

Smart Growth & Community Driven Land Use

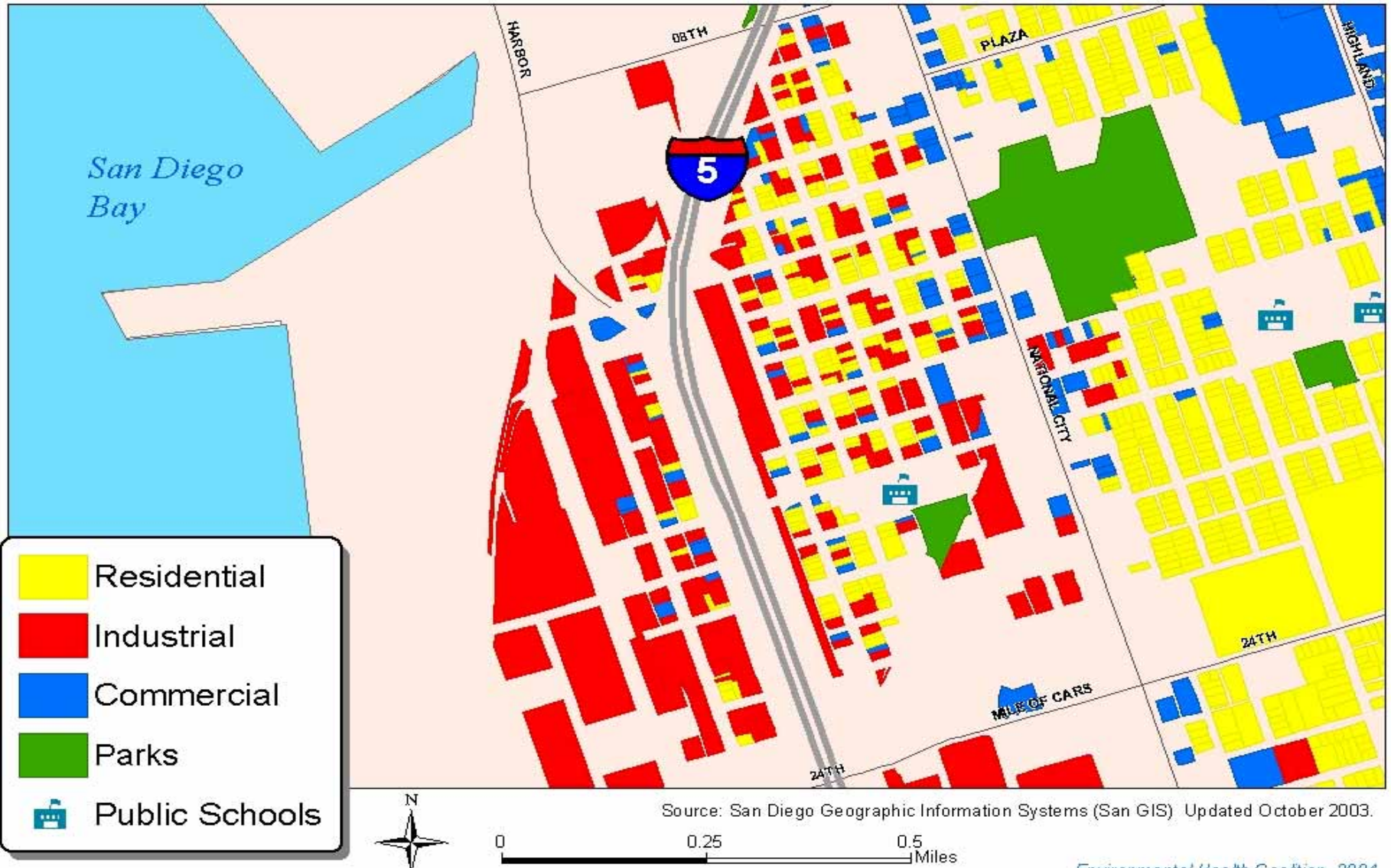


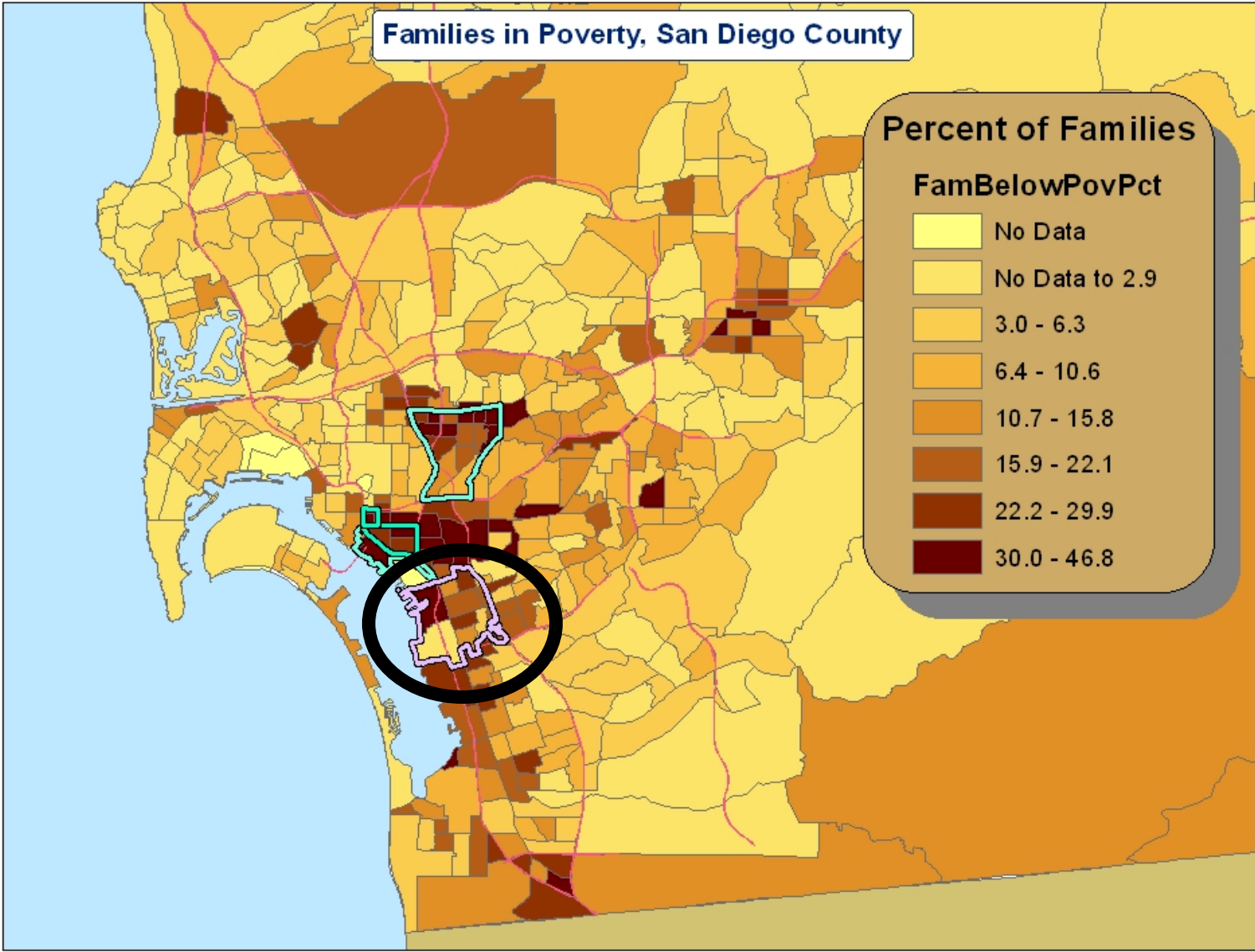
February 7th 2013
Carolina Martinez

Land Use Conflicts



Land Use in West National City

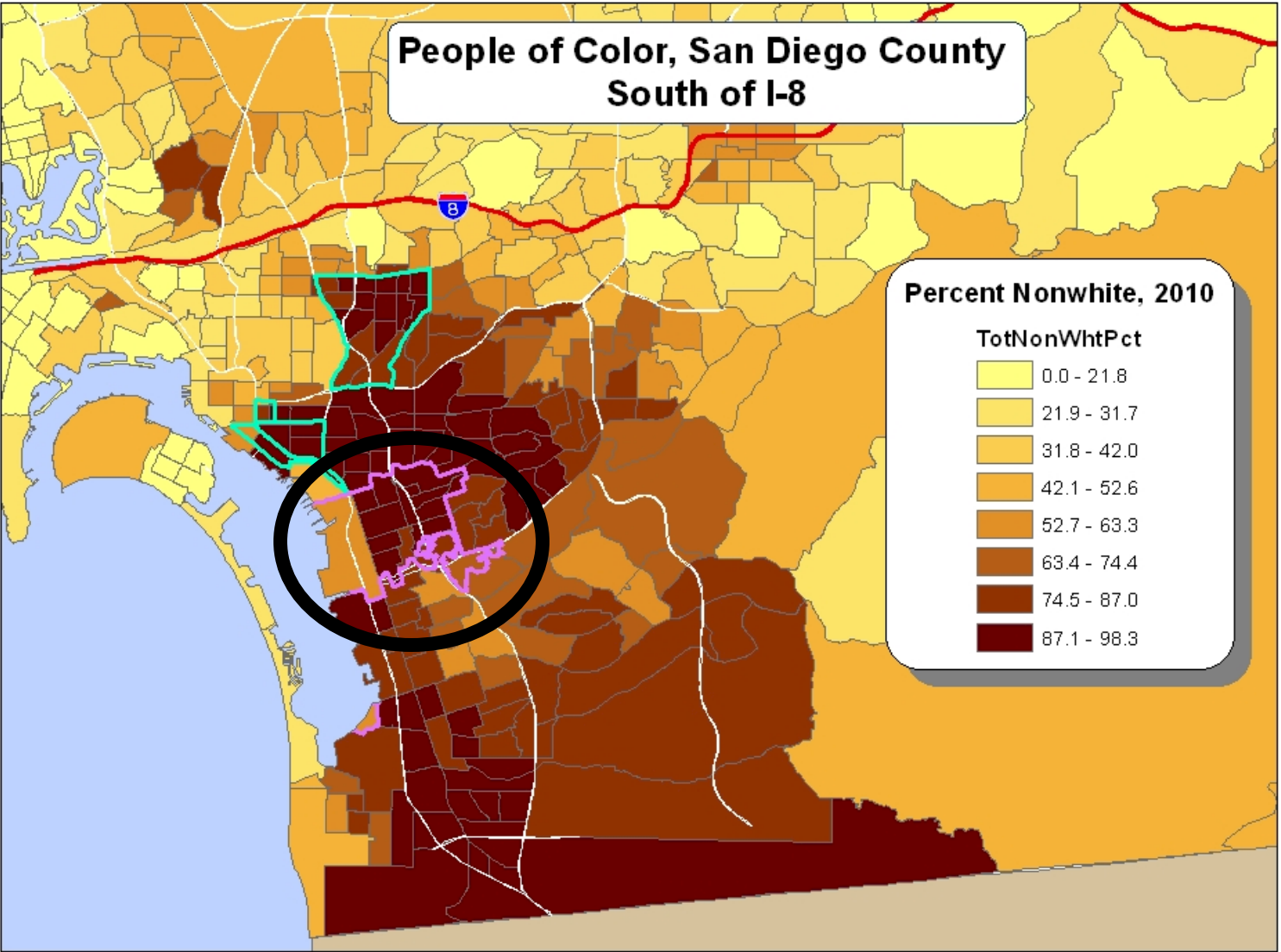




0 5 10 Miles



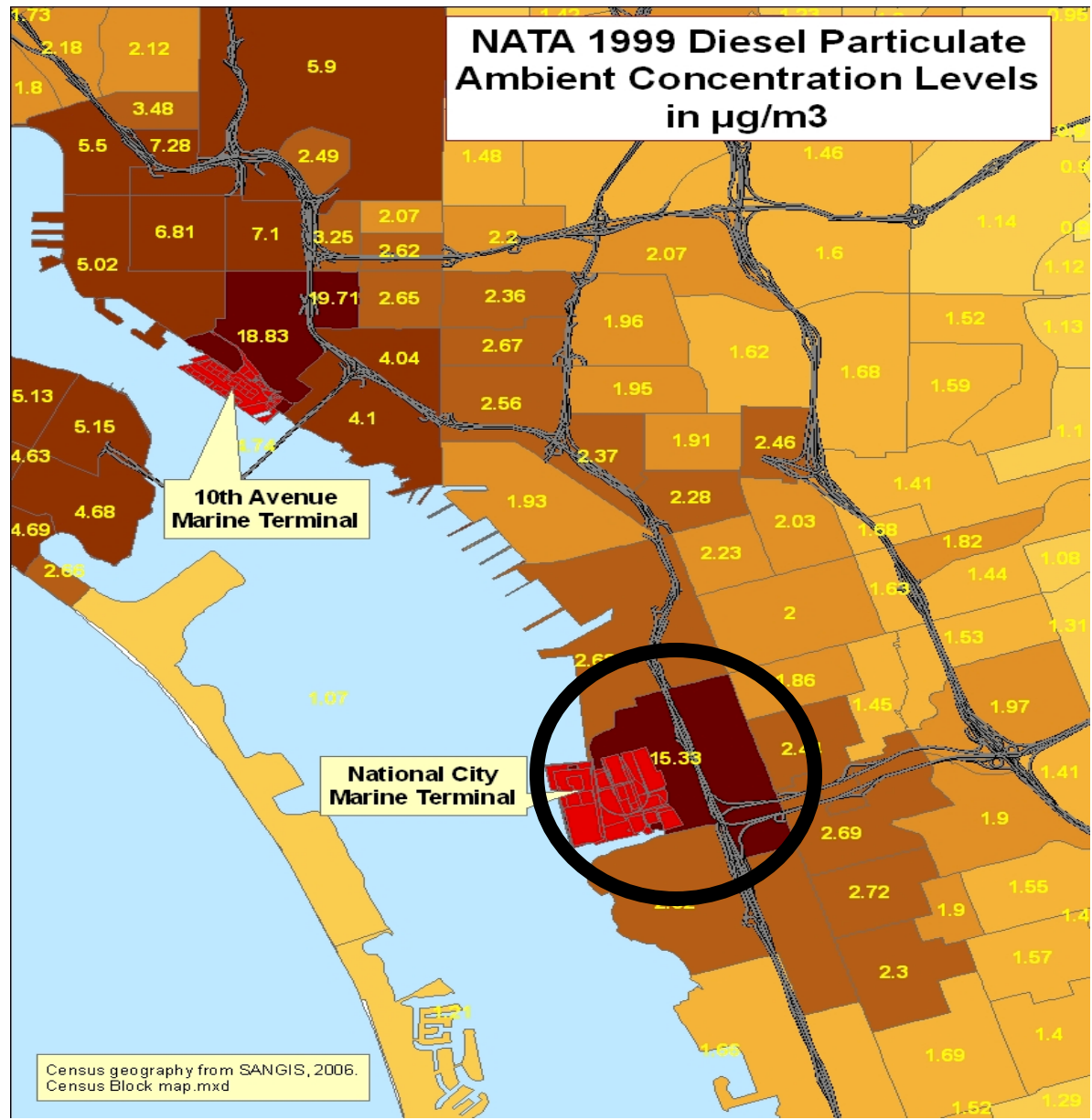
Source: American Community Survey, 2005-2009 Estimates
 Map Layers from SanGIS
 EHC, 2011.



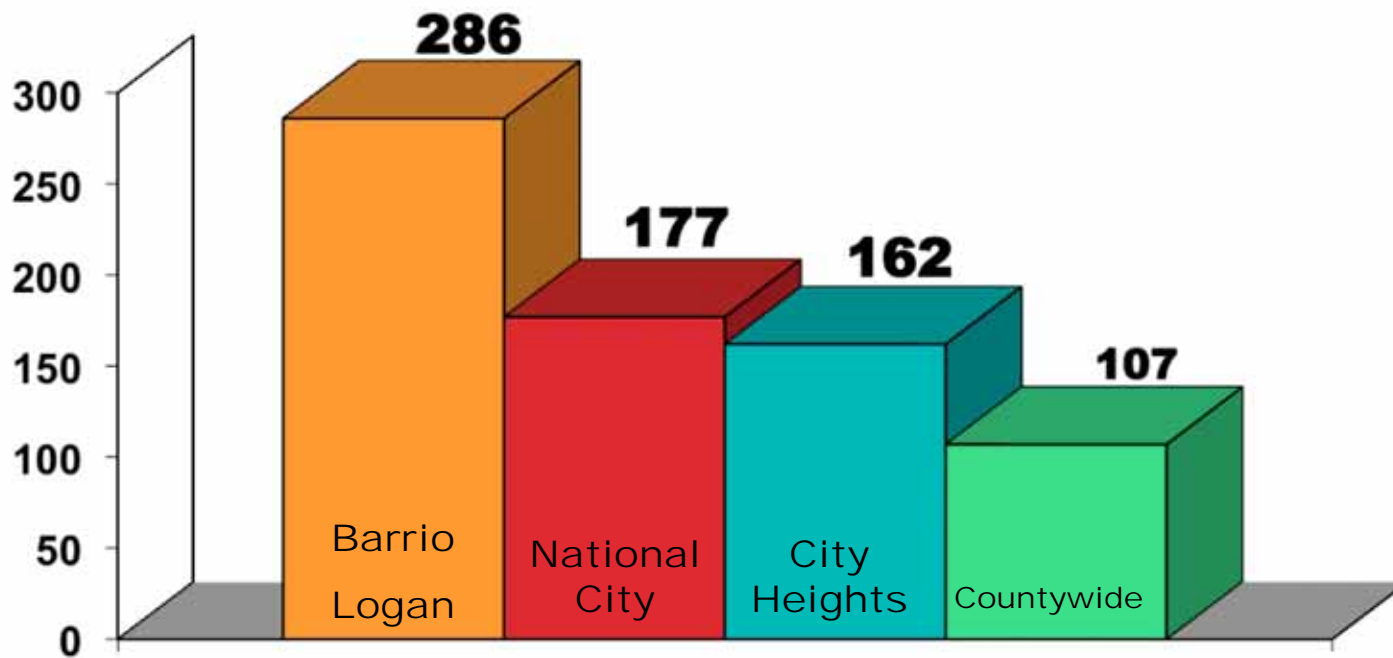
0 5 10 Miles



Sources: US Census Bureau
SanGIS
EHC, 2011.



Asthma-Related Hospitalizations Children 0-17 in 2009 Numbers per 100,000



Community Driven Land Use



The Toolbox

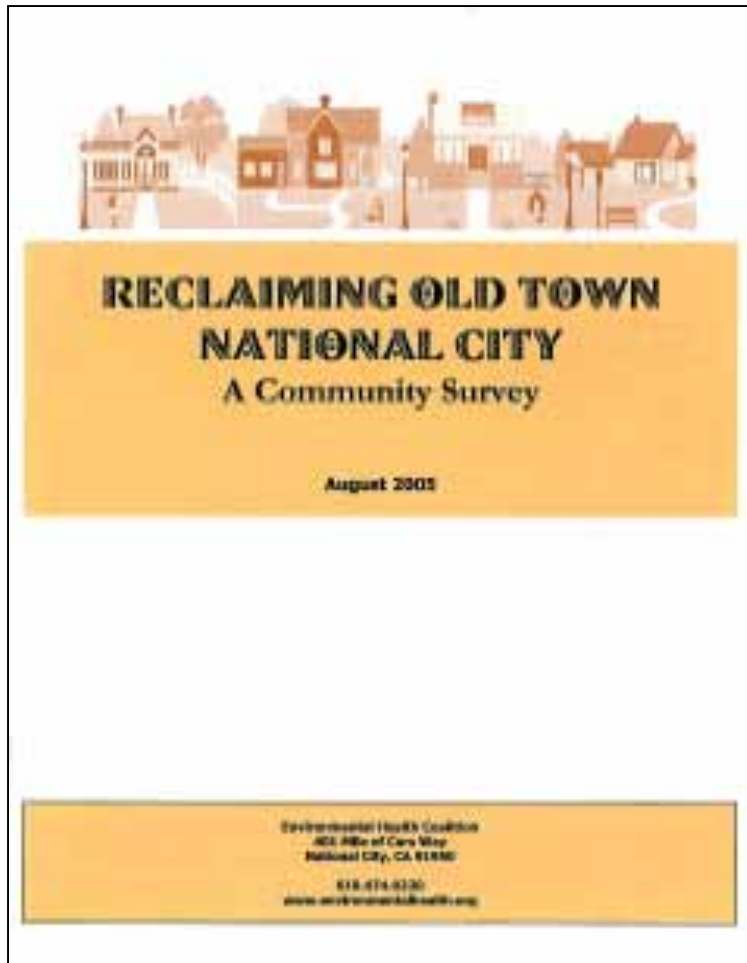
Building Power Salud Ambiental Lideres Tomando Acción (SALTA)



Community Survey 2005

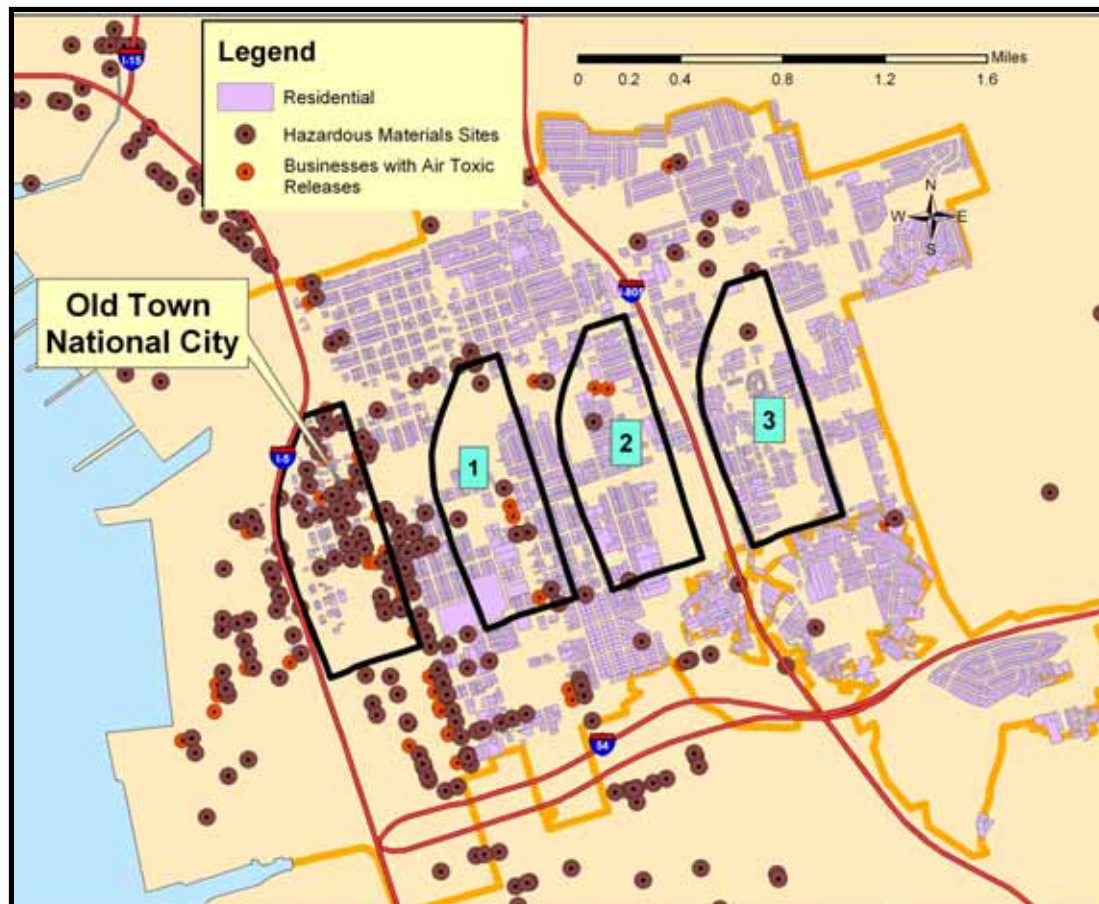


Comprehensive Community Asks



- Polluter's to industrial zone
- Affordable housing
- Limit building heights to 3 floors
- 500 ft buffer between freeway new residential development.

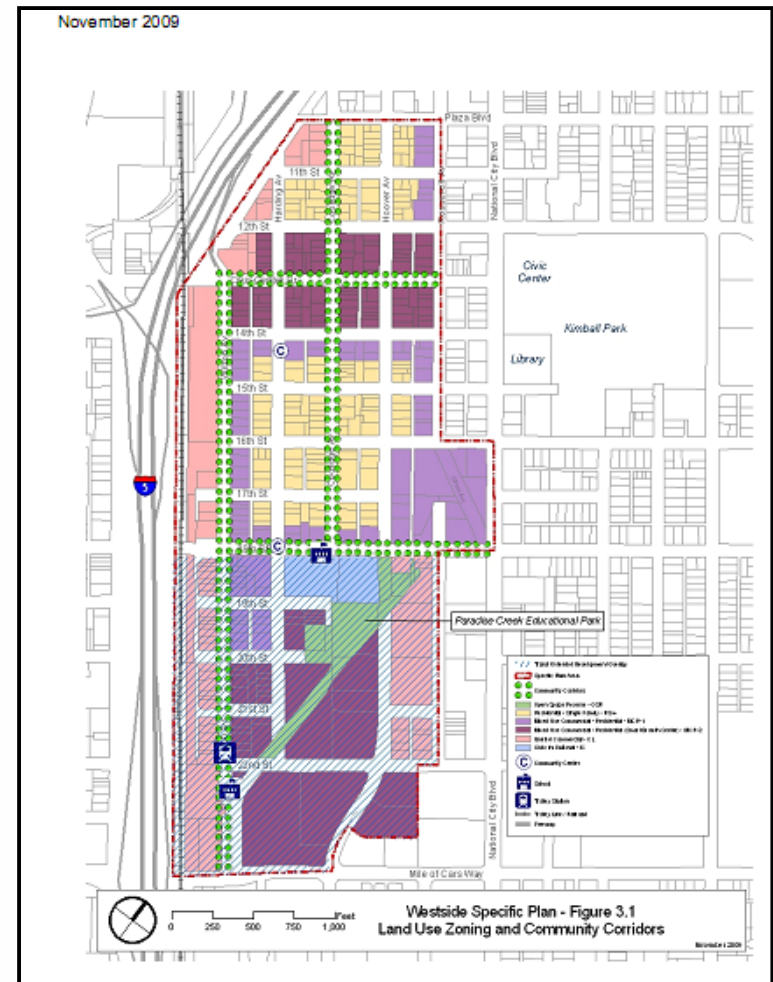
Research



This is What Greenzones Look Like

A Comprehensive Specific Plan Passes in 2010

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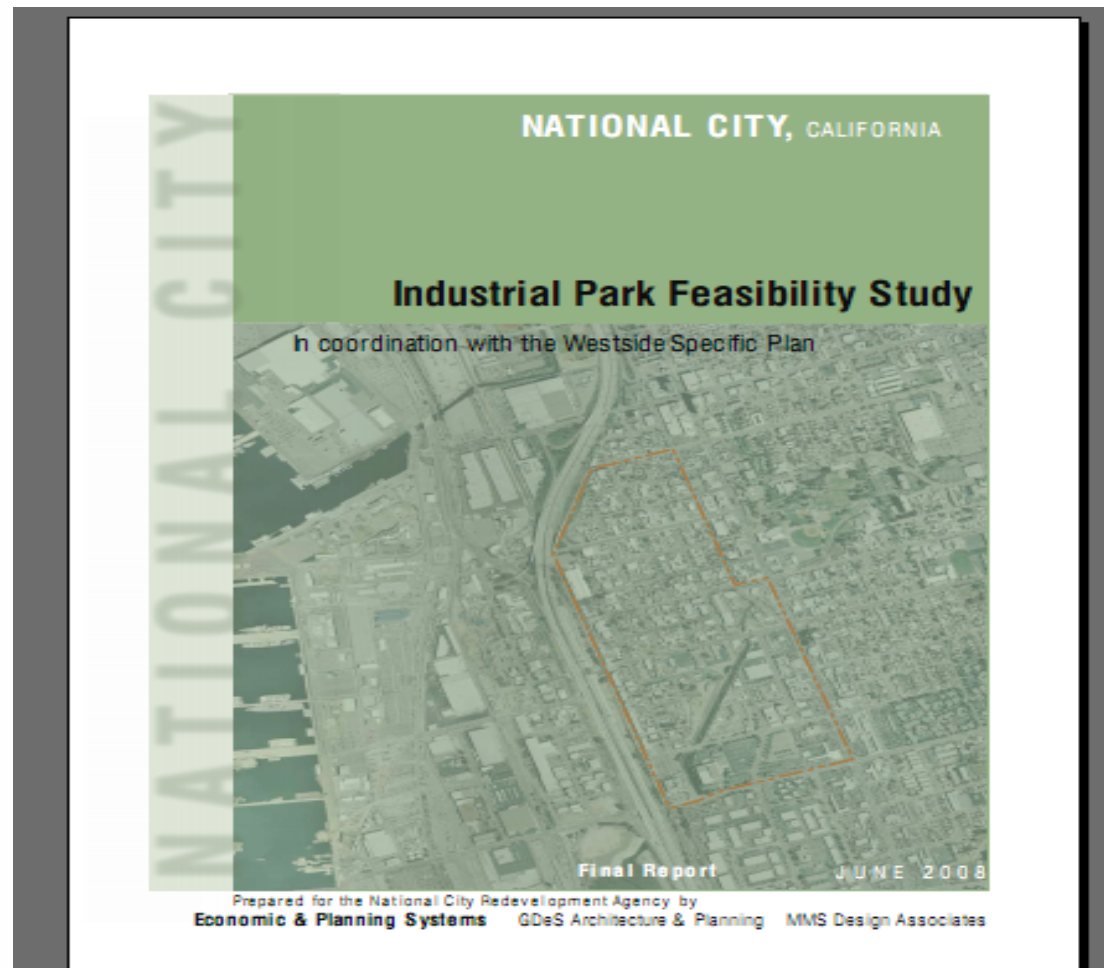


Amortization Ordinance

Non-conforming **can** stay because it **grandfathered** previous zoning indefinitely.

It is a **phase out law** of non-conforming uses that limits the time that non conforming uses such as autobody shops can do business in Old Town, National City.

Planning for a Green Industrial Park







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