

# Barrio Logan Community Plan Update January CPG Meeting

January 20, 2021

# BLCPU Land Use and Zoning Discussion

- 1** Recap Previous Meeting Input
- 2** Present Draft Land Use and Zoning
- 3** Allow for Public Comment
- 4** Outline the Schedule and Next Steps





## BLCPG Meeting Topics

NOV

Voted to recommend land uses consistent with MOU framework

DEC

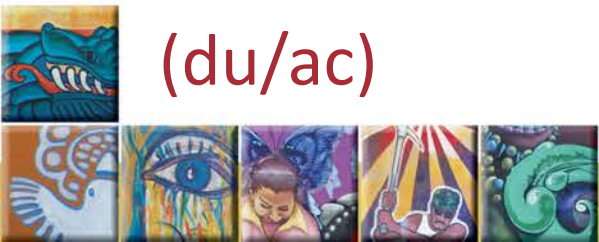
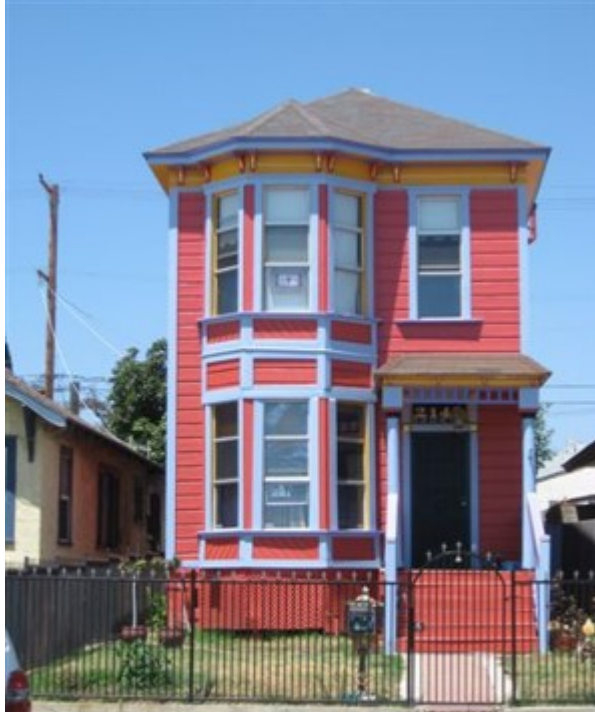
Identified Recommended Residential Densities consistent with 2013 draft Plan

TONIGHT

Present Draft Land Use and Zoning Map



- 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)

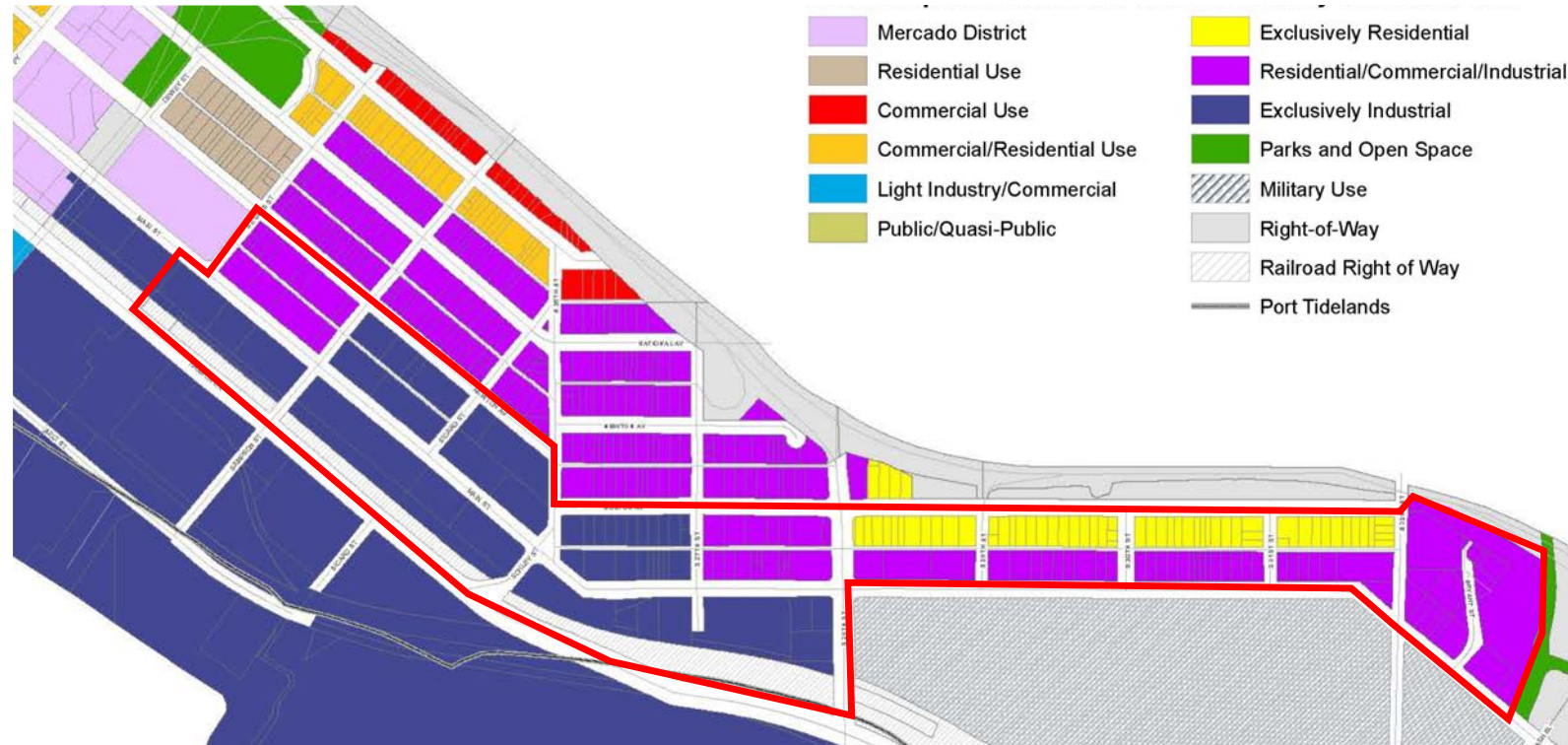




- Current plan allows residential up to 29 DU/Acre\*



## 1978 Barrio Logan Adopted Land Uses



\*Residential allowed as shown in purple and yellow in Agreement Area



# What is being proposed?

- Land Use Designations consistent with MOU
- Citywide Zoning to implement land use
- Overlay Zone to tailor allowed uses



\*CPIOZ – Community Plan Implementation Overlay Zone

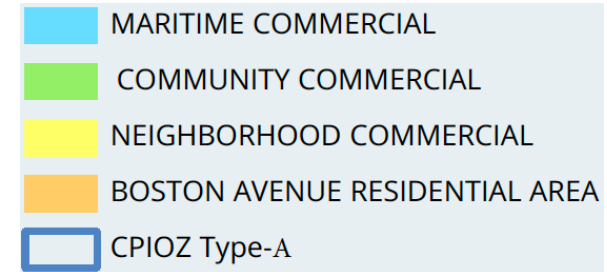




Use Category Comparison - Barrio Logan MOU and Municipal Code Chapter 13 - General Rules for Base Zones								
	MOU Use	LDC Use Category/Categories	CO-2-1	CC-2-4	CN-1-3			
i.	Assembly plants	Heavy/Light Manufacturing	Prohibited	Prohibited	Prohibited			
ii.	Automotive and allied services including:							
a.	Auto detailing	Commercial/Personal Vehicle Repair and Maintenance	Prohibited	Prohibited	Prohibited			
b.	Auto electronics installation & repair							
c.	Auto glass installation & repair							
d.	Auto muffler installation & repair							
e.	Auto painting with accessory body & fender work							
f.	Auto parts exchange	Vehicle Equipment and Supplies Sales and Rentals	Prohibited	Prohibited	Prohibited			
g.	Auto pawn lot							
h.	Auto radiator shop	Commercial/Personal Vehicle Repair and Maintenance	Prohibited	Prohibited	Prohibited			
i.	Auto repair, major & minor							
j.	Auto repair, mobile							
k.	Auto smog emissions station							
l.	Auto static inspection	Equipment and Materials Storage Yards						
m.	Auto storage							
n.	Auto towing	Commercial/Personal Vehicle Repair and Maintenance						
o.	Auto transmission repair							
p.	Auto upholstery installation							
q.	Car wash	Commercial/Personal Vehicle Repair and Maintenance						
r.	Drive-in tune up shop							
s.	Gas sales	Vehicle Equipment and Supplies Sales and Rentals						

## Community Plan Implementation Overlay Zone

- Tailors uses to address community
- Proposes to prohibit:
  - Sensitive receptor uses in transition area (residential, childcare facilities, nursing facilities)
  - Industrial uses AND any use that requires a hazardous materials permit





Draft Barrio Logan Community Plan Implementation Overlay Zone  
January 2021

#### Barrio Logan CPIOZ – Type A

The Community Plan Implementation Overlay Zone (CPIOZ) -Type-A is applied within the boundaries of the Barrio Logan Community Plan per Chapter 13, Article 2, Division 14 of the Municipal Code as shown in Figure X-X. The purpose of the Barrio Logan CPIOZ is to allow specified uses that establish a transition between industrial uses within the Port and the residential community of Barrio Logan. It is intended that the supplemental regulations provided below, in combination with allowable uses and development regulations of the applicable base zone, create the type of development envisioned by the Community Plan. Where there is a conflict between the supplemental development regulation and the development regulation of the applicable base zone, the supplemental development regulation within the CPIOZ applies.

#### Maritime Commercial

The following supplemental development regulations apply to land designated Maritime Commercial.

*SDR-1 Maritime Commercial Prohibited Uses.* Uses prohibited within the CO-2-1 zone are identified in Municipal Code Section §131.0522. In addition to the prohibited uses outlined in Table 131-05B, the following uses are prohibited within the Maritime Commercial land use designation.

- Permanent supportive and transitional housing
- Energy Generation and Distribution Facilities
- Historical Buildings Used for Purposes Not Otherwise Allowed
- Homeless facilities
- Hospitals, Intermediate Care and Nursing Facilities
- Major Transmission, Relay, or Communications Switching Stations
- Consumer Goods, Furniture, Appliances, Equipment
- Building Services
- Maintenance and repair
- Visitor Accommodations
- Childcare facilities
- Eating and Drinking Establishments with a Drive-in or Drive-through Component
- Recycling Facilities
- Automobile Service Stations
- Research and Development
- Marine Related Uses within the Coastal Overlay Zone
- Agricultural Equipment Repair Shops
- Any new establishments that require an Air Pollution Control District (APCD) permit or Hazardous Materials permit

#### Community Commercial

Draft Barrio Logan Community Plan Implementation Overlay Zone  
January 2021

The following supplemental development regulations apply to land designated Community Commercial.

#### *SDR-2 Community Commercial Prohibited Uses.*

Uses prohibited within the CC-2-4 zone are identified in Municipal Code Section §131.0522. In addition to the prohibited uses outlined in Table 131-05B, the following uses are prohibited within the Community Commercial land use designation.

- Permanent supportive and transitional housing
- Energy Generation and Distribution Facilities
- Historical Buildings Used for Purposes Not Otherwise Allowed
- Homeless facilities
- Building Supplies and Equipment
- Hospitals, Intermediate Care and Nursing Facilities
- Major Transmission, Relay, or Communications Switching Stations
- Consumer Goods, Furniture, Appliances, Equipment
- Building Services
- Maintenance and repair
- Visitor Accommodations
- Childcare facilities
- Eating and Drinking Establishments with a Drive-in or Drive-through Component
- Recycling Facilities
- Automobile Service Stations
- Research and Development
- Marine Related Uses within the Coastal Overlay Zone
- Agricultural Equipment Repair Shops
- Any new establishments that require an Air Pollution Control District (APCD) permit or Hazardous Materials permit

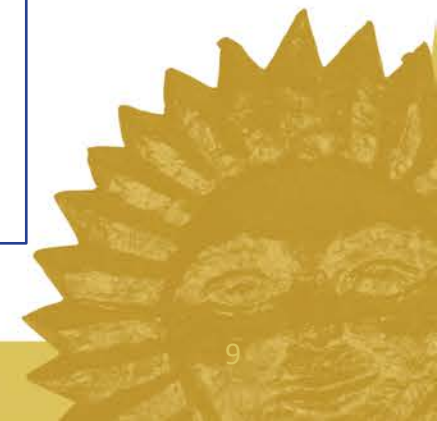
#### Neighborhood Commercial

The following supplemental development regulations apply to land designated Neighborhood Commercial.

#### *SDR-3 Neighborhood Commercial Prohibited Uses.*

Uses prohibited within the CN-1-3 zone are identified in Municipal Code Section §131.0522. In addition to the prohibited uses outlined in Table 131-05B, the following uses are prohibited within the Neighborhood Commercial land use designation.

- Energy Generation and Distribution Facilities
- Historical Buildings Used for Purposes Not Otherwise Allowed
- Hospitals, Intermediate Care and Nursing Facilities
- Major Transmission, Relay, or Communications Switching Stations
- Consumer Goods, Furniture, Appliances, Equipment
- Buildings Supplies and Equipment





## Proposed Zone – CO-2-1

- Commercial Office
  - Provides areas for employment uses with limited retail.
  - Focus on office uses with a neighborhood orientation
- NO RESIDENTIAL/  
NO INDUSTRIAL
- Prohibit Uses outlined in MOU through tailored overlay zone





## Proposed Zone – CC-2-4

- Commercial- Community
  - Provides community-serving commercial services and retail uses
  - Moderate intensity and small to medium scale.
  - Pedestrian-friendly
- NO RESIDENTIAL/  
NO INDUSTRIAL
- Prohibit Uses outlined in MOU through tailored overlay zone





### Proposed Zone – CN-1-3

#### Commercial-Neighborhood

- Provides residential areas with access to retail and personal service uses
- Provide areas for small scale, low intensity developments consistent with the character of the surrounding residential areas
- Density consistent with current plan
- Prohibit Uses outlined in MOU through tailored overlay zone

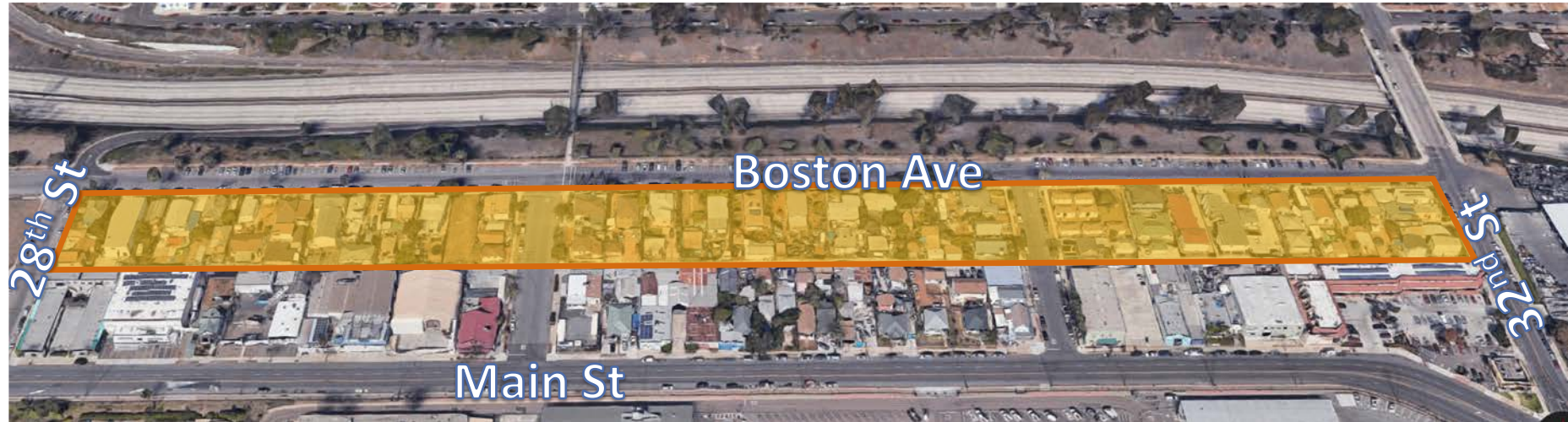




## Proposed Zone – RX-1-2

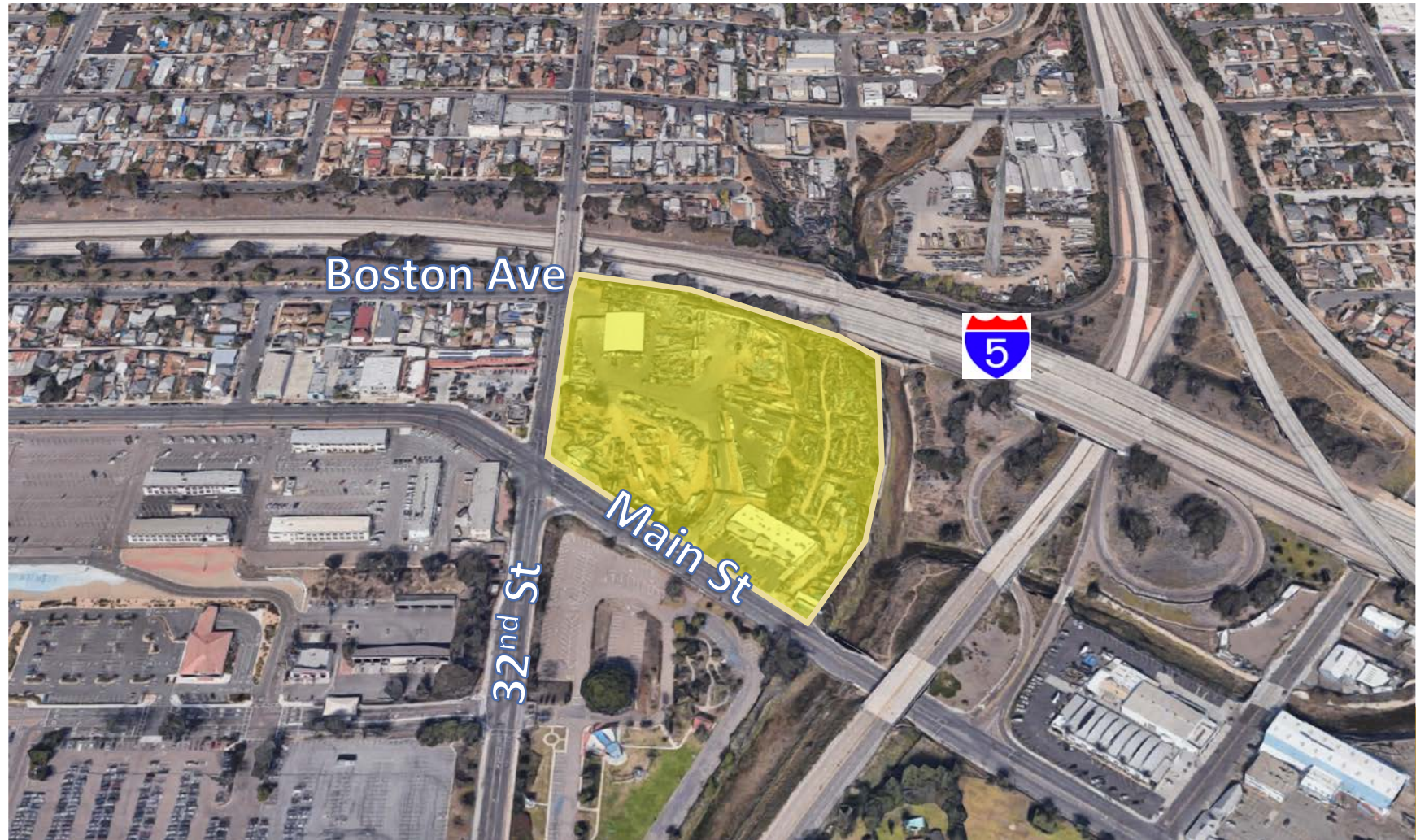
### Small Lot Residential

- Provides for both attached and detached single dwelling units on smaller lots.
- Allows density up to 14 dwelling units per acre
- Consistent with draft 2013 land use and zoning





- **Neighborhood Commercial**
- **CPG discussion focused on medium density (29 dwelling units per acre)**
- **Consider higher density to promote new uses**





# CPG Discussion and Public Comment



## BLCPG Meeting Topics

TONIGHT

Recreation and  
Land Use/Zoning

FEB

Review of Proposed Plan  
Changes

MAR

Present Draft Plan

APR

Final Draft Plan

Final Draft  
Community  
Plan



# 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](mailto:Mprinz@sandiego.gov)  
(619)533-5931

