

Barrio Logan Community Plan Update AB 617 Steering Committee

November 17, 2020

Presentation Outline

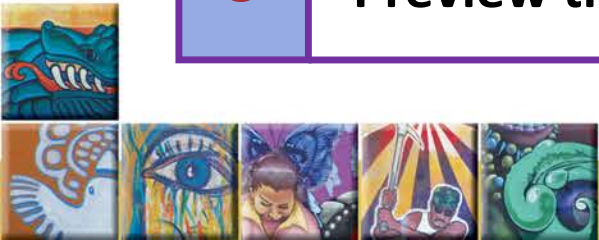
1 Provide background on the Community Plan

2 Address the Agreement prepared by the Stakeholders

3 Discuss the Land Uses being considered

4 Outline the Timeline and Next Steps

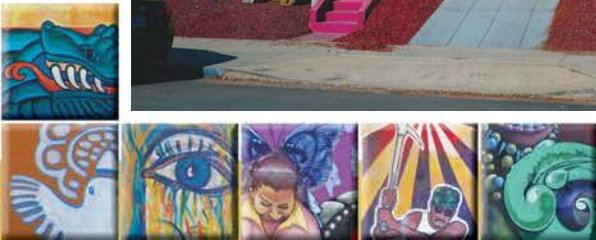
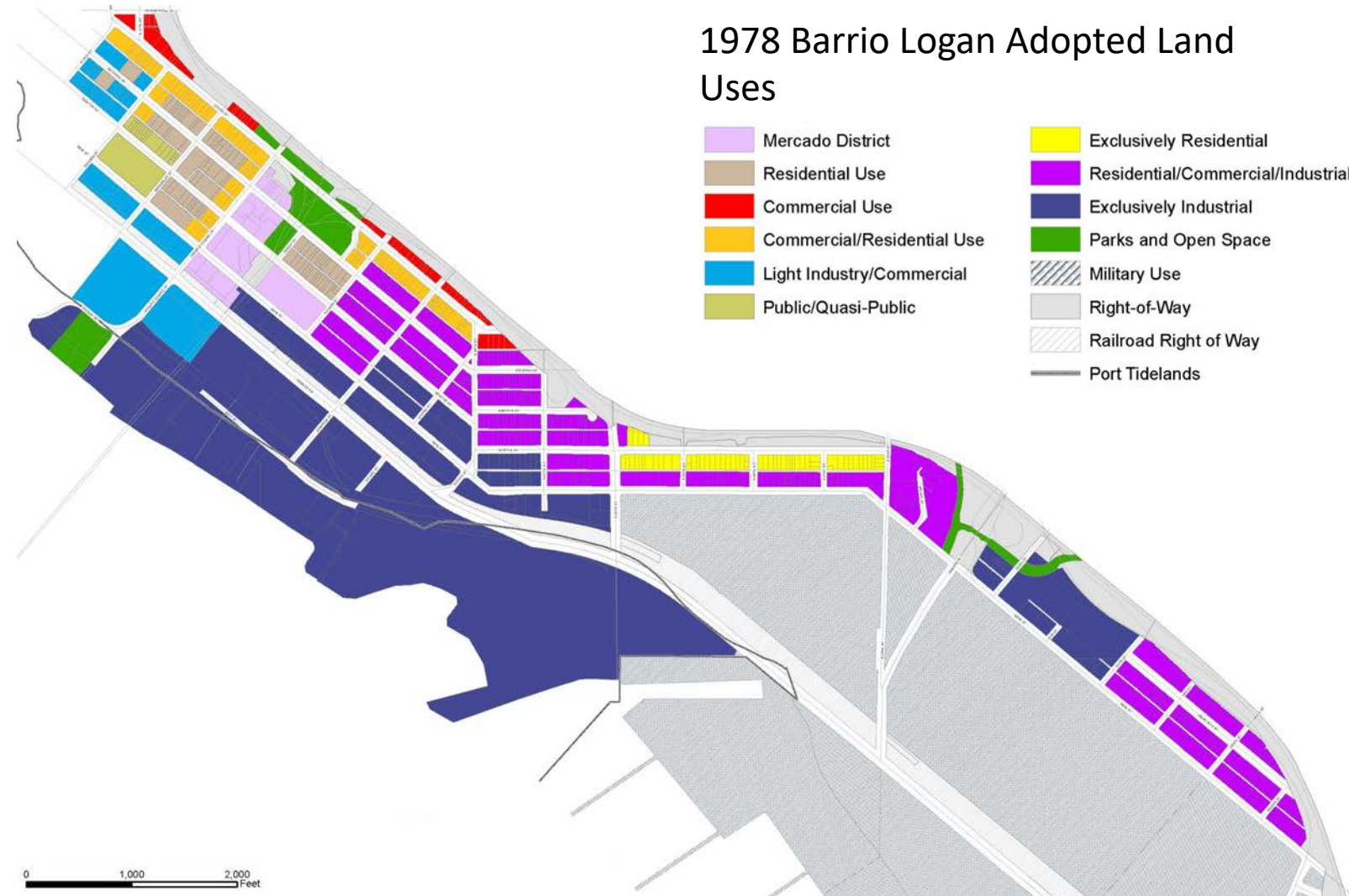
5 Preview the Community Survey



- 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



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



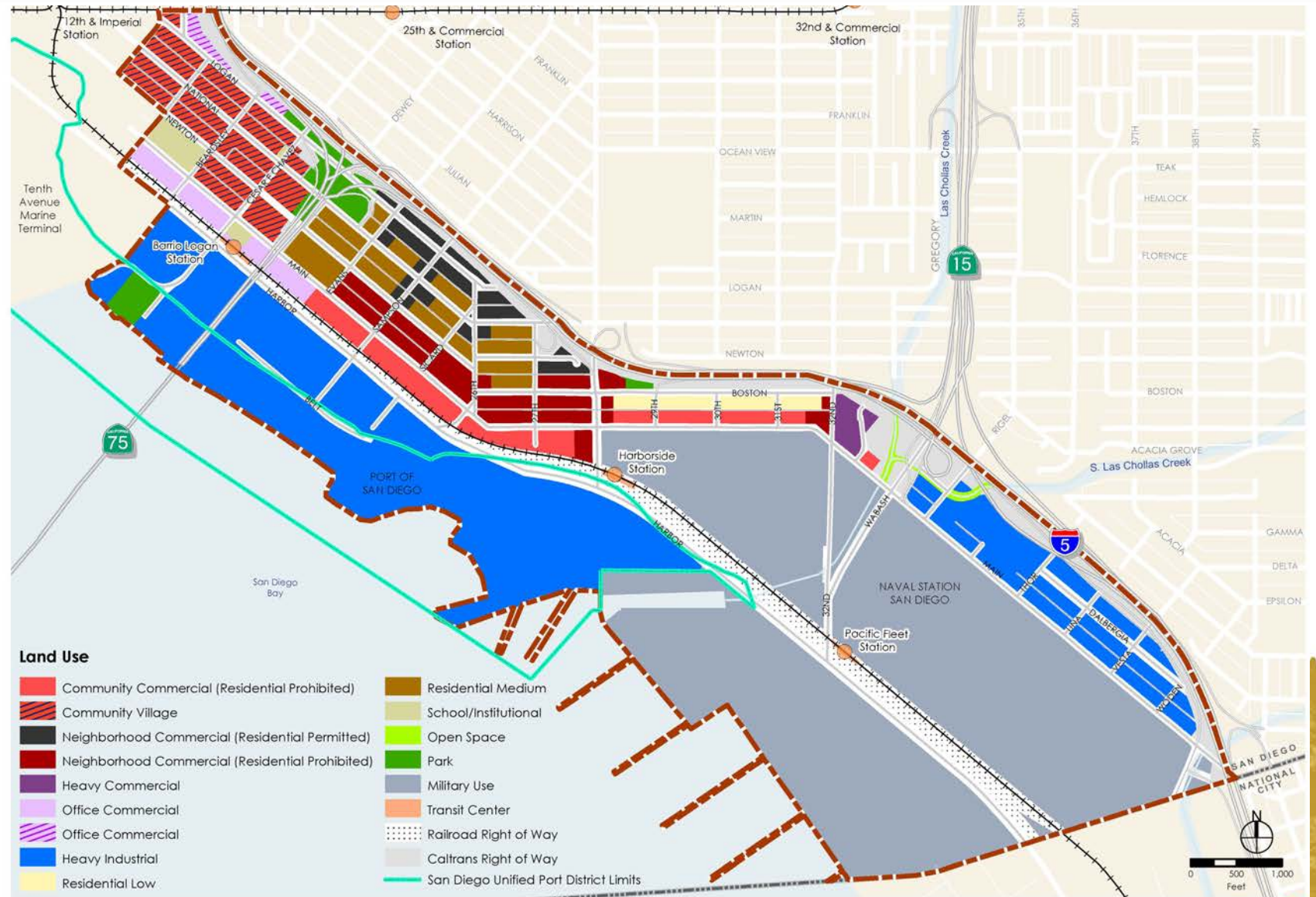
- Update started in April 2008
- 33-member Stakeholder Committee formed
- Over 50 meetings held with the community and affected stakeholders
- 2 refined land use scenarios resulted were equally evaluated



- 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.



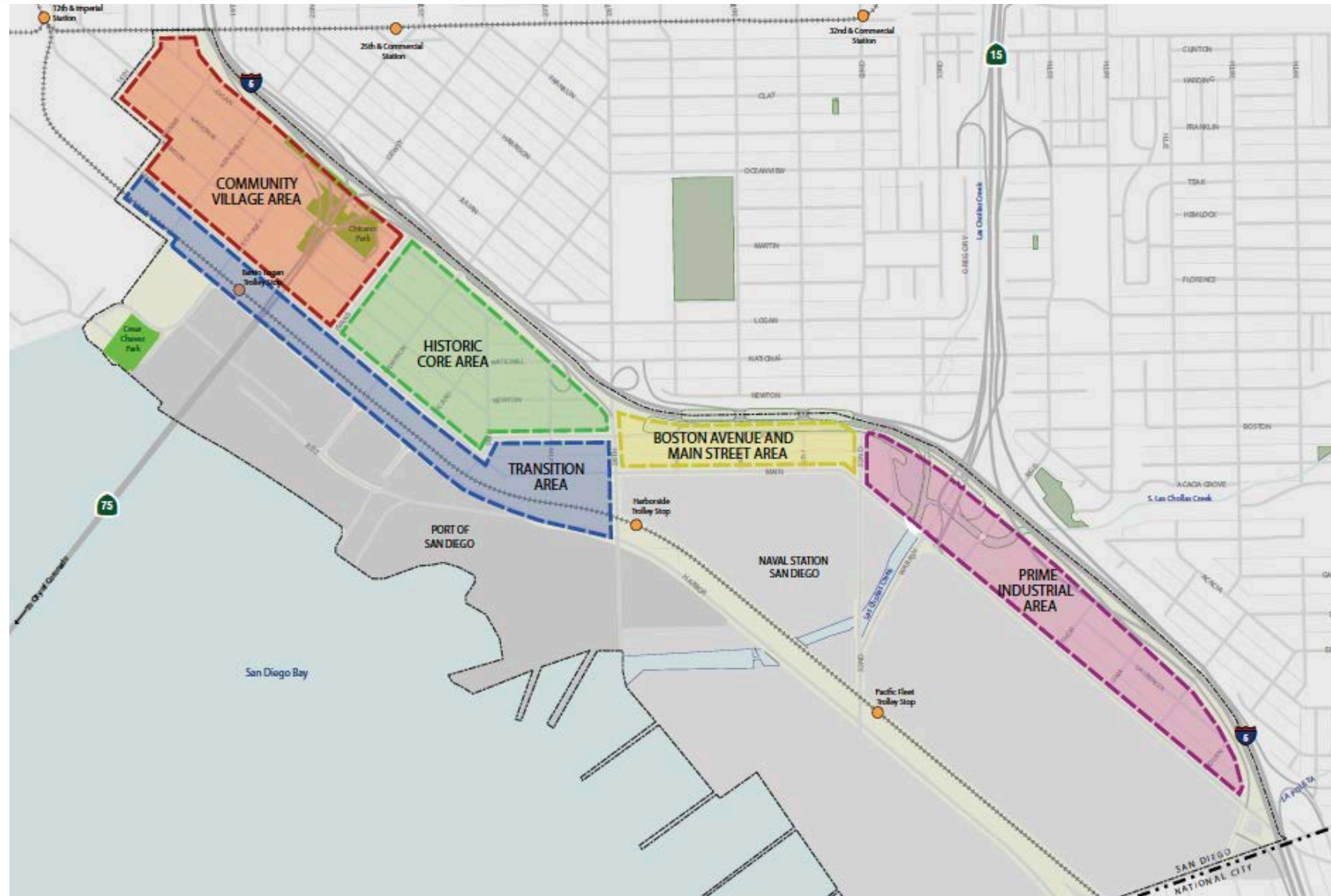
- Established a village area to increase housing opportunities
- Incorporated a “Transition Zone” to buffer industry and residences



Barrio Logan Land Use Map (2013) [Adopted/Rescinded]



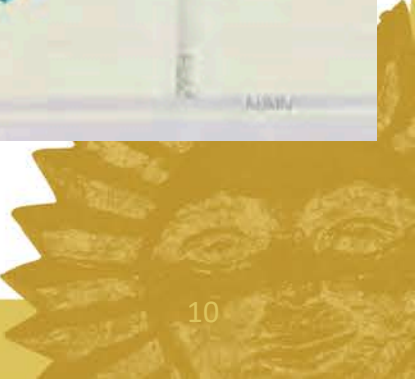
- Five neighborhood areas established in 2013 Plan
- Specific land use recommendations for each area
- Based on existing land use pattern



- Promoted mixed-use development
- Identified parks and public spaces
- Established multi-modal connections



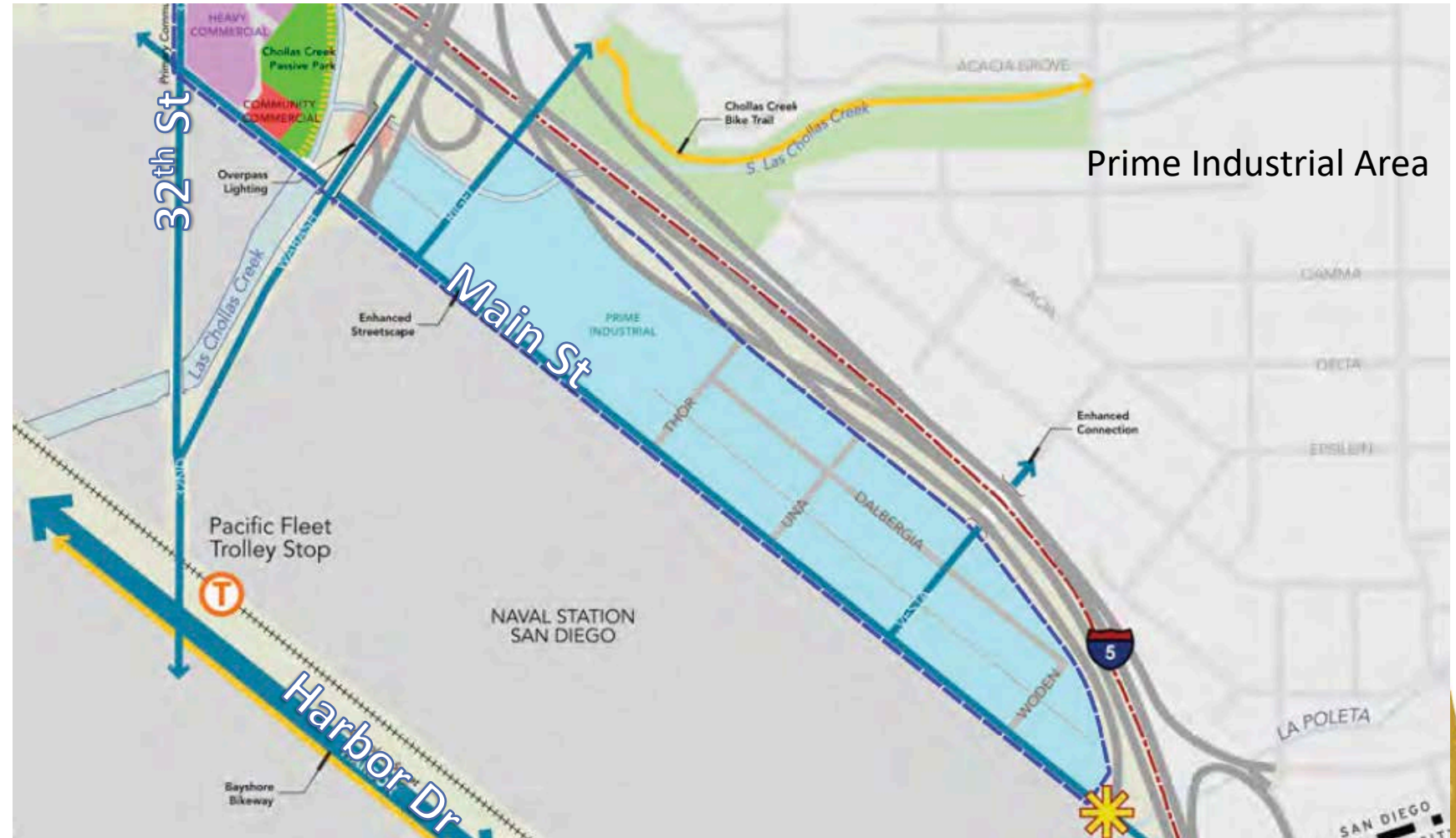
- Emphasized small-scale infill development
- Identified opportunities for live/work units



- 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

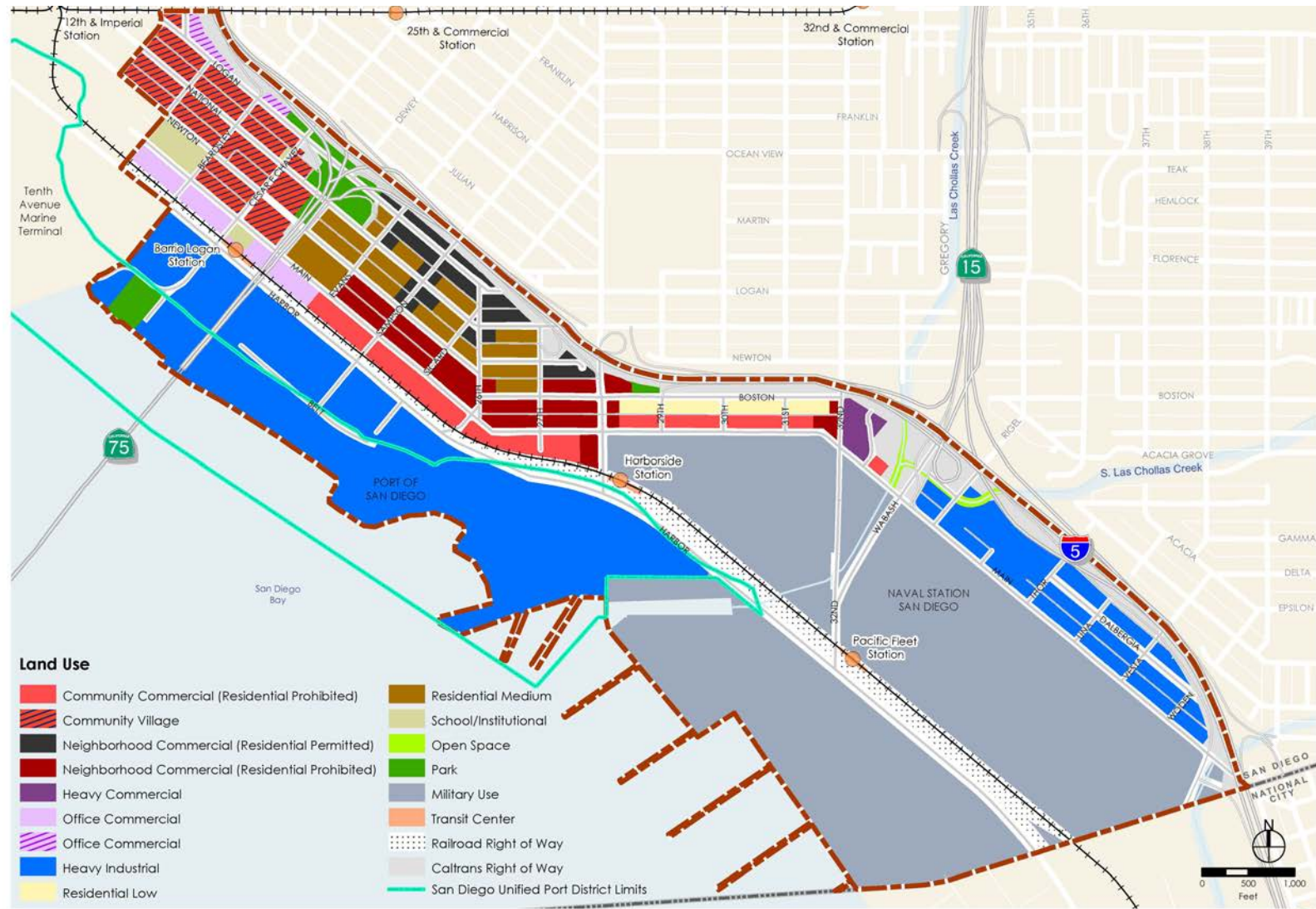




13,500
Residents



3,800
Housing
Units



Barrio Logan Land Use Map (2013) [Adopted/Rescinded]

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2013

CPU adopted and Programmatic Environmental Impact Report (PEIR) certified by City Council

2014

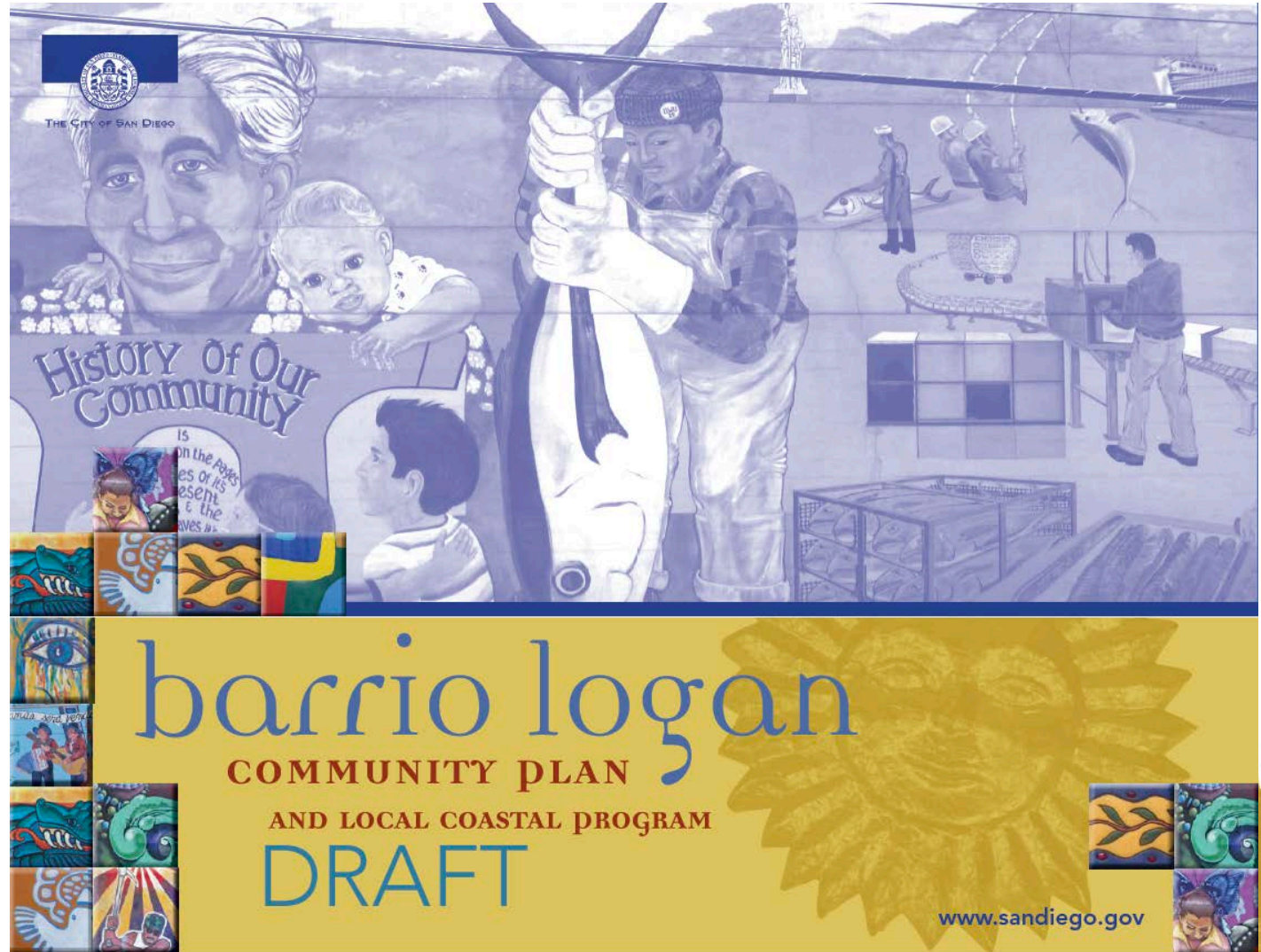
CPU repealed by referendum. The repeal did not include the certified PEIR.

2019

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

2020

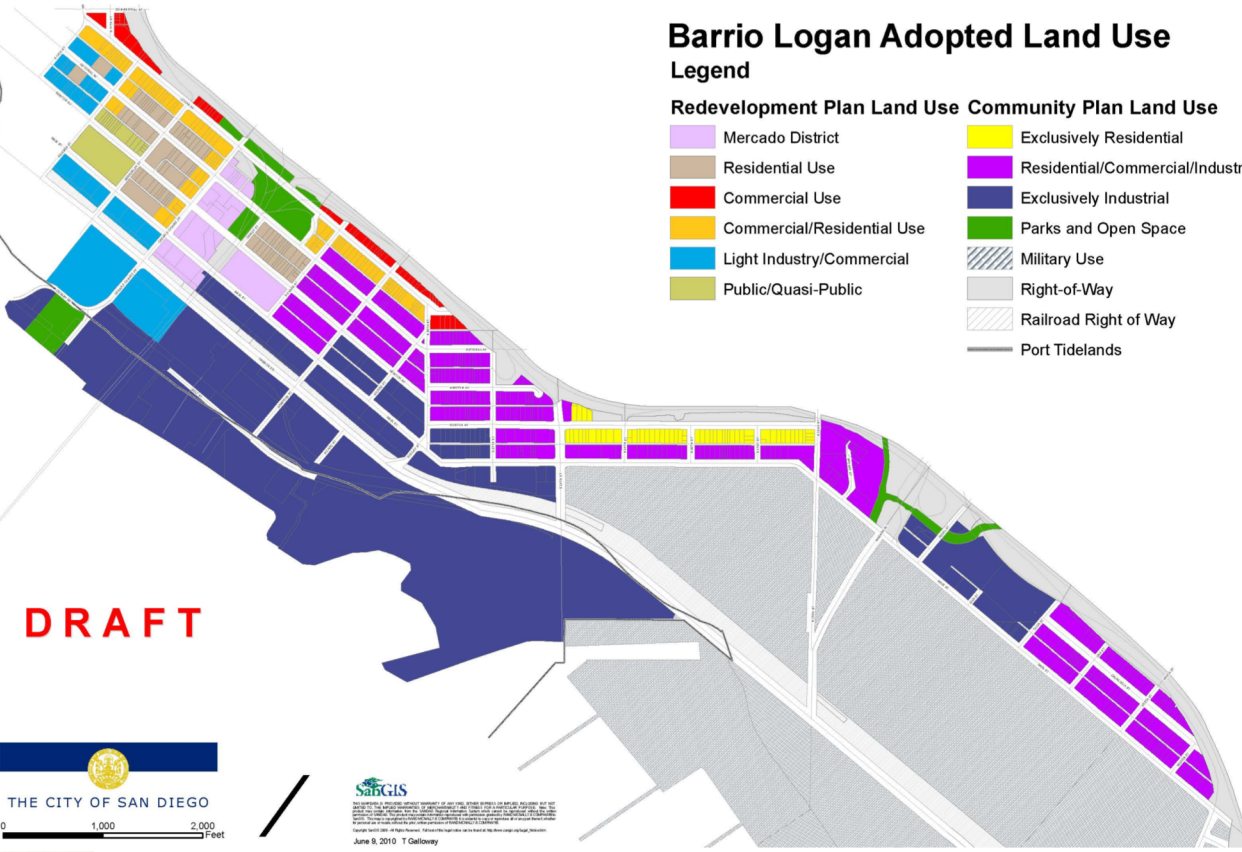
Planning Department worked with CPG on approach for the CPU process.



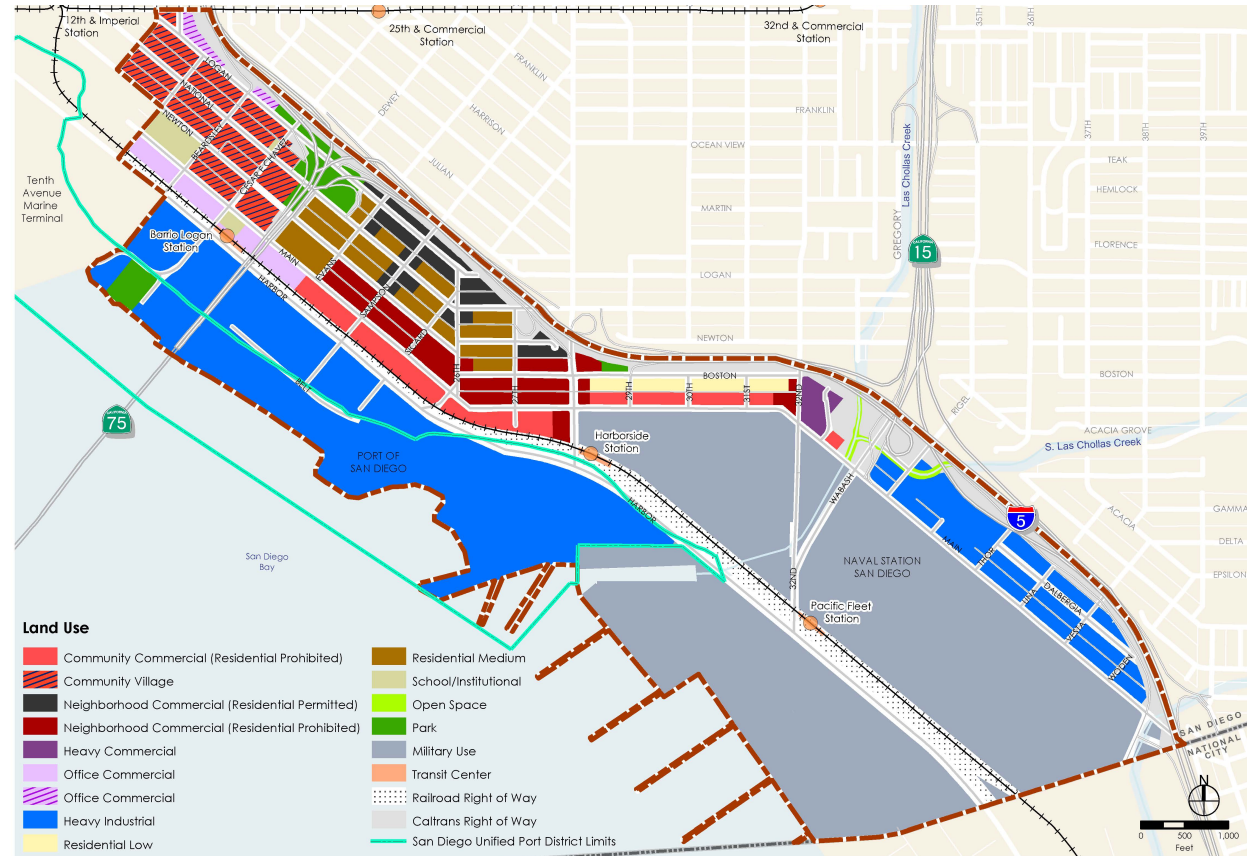
1978 Land Use Map (Current Plan)

Barrio Logan Adopted Land Use Legend

Redevelopment Plan Land Use	Community Plan Land Use
Mercado District	Exclusively Residential
Residential Use	Residential/Commercial/Industrial
Commercial Use	Exclusively Industrial
Commercial/Residential Use	Parks and Open Space
Light Industry/Commercial	Military Use
Public/Quasi-Public	Right-of-Way
	Railroad Right of Way
	Port Tidelands

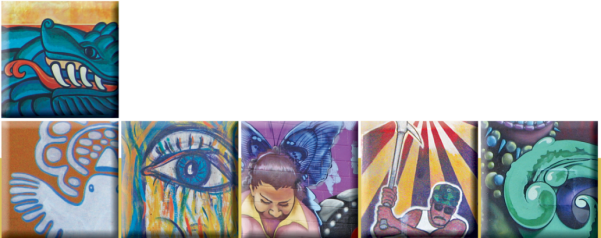


2013 Plan Update Land Use Map (Rescinded by Referendum)



Barrio Logan Land Use Map (2013) [Adopted/Rescinded]

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- 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

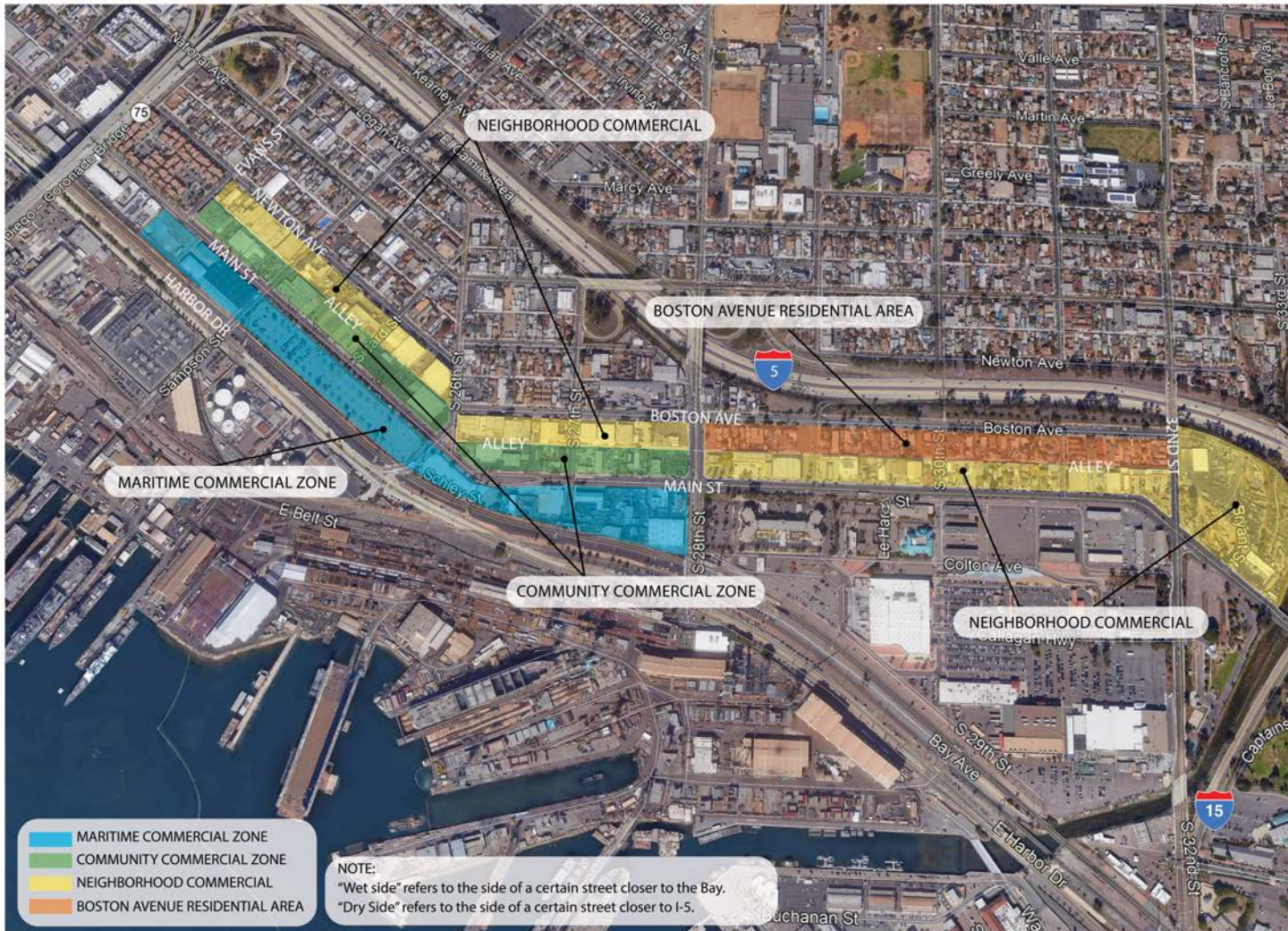
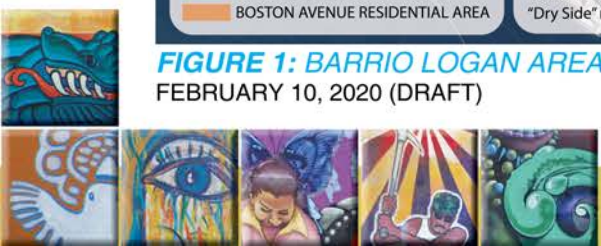
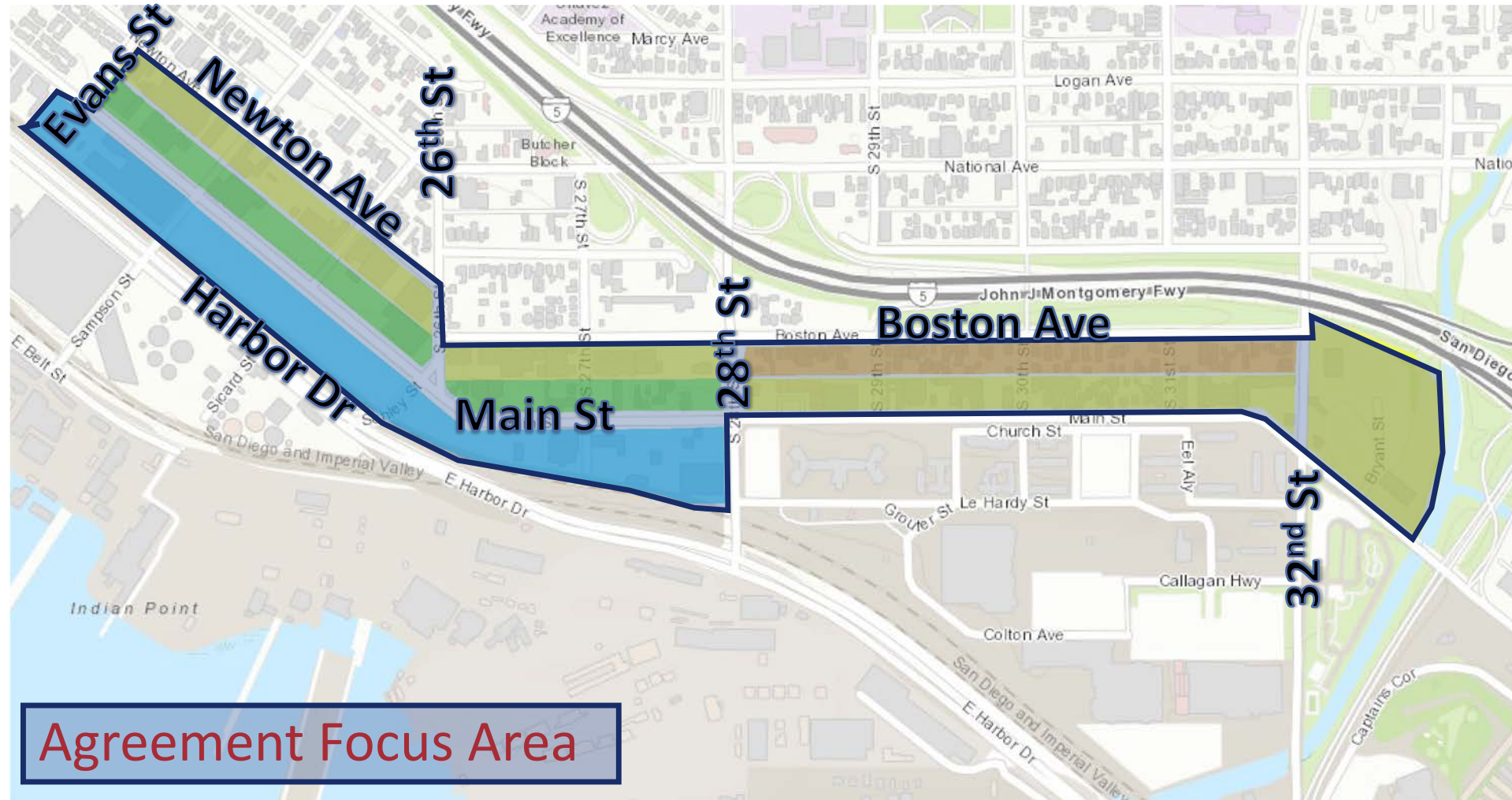


FIGURE 1: BARRIO LOGAN AREAS (Refer to MOU for details)
 FEBRUARY 10, 2020 (DRAFT)



Proposal would prohibit *new* industrial uses in the Focus Area



Existing Uses

- Industrial, warehouse, parking lot uses

1978 Plan Allows

- Industrial uses

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

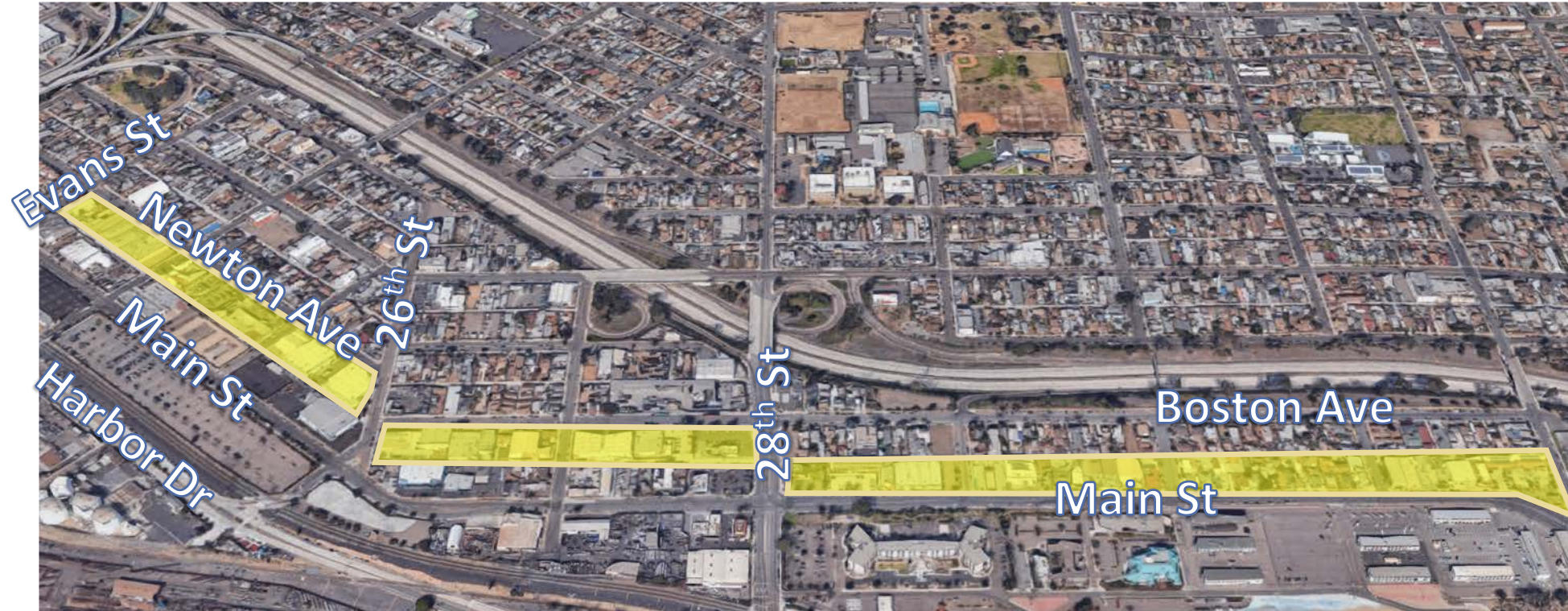
- A mix of industrial, commercial, and residential uses

1978 Plan Allows

- Residential, Commercial, and Industrial uses

2020 Proposed

- Neighborhood Commercial (allow residential)



Existing Uses

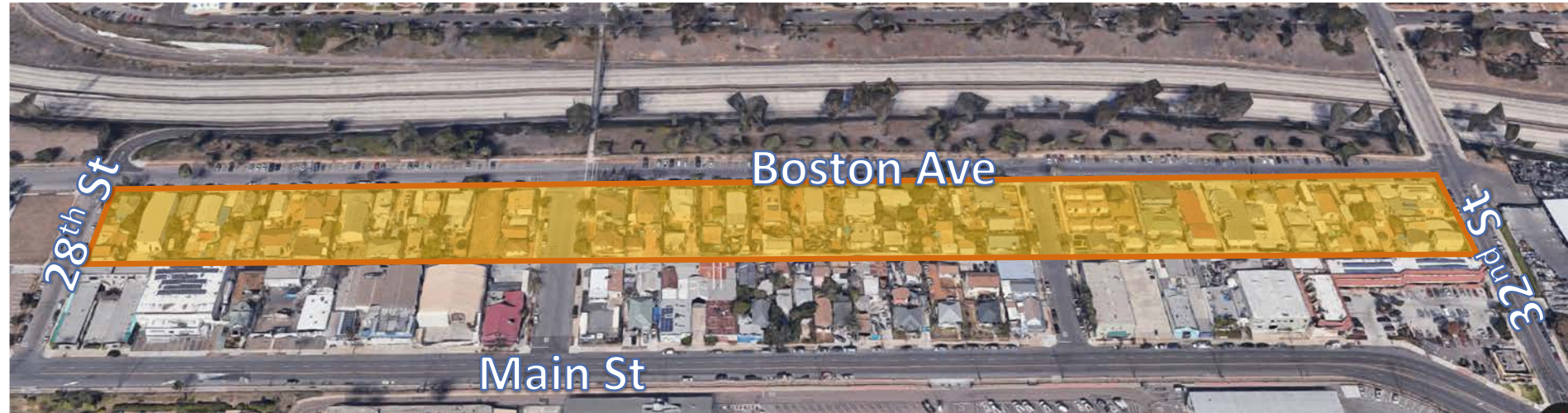
- Single family and multifamily residences

1978 Plan Allows

- Exclusively Residential Uses

2020 Proposed

- Residential



Existing Uses

- Metal processing and recycling yard

1978 Plan Allows

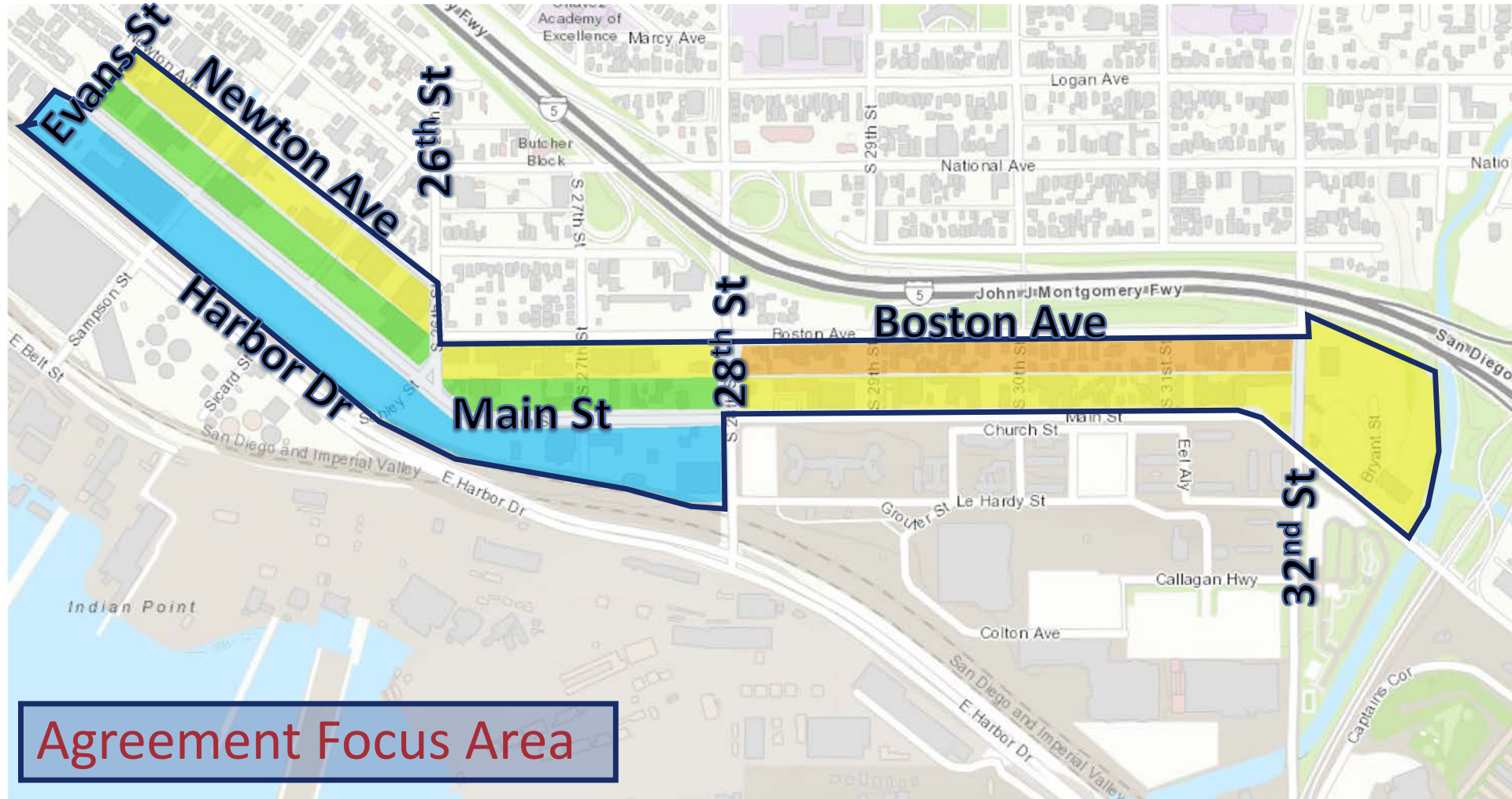
- Residential, Commercial, and Industrial uses

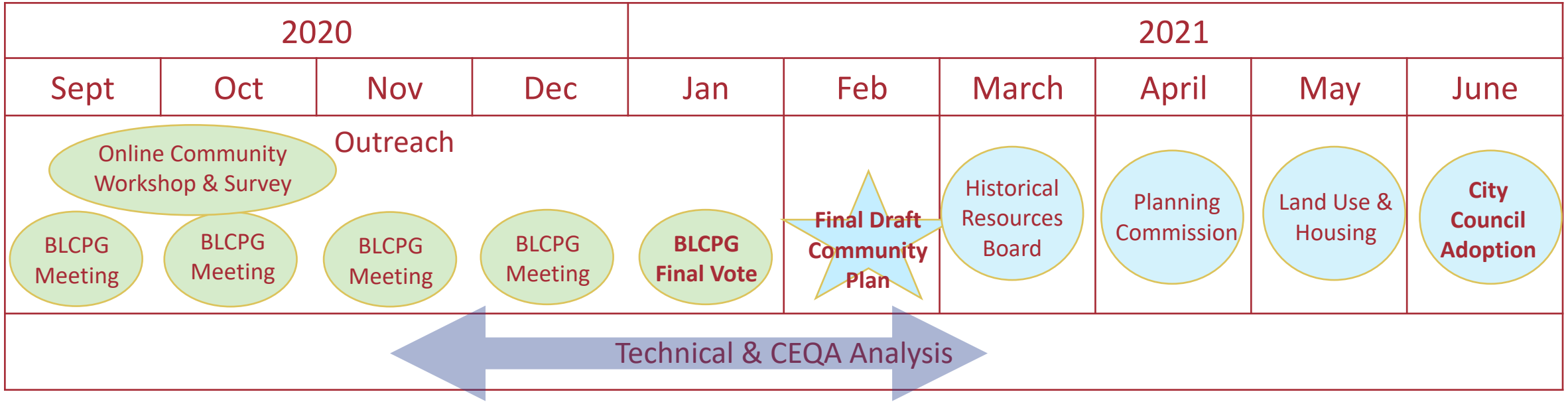
2020 Proposed

- Neighborhood Commercial (allow residential)



- Continue survey to generate feedback on proposed land uses
- Begin technical analysis



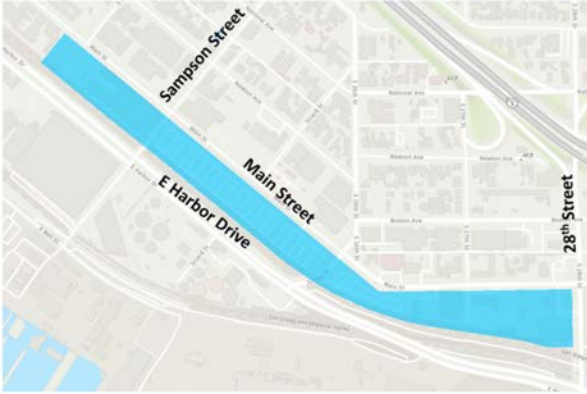


*Timeline based on land use changes presented in the Workshop. Any additional changes could require additional analysis.



Online Survey – Planbarrio.org

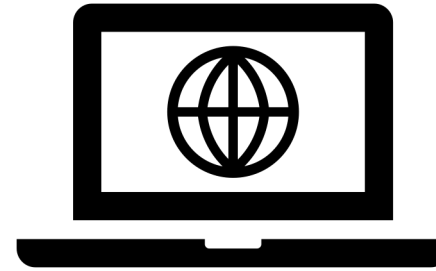
3 → Please select one or more uses that should be allowed in the area shown in the map below:



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.

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**Open Until
November 6th**



**BLCPG Regular
Meetings**



How to Stay Involved

Project Webpage

<https://www.planbarrio.org/>

Contact Us

Michael Prinz, Senior Planner
Planning Department
City of San Diego
Mprinz@sandiego.gov
(619)533-5931

