

# Memorandum of Understanding

Environmental Health Coalition / Shipbuilding and Ship Repair Industry / Barrio Logan Planning Group

## BACKGROUND

The Barrio Logan Planning Group formed an Ad-hoc committee made up of members from the Environmental Health Coalition, the shipbuilding and ship repair industry and Barrio Logan Planning Group (BLPG). All parties agreed at the outset of the process that delaying the Barrio Logan Community Plan Update (BLCPU) is not in the best interest of the community.

The above parties came together and agreed that it was important to begin the Community Plan Update process for Barrio Logan. It was agreed that the current approved 1978 plan does not adequately address the current state of the community. The parties also agreed that the mixing of industrial and residential uses in the Barrio Logan community has proven to be un-healthy, and the plan update seeks to remedy this situation in the future.

Based on preliminary discussions with the city planning staff, the associated EIR from the 2013 plan remains in effect.

The above parties agreed to share a report of the work of this committee and this agreement at a BLPG meeting. The Parties seek to engage the BLPG in a discussion regarding the BLCPU and, if the BLPG is supportive, the Ad-Hoc Committee intends to meet with the Planning Director, District 8 City Councilmember and others at the City of San Diego to begin the update process.

## UNDERSTANDING

The Ad-Hoc group has agreed to the following definitions and requirements for the specific areas illustrated on the attached map (Figure 1):

- I. **Maritime Commercial Zone** – Defined as the area between and including the “dry side” of Harbor Drive to the “wet side” of Main Street, between Evans Street and 28th Street This area shall be applied a land use designation and zoning that would:
  - a. Allow specified marine-oriented commercial uses
  - b. Allow specified commercial uses.
  - c. Prohibit residential uses.
  - d. Prohibit heavy industrial uses.
  - e. Prohibit industrial & production uses including those listed in Table 1.
  - f. Prohibit new establishments requiring an APCD or Hazardous Material permit or specified in Table 1.
  
- II. A new establishment that desires to open in the Maritime Commercial zone would be precluded from operating if it requires an APCD or Hazardous Material permit; emits or generates any form of pollutant; proposes one of the prohibited uses included in Table 1 (page 2); indirectly contributes to an increase in emissions of pollutants; or poses a safety hazard to surrounding uses.

**Table 1. Prohibited Uses**

i.	Assembly plants	viii.	Dry cleaning plant
ii.	Automotive and allied services including:	ix.	Exterminating service
a.	Auto detailing	x.	Food processing
b.	Auto electronics installation & repair	xi.	Gasoline service stations
c.	Auto glass installation & repair	xii.	Hotel, motel
d.	Auto muffler installation & repair	xiii.	Hydraulic & pneumatic repair, marine & commercial
e.	Auto painting with accessory body & fender work	xiv.	Liquified natural gas dispensing
f.	Auto parts exchange	xv.	Liquified petroleum gas dispensing
g.	Auto pawn lot	xvi.	Lumber yard
h.	Auto radiator shop	xvii.	Machine shop
i.	Auto repair, major & minor	xviii.	Mattress repair & recovering
j.	Auto repair, mobile	xix.	Metal polishing
k.	Auto smog emissions station	xx.	Mineral resource extraction & processing
l.	Auto static inspection	xxi.	Outboard motor sales, service & repair
m.	Auto storage	xxii.	Painting of small parts & metal coating
n.	Auto towing	xxiii.	Plastic fabrication & extrusion
o.	Auto transmission repair	xxiv.	Recycling center
p.	Auto upholstery installation	xxv.	Refuse disposal truck & container facility
q.	Car wash	xxvi.	Repair of shop equipment
r.	Drive-in tune up shop	xxvii.	Scrap metal processing
s.	Gas sales	xxviii.	Sheet metal shop
t.	Motorcycle sales, leasing, rental and repair	xxix.	Tire rebuilding or recapping
u.	Trailer sales, leasing, rental and repair	xxx.	Tool & die shop
v.	Truck sales, leasing, rental and repair	xxxi.	Transportation terminals
w.	Used car reconditioning	xxxii.	Truck transportation facilities
x.	Van conversion services	xxxiii.	Used tire sales
iii.	Building materials sales & storage	xxxiv.	Warehousing & distribution
iv.	Cabinet and carpentry shops	xxxv.	Welding shop
v.	Chemical etching	xxxvi.	Wood sawing
vi.	Contractor's storage and equipment yard	xxxvii.	Wood truss fabrication
vii.	Drive-through restaurants		

- III. **Community Commercial Zone** – defined as the area between and including the “dry side” of Main Street, to the alley, from Evans Street to 28<sup>th</sup> Street. This area shall be applied a land use designation and zoning that would:
- a. Allow retail commercial uses, except those specified in Table 1 above.
  - b. Prohibit residential uses.
  - c. Prohibit marine-oriented commercial uses.
  - d. Prohibit industrial & production uses.
  - e. Prohibit new establishments requiring an APCD or Hazardous Material permit or specified in Table 1 above.

- IV. **Neighborhood Commercial** – Defined as the following areas:
- The area between the alley to the “wet side” of Newton Avenue, between Evans Street and 26th Street. And, the area between and including the “wet side” of Boston Avenue and the alley, between 26th Street and 28th Street.
  - The area between the “dry side” of Main Street and the alley, between 28th Street to 32nd Street.
  - The area between 32nd Street and Interstate 15, between the “dry side” of Main Street and Interstate 5.

These areas shall be applied a land use designation and zoning that would:

- a. Allow residential uses and open space.
  - b. Allow retail commercial uses, except those specified in Table 1.
  - c. Prohibit marine-oriented commercial uses.
  - d. Prohibit industrial uses.
  - e. Prohibit new establishments requiring an APCD or Hazardous Material permit or specified in Table 1.
- V. **Boston Avenue Residential Area** - Defined as the area between and including the “wet side” of Boston Avenue and the alley, between 28th Street and 32nd Street, has been identified as a unique residential area of the community and should be protected from incompatible uses. This area shall be applied a land use designation and zoning that would:
- a. Allow residential uses.
  - b. Prohibit retail commercial uses.
  - c. Prohibit marine-oriented commercial uses.
  - d. Prohibit industrial uses Including those listed in Table 1.
  - e. Prohibit new establishments requiring an APCD or Hazardous Material permit or specified in Table 1.

Due to their adjacency, the *Neighborhood Commercial #2 & #3* should be designated to allow for uses more compatible with the residential uses in the *Boston Avenue Residential Area*.

- VI. In all zones, expansion of an existing use that would be prohibited as a new use beyond 10% will be subject to a Conditional Use Permit.

The MOU has been agreed to by the following participants:



May 4, 2020

---

For the Environmental Health Coalition

Date



May 4, 2020

---

For the Shipbuilding and Ship Repair Industry

Date



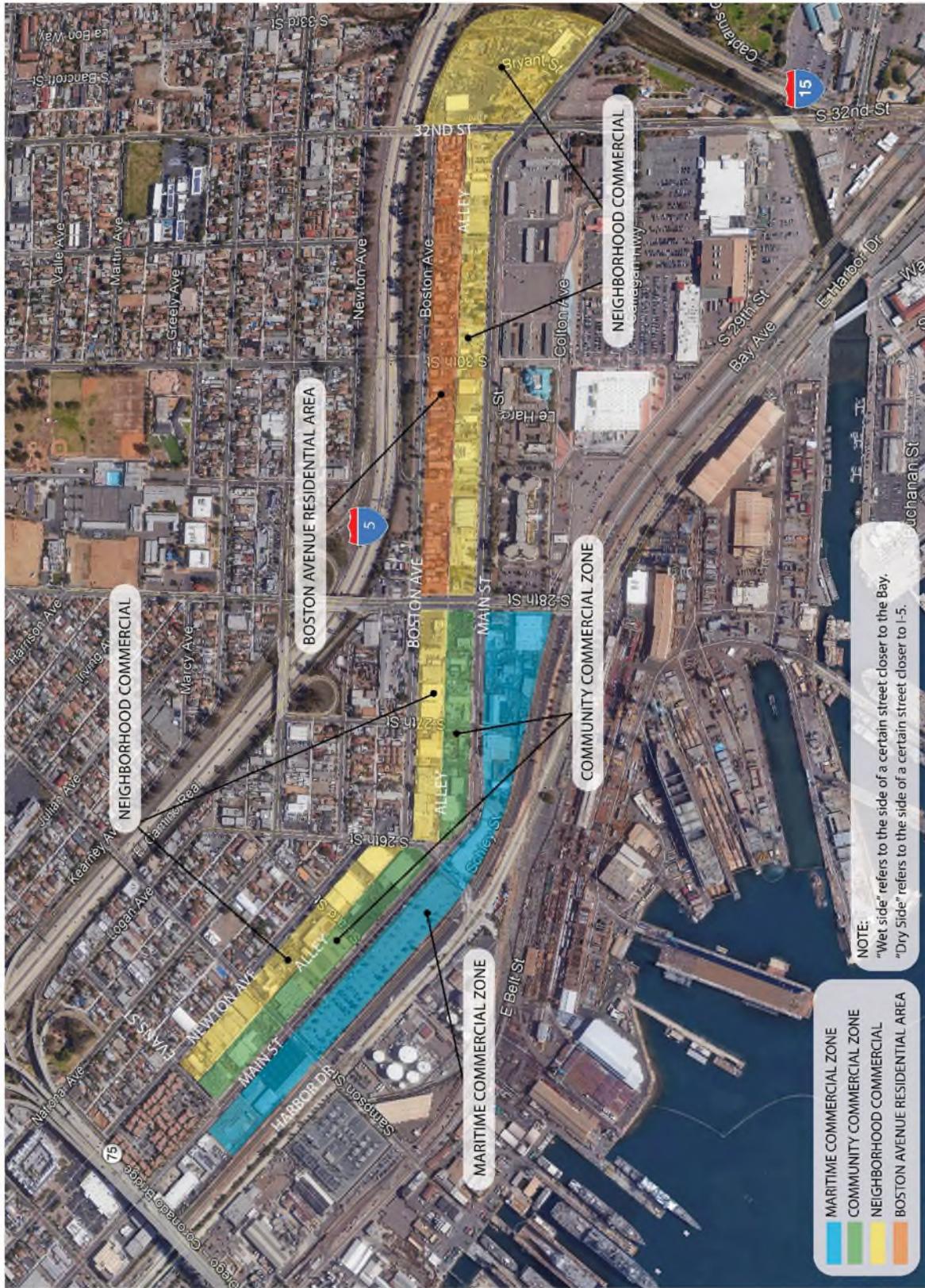
May 4, 2020

---

For the Barrio Logan Planning Group

Date

Figure 1: Barrio Logan Areas (see MOU for details)



**FIGURE 1: BARRIO LOGAN AREAS (Refer to MOU for details)**

FEBRUARY 10, 2020 (DRAFT)