

Environmental Health Coalition



Community Driven Land Use

January 4, 2012
Carolina Martinez
Policy Advocate

History of Westside National City

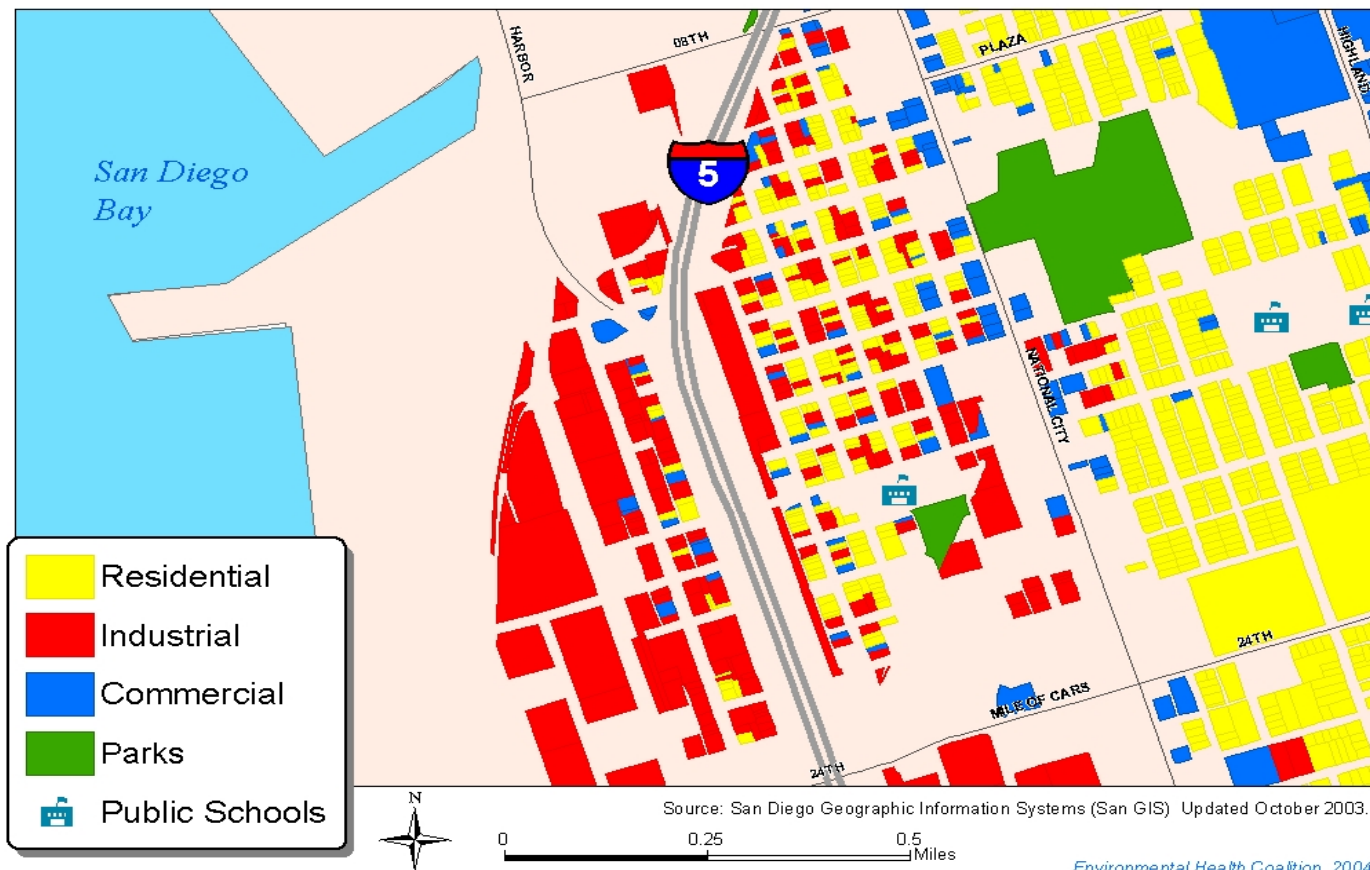


Land Use Conflict s

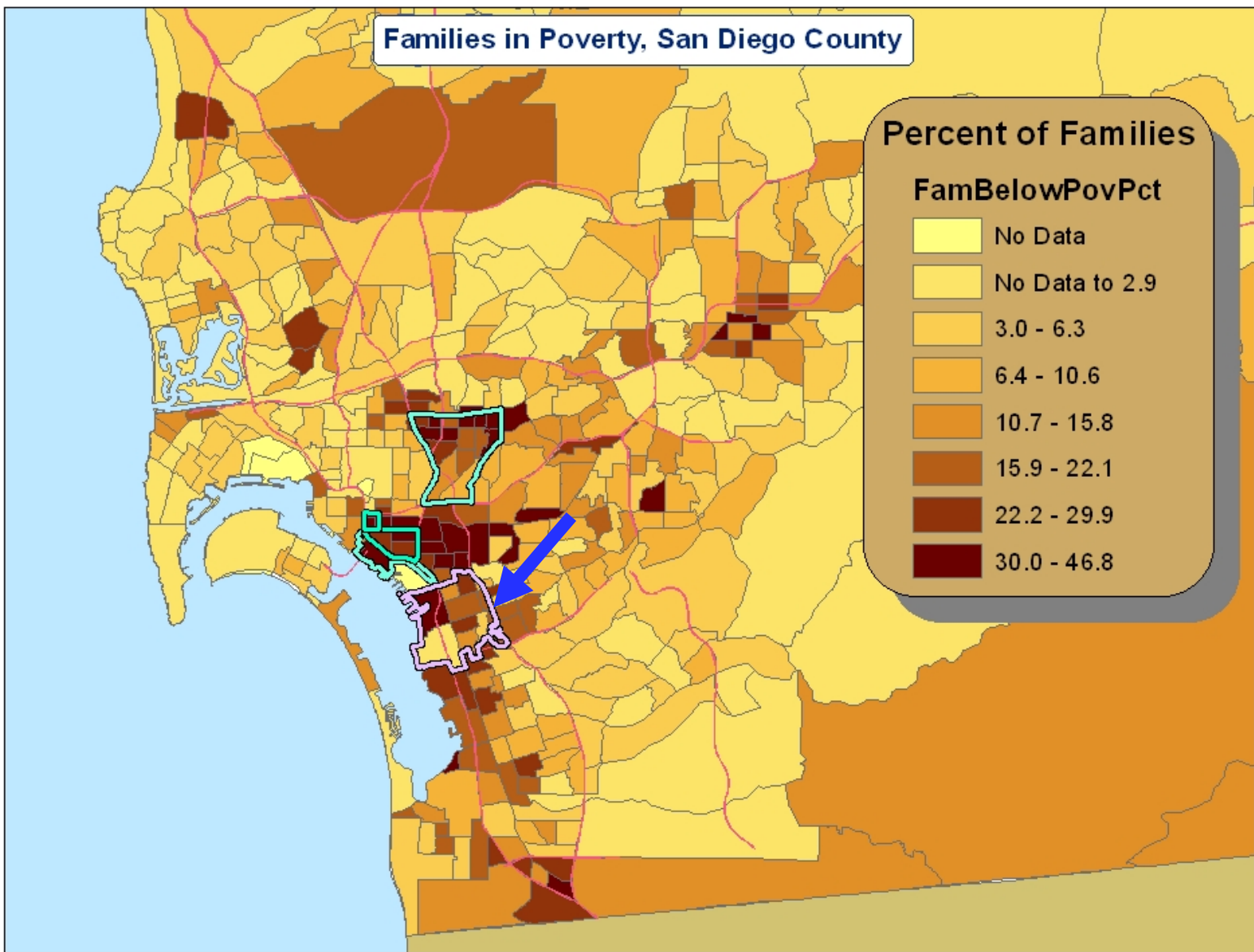


Incompatible Land uses

Land Use in West National City



Families in Poverty, San Diego County

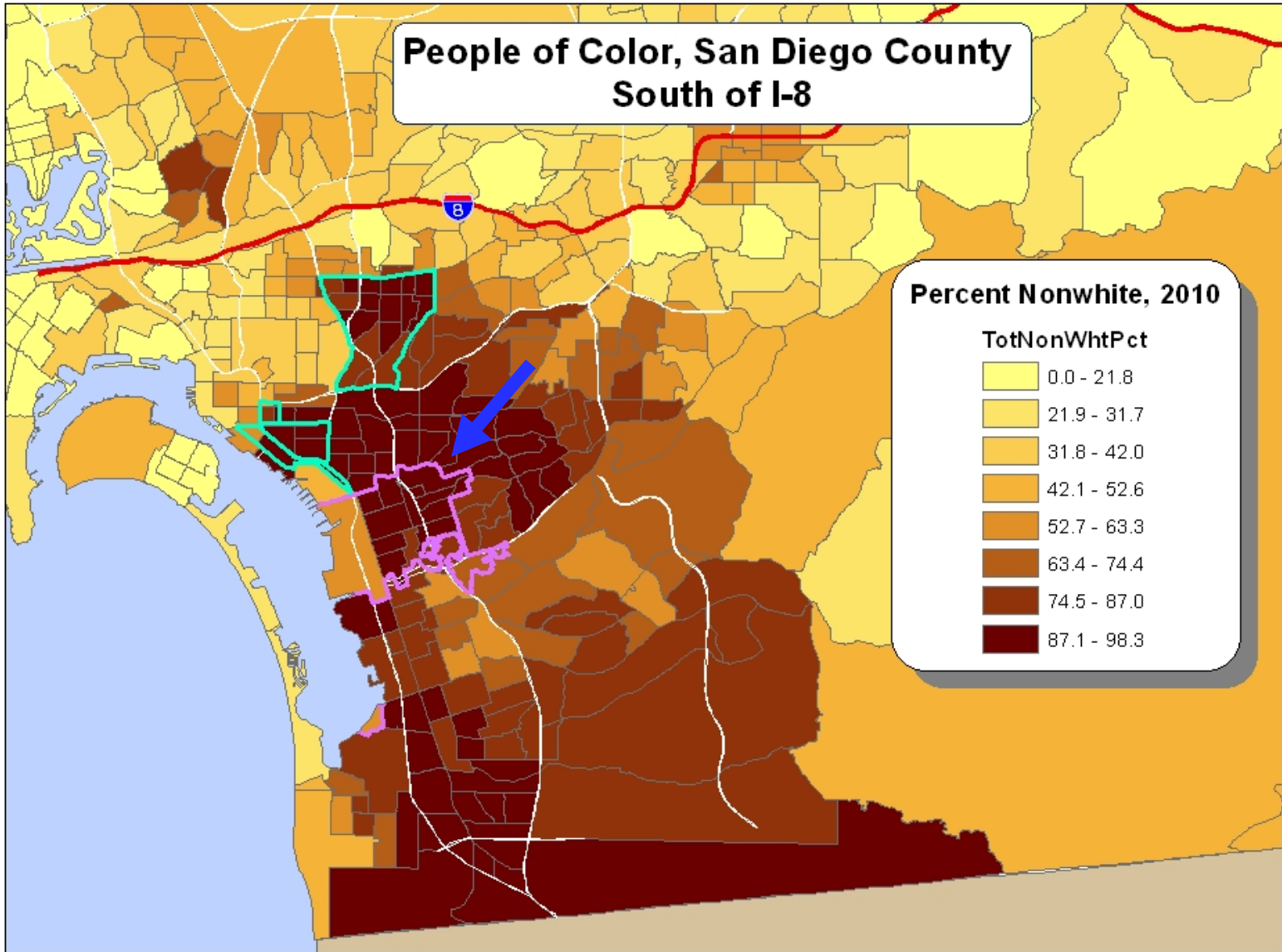


0 5 10 Miles



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

People of Color, San Diego County South of I-8



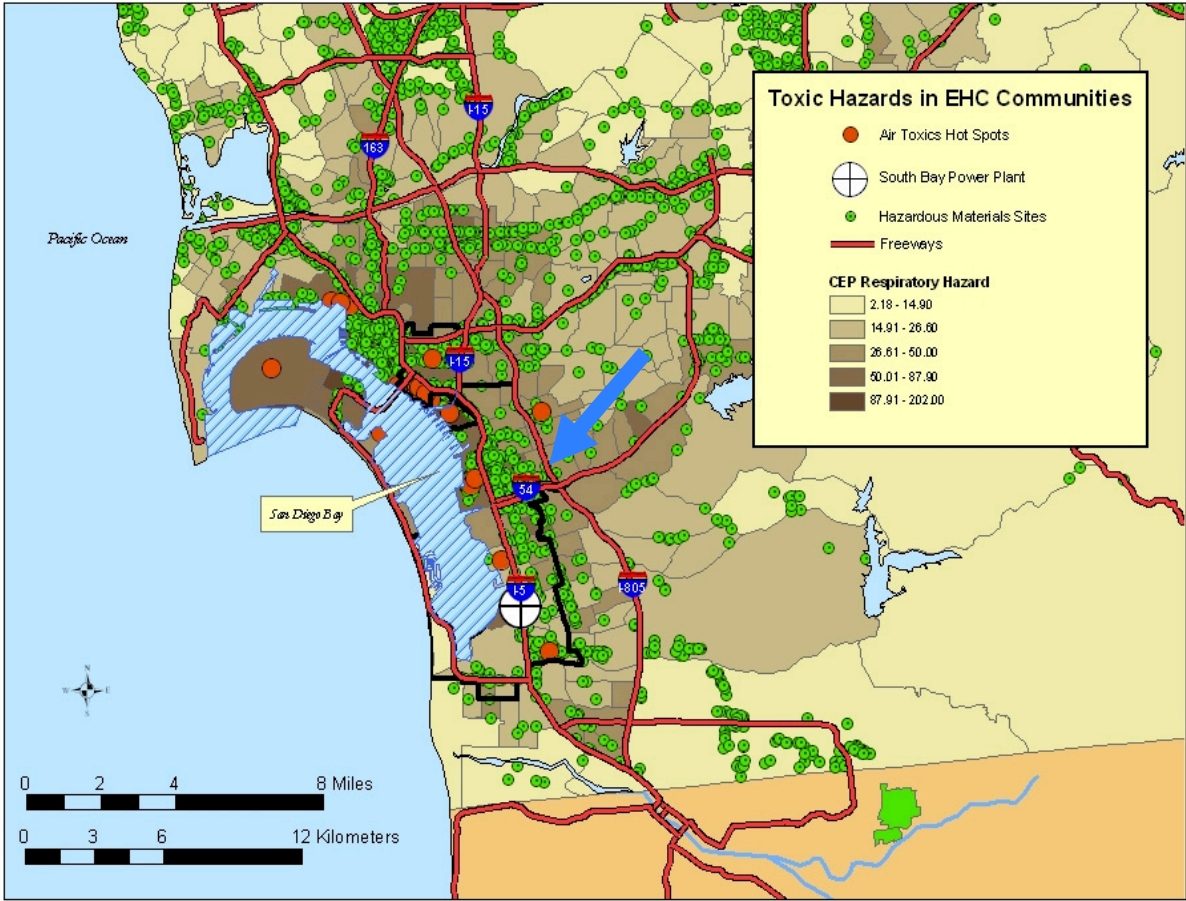
0 5 10 Miles



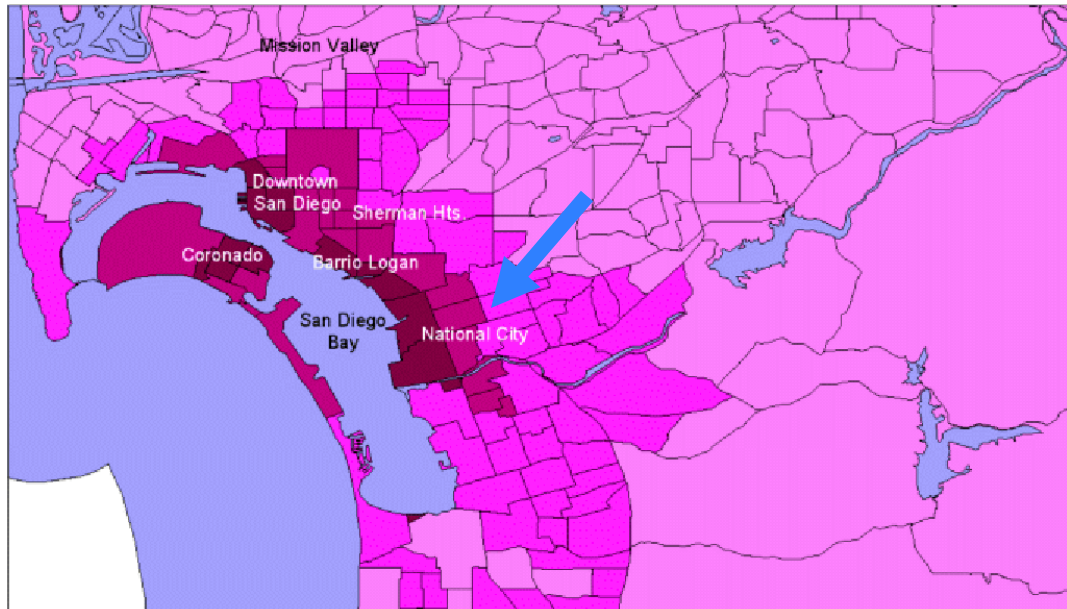
Sources: US Census Bureau
SanGIS
EHC, 2011.

Toxic Hazards

National City



Environmental Health Impacts



Respiratory HI
1 - 5
5 - 25
26 - 50
51 - 100
101 - 202

The respiratory Hazard Index (HI) is a measure of the respiratory health risk from toxic pollutants in the air. At a level of 1 or less, no health effects are likely. At a level of 200, exposure is 200 times the lowest level that might harm health.

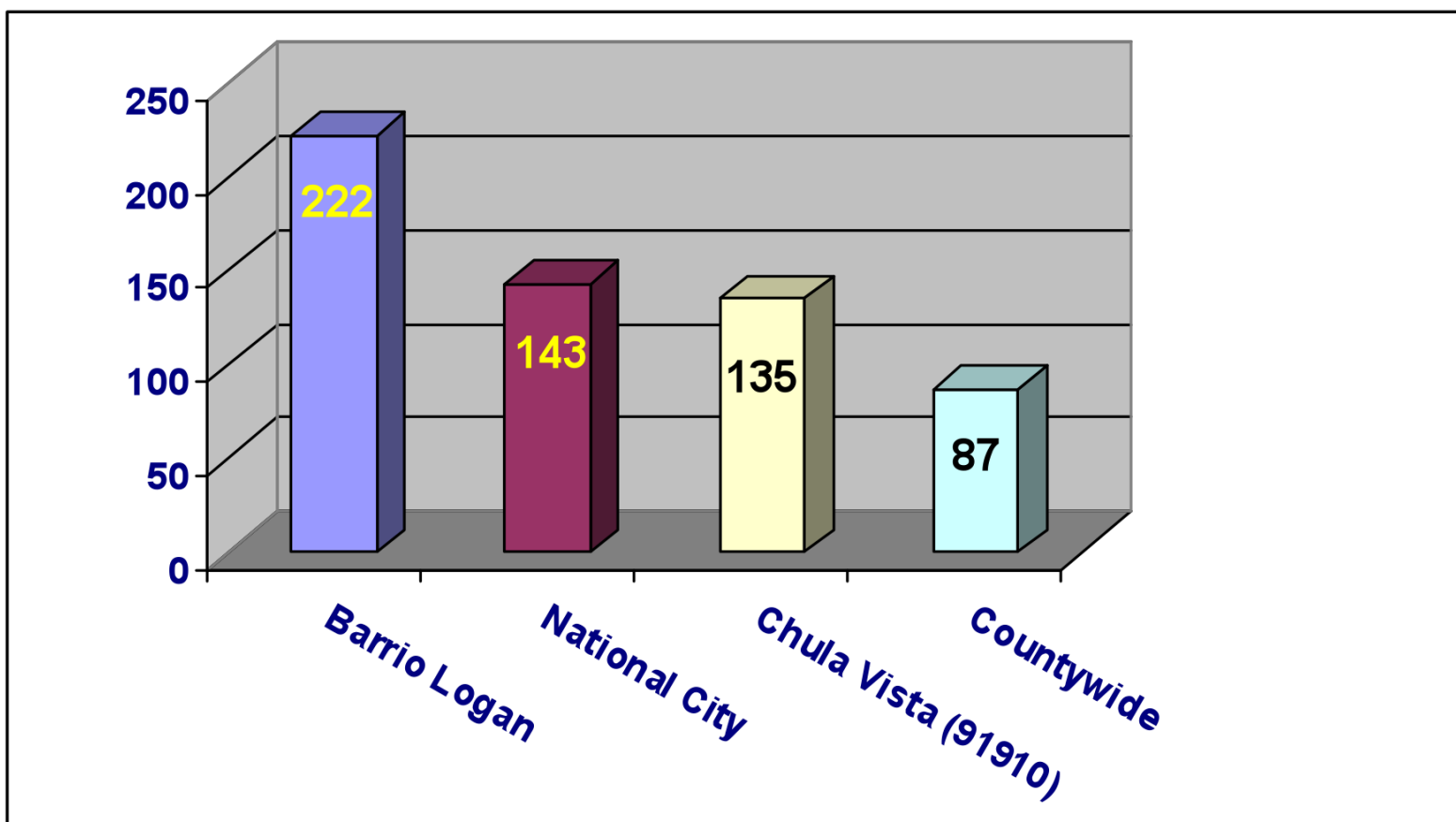
Respiratory Hazards from Toxic Air Contaminants, Logan Communities

Source: USEPA Cumulative Exposure Project, 1998. Compiled by Environmental Health Coalition.

Asthma-Related Hospitalizations Children 0-17 in 2008

Numbers per 100,000

Environmental Health impacts



Demographics

National City

Community	People of Color	Families in Poverty	Renters	Youth
Westside National City	94%	41%	75%	28%
National City (total)	89%	19%	66%	25%
San Diego County	52%	10.8%	43%	23%



2005
Time for a New Vision

Building Power Salud Ambiental Lideres Tomando Acción (SALTA)

Community Driven Land Use



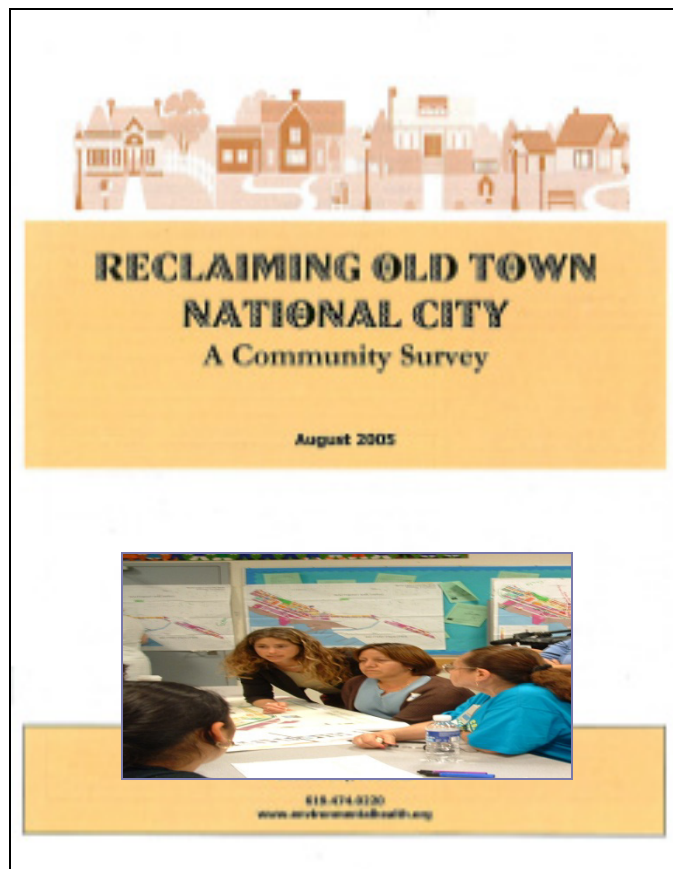
Community Survey 2005

Community Driven Land Use



Community Asks

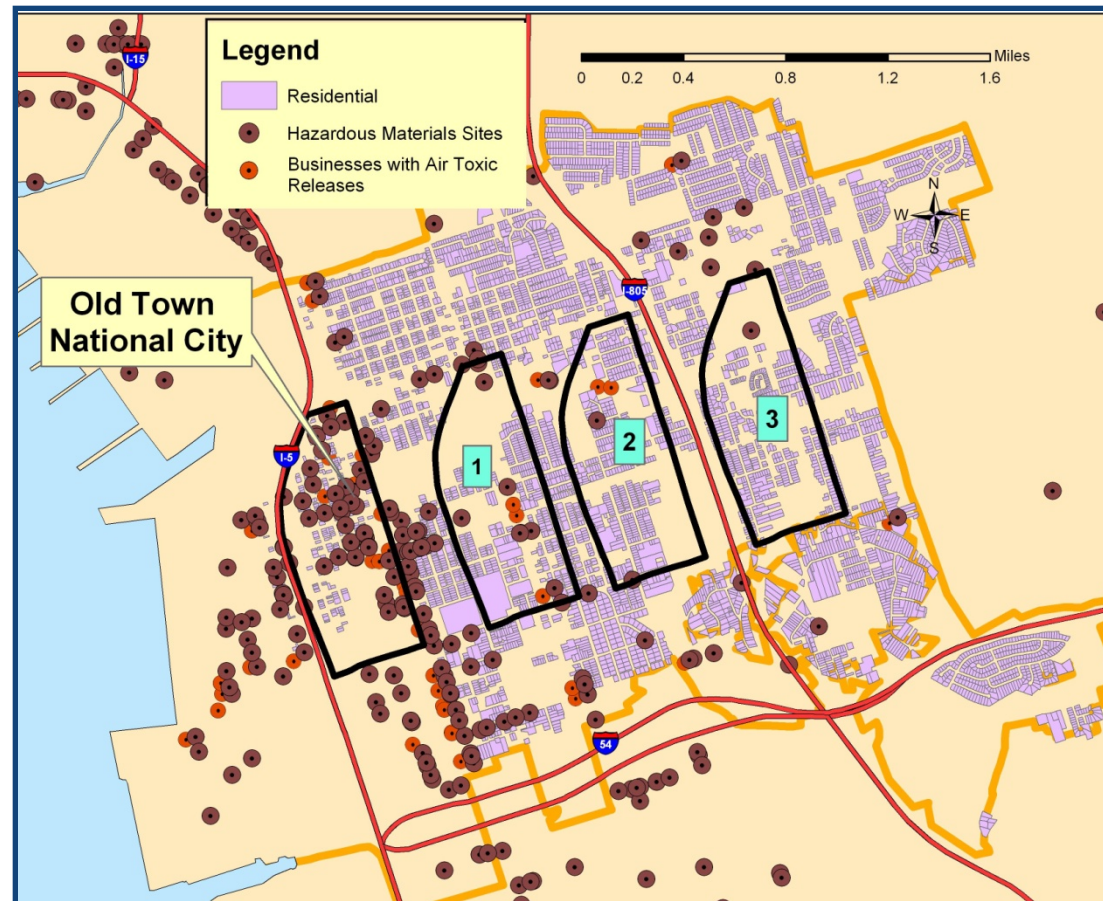
Community Driven Land Use



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

Research

Community Driven Land Use

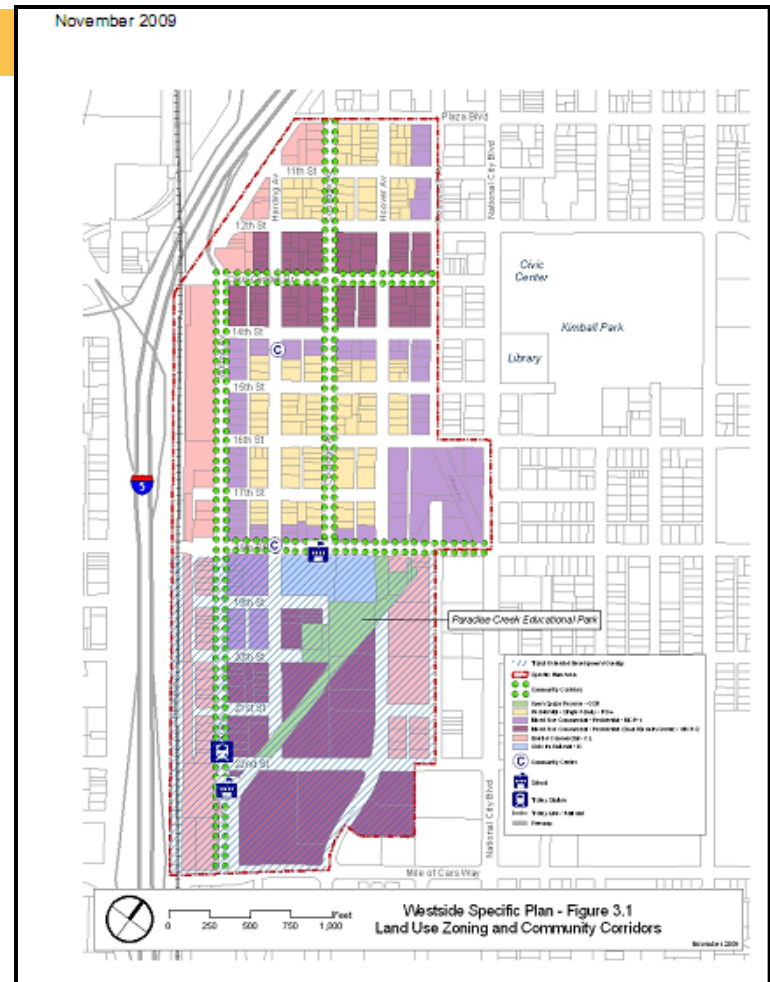


2010 The Specific Plan Passes

Community Driven Land Use

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

BUT....

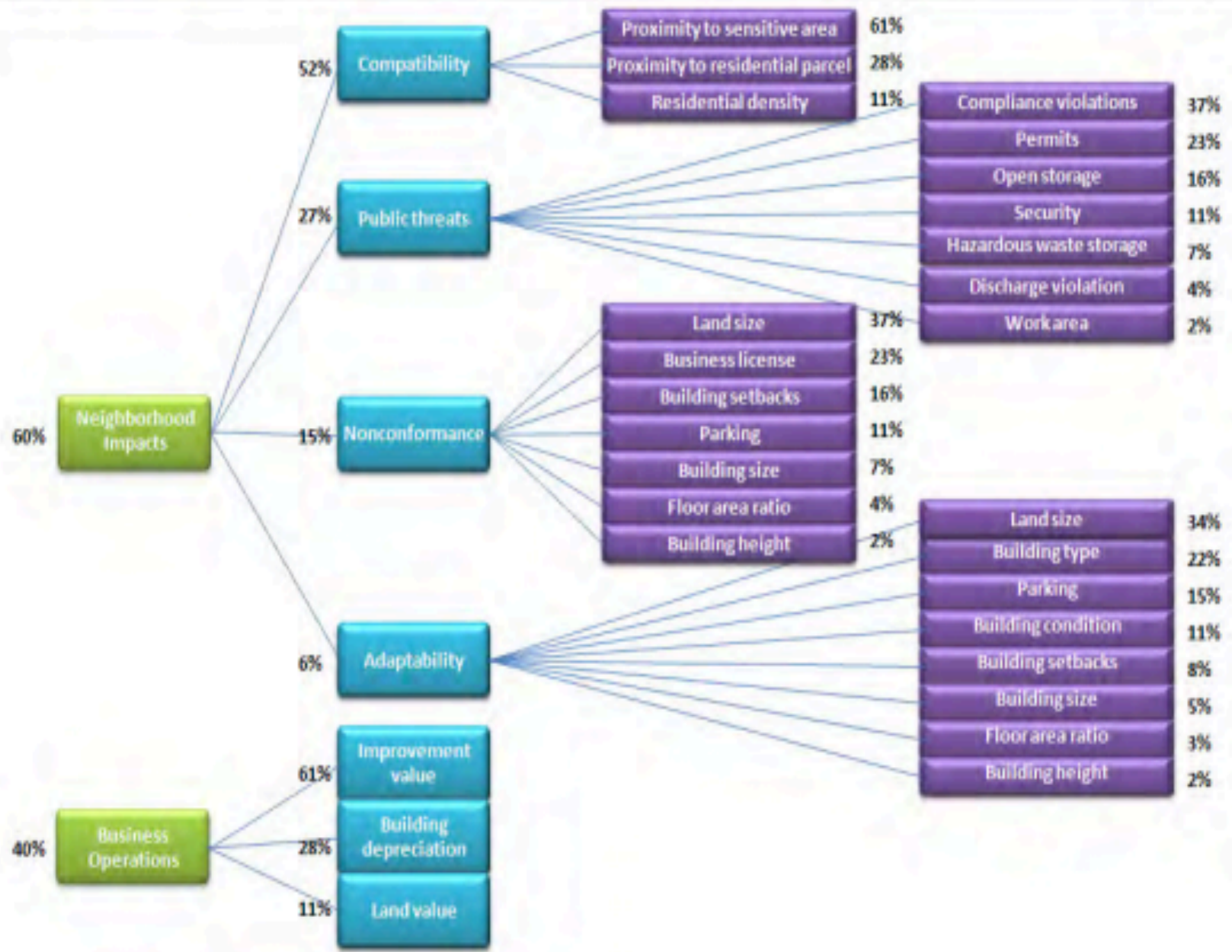


Amortization Ordinance

Amortization

- 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.

Groups	Factors	Sub-factors	
Weight	Weight	Weight	Weight







Thank you

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