



# Agenda of the Planning Commission

Meeting of March 1, 2021 – 6:00 p.m.

**ONLINE ONLY MEETING**

<https://www.nationalcityca.gov/webcast>

**LIVE WEBCAST**

Council Chambers, Civic Center

1243 National City Boulevard

National City, CA 91950

**NOTICE:** The health and well-being of National City residents, visitors, and employees during the COVID-19 outbreak remains our top priority. The City of National City is coordinating with the County of San Diego Health Human Services Agency, and other agencies to take measures to monitor and reduce the spread of the novel coronavirus (COVID-19). **The World Health Organization has declared the outbreak a global pandemic and local and state emergencies have been declared providing reprieve from certain public meeting laws such as the Brown Act.**

As a result, the National City Planning Commission Meeting will occur only online to ensure the safety of City residents, employees and the communities we serve. A live webcast of the meeting may be viewed on the city's website at [www.nationalcityca.gov](http://www.nationalcityca.gov).

**PUBLIC COMMENTS:** The National City Planning Commission will receive public comments via e-mail at [planning@nationalcityca.gov](mailto:planning@nationalcityca.gov) regarding any matters within the jurisdiction of the National City Planning Commission. **Written comments or testimony from the public (limited to three minutes) must be submitted via e-mail by 4:00 p.m. on the day of the National City Planning Commission Meeting. All comments received from the public will be made a part of the record of the meeting.**

*Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the Planning Department at (619) 336-4310 to request a disability-related modification or accommodation. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

Welcome to the National City Planning Commission meeting. The National City Planning Commission conducts its meeting in the interest of community benefit. Your participation is helpful. These proceedings are video recorded.

## **Roll Call**

## **Pledge of Allegiance by Commissioner Yamane**

## **Approval of Minutes**

1. Approval of Minutes from the Meeting of December 7, 2020

## **Approval of Agenda**

2. Approval of the Agenda for the Meeting of March 1, 2021

**ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).**

NOTE: Under State law, items requiring Commission action must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature.

**PRESENTATIONS**

3. Welcome and Introduction of New Planning Commissioner

**CONTINUED PUBLIC HEARINGS**

**PUBLIC HEARINGS**

4. Resolution Taking Action on a Tentative Parcel Map for the Subdivision of One Lot into Two at 817 Eta Street (Case File No. 2020-12 LS)

**OTHER BUSINESS**

**STAFF REPORTS**

Deputy City Attorney

Director of Community Development

Principal Planner

Commissioners

Chairperson

**ADJOURNMENT**

Adjournment to the regularly scheduled meeting on March 15, 2021 at 6:00 p.m.



## Planning Commission Minutes

Planning Commission portion of the Housing Advisory  
Committee/ Planning Commission Meeting  
Meeting of December 7, 2020

**ONLINE ONLY MEETING**

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**LIVE WEBCAST**

Council Chambers, Civic Center  
1243 National City Boulevard  
National City, CA 91950

These minutes have been abbreviated. Video recordings of the full proceedings are on file and available to the public.

### **Agenda Items**

The meeting was called to order by Chair Flores at 6:21 p.m.

### **Roll Call**

Commissioners Present: Flores, Dela Paz, Sendt, Garcia, Sanchez, Yamane, Natividad

Commissioners Absent: None.

Staff Also Present: Director of Community Development Armando Vergara, Senior Assistant City Attorney Nicole Pedone, Principal Planner Martin Reeder, Associate Planner David Welch, Assistant Planner Chris Stanley

4. Approval of Minutes from the Meeting of October 19, 2020.

Motion by Yamane, second by Sendt to approve the Minutes for the Meeting of October 19, 2020.

### **Motion carried by the following vote:**

**Ayes:** Flores, Dela Paz, Sendt, Sanchez, Yamane, Natividad

**Abstain:** Garcia

**Noes:** None.

**Absent:** None.

Commissioner Garcia abstained because he was not present at the meeting.

5. Approval of the Agenda for the Meeting on December 7, 2020.

Motion by Yamane, second by Sendt to approve the Agenda for the Meeting on December 7, 2020.

**Motion carried by the following vote:**

**Ayes:** Flores, Dela Paz, Sendt, Sanchez, Yamane, Natividad, Garcia

**Abstain:** None.

**Noes:** None.

**Absent:** None.

**ORAL COMMUNICATION:** Written public comment was received via email and read into the record. All comments were regarding the future permitting of cannabis in National City.

**In Opposition**

Peggy Walker  
Barbara Gordon  
Rebecca Rapp  
Terri-Ann Skelly  
Kathleen Lippitt

**PRESENTATIONS:** None.

**CONTINUED PUBLIC HEARINGS:** None.

**PUBLIC HEARINGS**

6. Resolution taking action on a Tentative Parcel Map for the Subdivision of One Lot into Two at 1305 East 17<sup>th</sup> Street (Case File No. 2020-13 LS)

Presented by Assistant Planner Chris Stanley.

Applicant Jose Alberdi confirmed that he has read, understands, and accepts the conditions.

Commissioner Garcia requested that in the future easements on staff's PowerPoint presentation be noted in a different color.

Mr. Stanley and the applicant answered questions posed by the Commissioners.

Motion by Yamane, second by Sendt to close the Public Hearing.

**Motion carried by the following vote:**

**Ayes:** Flores, Dela Paz, Sendt, Sanchez, Yamane, Natividad, Garcia

**Abstain:** None.

**Noes:** None.

**Absent:** None.

**Motion passed.**

Motion by Yamane, second by Sendt to approve a Resolution taking action on a Tentative Parcel Map for the Subdivision of One Lot into Two at 1305 East 17<sup>th</sup> Street (Case File No. 2020-13 LS)

**Ayes:** Flores, Dela Paz, Sendt, Sanchez, Yamane, Natividad, Garcia

**Abstain:** None.

**Noes:** None.

**Absent:** None.

**Motion passed.**

**OTHER BUSINESS:**

7. Adoption of 2021 Planning Commission Meeting Dates

Presented by Principal Planner Martin Reeder.

Motion by Yamane, second by Natividad to approve the Adoption of 2021 Planning Commission Meeting Dates.

**Motion carried by the following vote:**

**Ayes:** Flores, Dela Paz, Sendt, Sanchez, Yamane, Natividad, Garcia

**Abstain:** None.

**Noes:** None.

**Absent:** None.

**Motion passed.**

8. Election of Officers for 2021

Commissioner Dela Paz was nominated for the position of Chair.

Motion by Yamane, second by Dela Paz to elect Commissioner Dela Paz to the position of Chair.

**Ayes:** Flores, Dela Paz, Sendt, Sanchez, Yamane, Natividad, Garcia

**Abstain:** None.

**Noes:** None.

**Absent:** None.

**Motion passed.**

Commissioner Garcia announced his resignation from the Planning Commission.

Motion by Dela Paz, second by Sendt to elect Commissioner Sanchez as the Vice Chair.

**Motion carried by the following vote:**

**Ayes:** Flores, Dela Paz, Sendt, Sanchez, Yamane, Natividad, Garcia

**Abstain:** None.

**Noes:** None.

**Absent:** None.

**Motion passed.**

**STAFF REPORTS:**

**Nicole Pedone, Senior Assistant City Attorney:** Congratulated the new Chair and Vice Chair.

**Armando Vergara, Director of Community Development:** In light of Commissioner Garcia's resignation, Mr. Vergara thanked him for his service.

**Principal Planners:** Principal Planner Martin Reeder introduced the Planning Division's new Associate Planner David Welch. Mr. Welch expressed his gratitude for the recognition. Mr. Reeder thanked Commissioner Garcia for his service.

**COMMISSIONER REPORTS:**

**Yamane:** Thanked outgoing Chair Flores for her service and wished everyone a happy holiday.

**Garcia:** Thanked the City for its work on the Census.

**Natividad:** Reminded everyone to be safe during the pandemic and spoke to his experience with contracting COVID-19. Thanked Chair Flores for her work as Chair. Requested that staff advise him of the date of the end of his term.

**Sendt:** Thanked outgoing Chair Flores for her work over the last year and wished Commissioner Natividad good health. Encouraged everyone to support small businesses during the pandemic.

**Sanchez:** Wished Commissioner Natividad a belated happy birthday.

**Dela Paz:** Expressed well wishes to Commissioner Natividad and his family and reminded everyone to stay safe during the pandemic. Thanked staff for their work and welcomed Associate Planner David Welch. Encouraged staff to email project-related questions to the staff prior to the meeting. Senior Assistant City Attorney Nicole Pedone clarified that, to avoid a Brown Act violation, emails from Commissioners to staff are permitted under the condition that fellow Commissioners were excluded from the email.

**Flores:** Thanked everyone for their hard work, congratulated the new officers, wished Commissioner Natividad good health and Commissioner Garcia well.

**ADJOURNMENT** by Chair Flores at 7:19 p.m. to the meeting of February 1, 2021.

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CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of March 1, 2021.



COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

**PLANNING COMMISSION STAFF REPORT**

Title: PUBLIC HEARING - TENTATIVE PARCEL MAP FOR THE  
SUBDIVISION OF ONE LOT INTO TWO AT 817 ETA  
STREET

Case File No.: 2020-12 LS

Location: Northeast corner of Eta Street and North Highland Avenue

Assessor's Parcel Nos.: 552-470-46 & 551-480-26

Staff report by: Chris Stanley, Assistant Planner

Applicant: Shannyn Henkel

Zoning designation: MXC-1 (Minor Mixed-Use Corridor) & RM-2 (High Multi-Unit  
Residential)

Adjacent land use/zoning:

North: Vacant land / MXC-1 & Single Family Residential / RS-2  
(Small Lot Residential)

East: Single-family residential / RS-2

South: Commercial & Multi-family Residential / MXC-1 & RM-2

West: Single-family residential / City of San Diego

Environmental review: Categorical Exemption Class 15, Section 15315 Minor Land  
Divisions

Staff recommendation: Approve



### Staff Recommendation

Staff recommends approval of a Tentative Parcel Map (TPM) for the subdivision of an existing parcel into two. The lot split will separate the existing multi-family development at 817 Eta St. from the vacant parcel located on the western portion of the property into separate parcels. The vacant parcel has a different zoning than the existing multi-unit residential, therefore the split would allow for the development of a mixed-use project in the future. The project is consistent with the General Plan and Subdivision Ordinance. No development is proposed at this time.

### Executive Summary

The applicant is applying for a TPM for the subdivision of an existing parcel into two. The existing development will reside on its own parcel, the eastern portion of the parcel. The other proposed parcel will remain vacant, but will allow for a mixed-use development in the future. The parcel is 13.1 acres in size.

### Site Characteristics

The 13.1 acre property is located on the northeast corner of N. Highland Ave. and Eta St. The property is unique, in that the eastern portion is zoned RM-2, while the western portion, which fronts Highland Ave., is zoned MXC-1. The eastern portion of the property is an already developed multi-residential site (Park Villas Apartments), while the western portion is a currently undeveloped open space area with grass and a few picnic benches. It should be noted that the site meets its open space requirement without the western portion of the parcel, so splitting the lot will not have an effect on required open space. The property already has two separate Assessor's Parcel Numbers (APNs) with regard to property taxes, but have not been subdivided per the Subdivision Map Act.

### Proposed Use

The applicant is proposing to subdivide the existing 13.1 acre lot into two new lots. The existing apartment complex will remain and would be on a 12.08 acre lot (Parcel 1). The western 1.02 acres would become Parcel 2. No new development is being proposed at this time.

Subdivision of the property into two lots is proposed as follows:

**Parcel 1** will have approximately 1,000 feet of frontage on Eta St. The parcel will be approximately 450 feet deep on the western half and 600 feet deep on the eastern half.

The parcel will have an approximate size of 12.08 acres. All required setbacks would be maintained for the existing development.

**Parcel 2** would have approximately 200 feet of frontage on Eta St. and 175 feet of frontage on Highland Ave. The parcel becomes longer as you head east increasing the length of the parcel from 175 feet to approximately 235 feet. The parcel will have an approximate size of 1.02 acres.

#### Analysis

This project contributes to infill development, which is encouraged by the General Plan:

***Policy LU 4.3: Promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively to existing neighborhoods and surrounding areas.***

#### Subdivision Ordinance

The proposed subdivision is consistent with the Subdivision Ordinance as the splitting of the parcel continues a development pattern that is consistent with nearby properties. The new parcel with frontage on North Highland Ave. will have a square shape that all of the surrounding properties share. While Park Villas' shape will continue to be irregular, the mobile home park directly south across Eta St. also shares an irregular shape. The lot split would not have a negative effect on the character of the area.

#### Land Use Code

The lot split is consistent with the Land Use Code because the parcels being created are well over the minimum lot size requirement of 5,000 square feet; the Park Villas parcel will be 12.08 acres and the vacant parcel will be 1.02 acres. Park Villas will also continue to meet the density of the RM-2 zone. The RM-2 zone allows 48 units per acre. The density would allow up to 579 units and there are currently 268. All parking standards and open space requirements will also continue to be met with the splitting of the parcel.

No grading is proposed, as no construction on the vacant parcel is planned at this time. In the event that the parcel is developed, grading would be minimal if not non-existent as the area is already a flat grassy area with no changes in elevation and would be able to provide a level building pad in the future.

Required Findings

The Subdivision Map Act contains nine required findings for Tentative Parcel Maps:

1. The proposed map is consistent with the National City General Plan.

The proposed subdivision, at a density of less than 24 units per acre, is consistent with the High Density Multi-Unit Residential land use designation, which specifies a maximum density of 48 units per acre.

2. The site is physically suitable for the proposed type of development.

A commercial and/or residential project can be located on a level building pad on the vacant parcel with minor to no grading.

3. The site is physically suitable for the proposed density of development.

The proposed vacant parcel can accommodate up to 48 residential units, meeting the prescribed recommended density for the area. Park Villas currently has less than half of the allowed residential units for the site.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

There is no natural habitat or body of water present nearby or on-site and the property is surrounded by urban development.

5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems.

All necessary public services will be provided, as required by approvals required for new construction.

6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

There are no easements existing on the property the applicant is proposing to split.

7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6.

Discharge of sewerage waste will be addressed through a sewer permit, which is required as part of construction of a commercial and/or residential structure.

8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources.

While no development has been proposed at this time, the zoning of the vacant land allows for residential development that would help to meet the housing needs of the region.

9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage.

All new construction proposed in the future will be in compliance with the California Building Code, which takes such factors into consideration.

An additional finding has been included with regard to compliance with the California Environmental Quality Act (CEQA), which is as follows:

10. That the proposed project has been reviewed in compliance with CEQA.

Staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 15 Section 15315 (Minor Land Divisions), for which a Notice of Exemption will be filed subsequent to approval of this Tentative Parcel Map.

Department Comments

The Engineering Department was the only department that had comments on the lot split; their comments were related to Final Map requirements, such as showing easements and utilities on the Final map. Engineering's comments have been included as Conditions of Approval.

Summary

The subject property is a large parcel (13.1 acres) that has over an acre of vacant land, making it suitable for subdividing. The proposed parcel has a different zoning, so the lot split would help to clean up any potential development issues that could stem from building on a site with two different zones (RM-2 and MXC-1). The vacant parcel would have its own access from either North Highland Ave. or Eta St. The project as proposed, provides a regular lot configuration and meets the minimum lot size (5,000 square feet) and frontage requirements. The proposal would result in a uniform development that would be consistent with development on the surrounding parcels. If approved, the proposed subdivision will allow for new commercial and/or residential development; will meet all Land Use Code requirements; and, be consistent with the General Plan. Conditions of Approval will ensure that the property is appropriately developed and will meet all requirements of the Land Use Code and pertinent construction codes at the time of future construction.

Options

1. Approve 2020-12 LS subject to the conditions listed within, based on the attached findings or findings to be determined by the Planning Commission;
2. Deny 2020-12 LS based on findings to be determined by the Planning Commission; or
3. Continue the item to a later date in order to obtain additional information.

Attachments

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Site Photos
5. Applicant's Plans (Exhibit A, Case File No. 2020-12 LS dated 1/21/2021)
6. Public Hearing Notice (Sent to 1,027 property owners and occupants)
7. CEQA Notice of Exemption
8. Resolution



CHRIS STANLEY  
Assistant Planner



ARMANDO VERGARA  
Director of Community Development

**RECOMMENDED FINDINGS FOR APPROVAL**  
**FOR THE TENTATIVE PARCEL MAP**

2020-12 LS 817 Eta Street

APN: 551-480-26

1. The proposed map is consistent with the National City General Plan because the proposed subdivision, at a density of less than 24 units per acre, is consistent with the High Density Multi-Unit Residential land use designation, which specifies a maximum density of 48 units per acre.
2. The site is physically suitable for the proposed type of development because a commercial and/or residential project can be located on a level building pad on the vacant parcel with minor to no grading.
3. The site is physically suitable for the proposed density of development because the proposed vacant parcel can accommodate up to 48 residential units, meeting the prescribed recommended density for the area. Park Villas currently has less than half of the allowed residential units for the site.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because there is no natural habitat or body of water present nearby or on-site and the property is surrounded by urban development.
5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems because all necessary public services will be provided, as required by approvals required for new construction.
6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision because there are no easements existing on the property the applicant is proposing to split.
7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6 because discharge of sewerage waste will be addressed through a sewer permit, which is required as part of construction of a commercial and/or residential structure.

8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources because while no development has been proposed at this time, the zoning of the vacant land allows for residential development that would help to meet the housing needs of the region.
9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage because all new construction proposed in the future will be in compliance with the California Building Code, which takes such factors in to consideration.
10. The proposed project has been reviewed in compliance with CEQA because staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 15 Section 15315 (Minor Land Divisions), for which a Notice of Exemption will be filed subsequent to approval of this Tentative Parcel Map.



## RECOMMENDED CONDITIONS OF APPROVAL

2020-13 LS 1305 East 17<sup>th</sup> Street

### General

1. This *Tentative Parcel Map* authorizes the creation of two new parcels from one existing parcel. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform with Exhibit A, case file no. 2020-12 LS, dated 1/21/2021. No construction or demolition is approved as part of this approval.
2. Before this *Tentative Parcel Map* shall become effective, the applicant and/or property owner shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Tentative Parcel Map*. The applicant shall also submit evidence to the satisfaction of the Community Development Director that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Tentative Parcel Map* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Community Development Director prior to recordation.
3. Approval of the tentative map expires two (2) years after adoption of the resolution of approval at 6:00 p.m. unless prior to that date a request for a time extension not exceeding three (3) years has been filed as provided by National City Municipal Code §17.04.070.

### Engineering

4. The final parcel map shall meet all of the requirements of the Subdivision Map Act, and the City of National City Municipal Codes including certification, acknowledgement, complete boundary information and monumentation.
5. The developer shall bond for the monumentation, the public improvements, and the on-site grading, drainage, landscaping, and other improvements through an agreement with the City prior to issuance of any building permit.
6. The final map shall be recorded prior to issuance of any building permit.
7. All new property line survey monuments shall be set on private property, unless otherwise approved.
8. The parcel map/final map shall use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearings in terms of the system. The angle of grid divergence from a true meridian, and the north point shall appear on the map. Two measured ties from the boundary of the property to existing horizontal control stations shall be shown.
9. A plat showing all easements for the entire property shall be provided for the final map on an 11" x 17" sheet.

10. A site plan showing all utilities for the entire property shall be provided for the final map on an 11" x 17" sheet.

Planning

11. Plans submitted for construction shall be in conformance with all applicable development codes, including design, parking, and landscaping.

2020-12 LS – 817 Eta Street– Overhead



N ↑

# 817 Eta Street

Photo Exhibit

ATTACHMENT 4



Google Earth

© 2020 Google  
© 2020 NEC

400 ft



Photo Exhibit – 817 Eta Street, Case File 2020-12 LS – Tentative Parcel Map

#1: View on Highland Avenue looking to the Northwest



#2 View to project from Highland Avenue and Eta Street Intersection

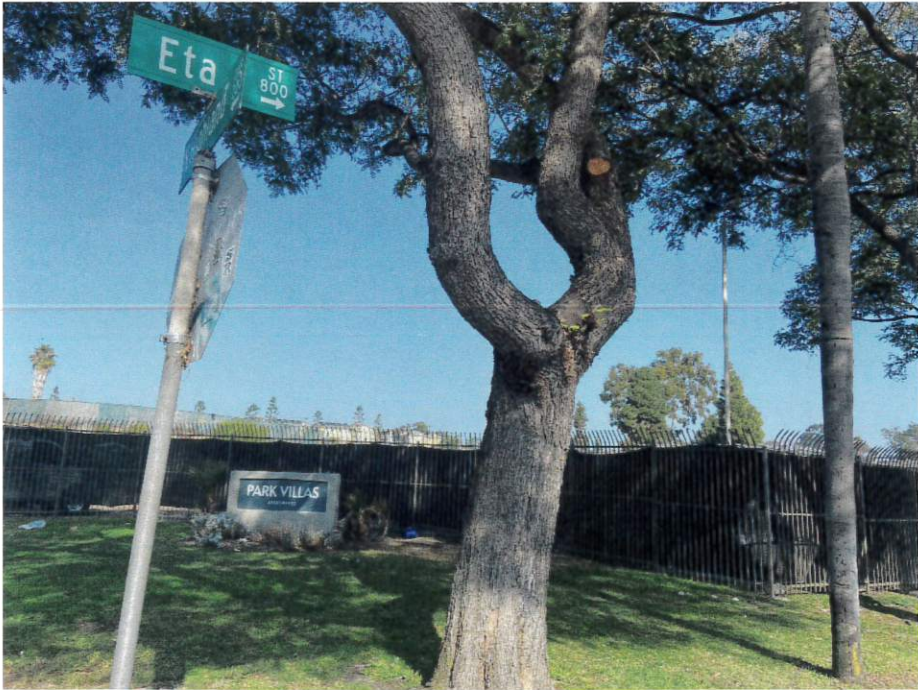
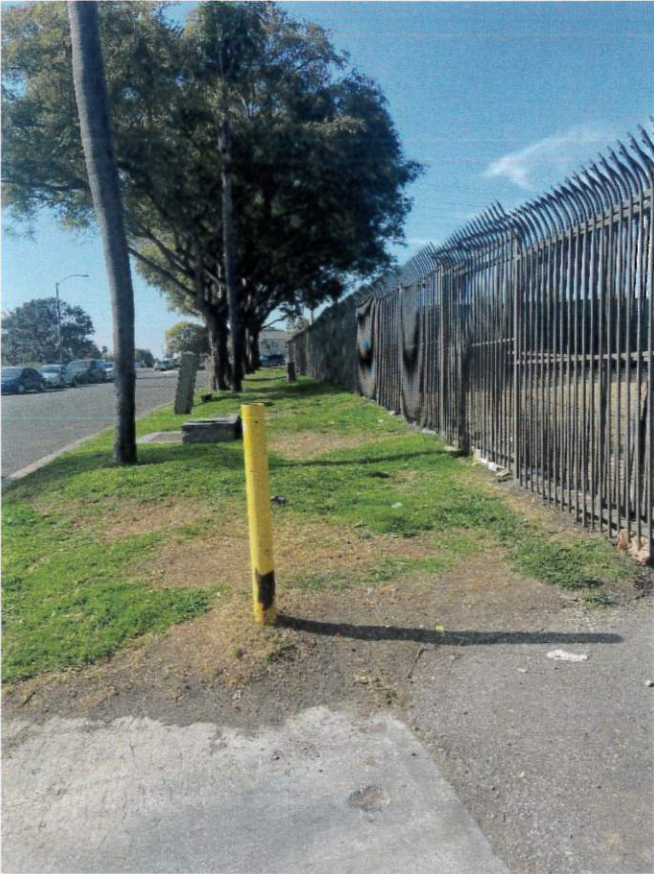


Photo Exhibit – 817 Eta Street, Case File 2020-12 LS – Tentative Parcel Map

#3 View on Eta Street at Soltura Lane to the West



#4 View on Eta Street at Soltura Lane to the East



Photo Exhibit – 817 Eta Street, Case File 2020-12 LS – Tentative Parcel Map

#5 View at Eta Street and Soltura Lane to North

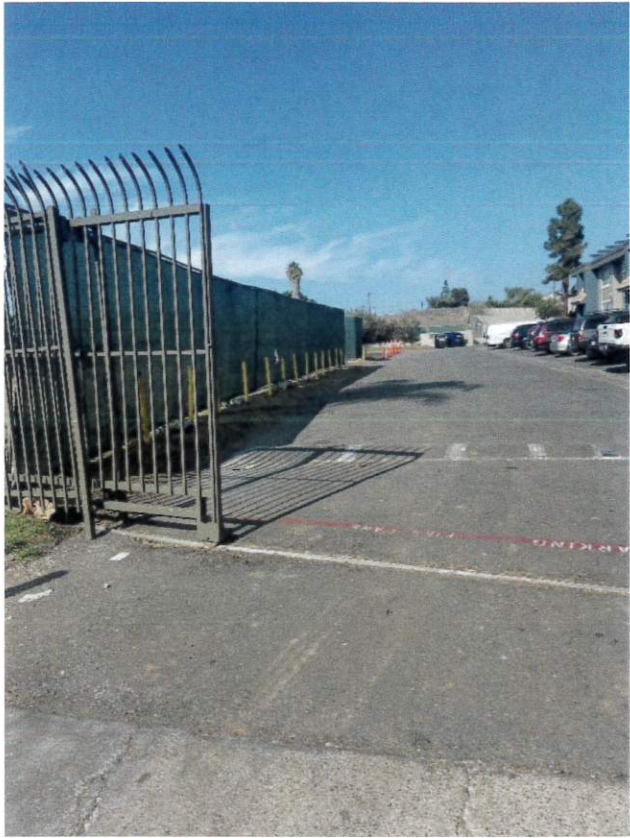


Photo Exhibit – 817 Eta Street, Case File 2020-12 LS – Tentative Parcel Map

#6 View at Eta Street and Delta Park Lane to the West

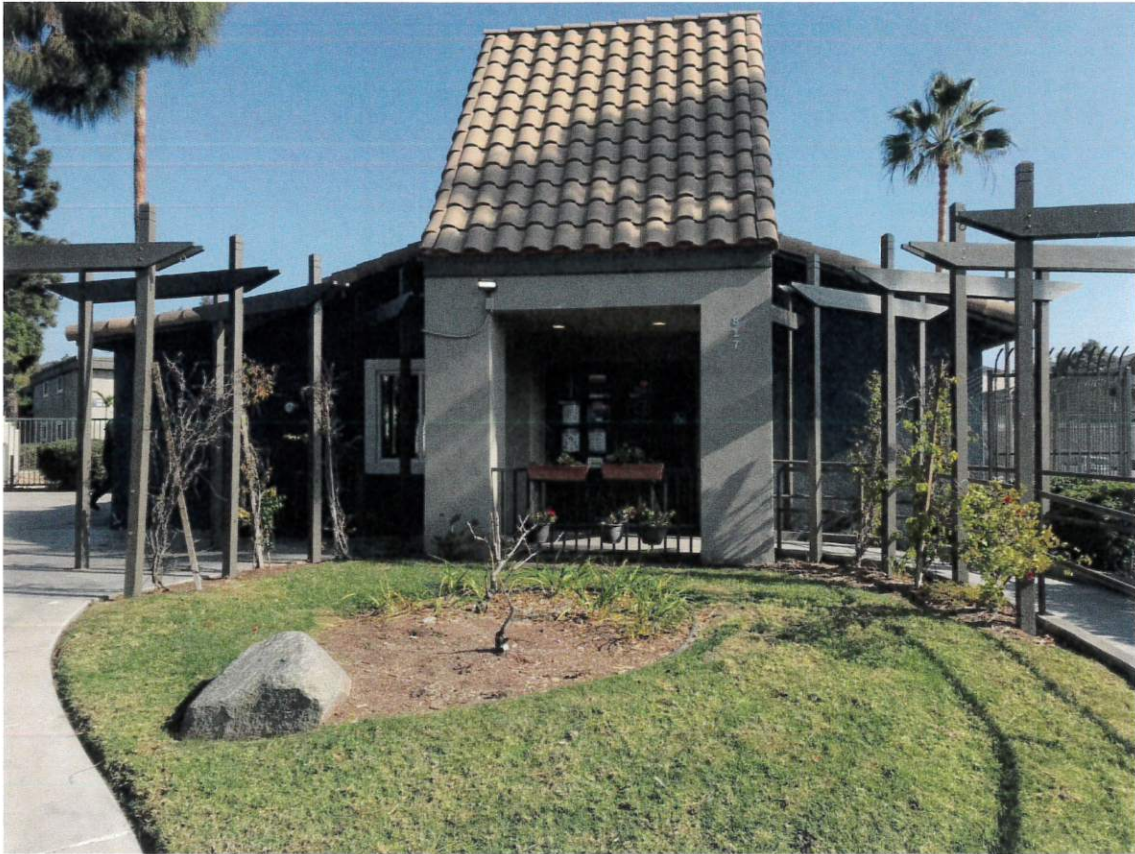


#7 View at Eta Street and Delta Park Lane to the East





#8 View at Eta Street and Delta Park Lane to the North (Main Entrance to existing Multi-family)



#8 (cont.) View at Eta Street and Delta Park Lane to the North (Main Entrance to existing Multi-family)



#9 View on Eta Street of Secondary Access for existing Multi-family Community



#10, View on Delta Park Lane to the West



#11 View on Delta Park Lane to the East



#12 View on Soltura Lane to the South



#13 View from Soltura Lane and newly installed Parking Stalls



#14 View from Soltura Lane into vacant lot to the West



#15 View to East in Future Lot



Photo Exhibit – 817 Eta Street, Case File 2020-12 LS – Tentative Parcel Map

#16 View to NorthEast in Future Lot



#17 View to NorthWest in Future Lot



#18 View to North in Future Lot



# TENTATIVE MAP NO. PARK VILLAS NATIONAL CITY

### TOPOGRAPHY SOURCE

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED APRIL 23, 2020.

### SHEET INDEX

- TITLE SHEET AND EXISTING CONDITIONS
- EXISTING MAP AND EASEMENTS
- PROPOSED PARCELS

### MAPPING AND MONUMENTATION

A PARCEL MAP WILL BE FILED PRIOR TO EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP.

EXISTING NUMBER OF LOTS = 1  
PROPOSED NUMBER OF PARCELS = 2

### DEVELOPMENT SUMMARY

THERE ARE NO PROPOSED IMPROVEMENT CHANGES PLANNED ON THIS SITE OR ON THIS PROJECT AT THIS TIME. THE PROPOSED USE IS TO REMAIN UNCHANGED.

### EXISTING EASEMENTS

SEE SHEET 2

### LEGAL DESCRIPTION

SEE SHEET 2

### LEGEND

ITEM	SYMBOL
PROPERTY LINE / VTM BOUNDARY	---
LOT LINE	---
EASEMENT	---
SETBACK LINE	---
EXISTING CONTOUR	---
FLOW DIRECTION AND SLOPE	2.0%
EXISTING SANITARY SEWER LINE	EX 55
EXISTING DOMESTIC WATER LINE	EX 4
EXISTING STORM DRAIN	EX 50
EXISTING FIRE HYDRANT	+
FIRE DEPT CONNECTION	*
EXISTING LIGHT	○
EXISTING SPOT ELEVATION	•
FLOOD ZONE X SHADED	■
FLOOD ZONE AO	■
WATER VALVE	WV
WATER METER	WM
FOUND MONUMENT	○
FOUND LEAD & TACK	○
FOUND "X" IN CONCRETE	○
TELEPHONE PEDIESTAL	○
SANITARY MANHOLE	○
UTILITY POLE	○
GUY ANCHOR	○
ELECTRICAL CABINET	○
GRATED INLET	○

### OWNER

FAIRFIELD PARK VILLAS, L.P.  
5510 MOREHOUSE DRIVE, SUITE 200  
SAN DIEGO, CA 92121  
(858) 457-2123

### APPLICANT

FAIRFIELD PARK VILLAS, L.P.  
5510 MOREHOUSE DRIVE, SUITE 200  
SAN DIEGO, CA 92121  
(858) 457-2123

### TITLE REPORT

PREPARED BY:  
FIRST AMERICAN TITLE COMPANY  
18500 VON KARMAN AVE, SUITE 600  
IRVINE, CA 92612  
REPORT: NCS-973328-SA1  
DATED: JUNE 24, 2020

### BENCHMARK

CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL CITY BENCH MARK AT DIVISION STREET AND HIGHLAND AVENUE: A BRASS PLUG IN THE N. CURB DIVISION W. P.C.R. HIGHLAND AVE.

DATUM: NGVD29

ELEVATION = 39.6189

### ZONING

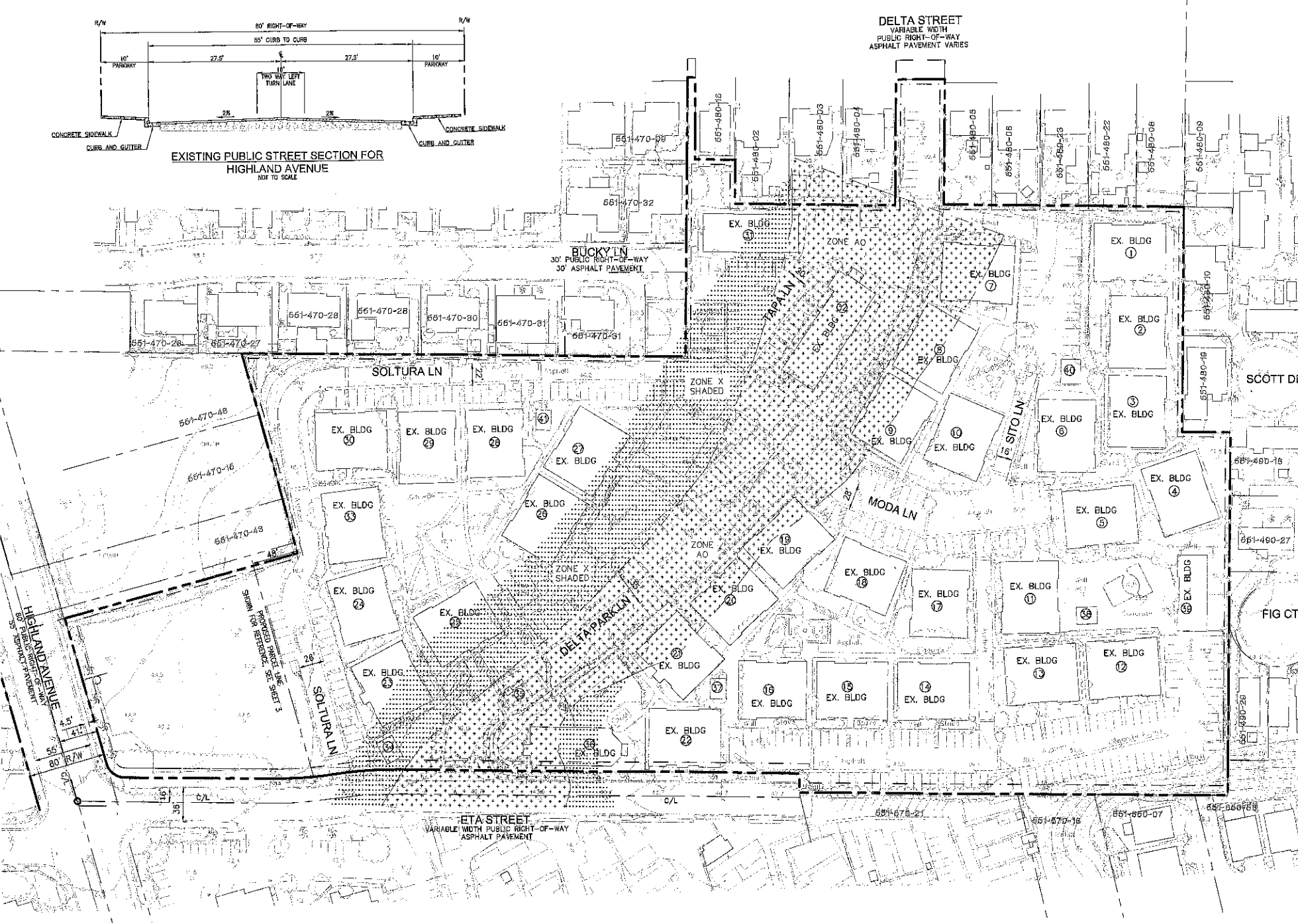
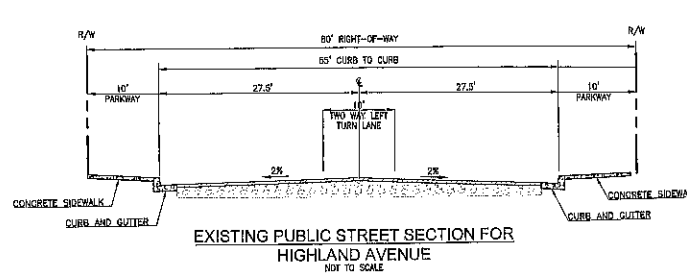
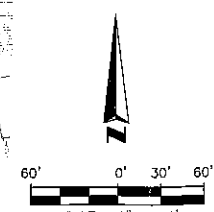
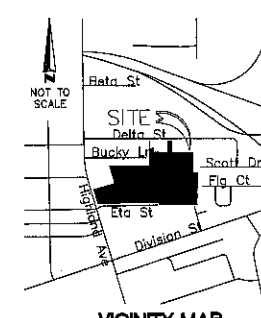
ITEM	REQUIRED	OBSERVED	ZONING INFORMATION SHOWN
PERMITTED USE	MULTI-FAM/MULTI-FAM	MULTI-FAM	HEREON WAS PROVIDED BY INSURED.
MINIMUM LOT AREA (SQ.FT.)	5,000	570,810	INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT THE PLANNING AND ZONING RESOURCE CORPORATION
MINIMUM FRONTAGE	50'	157.50'	REPORT DATE: 8/3/2019
MINIMUM LOT WIDTH	N/A	8.29'	PHONE/FAX (405) 840-4344
MAX BUILDING COVERAGE	N/A	23%	(405) 840-2808
MAX BUILDING HEIGHT	65'	18'	NOTES: RM-2 HIGH DENSITY MULTI-UNIT RESIDENTIAL
MINIMUM SETBACKS			
FRONT	10'	10'	
SIDE	5'	14.4'	
REAR	5'	14.3'	
PARKING REQUIREMENTS:			
MULTIPLE DWELLING			
1-BEDROOM 1.5 SPACES/DWELLING UNIT			
2 + BEDROOM 0.5 SPACES/DWELLING UNIT			
GUESTS			
288 UNITS X 1.5 = 432 SPACES			
288 UNITS - 20 = 268 X 0.5 = 134 SPACES			
PARKING SPACES REQUIRED: 526 TOTAL PARKING SPACES			
PROPOSED PARKING SPACES FOR NEW LOT = 7			

### UTILITY COMPANIES

WATER: NATIONAL CITY  
SEWER: NATIONAL CITY  
FIRE: NATIONAL CITY  
GAS & ELECTRIC: SDG&E  
TELEPHONE: AT&T

### ENGINEER OF WORK

FUSCOE ENGINEERING INC  
6390 GREENWICH DRIVE, SUITE 170  
SAN DIEGO, CA 92122  
(858) 554-1500



### ABBREVIATIONS

AB	AGGREGATE BASE	NO	NUMBER
AC	ASPHALT CONCRETE	NTS	NOT TO SCALE
AD	AREA DRAIN	PA	PLANTING AREA
CB	CATCH BASIN	PE	PEDESTRIAN
CI	CURB FACE	PUB	PUBLIC
CL	CURB INLET	PVT	PRIVATE
CO	CENTERLINE	R/W	RIGHT-OF-WAY
CO	CLEANOUT	R/W	RIGHT-OF-WAY
CONC	CONCRETE	STD	STANDARD
C&G	CURB AND GUTTER	SW	SIDEWALK
DWG	DRAWING	TB	THRUST BLOCK
EA	EACH	TBV	TO BE VACATED
EX	EXISTING	TC	TOP OF CURB
FF	FINISH FLOOR	TD	TOP OF DITCH
FL	FLOWLINE	TG	TOP OF GRATE
FS	FINISHED SURFACE	TO	TOP OF BASIN
FG	FINISHED GRADE	TOE	TOE OF SLOPE
FB	FOOTING	TS	TOP OF SLOPE
GB	GRADE BREAK	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
IE	INVERT ELEVATION		
MAX	MAXIMUM	ⓐ	PLOTTED EASEMENT
MIN	MINIMUM	ⓑ	PROPOSED EASEMENT

### BASIS OF BEARINGS

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6 (2017.50 EPOCH). IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819, SAID BEARINGS AND COORDINATES ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS:

STATION	NORTHING (Y)	EASTING (X)	HEIGHT	ACCURACY
NSS5	1791332.949	6339039.699	124.328'	FIRST ORDER
SIDS	1887130.117	6254418.950	186.261'	FIRST ORDER

POINT	NORTHING (Y)	EASTING (X)	MAPPING ANGLE	CF	HEIGHT	ELEV
10007	1831539.381	6299388.851	-07°28'06.3718"	1.0000196547	52.557	61.89'

### BASIS OF BEARINGS AND COORDINATES

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6 (2017.50 EPOCH). IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819, SAID BEARINGS AND COORDINATES ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK, OR EQUIVALENT STATIONS:

NOTES: DISTANCES AND COORDINATE DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE IN TERMS OF THE U.S. SURVEY FOOT, AS USED IN TABLES ABOVE. ELEVATION REFERS TO THE CALIFORNIA ORTHOMETRIC HEIGHTS OF 1988 ("COH88") OR EQUIVALENT OF THE POINT WHERE THE MAPPING ANGLE (OR CONVERGENCE ANGLE) AND COMBINATION FACTOR (CF) WERE CALCULATED IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAVD88") AND HEIGHT REFERS TO THE VERTICAL VALUE OF THE CALIFORNIA GEODETIC COORDINATE OR EQUIVALENT ELLIPSOID HEIGHT (FROM GEOID28) USED TO CALCULATE THE COMBINATION FACTOR. IN THE EVENT THAT THE CALCULATIONS ARE NOT PERFORMED AT A "REAL" POINT IN THE SURVEY, THERE MAY BE NO STATION OR ELEVATION TO LIST.

DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO APPROXIMATE CCS83 GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR PROVIDED HEREON.

PLANS REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
ENGINEERING DEPARTMENT (NAME OF CITY STAFF) \_\_\_\_\_

### DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEMAND IN SECTION 8703 OF THE BUSINESS AND PROFESSIONAL CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.  
I UNDERSTAND THAT THE CHECK OF THESE PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF NATIONAL CITY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS ENGINEER OF WORK OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

ERIC K. ARMSTRONG RCE 36083 DATE \_\_\_\_\_



TENTATIVE MAP OF:  
**PARK VILLAS**  
TITLE SHEET AND EXISTING CONDITIONS  
CITY OF NATIONAL CITY

ROBERTO YANO RCE# 56292 DEPUTY CITY ENGINEER DATE \_\_\_\_\_  
CIP NO. \_\_\_\_\_

SHEET 1 OF 3 SHEETS



SURVEYOR: BENCHMARK	HORIZONTAL CONTROL:	CONSTRUCTION RECORDS	DATE STARTED:	INSPECTOR:	DATE COMPLETED:
		DATE STARTED:	INSPECTOR:	DATE COMPLETED:	
CONSTRUCTION SURVEYOR	GEO/TECHNICAL OF RECORD	NAME	COMPANY	SIGNATURE	
		NAME	COMPANY	SIGNATURE	
BY	APPROVED	DATE			
ENGINEERING DEPARTMENT	AS-BUILT				
REVISIONS					

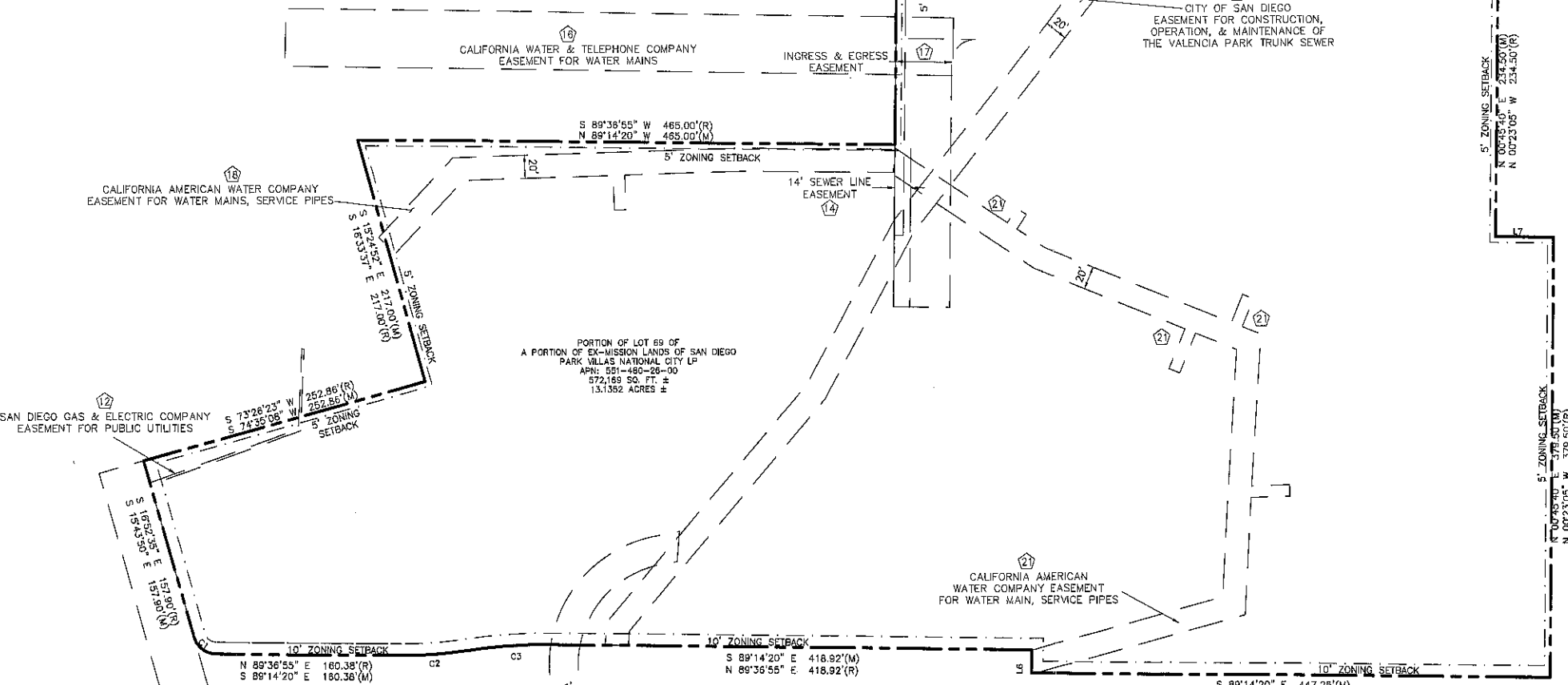
**LEGAL DESCRIPTION**

**PARCEL A:**  
 THAT PORTION OF LOT 69 OF A PORTION OF EX-MISSION LANDS OF SAN DIEGO, (COMMONLY CALLED HORTON'S PURCHASE), IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LAND DESCRIBED IN DEED TO MC MILLIN CONSTRUCTION COMPANY, INC., RECORDED NOVEMBER 4, 1971 AS FILE NO. 255743 OF OFFICIAL RECORDS, SAID NORTHEAST CORNER BEING WEST 50.00 FEET AND SOUTH 367.75 FEET ALONG THE EAST LINE OF SAID LOT 69 FROM THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE OF SAID LAND SOUTH 89° 36' 55" WEST, 250.00 FEET TO THE NORTHWEST CORNER THEREOF; BEING ALSO A POINT ON THE EASTERLY LINE OF LAND DESCRIBED IN DEED TO MC MILLIN CONSTRUCTION COMPANY, INC., RECORDED NOVEMBER 4, 1971 AS FILE NO. 255778 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAND NORTH 00° 23' 05" EAST, 128.95 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF DELTA STREET AS GRANTED TO THE COUNTY OF SAN DIEGO ON AUGUST 20, 1907 IN BOOK 310, PAGE 423 OF DEEDS; THENCE ALONG SAID RIGHT OF WAY SOUTH 89° 36' 55" WEST 51.00 FEET TO A POINT ON SAID MC MILLIN LAND; THENCE ALONG THE BOUNDARY OF SAID MC MILLIN LAND AS FOLLOWS: SOUTH 00° 23' 05" EAST 129.95 FEET TO AN ANGLE POINT; SOUTH 89° 36' 55" WEST 168.25 FEET TO THE MOST WESTERLY, NORTHWESTERLY CORNER OF SAID LAND AND BEING A POINT ON THE EAST LINE OF LAND DESCRIBED IN DEED TO MC MILLIN CONSTRUCTION COMPANY, INC., RECORDED DECEMBER 1, 1971 AS FILE NO. 278706 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID LAST MENTIONED DEED AS FOLLOWS:  
 NORTH 00° 23' 05" WEST, 45.00 FEET TO THE MOST EASTERLY, NORTHEAST CORNER, SOUTH 89° 36' 55" WEST, 41.75 FEET TO A POINT DISTANT THEREON WEST, 581.00 FEET FROM THE EAST LINE OF SAID LOT 69, NORTH 00° 23' 05" WEST, 84.95 FEET TO A POINT ON THE PREVIOUSLY REFERENCED SOUTH RIGHT OF WAY LINE OF DELTA STREET; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89° 36' 55" WEST, 8.25 FEET TO A POINT ON THE WEST LINE OF SAID MC MILLIN LAND DESCRIBED IN LAST REFERENCED DEED; ALONG THE WESTERLY LINE OF SAID MC MILLIN LAND, SOUTH 00° 23' 05" EAST, 288.38 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN DEED TO MC MILLIN CONSTRUCTION COMPANY, INC., RECORDED DECEMBER 1, 1971 AS FILE NO. 278775 OF OFFICIAL RECORDS, SAID NORTHEAST CORNER THEREOF, BEING A POINT THAT IS 927.175 FEET SOUTH AND 589.25 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 69 BEING ALSO THE NORTHEAST CORNER OF LAND DESCRIBED IN DEED TO CHARLES O. POWERS, RECORDED NOVEMBER 5, 1921 IN BOOK 855, PAGE 428 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID POWERS LAND WEST SOUTH 89° 36' 55" WEST, 465.00 FEET TO THE NORTHWEST CORNER OF SAID MC MILLIN LAND; THENCE ALONG THE SOUTHWESTERLY PROLONGATION THEREOF SOUTH 15° 33' 37" EAST, 217.00 FEET TO A POINT ON THE WEST LINE OF SAID MC MILLIN LAND WHICH IS PARALLEL WITH AND 12.00 FEET SOUTHEASTERLY OF AND MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF LAND DESCRIBED IN DEED TO ROBERT P. HARVEY, ET UX, RECORDED NOVEMBER 18, 1968 AS FILE NO. 201274 OF OFFICIAL RECORDS; THENCE ALONG SAID PARALLEL LINE SOUTH 73° 26' 23" WEST, 252.86 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HIGHLAND AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 16° 52' 38" EAST, 157.90 FEET TO A POINT OF CURVATURE, SAID POINT BEING ON THE NORTHERLY LINE OF THAT PROPERTY GRANTED TO THE CITY OF NATIONAL CITY BY DEED RECORDED NOVEMBER 15, 1971 AS FILE NO. 289345 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID PROPERTY, AND ALONG THE BOUNDARY OF THAT PROPERTY GRANTED TO THE CITY OF NATIONAL CITY BY DEEDS RECORDED APRIL 25, 1972 AS FILE NO. 102518 AND 102517 OF OFFICIAL RECORDS AS FOLLOWS:  
 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1025.18 FEET AND A CENTRAL ANGLE OF 73° 30' 30", 25.66 FEET TO A POINT OF TANGENCY; NORTH 89° 36' 55" EAST, 180.38 FEET TO A POINT OF CURVE; ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 09° 04' 08", 59.38 FEET TO A POINT OF REVERSE CURVE; ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 09° 04' 08", 57.27 FEET TO A POINT OF TANGENCY; NORTH 89° 36' 55" EAST, 418.92 FEET, SOUTH 00° 23' 05" EAST, 20.00 FEET TO A POINT ON THE NORTH LINE OF THE LAND DESCRIBED IN DEED TO ELMUR STEALE, RECORDED JANUARY 16, 1877, IN BOOK 28, PAGE 338 OF DEEDS; THENCE NORTH 89° 36' 55" EAST ALONG THE NORTH LINE OF SAID STEALE LAND 447.25 FEET TO THE EAST LINE OF SAID LOT 69; THENCE NORTH 00° 23' 05" WEST ALONG THE EAST LINE OF SAID LOT 69, 378.50 FEET TO THE NORTHEAST CORNER OF SAID STEALE LAND; THENCE ALONG THE NORTHERLY LINE OF SAID STEALE LAND SOUTH 89° 36' 55" WEST, 50.00 FEET TO THE SOUTHEAST CORNER OF SAID MC MILLIN LAND DESCRIBED IN DEED RECORDED NOVEMBER 4, 1971 AS FILE NO. 255778 OF OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID LAND NORTH 00° 23' 05" WEST 234.50 FEET TO THE POINT OF BEGINNING.  
 APN: 551-480-28-00 AND 551-470-48-00

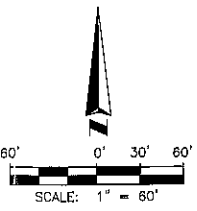
**PARCEL B:**  
 THAT PORTION OF LOT 69 OF A PORTION OF EX-MISSION LANDS OF SAN DIEGO, (COMMONLY CALLED HORTON'S PURCHASE), IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 69; THENCE SOUTH 00° 23' 05" EAST, 217.80 FEET ALONG THE EAST LINE OF SAID LOT 69 TO THE CENTER LINE OF A COUNTY ROAD (DELTA STREET) AS SHOWN ON RECORD OF SURVEY NO. 1378, RECORDED NOVEMBER 14, 1946 AS FILE NO. 12510 OF OFFICIAL RECORDS; THENCE SOUTH 89° 36' 55" WEST, 300.00 FEET ALONG SAID CENTER LINE TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 36' 55" WEST, 51.00 FEET ALONG SAID CENTER LINE; THENCE SOUTH 00° 23' 05" EAST, 20.00 FEET; THENCE NORTH 89° 36' 55" EAST, 51.00 FEET; THENCE NORTH 00° 23' 05" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.  
**PARCEL C:**  
 THAT PORTION OF LOT 69 OF A PORTION OF EX-MISSION LANDS OF SAN DIEGO, (COMMONLY CALLED HORTON'S PURCHASE), IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 69; THENCE SOUTH 00° 23' 05" EAST, 217.80 FEET ALONG THE EAST LINE OF SAID LOT 69 TO THE CENTER LINE OF A COUNTY ROAD (DELTA STREET) AS SHOWN ON RECORD OF SURVEY NO. 1378, RECORDED NOVEMBER 14, 1946 AS FILE NO. 12510 OF OFFICIAL RECORDS; THENCE SOUTH 89° 36' 55" WEST, 561.00 FEET ALONG SAID CENTER LINE TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 36' 55" WEST 8.25 FEET ALONG SAID CENTER LINE; THENCE SOUTH 00° 23' 05" EAST, 20.00 FEET; THENCE NORTH 89° 36' 55" EAST, 8.25 FEET; THENCE NORTH 00° 23' 05" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING.  
**PARCEL D:**  
 THAT PORTION OF LOT 69 OF A PORTION OF EX-MISSION LANDS OF SAN DIEGO (COMMONLY CALLED HORTON'S PURCHASE), IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 69; THENCE SOUTH 00° 23' 05" EAST, 1,001.75 FEET; THENCE SOUTH 89° 36' 55" WEST, 1,200.42 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 69, SAID POINT BEING THE TRUE POINT OF BEGINNING.  
 THENCE NORTH 16° 52' 38" WEST, 192.28 FEET ALONG SAID WEST LINE; THENCE NORTH 73° 07' 25" EAST, 40.00 FEET; THENCE SOUTH 16° 52' 38" EAST, 204.12 FEET; THENCE SOUTH 89° 36' 55" WEST 41.72 FEET TO THE TRUE POINT OF BEGINNING.  
 EXCEPTING THE INTEREST CONVEYED TO THE CITY OF NATIONAL CITY BY DEED RECORDED DECEMBER 3, 1991 AS FILE NO. 1991-0621683 FOR CONVEYANCING PURPOSES ONLY: APN 551-480-28-00 (AFFECTS A PORTION OF SAID LAND) AND 551-470-48-00 (AFFECTS A PORTION OF SAID LAND)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'(M)	25.66'(M)	23.94'(M)	S 52°29'05" E	73°30'30"
C2	375.00'(M)	59.38'(M)	59.29'(M)	N 85°04'51" E	9°04'08"
C3	425.00'(M)	57.27'(M)	67.20'(M)	N 89°13'36" E	9°04'08"

LINE	BEARING	DISTANCE
L1	N 89°00'00" W	50.00'(M)
L2	S 89°36'55" W	51.00'(M)
L3	N 09°23'05" W	45.00'(M)
L4	N 89°14'20" W	41.75'(M)
L5	N 89°14'20" W	8.25'(M)
L6	S 00°45'50" W	20.00'(M)
L7	N 89°14'20" W	50.00'(M)



- ① - AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1880 IN BOOK 163 PAGE 76, BOOK 153 PAGE 74, BOOK 153 PAGE 71 ALL OF DEEDS.  
IN FAVOR OF: THE SAN DIEGO LAND AND TOWN COMPANY  
AFFECTS: AS DESCRIBED THEREIN  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.  
AFFECTS: BLANKET IN NATURE
- ② - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 09, 1933 AS BOOK 216, PAGE 127 OF OFFICIAL RECORDS.  
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY  
AFFECTS: AS DESCRIBED THEREIN  
AFFECTS: PLOTTED AND SHOWN
- ③ - AN EASEMENT FOR DRAINAGE CHANNEL AND INCIDENTAL PURPOSES, RECORDED APRIL 28, 1948 AS BOOK 2773, PAGE 98 AND APRIL 28, 1948 IN BOOK 2773, PAGE 110 BOTH OF OFFICIAL RECORDS.  
IN FAVOR OF: THE COUNTY OF SAN DIEGO  
AFFECTS: AS DESCRIBED THEREIN  
AFFECTS: PLOTTED AND SHOWN
- ④ - AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1957 AS BOOK 6721, PAGE 310 OF OFFICIAL RECORDS.  
IN FAVOR OF: THE CITY OF NATIONAL CITY  
AFFECTS: AS DESCRIBED THEREIN  
AFFECTS: PLOTTED AND SHOWN
- ⑤ - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 18, 1957 AS BOOK 8874, PAGE 361 OF OFFICIAL RECORDS.  
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY  
AFFECTS: AS DESCRIBED THEREIN  
AFFECTS: PLOTTED AND SHOWN
- ⑥ - AN EASEMENT FOR WATER MAINS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 05, 1958 AS BOOK 7383, PAGE 21 OF OFFICIAL RECORDS.  
IN FAVOR OF: CALIFORNIA WATER & TELEPHONE COMPANY, A CALIFORNIA CORPORATION  
AFFECTS: AS DESCRIBED THEREIN  
SWEETWATER AUTHORITY IS THE SUCCESSOR IN INTEREST TO CALIFORNIA WATER AND TELEPHONE COMPANY, A CALIFORNIA CORPORATION.  
AFFECTS: PLOTTED AND SHOWN
- ⑦ - AN EASEMENT FOR INGRESS AND EGRESS ONLY AND INCIDENTAL PURPOSES AS GRANTED/RESERVED BY VARIOUS INSTRUMENTS OF RECORD, ONE OF WHICH IN THE DOCUMENT RECORDED JULY 27, 1965 AS INSTRUMENT NO. 133646 OF OFFICIAL RECORDS.  
AFFECTS: PLOTTED AND SHOWN
- ⑧ - AN EASEMENT FOR WATER MAINS, SERVICE PIPES AND INCIDENTAL PURPOSES, RECORDED APRIL 04, 1972 AS INSTRUMENT NO. 72-82473 OF OFFICIAL RECORDS.  
IN FAVOR OF: CALIFORNIA AMERICAN WATER COMPANY, A CALIFORNIA CORPORATION  
AFFECTS: AS DESCRIBED THEREIN  
AFFECTS: PLOTTED AND SHOWN
- ⑨ - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 05, 1972 AS INSTRUMENT NO. 72-172715 OF OFFICIAL RECORDS.  
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY  
AFFECTS: AS DESCRIBED THEREIN  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.  
AFFECTS: BLANKET IN NATURE
- ⑩ - AN EASEMENT FOR WATER MAIN, SERVICE PIPES AND INCIDENTAL PURPOSES, RECORDED AUGUST 28, 1972 AS INSTRUMENT NO. 72-228417 OF OFFICIAL RECORDS.  
IN FAVOR OF: CALIFORNIA AMERICAN WATER COMPANY, A CALIFORNIA CORPORATION  
AFFECTS: AS DESCRIBED THEREIN  
AFFECTS: PLOTTED AND SHOWN
- ⑪ - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 15, 1972 AS INSTRUMENT NO. 72-308459 OF OFFICIAL RECORDS.  
IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY  
AFFECTS: AS DESCRIBED THEREIN  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.  
AFFECTS: BLANKET IN NATURE
- ⑫ - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT REMOVAL AGREEMENT" RECORDED MAY 30, 1974 AS INSTRUMENT NO. 74-142400 OF OFFICIAL RECORDS.  
AFFECTS: UNABLE TO PLOT, INSUFFICIENT LEGAL DESCRIPTION
- ⑬ - AN EASEMENT FOR STREET PURPOSES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 3, 1991 AS INSTRUMENT NO. 1991-0621683 OF OFFICIAL RECORDS.  
IN FAVOR OF: THE CITY OF NATIONAL CITY  
AFFECTS: AS DESCRIBED THEREIN  
NO DOCUMENT PROVIDED
- ⑭ - AN EASEMENT FOR STREET PURPOSES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 16, 1993 AS INSTRUMENT NO. 1993-0649012 OF OFFICIAL RECORDS.  
IN FAVOR OF: THE CITY OF NATIONAL CITY  
AFFECTS: AS DESCRIBED THEREIN  
NO DOCUMENT PROVIDED
- ⑮ - AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE VALENCIA PARK TRUNK SEWER AND INCIDENTAL PURPOSES AND APPURTENANCES THEREOF, RECORDED JANUARY 04, 1995 AS INSTRUMENT NO. 1995-0002193 OF OFFICIAL RECORDS.  
IN FAVOR OF: CITY OF SAN DIEGO  
AFFECTS: AS DESCRIBED THEREIN  
AFFECTS: PLOTTED AND SHOWN



**FUSCOE**  
 ENGINEERING  
 6390 Greenwich Dr., Suite 170  
 San Diego, California 92122  
 tel 858.554.1500 • fax 858.597.0395  
 www.fuscoe.com

PLANS REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 ENGINEERING DEPARTMENT (NAME OF CITY STAFF) \_\_\_\_\_ DATE \_\_\_\_\_

**DECLARATION OF RESPONSIBLE CHARGE**

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 87023 OF THE BUSINESS AND PROFESSIONAL CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.  
 I UNDERSTAND THAT THE CHECK OF THESE PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF NATIONAL CITY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS ENGINEER OF WORK OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

ERIC K. ARMSTRONG RCE 36083 DATE \_\_\_\_\_



TENTATIVE MAP OF:  
**PARK VILLAS**  
 EXISTING MAP AND EASEMENTS  
**CITY OF NATIONAL CITY**  
 ROBERTO YANO RCE# 36282 DEPUTY CITY ENGINEER DATE \_\_\_\_\_  
 SHEET 2 OF 3 SHEETS

TENTATIVE MAP - CITY OF NATIONAL CITY - PARK VILLAS

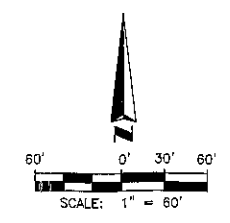
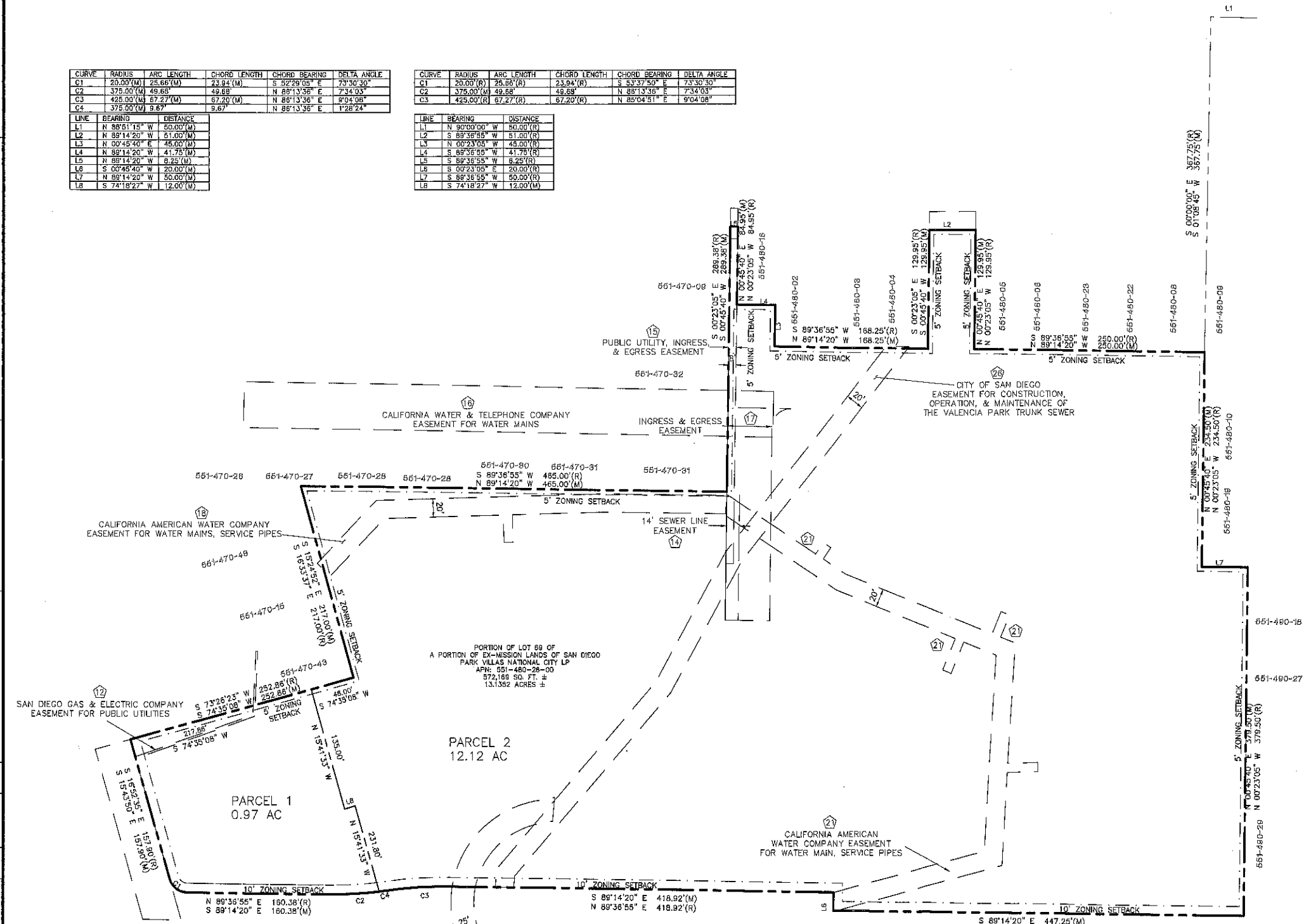
SURVEYOR: BENCHMARK:	CONSTRUCTION RECORDS	
	DATE STARTED:	INSPECTOR:
HORIZONTAL CONTROL:	DATE COMPLETED:	
	SIGNATURE:	
CONSTRUCTION SURVEYOR	NAME	COMPANY
	SIGNATURE	
GEO/TECHNICAL OF RECORD	NAME	COMPANY
	SIGNATURE	
ENGINEERING DEPARTMENT	BY	DATE
	AS-BUILT	
REVISIONS		

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'(M)	25.66'(M)	23.84'(M)	S 82°29'05" E	73°30'30"
C2	375.00'(M)	49.68'	49.68'	N 88°13'36" E	7°34'03"
C3	425.00'(M)	67.27'(M)	67.20'(M)	N 88°13'36" E	9°04'08"
C4	375.00'(M)	9.67'	9.67'	N 88°13'36" E	1°28'24"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'(R)	25.66'(R)	23.94'(R)	S 83°37'50" E	73°30'30"
C2	375.00'(M)	49.68'	49.68'	N 88°13'36" E	7°34'03"
C3	425.00'(R)	67.27'(R)	67.20'(R)	N 85°04'51" E	9°04'08"

LINE	BEARING	DISTANCE
L1	N 88°11'14" W	50.00'(M)
L2	N 89°14'20" W	51.00'(M)
L3	N 00°45'40" E	45.00'(M)
L4	N 89°14'20" W	41.75'(M)
L5	N 89°14'20" W	8.25'(M)
L6	S 00°48'40" W	20.00'(M)
L7	N 89°14'20" W	50.00'(M)
L8	S 74°18'27" W	12.00'(M)

LINE	BEARING	DISTANCE
L1	N 90°00'00" W	50.00'(R)
L2	S 89°36'55" W	51.00'(R)
L3	N 00°23'05" W	45.00'(R)
L4	S 89°36'55" W	41.75'(R)
L5	S 89°36'55" W	8.25'(R)
L6	S 00°23'05" E	20.00'(R)
L7	S 89°36'55" W	50.00'(R)
L8	S 74°18'27" W	12.00'(M)



**FUSCOE**  
ENGINEERING

6390 Greenwich Dr., Suite 170  
San Diego, California 92122  
tel 858.554.1500 • fax 858.597.0335  
www.fuscoe.com

PLANS REVIEWED BY:

ENGINEERING DEPARTMENT (NAME OF CITY STAFF) DATE

**DECLARATION OF RESPONSIBLE CHARGE**

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONAL CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF THESE PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF NATIONAL CITY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS ENGINEER OF WORK OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

ERIC K. ARMSTRONG RCE 35083 DATE



TENTATIVE MAP OF:

**PARK VILLAS  
PROPOSED PARCELS**

**CITY OF NATIONAL CITY**

ROBERTO YANO RCE# 56292 DEPUTY CITY ENGINEER DATE

CIP NO.

SHEET 3 OF 3 SHEETS



COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

TENTATIVE PARCEL MAP FOR THE SUBDIVISION OF  
ONE LOT INTO TWO AT 817 ETA STREET.  
CASE FILE NO.: 2020-12 LS  
APN: 551-480-26

The National City Planning Commission will hold a public hearing at their regular online meeting after the hour of 6:00 p.m. **Monday, March 1, 2021**, on the proposed request. The meeting will be LIVE WEBCAST from the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Shannyn Hankel)

Due to the precautions taken to combat the spread of coronavirus (COVID-19), City Hall, including the City Council Chambers, are closed to the public. Anyone interested in this public hearing may observe it on the City's website at <http://www.nationalcityca.gov/government/city-clerk/council-webcast>.

The property is a 13.1-acre lot located on the northeast corner of Eta Street and North Highland Avenue. The applicant proposes to subdivide the existing lot into two parcels. The larger lot (approximately 12 acres) is the location of the Park Villas Apartments. The smaller lot is a vacant area west of the apartments and east of North Highland Avenue (approximately one acre). The existing multifamily development would remain. No construction is proposed at this time.

Plans are available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Division on or before 12:00 p.m., **March 1, 2021**, who can be contacted at 619-336-4310 or [planning@nationalcityca.gov](mailto:planning@nationalcityca.gov).

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

NATIONAL CITY PLANNING DIVISION

ARMANDO VERGARA  
Director of Community Development

ATTACHMENT 6



**NOTICE OF EXEMPTION**

TO: County Clerk  
County of San Diego  
P.O. Box 1750  
1600 Pacific Highway, Room 260  
San Diego, CA 92112

**Project Title:** 2020-12 LS

**Project Location:** 817 Eta Street, National City, CA 91950

**Lead Agency:** City of National City

**Contact Person:** Chris Stanley **Telephone Number:** (619) 336-4310

**Description of Nature, Purpose and Beneficiaries of Project:**

Tentative Parcel Map to subdivide an existing 13.1 acre lot into two lots. There is an existing multi-family development that will remain. No construction is proposed as part of this project.

**Applicant:**  
Shannyn Henkel  
5510 Morehouse Drive, Ste. 200  
San Diego, CA 92121

**Telephone Number:**  
(858) 626-8261

**Exempt Status:**

**Categorical Exemption – Section 15315 (Minor Land Divisions)**

**Reasons why project is exempt:**

It can be seen with certainty that the project will not have a significant effect on the environment. The project is a minor land division within the city limits of National City, an urbanized area. The 13.1 acre property has been disturbed previously and has no value as habitat. The division fulfills the General Plan's intent for this land use designation with regard to residential density and infill of vacant or underutilized properties.

Date:

CHRIS STANLEY  
Assistant Planner

RESOLUTION 2021-01

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA,  
APPROVING A TENTATIVE PARCEL MAP FOR  
THE SUBDIVISION OF ONE LOT INTO TWO LOCATED  
AT 817 ETA STREET  
CASE FILE NO. 2020-12 LS  
APN: 551-480-26

WHEREAS, the Planning Commission of the City of National City considered a Tentative Parcel Map for the subdivision of one lot into two at 817 Eta Street at a duly advertised public hearing held on March 1, 2021, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2020-12 LS maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and,

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at public hearing held on March 1, 2021, support the following findings:

1. The proposed map is consistent with the National City General Plan because the proposed subdivision, at a density of less than 24 units per acre, is consistent with the High Density Multi-Unit Residential land use designation, which specifies a maximum density of 48 units per acre.
2. The site is physically suitable for the proposed type of development because a commercial and/or residential project can be located on a level building pad on the vacant parcel with minor to no grading.
3. The site is physically suitable for the proposed density of development because the proposed vacant parcel can accommodate up to 48 residential units, meeting the prescribed recommended density for the area. Park Villas currently has less than half of the allowed residential units for the site.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish

or wildlife or their habitat because there is no natural habitat or body of water present nearby or on-site and the property is surrounded by urban development.

5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems because all necessary public services will be provided, as required by approvals required for new construction.
6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision because there are no easements existing on the property the applicant is proposing to split.
7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6 because discharge of sewerage waste will be addressed through a sewer permit, which is required as part of construction of a commercial and/or residential structure.
8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources because while no development has been proposed at this time, the zoning of the vacant land allows for residential development that would help to meet the housing needs of the region.
9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage because all new construction proposed in the future will be in compliance with the California Building Code, which takes such factors in to consideration.
10. The proposed project has been reviewed in compliance with CEQA because staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 15 Section 15315 (Minor Land Divisions), for which a Notice of Exemption will be filed subsequent to approval of this Tentative Parcel Map.

BE IT FURTHER RESOLVED that the application for the Tentative Parcel Map is approved subject to the following conditions:

#### General

1. This *Tentative Parcel Map* authorizes the creation of two new parcels from one existing parcel. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform with Exhibit A, case file no. 2020-12 LS, dated 1/21/2021. No construction or demolition is approved as part of this approval.
2. Before this *Tentative Parcel Map* shall become effective, the applicant and/or property owner shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Tentative Parcel Map*. The applicant shall also submit evidence to the satisfaction of the Community Development Director that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Tentative Parcel Map* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Community Development Director prior to recordation.
3. Approval of the tentative map expires two (2) years after adoption of the resolution of approval at 6:00 p.m. unless prior to that date a request for a time extension not exceeding three (3) years has been filed as provided by National City Municipal Code §17.04.070.

#### Engineering

4. The final parcel map shall meet all of the requirements of the Subdivision Map Act, and the City of National City Municipal Codes including certification, acknowledgement, complete boundary information and monumentation.
5. The developer shall bond for the monumentation, the public improvements, and the on-site grading, drainage, landscaping, and other improvements through an agreement with the City prior to issuance of any building permit.
6. The final map shall be recorded prior to issuance of any building permit.
7. All new property line survey monuments shall be set on private property, unless otherwise approved.
8. The parcel map/final map shall use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearings in terms of the system. The angle of grid divergence from a true meridian, and the north point shall appear on the map. Two measured ties from the boundary of the property to existing horizontal control stations shall be shown.

9. A plat showing all easements for the entire property shall be provided for the final map on an 11" x 17" sheet.

10. A site plan showing all utilities for the entire property shall be provided for the final map on an 11" x 17" sheet.

Planning

11. Plans submitted for construction shall be conformance with all applicable development codes, including design, parking, and landscaping.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 1, 2021, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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CHAIRPERSON