Barrio Logan Community Plan Update
Online Workshop

October 7, 2020
While We Are Waiting to Start...

- Please send comments or questions using the chat feature.
While We Are Waiting to Start...

• We recommend you use the full screen or fit to window mode for optimal viewing. To make full screen, double-click the screen or click Start Full Screen in the upper right corner.

• Workshop will be recorded and posted on the website.

• If you have trouble logging into Zoom or using features, email mprinz@sandiego.gov for assistance.
Tonight’s Team

Michael Prinz  
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City of San Diego  
MPrinz@sandiego.gov

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Senior Planner  
City of San Diego  
lkeaveney@sandiego.gov
Introductory Remarks
Councilmember Vivian Moreno
# Purpose of Tonight’s Workshop

1. Provide background on the Community Plan
2. Address the Agreement prepared by the Stakeholders
3. Discuss the Land Uses being considered
4. Outline the Timeline and Next Steps
5. Preview the Community Survey
Why Update the Plan?

- Identify land uses consistent with the General Plan
- Address mobility and access to public space
- Provide design guidance for new development
- Celebrate Barrio Logan’s arts and culture
Why Update the Plan?

- Update one of the oldest Plans in the City
- Update land uses to separate residential and industrial uses

1978 Barrio Logan Adopted Land Uses

- Mercado District
- Residential Use
- Commercial Use
- Commercial/Residential Use
- Light Industry/Commercial
- Public/Quasi-Public
- Exclusively Residential
- Residential/Commercial/Industrial
- Exclusively Industrial
- Parks and Open Space
- Military Use
- Right-of-Way
- Railroad Right of Way
- Port Tidelands
• Update started in April 2008

• 33-member Stakeholder Committee formed

• Over 50 meetings held with the community and affected stakeholders

• 2 refined land use scenarios resulted were equally evaluated
• Eliminate future residential/industrial conflicts through land use and zoning;

• Establish a village area and increase housing opportunities;

• Incorporate a “Transition Zone” to buffer industry and residences;

• Retain the waterfront’s employment role.
• Five neighborhood areas established in 2013 Plan

• Specific land use recommendations for each area

• Based on existing land use pattern
- Promoted mixed-use development
- Identified parks and public spaces
- Established multi-modal connections
Planning Department

- Emphasized small-scale infill development
- Identified opportunities for live/work units
• Maintained residential along Boston Avenue

• Identified commercial uses along Main Street
• Emphasized maritime-industrial jobs

• Designated industrial uses to promote a strong economic base
• Provided a transition between heavy industrial uses and the Barrio Logan community

• Designated for community commercial use

• Prohibited Residential Use
Planning Department

2013 Land Use Build Out

13,500 Residents

3,800 Housing Units

Barrio Logan Land Use Map (2013) [Adopted/Rescinded]
2013
CPU adopted and Programmatic Environmental Impact Report (PEIR) certified by City Council

2014
CPU repealed by referendum. The repeal did not include the certified PEIR.

2019
The CPG, Environmental Health Coalition, and the Ship Building/Repair Industry met to identify CPU changes

2020
Planning Department worked with CPG on approach for the CPU process.
Barrio Logan Land Use Map

Legend
- Mercado District
- Residential Use
- Commercial Use
- Commercial/Residential Use
- Light Industry/Commercial
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1978 Land Use Map (Current Plan)

2013 Plan Update Land Use Map (Rescinded by Referendum)
• Address area of conflict that resulted in referendum

• Identify transition of uses from Port/Naval Base to residential community

• Allow for maritime commercial operations next to Port
Proposed Land Uses

I. Maritime Commercial

II. Community Commercial

III. Neighborhood Commercial

IV. Boston Avenue Residential

FIGURE 1: BARRIO LOGAN AREAS (Refer to MOU for details)
FEBRUARY 10, 2020 (DRAFT)
Proposal would prohibit *new* industrial uses in the Focus Area.
Existing Uses

• Industrial, warehouse, parking lot uses

1978 Plan Allows

• Industrial uses
<table>
<thead>
<tr>
<th>Land Use Comparison</th>
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</thead>
<tbody>
<tr>
<td><strong>2013 Draft Plan</strong></td>
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<tr>
<td><strong>Allow:</strong></td>
</tr>
<tr>
<td>Community Commercial Uses</td>
</tr>
<tr>
<td>• Commercial services that cater to the maritime industry</td>
</tr>
<tr>
<td>• Commercial offices</td>
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<tr>
<td><strong>Prohibit:</strong></td>
</tr>
<tr>
<td>• Industrial Uses</td>
</tr>
<tr>
<td>• Residential Uses</td>
</tr>
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</table>
Existing Uses

• Industrial uses, parking lot uses, Woodbury University

1978 Plan Allows

• Industrial Uses
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<tr>
<td>Neighborhood Commercial Uses</td>
<td>Community Commercial Uses</td>
</tr>
<tr>
<td>• Retail Shops</td>
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<tr>
<td>• Restaurants and Services</td>
<td>• Commercial Offices</td>
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<tr>
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<tr>
<td>• Industrial</td>
<td>• Industrial</td>
</tr>
<tr>
<td>• Residential</td>
<td>• Marine-oriented commercial</td>
</tr>
<tr>
<td></td>
<td>• Residential</td>
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</table>
Existing Uses

- A mix of industrial, commercial, and residential uses

1978 Plan Allows

- Residential, Commercial, and Industrial uses
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<tr>
<td>Neighborhood/Community Commercial Uses</td>
<td>Neighborhood Commercial</td>
</tr>
<tr>
<td>• Commercial services and retail</td>
<td>• Retail Shops</td>
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<tr>
<td>• Restaurants and Services</td>
<td>• Commercial Offices</td>
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<td>• <strong>Residential Uses</strong> and Open Space</td>
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Existing Uses
• Single family and multifamily residences

1978 Plan Allows
• Exclusively Residential Uses
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<td><strong>Allow:</strong> Residential Uses</td>
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</tr>
<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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<tr>
<td><strong>Prohibit:</strong></td>
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<tr>
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<td>• Industrial</td>
</tr>
<tr>
<td>• Commercial</td>
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Existing Uses

- Metal processing and recycling yard

1978 Plan Allows

- Residential, Commercial, and Industrial uses
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<tr>
<td>Heavy Commercial Uses</td>
<td>Neighborhood Commercial</td>
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<tr>
<td>• Commercial services and including vehicular sales and services</td>
<td>• Retail Shops</td>
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<td>• Commercial Offices</td>
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</table>
• Release survey to generate feedback on proposed land uses

• Begin technical analysis
## Community Plan Update Timeline

<table>
<thead>
<tr>
<th>2020</th>
<th>2021</th>
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<tbody>
<tr>
<td>Sept</td>
<td>Oct</td>
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<tr>
<td>Online Community Workshop &amp; Survey</td>
<td>Outreach</td>
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*Timeline based on land use changes presented in the Workshop. Any additional changes could require additional analysis.*
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

A Maritime Commercial (no residential) which includes marine-oriented commercial uses and services that cater to maritime industries.

B Community Commercial (no residential) which includes a wider range of retail and commercial service uses that serve the community.

Open Until November 6th

BLCPG Regular Meetings
How to Stay Involved

Project Webpage
https://www.planbarrio.org/

Contact Us
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(619)533-5931