement Area</td>
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<td>4</td>
<td>Allow for Public Comment</td>
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<td>5</td>
<td>Outline the Schedule and Next Steps</td>
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Proposal would prohibit *new* industrial uses in the Focus Area.
Existing Uses
• Industrial, warehouse, parking lot uses

1978 Plan Allows
• Industrial uses

2020 Proposed
• Marine-oriented Commercial (no residential)
Existing Uses
• Industrial uses, parking lot uses, Woodbury University

1978 Plan Allows
• Industrial Uses

2020 Proposed
• Community Commercial (no residential)
Existing Uses
• A mix of industrial, commercial, and residential uses

1978 Plan Allows
• Residential, Commercial, and Industrial uses

2020 Proposed
• Neighborhood Commercial (allow residential)
Existing Uses
• Single family and multifamily residences

1978 Plan Allows
• Exclusively Residential Uses

2020 Proposed
• Residential
Existing Uses
• Metal processing and recycling yard

1978 Plan Allows
• Residential, Commercial, and Industrial uses

2020 Proposed
• Neighborhood Commercial (allow residential)
CPG Discussion / Public Comment

CPG Vote on Land Uses
Residential Density Discussion
• Land Use and Zoning
  Regulations control
    • Building bulk and scale
    • Building orientation
    • Density

• Density is the amount of residential development typically measured in dwelling units per acre (du/ac)
• Current plan allows residential up to 29 DU/Acre*

*Residential allowed as shown in purple and yellow in Agreement Area
Row Homes Characteristics

- 15-25 DU/AC
- 2 Stories
- Alley Parking

Stacked Flats Characteristics

- 25-30 DU/AC
- 2-3 Stories
- Courtyard Parking
Example Building Types

Wrap Characteristics
- 40-60 DU/AC
- 3-4 Stories
- Structured Parking

Podium Characteristics
- 40-60 DU/AC
- 3-4 Stories
- Structured Parking
Examples of approximately 29 du/ac

Examples of approximately 44 du/ac
### Land Use Comparison

<table>
<thead>
<tr>
<th>2013 Draft Plan</th>
<th>2020 Proposed Agreement</th>
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| Allow: Neighborhood/Community Commercial Uses  
  • Commercial services and retail  
  • Restaurants and Services | Allow: Neighborhood Commercial  
  • Retail Shops  
  • Commercial Offices  
  • **Residential Uses** and Open Space |
| Density Range Studied  
  • Up to 29 du/acre | Options for consideration:  
  1. Medium Density (up 29 du/ac)  
  2. Medium High (up to 44 du/ac) |
### Land Use Comparison

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<thead>
<tr>
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<tr>
<td>Allow: Residential Uses</td>
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<tr>
<td>• Single-family and multifamily housing in a low-medium density range (10-14 units per acre)</td>
<td>• No density range specified</td>
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<td>Density Range Studied</td>
<td>Options for consideration:</td>
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<td>• 10-14 du/acre</td>
<td>1. Medium-Low Density (10-14 du/ac)</td>
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<td>2. Medium Density (up to 29 du/ac)</td>
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<td>Land Use Comparison</td>
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<td><strong>2013 Draft Plan</strong></td>
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<td>Allow:</td>
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<td>Heavy Commercial Uses</td>
<td>Neighborhood Commercial</td>
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<td>• Commercial services and</td>
<td>• Retail Shops</td>
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<td>including vehicular</td>
<td>• Commercial Offices</td>
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<td>sales and services</td>
<td>• <strong>Residential Uses</strong></td>
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<td>Density Range Studied</td>
<td>and Open Space</td>
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<td>2. Medium-High Density (up to 44 du/ac)</td>
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CPG Discussion and Public Comment
Online Survey – Planbarrio.org

3. Please select one or more uses that should be allowed in the area shown in the map below:

Choose as many as you like

Key:
1. Maritime Commercial (no residential) which includes marine-oriented commercial uses and services that cater to maritime industries.
2. Community Commercial (no residential) which includes a wider range of retail and commercial service uses that serve the community.

Open Until November 30th

BLCPG Regular Meetings
Upcoming CPG Meeting Topics

BLCPG Meeting Topics

- TONIGHT
  - MOU Land Uses and Residential Densities
- Dec
  - Mobility Discussion
- JAN
  - Present Draft Plan

Final Draft Community Plan
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*Timeline based on land use changes presented in the Workshop. Any additional changes could require additional analysis.*
How to Stay Involved

Project Webpage

https://www.planbarrio.org/

Contact Us

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