SAN DIEGO ™ REGIONAL CHAMBER OF COMMERCE

BARRIO LOGAN COMMUNITY PLAN UPDATE

CHAMBER POSITION

The Chamber supports the preservation of industrial lands. Scenario 1 in the proposed Barrio Logan Community Plan Update, is inconsistent with this policy.

SUMMARY

Two scenarios were created and evaluated for consideration as the Barrio Logan Community Plan. Scenario 1 would add more than 1,000 homes within 500 feet of the shipyards' front doors, thereby threatening maritime jobs, create a parking crisis and reduce the amount of available industrial land by 50%. Scenario 2, provides safe barriers between future residential and current industrial uses, responsibly limits the amount of new housing in Barrio Logan and protects valuable parking in the community.

BACKGROUND

The Barrio Logan Community Plan Update is an update of the 1978 Barrio Logan/Harbor 101 Community Plan, Local Coastal Program, and Barrio Logan Planned District Ordinance Zoning regulations. This Plan will implement the principles in the updated General Plan (updated in 2008) ensuring that the new policies and programs are reflected in the community plan. The plan intends to address land use conflicts in the area.

The Barrio Logan community includes roughly 4,300 residents and has a diversified land use character with a mixture of residential, commercial, business, light and heavy industrial uses, governmental agencies, and major maritime industries.

In many areas of Barrio Logan, existing zoning still permits the collocation of industrial and residential uses in close proximity to each other.

The Maritime industry is vitally important to San Diego's economy. Three major shipyards-General Dynamics NASSCO, BAE Systems and Continental Maritime support more than 5,000 direct jobs with average salaries of $50,000 annually.

Summary

- The Chamber supports the preservation of industrial lands and is included as part of the legislative agenda.

- Scenario two is not ideal either but is the preferred option as it preserves industrial lands and creates a 1000 foot buffer between industrial uses and residential.

- Scenario one could threaten future maritime and industrial jobs in the area.

- The City Council is expected to take action on September 17th

The Land Use and Housing Committee of the City Council heard the item on June 19, 2013, and moved it forward without a recommendation. The Plan is expected to be heard by City Council in September.

ANALYSIS

If scenario one is approved, residential units will be zoned right next to industrial and maritime uses. Scenario one will also cut in half the amount of land available for local suppliers to do business, resulting in higher costs of transportation. Scenario one also places a higher concentration of residents in Barrio Logan next to Interstate 5 and in some areas residential units will be allowed to be built within 500 feet of industrial businesses. Additionally, scenario one will allow for the development of an additional 1,050 residential units over what is permitted today. For example:

- Chevron is located within 463 feet of proposed residential units;
- San Diego Gas & Electric is located within 470 feet of proposed residential units; and
- General Dynamics NASSCO is located within 765 feet of proposed residential units, among others.

Scenario one proposes 3,500 residential units to an industrial area, surrounded by a major freeway, the Coronado Bridge, and job-sustaining industrial activities will create more health concerns. Additionally, scenario one will require the rezoning of 25 maritime and industrial businesses. Although the primary health impact comes from freeway-related emissions, a situation that is not projected to change for the better, there will be complaints about the Port and other industrial activities, unless the community plan restricts future residential building and encroachment.

Scenario two provides a 1000 foot buffer between industrial and residential uses. It also provides more than twice the amount for industrial land than scenario one.

The San Diego Port Tenants Association supports scenario two.