

DATE ISSUED: September 16, 2002

REPORT NO. 02-208

ATTENTION: Land Use and Housing Committee
Agenda of September 18, 2002

SUBJECT: Barrio Logan Land Use Issues/Work Program

REFERENCE: June 12, 2002 Land Use and Housing Committee Meeting on the Barrio Logan Community Plan and Planned District Ordinance

SUMMARY

Issues - Should the Land Use and Housing Committee:

1. Recommend that an emergency ordinance be prepared to ban new chrome plating establishments in Barrio Logan?
2. Recommend approval of a workplan and funding for long-term measures to address land use conflicts in Barrio Logan?
3. Recommend that a community planning committee be formed for Barrio Logan?

Manager's Recommendation – Recommend preparation of an emergency ordinance to prohibit the location of new chrome plating establishments in Barrio Logan. In addition, the manager recommends that funding be identified to undertake a comprehensive update of the Barrio Logan/Harbor 101 Community Plan, Barrio Logan Planned District Ordinance and Barrio Logan Redevelopment Plan. Finally, if funding is identified for the update, it is recommended that alternative measures to planning committee formation be pursued to provide community input into the update process.

Fiscal Impact – The total estimated cost to implement an emergency ordinance to prohibit additional chrome plating establishments would be \$1,402 and would be borne by the Development Services Department. The cost of updating/amending the Community Plan, PDO and Redevelopment Plan would be \$1,094,500 and would include addressing measures to ensure community input into the update process.

BACKGROUND

The community of Barrio Logan is located within the Coastal Zone between Centre City and the Interstate-5 freeway along San Diego Bay (see Attachment 1). The Barrio Logan community

covers approximately 1,000 acres, including the Port District Tidelands and the U.S. Naval 32nd Street Base. The community is comprised of a diversified social character that includes a mixture of residential, commercial business, heavy and light industrial uses, numerous government agencies as well as major maritime industries. In 2000, the population of Barrio Logan was 3,636 which included 3,143 persons of Hispanic heritage.

Land use in Barrio Logan is regulated by the Barrio Logan/Harbor 101 Community Plan, the Barrio Logan Planned District Ordinance (PDO) and the Barrio Logan Redevelopment Plan. Adopted in 1978, the Barrio Logan/Harbor 101 Community Plan designates allowable land uses (see Attachment 1) and provides policy direction for public and private development. The plan also serves as the Local Coastal Program for Barrio Logan. The Barrio Logan PDO was adopted in 1983 to implement the community plan and provides tailored zoning regulations for Barrio Logan. Finally, the Barrio Logan Redevelopment Plan was adopted 1991 for a portion of the Barrio Logan Community. The Plan provides a framework for the redevelopment, rehabilitation and revitalization of the project area in order to eliminate conditions of physical and economic blight.

In response to a request by Councilmember Inzunza, on June 12, 2002, the Land Use and Housing Committee addressed land use issues in Barrio Logan. The committee was interested in measures to reduce conflicts between residential and industrial uses that have contributed to recent cases of chromium being detected near homes in Barrio Logan. The Committee discussed the issue and directed staff to report back on what short-term measures could be undertaken to ban new chrome plating businesses from locating in Barrio Logan. In addition, the committee directed staff to prepare a long-term workplan to update the Barrio Logan/Harbor 101 Community Plan, the Barrio Logan PDO and the Barrio Logan Redevelopment Plan. Finally, staff was directed to address the formation of a community planning committee for Barrio Logan.

It should be noted that on July 3, 2002 the Public Safety and Neighborhood Services Committee addressed an issue related to those discussed in this report: implementation of Senate Bill 32. The Bill gives redevelopment agencies the authority to order clean-up of vacant or abandoned sites contaminated with hazardous materials. PS&NS directed Environmental Services staff to develop a citywide Brownfields Restoration Program. This Program will assist in facilitating the de-contamination of toxic sites within Barrio Logan and will ultimately provide additional usable land for potential new development opportunities. This report is anticipated to be presented to the City Council in September 2002. Upon Council's approval, staff will return with a comprehensive implementation plan and associated costs within 180 days for consideration by the Public Services and Neighborhood Safety Committee.

DISCUSSION

In order to address the issues identified by the Land Use and Housing Committee, the Planning, Development Services, Community and Economic Development Departments, and Attorney's Office discussed and analyzed the issues. The following paragraphs present short and long-term measures to address land use conflicts in Barrio Logan and address whether to form a recognized community planning committee.

1. Short -Term Measure

A short-term measure to immediately address land use conflicts involves implementing an emergency ordinance to preclude the development of additional chrome plating facilities in Barrio Logan. This particular use has been identified as a health hazard to residents and employees in Barrio Logan. An emergency ordinance could be introduced to the City Council in November 2002 to amend the Barrio Logan PDO to prohibit the location of new chrome plating facilities within the existing planning area boundaries.

Staff estimates that preparation of an emergency ordinance would require approximately 15 hours of staff time and approximately 45 days to complete. The estimated staff costs for this short-term ordinance update would be approximately \$1,402 and would be borne by the Development Services Department. This ordinance would prohibit the location of new chrome plating establishments or the replacement of existing establishments with new ones but would not create additional regulations for those currently in operation.

2. Long-Term Measures

If funding was identified, City staff could embark on a comprehensive update to the Barrio Logan/Harbor 101 Community Plan, Barrio Logan Planned District Ordinance and Barrio Logan Redevelopment Plan. These updates would be undertaken in order to address issues facing the community that include land use incompatibilities, pollution and transportation deficiencies. Work on the updates would be coordinated between the Planning, Development Services and Redevelopment Departments and would take an estimated 24 to 36 months to complete. The following table and paragraphs outline the costs, timeline and scope of these amendments, which together are anticipated to cost approximately \$1,094,500. There is currently no funding identified for these updates. However, City staff has submitted applications for two environmental justice grants which, if successful, could provide \$650,000 to begin work on the project. The City will be notified this Fall if the grant applications are selected for funding.

BARRIO LOGAN COMMUNITY PLAN, PDO, and REDEVELOPMENT PLAN UPDATE PRELIMINARY COST ESTIMATES (9/02)							
WORK ELEMENT	TIMEFRAME	ESTIMATED COST					
		Personnel	Contractual	Supplies	Admin.	Meetings	TOTAL:
Community Plan Update	24-36 mos	\$ 150,000	\$ 600,000	\$ 25,000	\$ 7,500	\$ 5,000	\$ 787,500
PDO Amendment	6-15 mos	\$100,000	---	\$ 12,500	\$3,500	\$ 1,000	\$ 117,000
Redevelopment Plan Amendment	18-24 mos	\$105,000	\$44,750	\$24,500	\$7,000	\$8,750	\$190,000
TOTAL:	24-36 mos	\$ 355,000	\$ 644,750	\$ 62,000	\$ 18,000	\$ 14,750	\$ 1,094,500

a. Barrio Logan/Harbor 101 Community Plan Update

This would involve a comprehensive update of the 1978 Barrio Logan/Harbor 101 Community Plan and Local Coastal Program. Working with a consulting team and the community, staff would conduct extensive outreach and systematically address each element of the community plan. Key to the update process will be the identification of alternative land use scenarios to address land use conflicts in the community. Staff and the consultant team would be responsible for undertaking the development of a new community plan, community outreach, as well as related traffic and environmental documentation. The team would also be responsible for the presentation of the final product to decision-making bodies including the Planning Commission, City Council and Coastal Commission. It is estimated that the community plan update would cost approximately \$ 787,500 over a projected three-year period.

b. Planned District Ordinance (PDO) Amendment

In conjunction with the community plan, the Barrio Logan Planned District Ordinance would be reviewed. This process would occur after new land use designations were determined as part of the Community Plan update process. Depending on the need, it is anticipated that the existing PDO would either be amended or rescinded if it is determined that citywide zones could best serve the community. It is estimated that this process would require approximately 6 to 15 months to complete within the overall three-year community plan update timeframe.

According to the September 4, 2002 Manager’s Report to LU&H on Land Development Code Implementation, amendments to the Barrio Logan PDO ranked 16 out of 31 in priority and are not anticipated to be addressed in the near term. In order to amend the PDO using existing staff resources, a re-prioritization of workload would need to be considered by the Committee and adopted by the City Council. Alternatively, separate funding could be identified for the Barrio Logan PDO which is estimated to cost \$117,000.

c. Barrio Logan Redevelopment Plan Amendment

Changes to the Barrio Logan Community Plan and the PDO would also result in amending the Barrio Logan Redevelopment Plan. This effort would ensure consistency with the new community plan. In addition, an expansion of the redevelopment project area would be pursued to encompass the entire Barrio Logan Community. Amendment of the Redevelopment Project Area and Plan would cost an estimated \$190,000 and would take 12 to 24 months within the overall three-year timeframe.

3. Community Planning Committee Formation

Per Council Policy 600-24, the City of San Diego forms and recognizes community Planning Committees to advise the City in “the preparation, adoption of, implementation of or amendment to the general or community plan . . .” There is currently no recognized community planning committee for Barrio Logan (and previous attempts to form a committee were unsuccessful).

However, there is an active Barrio Logan Project Area Committee which advises the City on redevelopment matters. Due to the small size of the residential portion of the community (3,636 residents), and the existence of the related project area committee, the Planning Department believes that Barrio Logan is too small an area geographically to sustain a community planning group. Alternatively, staff recommends that a balanced citizen/business group be formed that would fairly represent all interests in the community. Staff anticipates that this citizen/business group would come together for the duration of the work program.

CONCLUSION

Planning, Development Services and Redevelopment Department staff recommends preparation of an emergency ordinance to prohibit the location of new chrome plating establishments in Barrio Logan. In addition, staff recommends that funding be identified to undertake a comprehensive update the Barrio Logan/Harbor 101 Community Plan, Barrio Logan Planned District Ordinance and Barrio Logan Redevelopment Plan. Finally, if funding is identified for the update, it is recommended that alternative measures to planning committee formation be pursued to provide community input into the update process.

ALTERNATIVES

1. Modify the recommendation proposed by staff for the Barrio Logan Work Program.
2. Do not recommend to the City Council the proposed Barrio Logan Work Program.

Respectfully submitted,

S. Gail Goldberg, AICP
Planning Director

Approved: P. Lamont Ewell
Assistant City Manager

Tina Christiansen, AIA
Development Services Director

Hank Cunningham
Redevelopment Director

GOLDBERG/LE

Note: Attachment No. 1 is not available in electronic format. A copy is available for review in The Office of the City Clerk.

Attachment(s):
1. Barrio Logan Community Plan Area Map
2. [Barrio Logan Long-Term Work Program Timeline](#)