

**Planning Department**

DATE: August 19, 2020  
 TO: Barrio Logan Community Planning Group  
 FROM: City of San Diego, Planning Department  
 SUBJECT: Barrio Logan Community Plan Update – Revised Option

Staff: Michael Prinz, Senior Planner MPrinz@sandiego.gov  
 Tait Galloway, Program Manager TGalloway@sandiego.gov

**OVERVIEW:**

In May 2020, the Barrio Logan Community Planning Group (BLCGP), the Environmental Health Coalition, and the Ship Building and Ship Repair Industry updated their Memorandum of Understanding (MOU) which addressed items for proposed changes to the 2013 Barrio Logan Community Plan and associated zoning.

On July 29, 2020, the Barrio Logan Community Planning Group (BLCGP) held a special meeting to review and provide input on three potential approaches for the updated of the Barrio Logan Community Plan and associated zoning. The three options presented are provided in the following summary table. A complete description of each approach is provided as Attachment 1 to this document.

<b>Approaches</b>	<b>A</b>	<b>B</b>	<b>C</b>
Description	2013 Community Plan and Zoning with Revisions stated in the MOU	2013 Community Plan and Zoning with Revisions stated in the MOU and other revisions or additions	Comprehensive Community Plan Update and Zoning

Based on input received at that meeting, the Planning Department has prepared Refined Approach B for the update of the Barrio Logan Community Plan and associated zoning. A community engagement outline has also been prepared based on the feedback received at the July meeting. The revised approach and outreach outline will be presented at the regular August meeting of the BLCGP.

**PROPOSED ACTIONS:**

- Recommend an approach to complete the Barrio Logan Community Plan Update (CPU) and associated zoning.

**DISCUSSION:**

*Brief Summary Background*

At a special meeting of the BLCGP held on July 29, 2020, the Planning Department presented three potential approaches for the updated of the Barrio Logan Community Plan and associated zoning that address the need to:

- Replace the 1978 Community Plan and existing zoning;
- Address the six items within the MOU
- Community participation and engagement;

*Special Meeting Discussion*

At the July special BLCGP meeting, stakeholders, members of the public, and CPG board members reviewed and discussed three potential approaches (A, B, &C) presented by the Planning Department to update the Community

August 19, 2020

Plan and associated zoning. Based on the discussion, there was no interest from the community to pursue an approach that would result in a lengthy comprehensive plan updated (Approach C). The discussion was focused on the opportunity to start with Approach A, but allow for additional minor revisions or additions to the Community Plan in a shorter timeframe than originally identified in Approach B.

Approach B estimated an overall timeframe of 12 to 30 months. Based on the discussion, there was support to allow for additional minor revisions and additions beyond those identified in the MOU, but the outreach to obtain that input should be focused and gathered quickly. At the same time, community and CPG members expressed support for a community engagement process that would allow for broad participation by community members, including from those who are unable to attend virtual meetings. A summary of the Refined Approach B is provided below, followed by community outreach framework for the BLCPG’s consideration at the August meeting.

*Refined Approach B*

**Barrio Logan Community Plan Update Approach**

<b>Approaches</b>	<b>B – Refined (Aug)</b>	<b>Previous Approach B (Jul)</b>
Description	2013 Community Plan and Zoning with Revisions stated in the MOU and other revisions or additions identified during community outreach.	2013 Community Plan and Zoning with Revisions stated in the MOU and other revisions or additions identified during community outreach.
BLCPG Involvement	Yes	Yes
Timeframe	<b>8 to 12 months*</b>	12 to 30 months
Outreach	<b>2 to 4 months</b>	5 to 24 Months
MOU Revisions	Yes	Yes
Additional Revisions and Additions	Yes	Yes
Environmental analysis needed	Limited	Limited
Consultant support needed	Limited	Limited
Traffic/Circulation and Tech Studies	Limited to Moderate Revisions	Limited to Moderate Revisions

\*Estimated timeframe from community kick off to City Council adoption hearing

The Refined Approach B envisions a shorter timeframe for the overall CPU effort when compared to Approach B presented at the special July BLCGP meeting. The Refined Approach B attempts to strike a balance between replacing the 1978 community plan and existing zoning sooner, providing for additional community participation and engagement, including the MOU revisions; and any additional potential revisions, while utilizing the certified PEIR where possible. The estimated timeline will be 8 to 12 months from the start of the CPU process to the City Council hearing.

*Outreach Outline*

**Barrio Logan Community Plan Update – Community Outreach Plan**

Timeframe	2 to 4 months
Online Community Workshop	1 online workshop covering background and objectives for the CPU Approach; Address 6 items in the MOU
Online Community Survey	1 online survey for community members who cannot attend meetings
BLCPG Special Meetings (Subcommittee or full CPG)	3 to 4 Special Meetings via Zoom occurring weekly or bi-weekly to cover different neighborhoods
BLCPG Final Recommendation on the proposed CPU	Option 1: Recommendation to Planning Commission and City Council Option 2: Recommendation to continue outreach to address additional issues

August 19, 2020

Based on the input received at the July Special CPG meeting, the outreach plan seeks to engage the BLCPG, stakeholders, and the community in English and Spanish to review and provide input on the land use recommendations of the MOU and the 2013 CPU while allowing for the consideration of additional revisions or additions to the Community Plan.

*Online Community Workshop and Outreach Questions*

To kickoff outreach with the community, the Planning Department would host an online community workshop that would provide an overview of the CPU effort and frame the discussion to address the following questions:

- What is allowed to be developed today?
- What did the 2013 CPU land uses allow for?
- What land use changes does the MOU propose to the 2013 CPU?
- What additional revisions should be considered?

The online community workshop could be designed to include interactive components, including live surveys and visual tools that display community input being received during the workshop. The workshop would be recorded and available for viewing on the CPU website and a survey would be available following the online workshop.

*Special BLCPG Meeting Approach (Neighborhood Areas)*

Following the online community workshop, the BLCPG (or subcommittee) would hold approximately 3-4 special meetings that could be organized by geographic area to review, in detail, the land use recommendations of the 2013 CPU and the MOU. The geographic areas would largely follow the Neighborhood Areas Map included in the Barrio Logan 2013 CPU (see Attachment 2) to allow residents, property owners and stakeholders to provide specific feedback on focused geographic areas.

*Survey (online)*

Following the special meetings, an online community survey would be released to provide the broader community the opportunity to provide input on the recommendations proposed through the MOU with the option to provide additional input on neighborhood areas for consideration for people who could not attend the meetings.

**Outreach Potential Meeting Outline**

<b>Meeting #</b>	<b>Meeting Topic</b>
1	Community Village Area
2	Historic Core Area and the Boston Avenue/Main Street Area
3	Transition Area and Prime Industrial Area
4	Summary CPU Recommendations

*BLCPG Recommendation*

Finally, the BLCPG would meet to review the draft Community Plan Update and confirm the recommendations identified and incorporated through the outreach process. If additional technical analysis is needed based on the input received, the BLCPG will be presented with the option to expand the timeline to allow for additional analysis, or modify the recommendations to utilize the existing technical analysis.

*Public Hearings - Approval Process*

Once a vote of the BLCPG has occurred, the CPU will move forward through the public hearings process (which includes: Planning Commission and Land Use & Housing City Council Committee hearings) and will be presented to the City Council to consider adoption of the CPU.

**CONCLUSION**

The Planning Department provided the potential Barrio Logan Community Plan Update at their July 27, 2020 special meeting and refined approach for the BLCPG to discuss at the August 19, 2020 meeting for their consideration. The revised option is based on the discussion from the July 27, 2020 special meeting. Attachment 1 provides the previous

August 19, 2020

approaches presented and discussed at the July 29, 2020 special BLCPG meeting. The CPG's recommend approach which could include the approaches from the July 29 meeting or the revised approach from the August 19 meeting will allow staff to begin work on all aspects of the CPU effort.

Attachments:

1. Barrio Logan Community Plan Update Options – July 27, 2020
2. Barrio Logan Neighborhood Areas



**Planning Department**

DATE: July 27, 2020

TO: Barrio Logan Community Planning Group

FROM: City of San Diego, Planning Department

SUBJECT: Barrio Logan Community Plan Update Options

Staff: Michael Prinz, Senior Planner MPrinz@sandiego.gov  
Tait Galloway, Program Manager TGalloway@sandiego.gov

OVERVIEW:

The Planning Department has prepared three (3) potential approaches for the update of the Barrio Logan Community Plan and associated zoning for the Barrio Logan Community Planning Group (BLCPG) to discuss at the July 29, 2020 special meeting of the BLCUP. The BLCPG may consider taking an action on these approaches at their next regularly scheduled meeting on August 19, 2020.

PROPOSED ACTIONS

None. This is an information item only for the July 29, 2020 special meeting.

DISCUSSION:

In September 2013, the City Council adopted a comprehensive update to the Barrio Logan Community Plan and associated zoning and certified the associated Programmatic Environmental Impact Report (PEIR). The Community Plan was repealed in June 2014 due to a ballot referendum. The repeal did not include the certified PEIR. In February 2020, the BLCPG, the Environmental Health Coalition, and the Ship Building and Ship Repair Industry prepared on Memorandum of Understanding (MOU) which addressed six items for proposed changes to the 2013 Barrio Logan Community Plan and associated zoning.

In response, the Planning Department has prepared three potential approaches for the update of the Barrio Logan Community Plan and associated zoning. These approaches address the need to:

- Replace the 1978 Community Plan and existing zoning;
- Address the six (6) items within the MOU; and
- Conduct community participation and engagement.

APPROACHES:

A. 2013 Community Plan and Zoning with Revisions stated in the MOU

The Planning Department would work with the BLCPG to revise the 2013 Community Plan and zoning to include the revisions specified in the MOU. This would also include updating demographic data. The Planning Department would work with the BLCPG to prepare a community participation and focused engagement approach and schedule to address the Draft Community Plan and proposed MOU revisions. The Planning Department would review and update as needed, the traffic analysis and other applicable technical studies to address the land use changes based on the MOU versions. An environmental document, such as an addendum,

would potentially need to be prepared to address the changes between the Revised Community Plan and the certified PEIR. This would require a limited need for technical consultants. This allows for the 1978 community plan and existing zoning to be replaced with the revised 2013 Community Plan as soon as possible while still allowing for a focused community participation and engagement effort. This approach includes incorporating the MOU revisions while still utilizing the certified PEIR where possible.

- B. Community Plan and Zoning with Revisions stated in the MOU and other Revisions or Additions  
The Planning Department would work with the BLCPG to revise the 2013 Community Plan and zoning to include the revisions specified in the MOU. The approach would allow for additional community outreach to identify additional revisions and additions to 2013 Community Plan. The Planning Department would work with the BLCPG to prepare a community participation and engagement approach and schedule to address the Draft Community Plan, proposed MOU revisions, and additional revisions and additions. Based on the amount of land use and mobility changes, the Planning Department may need to comprehensively update traffic analysis and other applicable studies. Depending on the additional changes, an environmental document could be required to address the changes between the Revised Community Plan and the certified PEIR. Depending on the scope of the changes, the type of environmental document may need to be more detailed, such as a subsequent or supplemental document to the certified EIR. This could require the need for additional technical consultants, and could take anywhere from 12, to up to 30 months. This approach attempts to strike a balance between replacing the 1978 community plan and existing zoning sooner, providing for additional community participation and engagement, including the MOU revisions; and any additional potential revisions, while utilizing the certified PEIR where possible.
- C. Comprehensive Community Plan Update and Zoning  
The Planning Department would work with the BLCPG to prepare a comprehensive update to the community plan. This approach would evaluate the revisions specified in the MOU as part of the comprehensive community plan update. The approach would allow for significant community outreach to identify key issues that need to be addressed, such as vision, goals, policies, and land use. The Planning Department would work with the BLCPG to prepare a community participation and engagement approach that would include a community plan update subcommittee and schedule. Technical and planning consultants would be retained to work with staff to prepare the comprehensive plan update, mobility analysis, and other technical studies. A new PEIR could also need to be prepared. This approach could take between 36 and 48 months. This approach would take the longest amount of time to replace the 1978 community plan and existing zoning. It would allow for more extensive community participation and engagement, and a comprehensive update to the 1978 land use map as well as the different chapters, elements, and sections in the Community Plan. While this would be a completely new start and would not use the 2013 Draft Community Plan, it would be consistent with the intent of the MOU.

#### CONCLUSION

The Planning Department has provided the potential Barrio Logan Community Plan Update approaches for the BLCPG to discuss at their July 29, 2020 special meeting as an information item. The Planning Department will ask that the BLCPG consider taking an action at their next regularly scheduled meeting on August 19, 2020, to select their preferred approach. Attachment 1 provides a comparison of the three potential approaches.

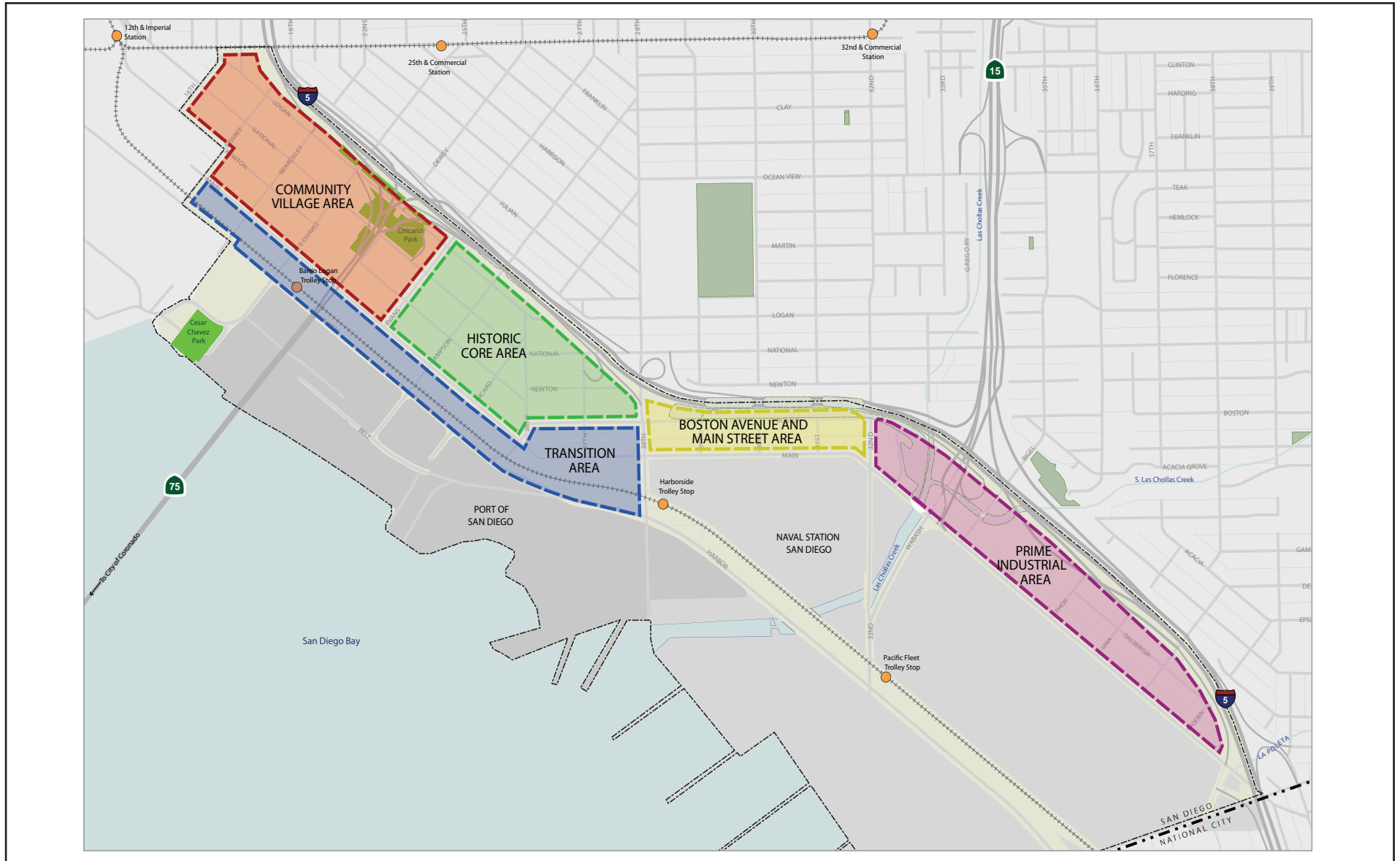
## ATTACHMENT 1

**Comparison of the Three Potential Barrio Logan Community Plan Update Approaches**

<b>Approaches</b>	<b>A</b>	<b>B</b>	<b>C</b>
Description	2013 Community Plan and Zoning with Revisions stated in the MOU	2013 Community Plan and Zoning with Revisions stated in the MOU and other revisions or additions	Comprehensive Community Plan Update and Zoning
BLCPG Involvement	Yes	Yes	Yes
Timeframe	5 to 8 months	12 to 30 months	36 to 48 months
Outreach	1 to 3 months	5 to 24 months	30 to 42 months
MOU Revisions	Yes	Yes	Consistent w/ Intent
Additional Revisions and Additions	No	Yes	Full Plan Update
Environmental analysis needed	Limited	Moderate	Greater
Consultant support needed	Limited	Moderate	Greater
Traffic/Circulation and Tech Studies	Limited revisions	Limited to Moderate Revisions	Comprehensive Analysis within Tech Studies



Map Source: City of San Diego, 2012



No Scale 

FIGURE 1  
Neighborhood Areas