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8 THE ENVIRONMENTAL HEALTH COALITION and GEORGETTE GOMEZ

9 SUPERIOR COURT FOR THE STATE OF CALIFORNIA  
10 COUNTY OF SAN DIEGO, CENTRAL DISTRICT

11 THE ENVIRONMENTAL HEALTH ) Case No.  
12 COALITION., a California non-profit public )  
13 benefit corporation; GEORGETTE GOMEZ, an )  
14 individual; ) **VERIFIED COMPLAINT AND PETITION**  
15 ) **FOR DECLARATORY AND INJUNCTIVE**  
16 Plaintiffs and Petitioners, ) **RELIEF AND WRIT OF MANDATE**  
17 )  
18 v. ) **(Cal. Code Civ. Proc. §§526a, 1060, 1085)**  
19 )  
20 ELIZABETH MALAND, in her official capacity )  
21 as City of San Diego City Clerk; MICHAEL VU, )  
22 in his official capacity as San Diego County )  
23 Registrar of Voters; CITY OF SAN DIEGO, a )  
24 municipal corporation; )  
25 Defendants and Respondents. )  
26 )  
27 PORT OF SAN DIEGO SHIP REPAIR )  
28 ASSOCIATION., a California non-profit public )  
benefit corporation; DOES 1-50. )  
Defendants and Real Parties-in-Interest. )  
\_\_\_\_\_ )  
\_\_\_\_\_ )

1 Plaintiffs and Petitioners THE ENVIRONMENTAL HEALTH COALITION and GEORGETTE  
2 GOMEZ hereby request relief as follows:

3 **I. INTRODUCTION**

4 1. Barrio Logan is one of the oldest and most culturally significant neighborhoods in the  
5 CITY OF SAN DIEGO. Barrio Logan is plagued by collocation of incompatible uses and environmental  
6 justice concerns.

7 2. The CITY OF SAN DIEGO recently approved the Barrio Logan Community Plan Update  
8 (“BLCPU”), a blueprint and visioning document for the next 20 to 30 years which addresses the  
9 aforementioned zoning and environmental justice issues.

10 3. A consortium of ship building businesses seek a referendum to the BLCPU. Petitioners  
11 believe, are informed, and thereon allege, in an attempt to derail five years and millions of dollars worth  
12 of planning, circulators and proponents of the referendum made false statements and misrepresentations  
13 to persuade voters to sign a petition to refer the BLCPU (“Referendary Petition”).

14 4. Petitioners further believe, are informed, and thereon allege that such false statements  
15 and misrepresentations constitute violations of the Elections Code and justify invalidation of the  
16 Referendary Petition.

17 5. Petitioners believe, are informed, and thereon allege, unless enjoined by this Court,  
18 Defendants and Respondents will validate and certify the invalid Referendary Petition. Petitioners bring  
19 this action to enjoin validation and certification of the Referendary Petition.

20 **II. THE PARTIES**

21 6. Defendant and Respondent ELIZABETH MALAND (“MALAND”) is the City Clerk for  
22 the CITY OF SAN DIEGO and is sued in her official capacity. MALAND is the elections official for  
23 the CITY OF SAN DIEGO and in that capacity is required to certify the results of the signature  
24 verification for the Referendary Petition. (San Diego Municipal Code §27.1124).

25 7. Defendant and Respondent MICHAEL VU (“VU”) is the County of San Diego Registrar  
26 of Voters and elections official and is sued in his official capacity. VU may be delegated election duties  
27 assigned to the City Clerk. (San Diego Municipal Code §27.0111).

28 8. Petitioners are informed and believe and thereon allege that Defendant and Respondent

1 CITY OF SAN DIEGO (“CITY”) is a California municipal corporation. The CITY Council’s legislative  
2 act (approval of the BLCPU) is the subject of the Referendary Petition.

3 9. Real Party in Interest PORT OF SAN DIEGO SHIP REPAIR ASSOCIATION  
4 (“ASSOCIATION”) is a California corporation, located in San Diego, California and is the proponent of  
5 a referendum to the Barrio Logan Community Plan Update (“Referendary Petition”).

6 10. Petitioner and Plaintiff THE ENVIRONMENTAL HEALTH COALITION (“EHC”) is a  
7 non-profit public benefit membership, environmental and social justice organization incorporated and  
8 existing under the laws of the State of California. EHC’s principal place of business is in National City,  
9 California. EHC’s purpose is to achieve environmental and social justice through empowering  
10 communities. Founded in 1980, EHC builds grassroots campaigns to confront the unjust consequences  
11 of toxic pollution, discriminatory land use, and unsustainable energy policies. EHC has worked on  
12 environmental justices issues in Barrio Logan for decades and participated extensively in the  
13 development and approval process for the BLCPU, including as a member of the stakeholder committee.  
14 EHC and its 2,500 members will suffer irreparable harm if the BLCPU is referred. If implementation of  
15 the BLCPU is delayed or prevented, Barrio Logan residents, including EHC members, will continue to  
16 suffer negative environmental and health impacts as a result of poor planning and zoning.

17 11. Petitioner and Plaintiff GEORGETTE GOMEZ (“GOMEZ”, with EHC collectively  
18 referred to as “Petitioners”) is a taxpayer of the CITY and brings this action in that capacity under the  
19 provisions of Code of Civil Procedure Section 526a. GOMEZ lives in the CITY and has paid property  
20 and local sales tax for over six years.

21 12. At all times herein mentioned, Respondents and Defendants were the agents, servants,  
22 and employees of their co-Defendants, and in doing the things hereinafter alleged were acting in the  
23 course and scope of their authority as such agents, servants, and employees, and with the permission and  
24 consent of their co-Defendants.

25 13. Petitioners are ignorant of the true names and capacities of Respondents and Defendants  
26 sued as DOES 1-50, inclusive, and, therefore, sue these Respondents and Defendants by these fictitious  
27 names. Petitioners will amend this Verified Complaint and Petition to allege their true names and  
28 capacities when ascertained. Petitioners are informed and believe and thereon allege that each of the

1 fictitiously named Respondents and Defendants are responsible in some manner for the detriment  
2 alleged in this Verified Complaint and Petition.

3 **III. JURISDICTION AND VENUE**

4 14. Jurisdiction is proper under Code of Civil Procedure (“CCP”) §§ 526, 526a, 1060, 1085,  
5 and 1086. Venue is proper under CCP §393.

6 **IV. STATEMENT OF FACTS**

7 The Barrio Logan Community

8 15. Barrio Logan is a community of the CITY located between downtown San Diego,  
9 Interstate 5, and San Diego Bay. The Barrio Logan community encompasses 1,000 acres, 550 of which  
10 are within the CITY’s jurisdiction.

11 16. The predominantly Hispanic community of Barrio Logan houses approximately 4,300  
12 residents, and is currently plagued by land use conflicts resulting in collocation of residential,  
13 commercial, and industrial uses.

14 17. Petitioners believe, are informed, and thereon allege, children in Barrio Logan have 2.5  
15 times the average San Diego County asthma hospitalization rate. The California Office of  
16 Environmental Health Hazards Assessment ranks Barrio Logan in the top five percent of the  
17 communities in California most disproportionately burdened by multiple sources of pollution, with  
18 higher vulnerabilities and burdens as compared to other areas of the state.

19 The Barrio Logan Community Plan Update

20 18. Prior to the CITY’s recent approval of the BLCPU, the Plan had not been updated since  
21 1978. Over time, Barrio Logan developed in a manner that has resulted in collocation of incompatible  
22 uses.

23 19. The BLCPU establishes goals and objectives for future development in Barrio Logan  
24 through amendment of the Plan and underlying zoning. A true and correct copy of the Land Use Map for  
25 the adopted BLCPU is attached as Exhibit 1 and incorporated herein by reference.

26 20. The BLCPU seeks to address existing environmental justice issues, including residential  
27 overcrowding, encroachment of industry into sensitive receptor areas and vice versa, lack of sufficient  
28 community serving retail services, and impacts of transportation infrastructure on the community.

1 Specifically, the BLCPU is intended to address existing collocation issues by establishing a buffer to  
2 separate incompatible uses, increase the number of allowable housing units in appropriate locations,  
3 provide sufficient public facilities, encourage new retail and community serving commercial uses as  
4 well as separate uses throughout the community.

5 21. The updated Barrio Logan Community Plan would be consistent with and further  
6 implementation of the CITY's adopted General Plan, and provide guidance on future growth and  
7 redevelopment within Barrio Logan, reducing existing incompatible uses over time.

8 22. The BLCPU envisions a Barrio Logan comprised of five distinct neighborhoods. These  
9 neighborhoods are reflected in Figure 2-3 of the BLCPU, a true and correct copy of which is attached as  
10 Exhibit 2 and incorporated herein by reference. One such neighborhood is a "transition area" to separate  
11 incompatible residential and industrial areas, and is bordered by 28<sup>th</sup> Street, Harbor Drive, Main Street,  
12 Boston Avenue, and Sigsbee Street. This "transition area" is intended to act as a buffer between  
13 residential uses to the east of Main Street and heavy industrial uses to the west of Harbor Drive.

#### 14 Procedural History

15 23. The BLCPU planning process began in 2007, and included input from a stakeholder  
16 committee, of which EHC was a member.

17 24. The planning process involved over 50 meetings and workshops from 2008 through  
18 2013, including stakeholder committee meetings, open houses, community workshops and a four-day  
19 charrette.

20 25. During the planning process, the stakeholder committee developed multiple land use  
21 scenarios, two of which were selected for further review. Both scenarios were studied in an  
22 Environmental Impact Report (EIR) pursuant to California Environmental Quality Act (CEQA). Staff  
23 subsequently found one scenario (Alternative 1) was the preferred alternative that, on information and  
24 belief, would most fully implement the CITY's desire to incorporate the General Plan's goals and  
25 policies into neighborhoods, including separation of incompatible uses and promotion of a healthy  
26 environment.

27 26. On or about July 11, 2013, the CITY Planning Commission unanimously approved the  
28 BLCPU, Alternative 1.

1           27.     On the eve of the CITY Council hearing for the BLCPU, on September 6, 2013, the  
2 “maritime industry,” including the ASSOCIATION, sent a letter to Councilmember David Alvarez  
3 detailing two specific industry concerns regarding the BLCPU. The ASSOCIATION surmised that “any  
4 new zoning regulations should prohibit sensitive receptors, including but not limited to residents...along  
5 Harbor Drive and Main Street between Evans and 28<sup>th</sup> Streets.”

6           28.     The industry’s second demand, as reflected in the September 6, 2013 letter, was that new  
7 maritime industrial users be allowed in the “transition area” without a discretionary Conditional Use  
8 Permit, or “by right.”.

9           29.     On or about September 9, 2013, in response to the ASSOCIATION’s letter,  
10 Councilmember Alvarez sent a memorandum concerning the BLCPU to the Director of the Planning &  
11 Neighborhood Development Department. In the aforementioned memorandum, Councilmember Alvarez  
12 expressed his agreement with the ASSOCIATION’s concerns and requested a change to the BLCPU to  
13 prohibit residential uses in the “transition area,” along Harbor Drive and Main Street between Evans and  
14 28<sup>th</sup> Streets. The ASSOCIATION’s second request to allow new industrial uses in the transition area “by  
15 right” was not put forward by Councilmember Alvarez.

16           30.     On September 17, 2013, the CITY Council approved resolution R-2014-113, adopting  
17 the BLCPU, Alternative 1, with the changes requested by Councilmember Alvarez.

18           31.     The ASSOCIATION launched a referendum to the CITY’s September 17, 2013 approval  
19 of the BLCPU on or about October 2, 2013. ASSOCIATION submitted its referendary petition to the  
20 CITY’s September 17, 2013 approval to the Respondent MALAND on or about October 31, 2013.

21           32.     At the September 17, 2013 hearing for the BLCPU, the CITY Council also introduced  
22 zoning amendment ordinances to implement the BLCPU, which prohibit residential uses in the  
23 “transition area.” The zoning ordinances were approved after a second reading on October 15, 2013.

24           33.     Petitioners are informed, believe, and thereon allege, on or about October 30, 2013, the  
25 ASSOCIATION launched an aggressive campaign to gather signatures for a second referendum  
26 (“Referendary Petition”) to the City Council’s October 15, 2013 approval of the BLCPU.

27           34.     Petitioners are informed, believe, and thereon allege, on or about November 27, 2013, the  
28 ASSOCIATION submitted its Referendary Petition to Respondent MALAND for validation and

1 certification. Pursuant to the San Diego Municipal Code, Respondent MALAND has 30 calendar days  
2 to validate the signatures on the Referendary Petition. On information and belief, Respondent  
3 MALAND has delegated the signature validation to the Registrar of Voters, Respondent VU. (San  
4 Diego Municipal Code §27.0111).

5 35. Petitioners are informed, believe, and thereon allege, if Respondent MALAND finds the  
6 Referendary Petition contains the requisite number of valid signatures (33,866) and is in substantial  
7 compliance with the San Diego Municipal Code, Respondent MALAND will certify the Petition as  
8 sufficient and qualified for submittal to the voters. (San Diego Municipal Code §27.1124).

#### 9 **V. PRELIMINARY ALLEGATIONS**

10 36. Petitioners are informed, believe, and thereon allege, ASSOCIATION, as the proponent  
11 of the Referendary Petition, has enlisted both paid and voluntary circulators to gather signatures for its  
12 Referendary Petition. (San Diego Municipal Code §27.0103).

13 37. Petitioners are informed, believe, and thereon allege, in order to persuade or influence  
14 voters to sign the Referendary Petition, the circulators intentionally misrepresented and made false  
15 statements concerning the purport and effect of the petition. Petitioners are informed, believe, and  
16 thereon allege that at the time the circulators made these false statements and misrepresentations, they  
17 knew these statements were false.

18 38. Petitioners are informed, believe, and thereon allege, circulators have misrepresented that  
19 implementation of the BLCPU will cause the Navy to leave San Diego and that the Navy has indicated it  
20 will leave San Diego if the BLCPU is implemented.

21 39. The Navy has taken a neutral position on the BLCPU. Petitioners are informed, believe,  
22 and thereon allege the Navy has not indicated it will leave San Diego if the BLCPU is implemented.

23 40. Petitioners are informed, believe, and thereon allege, circulators have also misrepresented  
24 that the BLCPU will close down the shipyards and that condominiums, hotels or low income housing  
25 will be built in their place.

26 41. Petitioners are informed, believe, and thereon allege, circulators have further falsely  
27 stated that the BLCPU will result in half of the Port of San Diego being built over, and in regulation and  
28 reduction of the shipyard workers' shifts.

1           42.     The CITY does not have land use authority over the Port of San Diego or the United  
2 States Navy properties. Barrio Logan’s waterfront is under the land use jurisdiction and ownership of  
3 the United States Navy and the San Diego Unified Port District. The San Diego Unified Port District has  
4 authority to lease Port tidelands for industrial and commercial related uses. Residential development is  
5 not a purpose for which Port tidelands may be used.

6           43.     Petitioners are informed, believe, and thereon allege the shipyards, including Continental  
7 Maritime, BAE Systems, and General Dynamics NASSCO, are located on Port tidelands.

8           44.     The BLCPU does not and cannot grant or result in any approvals for low income  
9 housing, hotels or condominiums on Port tidelands.

10          45.     Petitioners are informed, believe, and thereon allege both proponent ASSOCIATION and  
11 circulators have misrepresented that 46,000 jobs will be lost if the BLCPU is not repealed.

12          46.     The BLCPU Environmental Impact Report found the Plan would result in approximately  
13 4,800 new jobs.

14          47.     Petitioners are informed, believe, and thereon allege proponents have misled voters as to  
15 the purport and effect of the Referendary Petition by including false statements and misleading  
16 information in its Statement of Reasons, including the following: “The Plan also eliminates a substantial  
17 amount of industrial land and converts the blocks closest to the shipyards into neighborhood and  
18 commercial uses designed to increase residential development.” (San Diego Municipal Code §§27.1106,  
19 27.1108).

20          48.     The blocks “closest” or in closest proximity to the shipyards are in the “transition area,”  
21 where residential development is expressly prohibited. The blocks closest to the shipyards are not  
22 designed to increase residential development.

23          49.     Petitioners are informed, believe, and thereon allege, in reliance on the aforementioned  
24 false statements and misrepresentations made by circulators and proponents, voters were misled and  
25 induced into signing the Referendary Petition.

26          50.     Unless Respondents MALAND, VU, and CITY are enjoined from pursuing examination  
27 of the Referendary Petition, and from taking further official action with regard to it, CITY public funds  
28 will be needlessly and unlawfully expended in a substantial but presently unascertainable sum, and the



1 working time of CITY employees will be fruitlessly devoted to a wasteful task, resulting in a  
2 proportionate neglect by them to perform proper and pressing duties respecting other matters, all to the  
3 detriment of Petitioner and Plaintiff GOMEZ and the taxpayers and citizens of CITY. Injunctive and  
4 declaratory relief is therefore necessary and appropriate.

5 51. Petitioners consequently seek a writ of mandate prohibiting Respondents from validating  
6 or certifying the Referendary Petition. Petitioners have no plain, speedy or adequate remedy in the  
7 ordinary course of law because they have no other means by which they can restrain Respondents  
8 MALAND and VU from validating and certifying the Referendary Petition or CITY from otherwise  
9 acting on the Referendary Petition.

10 52. There is no means by which Petitioners could have pursued this action before an  
11 administrative body, therefore there is no means by which Petitioners could have exhausted  
12 administrative remedies.

13 **First Cause of Action**  
14 **(Writ of Mandate)**

15 53. Petitioners incorporate all prior facts and allegations as if fully set forth herein.

16 54. Petitioners are informed, believe and thereon allege that Respondents MALAND and/or  
17 VU are currently validating signatures for the Referendary Petition and if a sufficient number of  
18 signatures are valid, Respondent MALAND will certify the Referendary Petition as qualified to be  
19 submitted to the voters.

20 55. Petitioners are informed, believe and thereon allege that the circulators and proponents of  
21 the Referendary Petition intentionally misrepresented and/or intentionally made false statements  
22 concerning the contents, purport or effect of the Petition to people who signed, desired to sign, were  
23 requested to sign, made inquiries regarding the Petition, or to whom the Petition was presented for  
24 signature, in violation of Cal. Elections Code §18600.

25 56. Petitioners are informed, believe and thereon allege that the circulators and proponents of  
26 the Referendary Petition willfully and knowingly circulated, published, or exhibited false statements or  
27 misrepresentations concerning the contents, purport, or effect of the Petition, for the purpose of  
28 obtaining signatures, or persuading or influencing people to sign the Petition, in violation of Cal.

1 Elections Code §18600.

2 57. Petitioners are further informed, believe and thereon allege that, unless enjoined and  
3 restrained, Respondents MALAND, VU, and CITY will validate, certify and otherwise act on the  
4 Referendary Petition.

5 58. Petitioners are informed, believe and thereon allege that unless Respondents MALAND,  
6 VU, and CITY are enjoined and restrained, Petitioner EHC and its members will suffer irreparable harm  
7 as a result of the suspension and/or repeal of the BLCPU and its policies, which will result in continued  
8 incompatible use conflicts and environmental justice issues.

9 59. In addition, unless Respondents MALAND, VU, and CITY are enjoined and restrained,  
10 public funds will be needlessly and unlawfully expended in a substantial but presently unascertainable  
11 sum, and the working time of CITY employees will be fruitlessly devoted to a wasteful task, resulting in  
12 a proportionate neglect by them to perform proper and pressing duties respecting other matters, all to the  
13 detriment of Petitioner and Plaintiff GOMEZ and the taxpayers and citizens of CITY.

14 60. Petitioners consequently request a writ of mandate prohibiting Respondents MALAND,  
15 VU, and CITY from pursuing the examination of the Referendary Petition, and from taking further  
16 official action with regard to it.

17 61. Petitioners also seek preliminary and permanent injunctive relief prohibiting Respondents  
18 MALAND, VU, and CITY from pursuing the examination of the Referendary Petition, and taking  
19 further official action with regard to it.

20 **Second Cause of Action**  
21 **(Declaratory Relief)**

22 62. Petitioners incorporate all prior facts and allegations as if fully set forth herein

23 63. Petitioners are informed, believe and thereon allege that Respondents MALAND and/or  
24 VU are currently validating signatures for the Referendary Petition and if a sufficient number of  
25 signatures are valid, Respondent MALAND will certify the Referendary Petition as qualified to be  
26 submitted to the voters.

27 64. Petitioners are informed, believe and thereon allege that the circulators and proponents of  
28 the Referendary Petition intentionally misrepresented and/or intentionally made false statements

1 concerning the contents, purport or effect of the Petition to people who signed, desired to sign, were  
2 requested to sign, made inquiries regarding the Petition, or to whom the Petition was presented for  
3 signature, in violation of Cal. Elections Code §18600.

4 65. Petitioners are informed, believe and thereon allege that the circulators and proponents of  
5 the Referendary Petition willfully and knowingly circulated, published, or exhibited false statements or  
6 misrepresentations concerning the contents, purport, or effect of the Petition, for the purpose of  
7 obtaining signatures, or persuading or influencing people to sign the Petition, in violation of Cal.  
8 Elections Code §18600.

9 66. Petitioners are informed, believe and thereon allege that Real Party ASSOCIATION  
10 disputes Petitioners' contentions alleged in the two preceding paragraphs.

11 67. Petitioners are informed, believe and thereon allege that, absent the relief sought herein,  
12 Respondent MALAND will certify the Referendary Petition and present the Referendary Petition to the  
13 CITY Council for repeal of the BLCPU or submission to the voters.

14 68. An actual controversy has arisen and now exists between Petitioners and Real Party  
15 ASSOCIATION and Respondents as to the sufficiency and validity of the Referendary Petition.  
16 Petitioners accordingly seek judgment declaring that the Referendary Petition is invalid and does not  
17 qualify for certification or submittal to the voters. Such a declaration is necessary and appropriate in  
18 order that Petitioners may ascertain the validity of the Referendary Petition and to prevent Respondents  
19 MALAND, VU, and CITY from pursuing the examination of the Referendary Petition, and from taking  
20 further official action

21 **Prayer for Relief**

22 WHEREFORE, Petitioners and Plaintiffs respectfully request:

23 1. A temporary restraining order, and preliminary and permanent injunctive relief  
24 restraining Respondents CITY Clerk MALAND and Registrar of Voters VU, and all of their agents and  
25 employees, from verifying the validity of signatures obtained in violation of Elections Code §18600, or  
26 otherwise pursuing the examination of the Referendary Petition, and from taking further official action  
27 with regard to it;

28 2. A writ of mandate/prohibition prohibiting Respondents CITY Clerk MALAND and

1 Registrar of Voters VU, and all of their agents and employees, from verifying the validity of signatures  
2 obtained in violation of Elections Code §18600, or otherwise pursuing the examination of the  
3 Referendary Petition, and from taking further official action with regard to it;

4 3. A temporary restraining order, and preliminary and permanent injunctive relief  
5 restraining Respondent CITY from taking action on the Referendary Petition.

6 4. A writ of mandate/prohibition prohibiting Respondent CITY from taking action on the  
7 Referendary Petition.

8 5. Judgment declaring the signatures obtained in violation of Elections Code §18600 are  
9 invalid;

10 6. Judgment declaring that the Referendary Petition contains false statements intended to  
11 mislead voters and induce them to sign the petition and declaring the Referendary Petition unlawful and  
12 invalid.

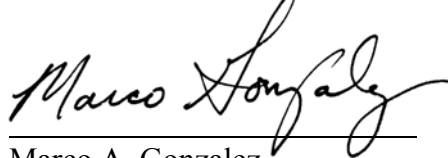
13 7. Attorneys' fees as allowed by law, including under Cal. Code Civ. Proc. § 1021.5;

14 8. Costs of suit; and

15 9. Such other relief as the Court the deems just and proper.

16  
17 DATED: December 9, 2013

COAST LAW GROUP LLP

18  
19 

20 Marco A. Gonzalez  
21 Attorney for Petitioners and Plaintiffs,  
22 ENVIRONMENTAL HEALTH COALITION and  
23 GEORGETTE GOMEZ

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**VERIFICATION**

I, Diane Takvorian, declare:

I am an Officer, to wit; Executive Director of The Environmental Health Coalition, a California public benefit corporation organized and existing under the laws of California. The Environmental Health Coalition is Petitioner and Plaintiff in the above-entitled action, and I have been authorized to make this verification on its behalf.

I have read the foregoing Verified Petition and Complaint and know the contents thereof, except as to those matters which are alleged on information and belief, and as to those matters I believe them to be true.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this verification was signed on the 9th day of December, 2013 in San Diego, California.

*Diane Takvorian*

\_\_\_\_\_  
Diane Takvorian  
Executive Director, Petitioner and Plaintiff  
THE ENVIRONMENTAL HEALTH  
COALITION

**VERIFICATION**

I, Georgette Gomez, declare:

I am Petitioner in the above-caption matter.

I have read the foregoing Verified Petition and Complaint and know the contents thereof, except as to those matters which are alleged on information and belief, and as to those matters I believe them to be true.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this verification was signed on the 9th day of December, 2013 in San Diego, California.

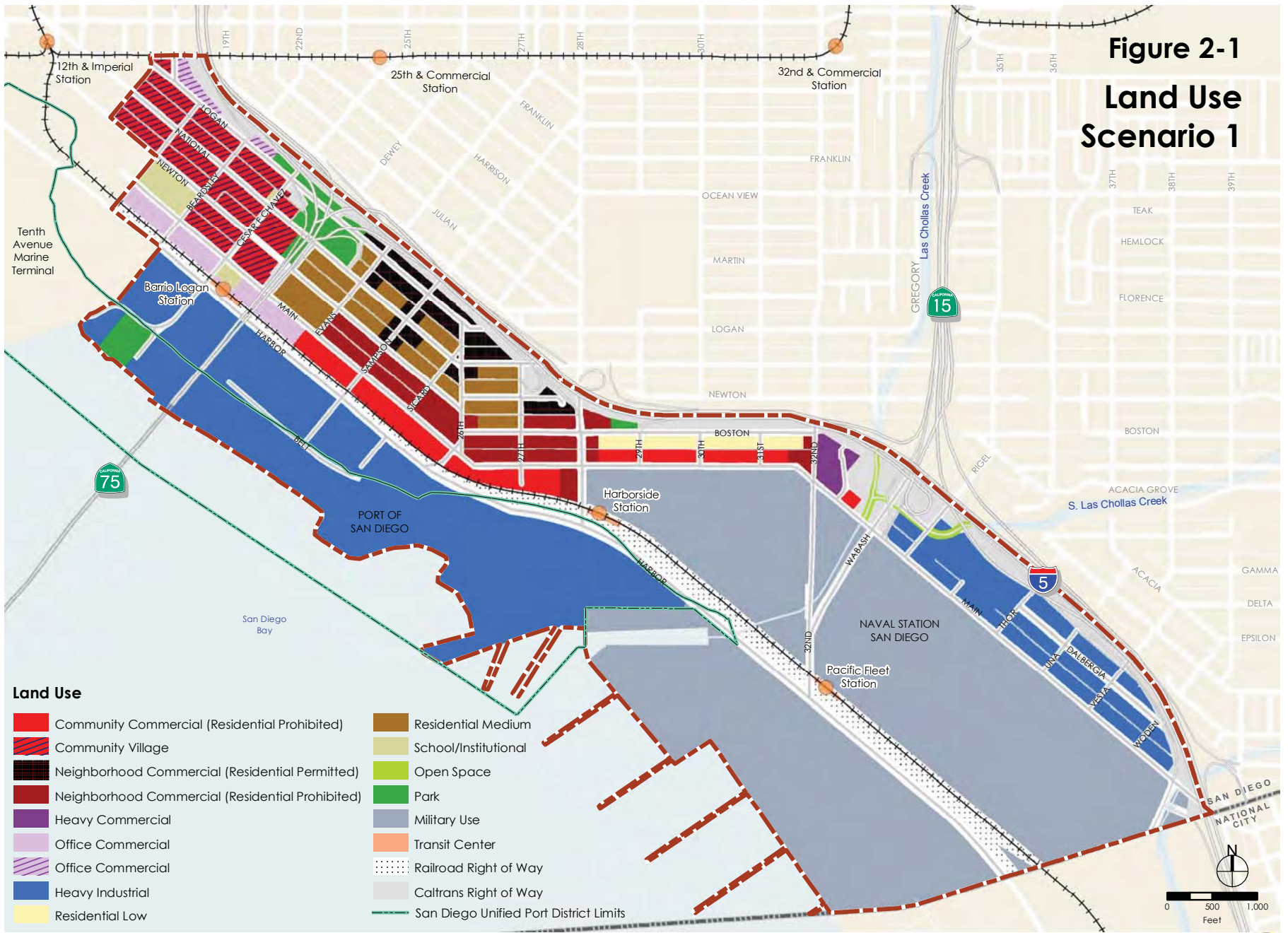


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Georgette Gomez

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**Figure 2-1  
Land Use  
Scenario 1**



**DRAFT**

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## 2.7 SPECIFIC NEIGHBORHOOD GUIDELINES

Barrio Logan is comprised of five distinct neighborhoods. The five specific neighborhood areas coincide with the Landscape Districts of Section 4.3 Urban Forestry and are shown in Figure 2-3. The following guidelines are based on the characteristics of the built environment and the existing and desired land use pattern. These areas include the Barrio Logan Community Village, Historic Core, Transition Area, Boston and Main Street Corridor Area, and two Prime Industrial Areas. The following sections provide specific land use recommendations within each neighborhood area. When reviewing the following policies and guidelines, also refer to General Plan policies UD-C.1 –C.7 and UD-F.3.



Figure 2-3  
Neighborhood Areas

LU-11



*Mixed use office building with retail and office uses*



*Build on the character of the community*



*Encourage diverse housing opportunities*