



Agenda of the National City Housing Advisory Committee / Planning Commission

Meeting of February 7, 2022 – 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 Housing Advisory Committee and 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 <https://www.nationalcityca.gov/webcast>.

PUBLIC COMMENTS: There are multiple ways you can make sure your opinions are heard and considered by our Housing Advisory Committee and Planning Commission as outlined below:

Submit your public comment prior to the meeting: To submit a comment in writing, email PlcPubComment@nationalcityca.gov and provide the agenda item number and title of the item in the subject line of your email. **Public comments or testimony is limited to up to three (3) minutes.**

If the comment is not related to a specific agenda item, indicate General Public Comment in the subject line. All email comments received by 4:00 p.m. on the day of the meeting will be read into the record at the Housing Advisory Committee and Planning Commission meeting and retained as part of the official record. All comments will be available on the City website within 48 hours following the meeting.

Register online and participate in live public comment during the meeting: To provide live public comment during the meeting, you must pre-register on the City's website at <https://www.nationalcityca.gov/government/community-development/planning/public-comment> by 4:00 p.m. on the day of the meeting to join the National City Housing Advisory Committee and Planning Commission Meeting.

*****Please note that you do not need to pre-register to watch the meeting online, but you must pre-register if you wish to speak.**

Once registered, you will receive an email with a link from Zoom to join the live meeting. You can participate by phone or by computer. Please allow yourself time to log into Zoom before the start of the meeting to ensure you do not encounter any last-minute technical difficulties. *****Please note that members of the public will not be shown on video; they will be able to watch and listen and speak when called upon.**

Public microphones will be muted until it is your turn to comment. Each speaker is allowed up to three (3) minutes to address the Housing Advisory Committee and Planning Commission. Please be aware that the Chair may limit the comments' length due to the number of persons wishing to speak or if comments become repetitious or unrelated. All comments are subject to the same rules as would otherwise govern speaker comments at the meeting. Speakers are asked to be respectful and courteous. Please address your comments to the Housing Advisory Committee and Planning Commission as a whole and avoid personal attacks against members of the public, Housing Advisory Committee members and Planning Commissioners, and City staff.

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

A. HOUSING ADVISORY COMMITTEE MEETING

Roll Call

Pledge of Allegiance by Committee Member Delos Santos

Approval of Minutes

1. Approval of Minutes from the Meeting of November 15, 2021

Approval of Agenda

2. Approval of the Agenda for the Meeting of February 7, 2022

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

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

PRESENTATIONS

OTHER BUSINESS

3. Presentation on the Focused General Plan Update and “House National City” for the City of National City.

STAFF REPORTS

Deputy City Attorney

Director of Community Development

Director of Housing

Committee Members

Chairperson

ADJOURNMENT

Adjournment to the regularly scheduled meeting on April 18, 2022 at 6:00 p.m.

B. PLANNING COMMISSION MEETING

Roll Call

Approval of Minutes

4. Approval of Minutes from the Meeting of November 15, 2021

Approval of Agenda

5. Approval of the Agenda for the Meeting on February 7, 2022

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

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

PRESENTATIONS

CONTINUED PUBLIC HEARINGS

PUBLIC HEARINGS

6. Resolution taking action on a Negative Declaration for a Tentative Parcel Map for the subdivision of one lot into four at 1616 ‘M’ Avenue with exceptions for less than required lot width and minimum lot size. (Case File No. 2021-22 LS)
7. Resolution taking action on a Conditional Use Permit for the modification of an existing wireless communications facility located at 1215 Wilson Avenue. (Case File No. 2021-09 CUP)
8. Resolution taking action on a Conditional Use Permit for the relocation of an existing wireless communications facility located at 1320 Highland Avenue. (Case File No. 2022-02 CUP)

OTHER BUSINESS

9. Resolution taking action on a review of a proposed street vacation of a portion of Kimball Way, north of East 14th Street and northwest of the intersection with ‘F’ Avenue for Conformance with the General Plan. (Case File No. 2021-23 SC)
10. Resolution taking action on a request for reduction in off-street commercial parking spaces for an existing industrial building located at 2940 Hoover Avenue. (Case File No. 2021-28 SPR)
11. Discussion – Newly Amended City Council Policy #107 – Appointment to Boards, Commission and Committees

STAFF REPORTS

Deputy City Attorney

Director of Community Development

Principal Planner

Commissioners

Chairperson

ADJOURNMENT

Adjournment to the regularly scheduled meeting on March 7, 2022 at 6:00 p.m.



Special Housing Advisory Committee Minutes

Special Housing Advisory Committee portion of the Housing
Advisory Committee/Planning Commission Meeting
Meeting of November 15, 2021

ONLINE ONLY MEETING

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

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 Dela Paz at 6:00 p.m.

Roll Call

Committee Members Present: Dela Paz, Sanchez, Sendt, Roman, Valenzuela, Yamane, Natividad

Committee Members Absent: Delos Santos

Staff Also Present: Director of Community Development Armando Vergara, Director of Housing Carlos Aguirre, Deputy City Attorney Gabriela Torres

Pledge of Allegiance Presented by Committee Member Dela Paz

1. Approval of Minutes from the Meeting of July 19, 2021

Motion by Yamane, second by Roman to approve the Minutes for the Meeting of July 19, 2021.

Motion carried by the following vote:

Ayes: Dela Paz, Sanchez, Sendt, Roman, Valenzuela, Yamane, Natividad
Abstain: None.
Noes: None.
Absent: Delos Santos

Motion approved.

2. Approval of the Agenda for the Special Meeting on November 15, 2021

Motion by Yamane, second by Sendt to approve the Agenda for the Special Meeting of November 15, 2021.

Motion carried by the following vote:

Ayes: Dela Paz, Sanchez, Sendt, Roman, Valenzuela, Yamane, Natividad
Abstain: None.
Noes: None.
Absent: Delos Santos

Motion approved.

ORAL COMMUNICATION: None.

PRESENTATIONS: None.

OTHER BUSINESS:

3. Adoption of 2022 Housing Advisory Committee Meeting Dates

Motion by Natividad, second by Sendt to approve the Adoption of 2022 Housing Advisory Committee Meeting Dates with the addition of February 7, 2022 to the calendar.

Motion carried by the following vote:

Ayes: Dela Paz, Sanchez, Sendt, Roman, Valenzuela, Yamane, Natividad
Abstain: None.
Noes: None.
Absent: Delos Santos

Motion approved.

STAFF REPORTS: None.

Deputy City Attorney Gabriela Torres: None.

Director of Community Development Armando Vergara: None.

Director of Housing Carlos Aguirre: Spoke to an online workshop scheduled for December 8, 2021 from 6:30-8:00 p.m. regarding proposed Land Use and Housing components of the General Plan Update. He advised that the workshop would be posted on the City's website.

In response to a question posed by Committee member Natividad, Mr. Aguirre advised that members of the public could call 211 for housing and rental assistance.

There were no other reports from the Committee members.

ADJOURNMENT by Chair Dela Paz at 6:23 p.m. to the meeting of April 18, 2022.

CHAIRPERSON

The foregoing minutes were approved at the Meeting of February 7, 2022.



Item no. **3**
February 7, 2022

CITY OF NATIONAL CITY - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

HOUSING ADVISORY COMMITTEE STAFF REPORT

Title: PRESENTATION ON THE FOCUSED GENERAL PLAN UPDATE AND HOUSE NATIONAL CITY FOR THE CITY OF NATIONAL CITY

I. BACKGROUND

On August 3, 2021, the City Council adopted the Housing Element covering the planning period from April 2021 to April 2029 (6th Cycle).¹ On November 10, 2021, the California Department of Housing and Community Development (HCD) provided a letter certifying the Housing Element.² As a part of the Housing Element, the City adopted a variety of programs to accelerate housing production and advance pro-housing policies.³ These programs include but are not limited to:

- Program 8: Focused General Plan and Climate Action Plan (CAP) Update – Infill and Transit-Oriented Development Opportunities
- Program 9: Complete Communities Incentive Program
- Program 21: Affordable Housing Priority Production
- Program 22: Residential Priority Production for Mixed-Use Corridors and Districts
- Program 23: Site Inventory Outreach and Incentives

In March 2020, National City initiated the Focused General Plan Update (FGPU) to support housing-related goals, comply with changes in State legislation, and coordinate growth through a holistic process. To follow the adoption of the Housing Element, the Land Use Element, Transportation Element, Safety Element, and Climate Action Plan are being updated. The Downtown Specific Plan, Westside Specific Plan, and Municipal Code are being updated for consistency, as well. Additionally, new Objective Design Standards are being created to comply with State legislation and streamline the housing approval process. One environmental document, a Supplemental Program Environmental Impact Report (SEIR), is being prepared to analyze these actions.

The City's Land Use approach is a key factor that will shape the supporting contents of the Focused General Plan Update. Land use recommendations are summarized below and presented for information to the Planning Commission and Housing Advisory Committee. The next step in the process will be for the consultant team to begin modeling preferred land use recommendations and develop alternatives per the California Environmental Quality Act (CEQA).

¹ <https://www.nationalcityca.gov/home/showpublisheddocument/27701/637741241489300000>

² <https://www.nationalcityca.gov/home/showpublisheddocument/27697/637740628419670000>

³ <https://www.nationalcityca.gov/home/showpublisheddocument/27685/637740557503670000>

II. OUTREACH SUMMARY

The land use recommendations summarized within this staff report reflect the culmination of approximately two (2) years of analysis and outreach. Due to the COVID-19 pandemic and consistent with official public health guidance, outreach activities were shifted from in-person events to virtual platforms. To address potential barriers to participation and maximize reach, a variety of media and activities were used to share information and gather input. These activities were outlined in the project's Community Engagement Plan.⁴

Mailers announcing the project and opportunities to get involved were sent to all registered addresses in National City in the summer of 2020 and spring of 2021. Since the project kickoff in March 2020, the project team has conducted a total of seven (7) webinars to gather public input. Of these webinars, six (6) were conducted in English with live Spanish interpretation and one (1) was conducted primarily in Spanish. The combined total attendance over the course the 7 of these webinars has been 159 participants (an average of approximately 22 participants per session). An interactive survey was prepared and circulated to the public using the MetroQuest platform; a total of 201 responses were collected. These activities were supplemented with telephone office hours staffed by English- and Spanish-speaking staff. Meetings with stakeholders, including community organizations and developers, were also conducted. Notifications have been circulated via the City's e-mail listserv, FGPU stakeholder list, and the City's social media sites. An interactive map link has been live on the project page (www.nationalcityca.gov/fgpu) since November 2021 to collect input through an on-going basis on the proposed land use changes, as well.

III. PROPOSED LAND USE GOALS AND POLICIES

Based on the existing conditions analysis, community feedback, and housing related needs, a series of goals and policies for the Land Use Element have been drafted and included as Attachment 1 to this report. From these goals and policies, land use and zoning changes have been proposed in order to achieve the following:

- Foster an integrated development pattern;
- Improve development opportunities in areas served by transit and facilitate the creation of 10-minute neighborhoods based on National City's prior INTRACONnect (2020) study;
- Support the City's Climate Action Plan (CAP) and other sustainability goals;
- Prioritize increasing housing in areas that have access to transit and resources; and
- Stimulate the production of additional housing units to meet housing-related needs.

IV. LAND USE EVALUATION

⁴ <https://www.nationalcityca.gov/home/showpublisheddocument/27659/637733640124370000>

To make progress towards these outcomes, several focus areas across the city were examined in depth for potential land use changes. These areas were identified based on the recommendations of prior studies, existing conditions analyses, and community feedback. These study areas include:

- A: 24th Street TODO
- B: 18th Street
- C: 4th Street
- D: D Avenue
- E: Plaza Bonita Shopping Center
- F: Hospital Area

Table 1 summarizes the proposed land use changes based on the project team's analysis. For detailed map exhibits refer to Attachment 2. Following Table 1 is a brief discussion on each study area and a summary of the community feedback received to date. On January 8, 2022, the Environmental Health Coalition (EHC) submitted comments on specific sites. This letter is included for reference as Attachment 3. The City's response to EHC's letter is included as Attachment 4.

Table 1: Summary of FGPU Land Use Evaluation

Study Area	Description	Current Zone	Current Maximum Density	Current Allowed Height	Proposed Zone or Overlay	Proposed Maximum Density	Proposed Allowed Height	Recommendation
A	24 th Street TODO Area	See detailed recommendations below						
1A	24 th Street Transit Center	Westside Specific Plan – CL	No residential	3 stories/ 50 feet	Westside Specific Plan – MCR-1	24 du/ac	5 stories/ 65 feet	Rezone per proposal
1B	16 th Street and Hoover Avenue (Sub-Area)	Westside Specific Plan – MCR-1	24 du/ac	3 stories/ 50 feet	Mixed Use Overlay	24 du/ac	5 stories/ 65 feet	Apply Mixed Use Overlay per proposal
1C	16 th Street and Hoover Avenue (Sub-Area)	Westside Specific Plan – CL	No residential	3 stories/ 50 feet	Mixed Use Overlay	24 du/ac	5 stories/ 65 feet	Apply Mixed Use Overlay per proposal
1D	16 th Street and Hoover Avenue (Sub-Area)	CS	No residential	3 stories/ 50 feet	Mixed Use Overlay	24 du/ac	5 stories/ 65 feet	Apply Mixed Use Overlay per proposal
2	Hoover Avenue	IL	No residential	3 stories/ 35 feet	No change	No change	No change	No change
3	National City Boulevard (Sub-Area)	CA	No residential	3 stories/ 50 feet	No change	No change	No change	No change

Study Area	Description	Current Zone	Current Maximum Density	Current Allowed Height	Proposed Zone or Overlay	Proposed Maximum Density	Proposed Allowed Height	Recommendation
4A	National City Boulevard (Sub-Area)	CA	No residential	3 stories/ 50 feet	No change	No change	No change	No change
4B	National City Boulevard (Sub-Area)	Multiple: IL and CS	No residential	IL: 3 stories/ 35 feet CS: 3 stories/ 50 feet	No change	No change	No change	No change
5A & 5B	Highland Avenue	Multiple: MXC-2, MXC-1, and RM-3	MXC-2: 75 du/ac MXC-1: 48 du/ac RM-3: 75 du/ac	MXC-2: 5 stories/ 65 feet MXC-1: 3 stories/ 50 feet RM-3: 9 stories/ 95 feet	No change	No change	No change	No change
B	18 th Street	RS-2	9 du/ac	2 stories/ 35 feet	MXT	24 du/ac	4 stories/ 45 feet	Rezone per proposal
C	4 th Street	RS-2	9 du/ac	2 stories/ 35 feet	RM-1	23 du/ac	4 stories/ 45 feet	Rezone per proposal
D	D Avenue	RS-2	9 du/ac	2 stories/ 35 feet	RM-1	23 du/ac	4 stories/ 45 feet	Rezone per proposal

Study Area	Description	Current Zone	Current Maximum Density	Current Allowed Height	Proposed Zone or Overlay	Proposed Maximum Density	Proposed Allowed Height	Recommendation
E	Plaza Bonita Shopping Center	MXD-2	75 du/ac	5 stories/ 65 feet	No change	No change	No change	No change
F	Hospital Area	Multiple: I, RS-2, and RS-3	I: No residential RS-2: 9 du/ac RS-3: 15 du/ac	I: 5 stories/ 65 feet RS-2: 2 stories/ 35 feet RS-3: 3 stories/ 35 feet	MXC-1	48 du/ac	5 stories/ 65 feet	Rezone per proposal

A. 24th Street Transit-Oriented Development Overlay (TODO) Project Area

Per City Council Resolution No. 2021-67, the 24th Street TODO was directed for further evaluation as a part of the FGPU. As shown in Attachment 2, the 24th Street TODO covers a 760-acre area that has been divided into smaller study areas. The numbering convention for these study areas corresponds to the recommendations from the 24th Street TODO document presented to City Council in June 2021.

Study Area 1A: 24th Street Transit Center

Description: This is a 4.2-acre site that includes the 24th Street Transit Center.

- Current Zone: Westside Specific Plan – Limited Commercial (CL)
- Current Maximum Density: No residential allowed
- Current Allowed Height: 3 stories/50 feet
- Proposed Zoning: MCR-1
- Proposed Maximum Density: 24 du/ac
- Proposed Allowed Height: 5 stories/65 feet

Under current regulations, residential development is not allowed on this site. Rezoning this area to MCR-1 (24 du/ac) with an increased allowed height of 5 stories/65 feet is intended to support the creation of housing by transit and facilitate progress towards National City's goals for transit-oriented development.

Community Feedback: Conflicting comments have been voiced regarding this site. Comments have been shared that the current rezoning proposal is too low to stimulate development and to increase intensity and density. Other comments have also been shared based on air quality concerns to see no residential development within 500 feet of the freeway, which would preclude the entire site from future development. EHC has expressed that if relocating housing to another parcel near the trolley is infeasible to adopt mitigation measures for all new housing (or other sensitive land uses) within 1,500 feet of the freeway.

Recommendation: Rezone Study Area 1A from CL to MCR-1 (24 du/ac) to allow mixed use residential development. Increase the allowed height from 3 stories/50 feet to 5 stories/65 feet. Incorporate mitigation measures for all new housing (or other sensitive land uses) within 1,000 feet of the freeway.

Study Area 1B: 16th Street and Hoover Avenue (Sub-Area)

Description: This is a 5.9-acre area that includes a variety of auto-oriented and commercial uses generally bounded by 16th Street, Hoover Avenue, 18th Street, and National City Boulevard.

- Current Zone: Westside Specific Plan – MCR-1
- Current Maximum Density: 24 du/ac

- Current Allowed Height: 3 stories/50 feet
- Proposed Overlay: Mixed Use Overlay
- Proposed Maximum Density: 24 du/ac
- Proposed Allowed Height: 5 stories/65 feet

Study Area 1B is within a Transit Priority Area (TPA) and within proximity to the 24th Street Transit Center. A Mixed Use Overlay (24 du/ac) that allows mixed use development up to a height of 5 stories/65 feet is being proposed to promote housing production by transit. Additionally, the Overlay is intended to create a transition to neighboring residential areas and facilitate progress towards an integrated land use pattern.

Community Feedback: No strong sentiments have been expressed regarding this proposal. EHC has indicated that some community members have raised concerns regarding the visual impact of extra allowable height and parking issues. At the same time, other community members may be accepting of these changes as long as there are sufficient protections in place to address gentrification.

Recommendation: Apply a Mixed Use Overlay (24 du/ac) that allows mixed use development at an increased height of 5 stories or 65 feet. Address gentrification-related concerns through the House National City Program.

Study Area 1C: 16th Street and Hoover Avenue (Sub-Area)

Description: This is a 6.6-acre area that includes a variety of auto-oriented and commercial uses generally bounded by 18th Street, Hoover Avenue, 22nd Street, and Roosevelt Avenue.

- Current Zone: Westside Specific Plan – Limited Commercial (CL)
- Current Maximum Density: No residential allowed
- Current Allowed Height: 3 stories/50 feet
- Proposed Overlay: Mixed Use Overlay
- Proposed Density: 24 du/ac
- Proposed Allowed Height: 5 stories/65 feet

Study Area 1C is within a Transit Priority Area (TPA) and within a 10-minute walk of the 24th Street Transit Center. A Mixed Use Overlay (24 du/ac) that allows mixed use development up to 5 stories/65 feet has been proposed to promote housing production by transit. Additionally, the Overlay is intended to facilitate progress towards an integrated land use pattern where housing is well-supported by services and amenities and create a transition to neighboring residential areas such as the Paradise Creek Apartments.

Community Feedback: No strong sentiments have been expressed regarding this proposal. EHC has indicated that some community members have raised concerns regarding the visual impact of

extra allowable height and parking issues. At the same time, other community members may be accepting of these changes as long as there are sufficient protections in place to address gentrification.

Recommendation: Apply a Mixed Use Overlay (24 du/ac) that allows mixed use development at an increased height of 5 stories or 65 feet. Address gentrification-related concerns through the House National City Program.

Study Area 1D: 16th Street and Hoover Avenue (Sub-Area)

Description: This is a 6.1-acre area that includes a variety of auto repair, commercial, and residential uses generally bounded by 16th Street, National City Boulevard, 18th Street, and B Avenue.

- Current Zone: Service Commercial (CS)
- Current Density: No residential allowed
- Current Allowed Height: 3 stories/50 feet
- Proposed Overlay: Mixed Use Overlay
- Proposed Zone: 24 du/ac
- Proposed Allowed Height: 5 stories/65 feet

Study Area 1D is within a Transit Priority Area (TPA) and within proximity to the 24th Street Transit Center. Existing single-family and multi-family units are currently present within Study Area 1D; they are non-conforming uses under the CS zone. A Mixed Use Overlay (24 du/ac) that allows mixed use development up to 5 stories/65 feet is being proposed to promote housing production by transit. Additionally, the Overlay is intended to facilitate progress towards an integrated land use pattern where housing is well-supported by services and amenities and create a transition to neighboring residential areas.

Community Feedback: No strong sentiments have been expressed regarding this proposal. EHC has indicated that some community members have raised concerns regarding the visual impact of extra allowable height and parking issues. At the same time, other community members may be accepting of these changes as long as there are sufficient protections in place to address gentrification.

Recommendation: Apply a Mixed Use Overlay (24 du/ac) that allows mixed use development at an increased height of 5 stories or 65 feet. Address gentrification-related concerns through the House National City Program.

Study Area 2: Hoover Avenue

Description: This is a 26.3-acre area that generally includes the Southport Business Center.

- Current Zone: Light Industrial (IL)
- Current Density: No residential allowed

- Current Allowed Height: 3 stories/35 feet
- Proposed Overlay: No change
- Proposed Density: No change
- Proposed Allowed Height: No change

Community Feedback: Due to the proximity of this site to the 24th Street Transit Center and the recommendations of the 24th Street TODO Study, Study Area 2 was evaluated for the application of a Mixed Use Overlay (24 du/ac) that would allow mixed use development up to a height of 5 stories/65 feet. Concerns from community members and EHC were raised regarding the creation of potential new land use incompatibilities by allowing the co-location of light industrial and residential uses. Due to this feedback, no changes are being proposed to Study Area 2 through the FGPU.

Recommendation: No change to Study Area 2.

Study Area 3: Mile of Cars Way

Description: This is an 11.3-acre area that includes a variety of auto dealerships generally at the intersection of National City Boulevard and Mile of Cars Way.

- Current Zone: Commercial Automotive (CA)
- Current Density: No residential
- Current Allowed Height: 3 stories/50 feet
- Proposed Zone: No change
- Proposed Density: No change
- Proposed Allowed Height: No change

Study Area 3 was evaluated based on the recommendations of the 24th Street TODO Study. While Study Area 3 is within proximity to the 24th Street Transit Center, no changes are proposed at this time due to co-location concerns with existing auto-oriented uses.

Recommendation: No change to Study Area 3.

Study Area 4A: National City Boulevard (Sub-Area)

Description: This is a 13.7-acre area that includes a variety of new and used car auto dealerships generally along National City Boulevard that is bounded by 18th Street, Roosevelt Avenue, 22nd Street, and A Avenue.

- Current Zone: Commercial Automotive (CA)
- Current Density: No residential
- Current Allowed Height: 3 stories/50 feet
- Proposed Zone: No change
- Proposed Density: No change

- Proposed Allowed Height: No change

Study Area 4A was evaluated based on the recommendations of the 24th Street TODO Study. While Study Area 4A is within proximity to the 24th Street Transit Center, no changes are proposed at this time due to co-location concerns with existing auto-oriented uses.

Recommendation: No change to Study Area 4A.

Study Area 4B: National City Boulevard (Sub-Area)

Description: This is a 16.4-acre area that includes a variety of auto dealerships, warehouses, and commercial uses that is generally bounded by 24th Street, National City Boulevard, and A Avenue.

- Current Zone: Light Industrial (IL) and Service Commercial (CS)
- Current Density: No residential
- Current Allowed Height:
 - Light Industrial (IL): 3 stories/35 feet
 - Service Commercial (CS): 3 stories/50 feet
- Proposed Zone: No change
- Proposed Density: No change
- Proposed Allowed Height: No change

Study Area 4A was evaluated based on the recommendations of the 24th Street TODO Study. While Study Area 4A is within proximity to the 24th Street Transit Center, no changes are proposed at this time due to co-location concerns with existing auto-oriented uses.

Recommendation: No change to Study Area 4A.

Study Areas 5A and 5B: Highland Avenue

Description: This area includes a variety of auto-oriented, commercial, and residential uses generally along Highland Avenue. Sub-Area 5A (1.5 acres) is generally located at the intersection of 18th Street and Highland Avenue. Sub-Area 5B (3.2 acres) is generally located the intersection of 24th Street and Highland Avenue.

- Current Zone: MXC-2, MXC-1, and RM-3
- Current Density:
 - MXC-2: 75 du/ac
 - MXC-1: 48 du/ac
 - RM-3: 75 du/ac
- Current Allowed Height:
 - MXC-2: 5 stories/65 feet
 - MXC-1: 3 stories/50 feet

- RM-3: 9 stories/95 feet
- Proposed Zone: No change
- Proposed Density: No change
- Proposed Allowed Height: No change

Study Areas 5A and 5B were evaluated based on the recommendations of the 24th Street TODO Study. Study Areas 5A and 5B are within a Transit Priority Area and nearby various services and amenities. The current zone and density, however, have the capacity to accommodate higher intensity development. No changes are proposed at this time.

Recommendation: No change to Study Areas 5A and 5B.

B. 18th Street

Description: 2.2-acre area along 18th Street that includes a variety of uses including single-family residential, multi-family residential, commercial, religious facility, and open space.

- Current Zone: RS-2
- Current Density: 9 du/ac
- Current Allowed Height: 2 stories/35 feet
- Proposed Zone: Mixed Use Transition (MXT)
- Proposed Density: 24 du/ac
- Proposed Allowed Height: 4 stories/45 feet

Study Area B consists of approximately three blocks along 18th Street. 18th Street is within a Transit Priority Area and nearby a variety of amenities and services including Kimball Park, John Otis Elementary School, and existing commercial uses. To facilitate a more integrated land use pattern and encourage housing production within proximity to community amenities and services, this area is proposed to be rezoned to Mixed Use Transition (24 du/ac). This study area also includes the parcel located at 1845 E Avenue; a former redevelopment site owned by the successor agency. This parcel is proposed to be rezoned to Open Space to expand National City's existing park and open space inventory to accommodate the City's current demand, as well as the future needs that will result from the increased density. This rezone will not result in any net loss of dwelling units since higher residential densities are proposed for other areas of National City.

Community Feedback: No strong sentiments have been expressed regarding this proposal.

Recommendation: Rezone from RS-2 (9 du/ac) to MXT (24 du/ac) to allow mixed use residential development. Increase allowed height from 2 stories/35 feet to 4 stories/45 feet. Rezone parcel located at 1845 E Avenue (APN 5602320500) from RM-3 to OS to expand the park and open space inventory to meet the City's needs.

C. 4th Street

Description: 16.6-acre area that includes a variety of single-family and multi-family residences along 4th Street.

- Current Zone: RS-2
- Current Density: 9 du/ac
- Current Allowed Height: 2 stories/35 feet
- Proposed Zone: RM-1
- Proposed Density: 23 du/ac
- Proposed Allowed Height: 4 stories/45 feet

Study Area C consists of a variety of single-family and multi-family residential uses along 4th Street, which is one of National City's east-west corridors that connects key destinations such as Downtown National City, Highland Avenue, and Paradise Valley Hospital. Study Area C is within a Transit Priority Area and nearby a variety of amenities and services including commercial uses. A majority of this corridor, however, is zoned RS-2. RS-2 only allows single-family development and makes existing multi-family complexes present along the corridor non-conforming uses. To facilitate a more integrated land use pattern and encourage housing production within proximity community amenities and services, this area is proposed to be rezoned RM-1 (23 du/ac).

Community Feedback: Comments have been submitted regarding traffic concerns.

Recommendation: Rezone from RS-2 (9 du/ac) to RM-1 (24 du/ac) to allow multi-family residential development. Increase allowed height from 2 stories/35 feet to 4 stories/45 feet. Traffic-related impacts will be analyzed as a part of the environmental document.

D. D Avenue

Description: 17.4-acre area that includes a variety of single-family and multi-family residences along D Avenue.

- Current Zone: RS-2
- Current Density: 9 du/ac
- Current Allowed Height: 2 stories/35 feet
- Proposed Zone: RM-1
- Proposed Density: 23 du/ac
- Proposed Allowed Height: 4 stories/45 feet

Study Area D consists of a variety of single-family and multi-family residential uses along D Avenue. D Avenue is a north-south corridor that connects key uses including Downtown National City, Kimball Park, multiple schools, and various commercial uses. Study Area D is within a Transit Priority Area and nearby a variety of amenities and services. Significant portions of this corridor, however, are zoned RS-2. RS-2 only allows single-family development and makes existing multi-family complexes

present along the corridor non-conforming uses. To facilitate a more integrated land use pattern and encourage housing production within proximity community amenities and services, this area is proposed to be rezoned RM-1 (23 du/ac).

Community Feedback: Comments have been submitted regarding traffic concerns and the potential loss of a “small town” feel for National City. Concerns have also been shared regarding lot consolidation size and impacts to older/historic properties.

Recommendation: Rezone from RS-2 (9 du/ac) to RM-1 (24 du/ac) to allow multi-family residential development. Increase allowed height from 2 stories/35 feet to 4 stories/45 feet. Traffic-related impacts will be analyzed as a part of the environmental document. National City’s Zoning Code Section 18.12.160 contains existing processes to designate, protect, and preserve historic resources.

E. Plaza Bonita Shopping Center

Description: This is a 83.4-acre area that includes the Plaza Bonita Shopping Center.

- Current Zone: MXD-2
- Current Density: 75 du/ac
- Current Allowed Height: 5 stories/65 feet
- Proposed Zone: No change
- Proposed Density: No change
- Proposed Allowed Height: No change

Study Area E was evaluated due to the significance of this site to National City. The current zone and density, however, have the capacity to accommodate higher intensity development. No changes are proposed at this time.

Recommendation: No change to Study Area E.

F. Hospital Area

Description: This is a 38.6-acre area that includes a variety of residential uses, group quarters, health care, and religious facilities within proximity to the Paradise Valley Hospital.

- Current Zone: Institutional (I), RS-2, and RS-3
- Current Density:
 - Institutional: No residential
 - RS-2: 9 du/ac
 - RS-3: 15 du/ac
- Current Allowed Height:
 - Institutional: 5 stories/65 feet

- RS-2: 2 stories/35 feet
- RS-3: 3 stories/35 feet
- Proposed Zone: MXC-1
- Proposed Density: 48 du/ac
- Proposed Allowed Height: 5 stories/65 feet

Study Area F is within a Transit Priority Area (TPA) and encompasses the area nearby the Paradise Valley Hospital. This area is also within proximity to a variety of commercial uses along key corridors including 4th Street and 8th Street. To facilitate a more integrated land use pattern and encourage housing production within proximity community amenities and services, this area is proposed to be rezoned to MXC-1 (48 du/ac).

Community Feedback: No strong sentiments have been expressed regarding this proposal.

Recommendation: Rezone from Institutional, RS-2 (9 du/ac), and RS-3 (15 du/ac) to MXC-1 (48 du/ac). Increase the allowed height to 5 stories/65 feet.

G. Multi-Family Housing Overlay

Description: Most houses of worship in National City within a Transit Priority Area (TPA) are located on sites zoned for lower density residential or institutional uses. Under current regulations, multi-family residential development is not allowed on these sites even if these religious institutions are seeking to redevelop part of their properties. To allow the reuse of surplus land belonging to houses of worship within TPAs, a Multi-Family Housing Overlay (24 du/ac) that allows for residential development up to 4 stories/45 feet is being proposed for properties owned by religious institutions. The overlay is intended to facilitate the development of affordable housing projects on property owned by religious institutions in TPAs, allowing them to diversify their property and give back to the community by contributing to National City's supply of affordable units.

Recommendation: Apply Multi-Family Housing Overlay (24 du/ac) that allows multi-family residential development at a height of 4 stories or 45 feet on properties owned by religious institutions located within a Transit Priority Area (TPA).

VI. HOUSE NATIONAL CITY PROGRAM

A. Program Overview

The House National City Opt-In Density Bonus Program has been prepared to incentivize the construction of new context-sensitive development that will assist the City of National City in meeting first and foremost the residents' needs for new affordable housing opportunities as well as the State's Regional Housing Needs Assessment (RHNA) allocation. This program will assist in creating new, transit-supportive development by strategically placing new development in areas where residents will have the greatest access to mobility choices. The program will also help reduce the reliance on

automobiles by siting new development in close proximity to job areas and schools. The program is intended to also create new commercial and retail spaces along the commercial corridors for small business owners and entrepreneurs that are expected to provide services to meet residents' daily needs.

In 2018, the State of California passed a new density bonus law known as Assembly Bill (AB) 2372 or the CASA Act. AB 2372 set the stage for using a FAR-density bonus incentive program for development within multi-family areas served by high frequency transit in exchange for community benefits such as deed restricted affordable housing. As such, House National City emulates AB 2372 by ensuring that when a property is afforded the opportunity to achieve higher allowable densities than what is currently allowed, that the community will not only get new residential development but will also receive enhanced community benefits. These benefits potentially include new deed-restricted affordable housing, context sensitive design that begins to help address pollution issues as well as enhanced rules for relocation, first right to return and tenant displacement.

This effort, which is being completed in concert with the General Plan and Climate Action Plan update, is implementing the goals outlined in the City's recently adopted Housing Element. House National City program is expected to help further incentivize the redevelopment of incompatible uses identified in the Westside Specific Plan and address the issues that Cal Enviroscreen highlights as significant issues within National City.

The House National City program would allow an applicant to use a different method of calculation known as floor area ratio (FAR) to calculate the number of residential units for a residential or mixed-use project in exchange for a certain percentage of the new units as deed-restricted affordable housing targeted to National City residents. These new regulations would remove the residential unit cap set forth by the traditional dwelling units per acre (DU/Acre) calculation to bring greater flexibility when planning a new development project in close proximity to transit.

Transitioning to an FAR-based bonus calculation will allow for a greater mixture of unit sizes within a development project so as to facilitate equitable, healthy, and sustainable neighborhoods in National City. The tools included as part of House National City would build upon and strengthen existing historical communities by developing new transit-supportive residential and mixed-use projects. This would be accomplished by ensuring that new context sensitive residential and mixed-use development is scaled in size to the neighborhood and street as well as provide enhanced streetscape and infrastructure amenities to not only make walking and rolling more convenient but to also enhance connectivity between neighborhoods that have been fragmented over time. Furthermore, to address gentrification and displacement concerns, robust tenant provisions are also included in the proposed regulations.

B. Program Components, Questions, and Answers

The following includes a list of questions and answers to help educate, inform and guide community stakeholders and decision makers in determining if the House National City regulations are appropriate as proposed.

What is Floor Area Ratio?

Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on. FAR is expressed as a decimal number and is derived by dividing the total area of the building by the total area of the parcel (building area ÷ lot area). FAR is an effective way to calculate the bulk or mass of building volume on a development site and is often used in conjunction with other development standards such as building heights, lot coverage and lot area to encourage a community's desired arrangement and form of development. In this context, higher FARs indicate greater building volume. Please see Attachment 5 for FAR examples.

How Will FAR Be Used For The House National City Program?

For the House National City density bonus program, the development calculation will use the FAR calculation method along with FAR bonus (2.5 FAR and 4 FAR) rather than calculating development on a dwelling unit per acre basis which limits the number of new houses that can be built. As part of the development of the regulations, Keyser Marston and Associates has been hired to develop an economic study to determine if the FAR bonus tiers that are being proposed are economically viable. The factors included in the analysis will help determine the level of affordability based on area median income and what percentage of on-site deed restricted affordable is economically feasible. Additional factors include building typology, prevailing wage, bedroom sizes, parking ratios as well construction costs.

How Does a Development Opt-In to the House National City Regulations?

In order to qualify for the House National City Program, a development will be required to include a certain percentage of deed-restricted affordable units, meet specific design requirements to enhance pedestrian orientation, include design and building features to help address potential pollution and visual impacts as well as provide robust tenant replacement, relocation and displacement regulations. The percentage of deed-restricted affordable housing and the level of area median income which it will be set at is currently under review by the firm Keyser Marston and Associates who is conducting the fiscal and economic study for the House National City program. A verbal update of the preliminary findings will be provided to the Planning Commission as part of staff's presentation. House National City proposes to require a development to do all of the following:

1. Be located on a multi-family or mixed use zoned parcel within a transit priority area (TPA);
2. Be located in FAR Tier 1 or 2;
3. Provide a certain percentage of units as deed restricted affordable housing;
4. Replace equivalently-sized existing affordable units;
5. Require relocation assistance payments to all tenants;
6. Allow tenants to occupy their units until six months before the start of construction;

7. Give first right of refusal to existing tenants for comparable units in the new development.
8. Residents living within one mile of the development at the time of application shall receive priority for 75 percent of the affordable dwelling units in the development that are reserved for very low income or low income households.
9. All rental replacement affordable dwelling units shall be affordable for at least 55 years through a recorded affordability restriction
10. Provide enhanced streetscape and design requirements for projects in close proximity to the freeway and single-family neighborhoods.

Please see Attachment 6 that includes the proposed regulations for detailed information on resident and community benefits.

What Areas Are Included in the House National City Regulations?

For purposes of this opt-in program, a base or overlay zone that allows at least 20 dwelling units per acre would be required to qualify for the program. From that, two floor area ratio (FAR) tiers (Tier 1 and Tier 2, as described below) would apply and would supersede the dwelling unit per acre maximums allowed by the base zones. The following base zones are included as part of this program: MCR-1; MCR-2; MXC-1; MXC-2; MXD-1; MXD-2; RM-1; RM-2; RM-3. The mixed-use overlays would also be included.

FAR Tier 1 means any premises where any portion of the premises is outside the Downtown Specific Plan. FAR Tier 2 means any premises located on Plaza Bonita Road, within the Hospital District and along Sweetwater Road/East 30th as well as the area along 4th Avenue that is south of SR-54 that is zoned MXC-2. Please see Page 5 of Attachment 5 for the House National City Map for further details.

What Areas Are Excluded From the House National City Regulations?

There are a number of areas where the opt-in program would not apply. This includes all single-family and low-density parcels that are zoned less than 20 dwelling units per acre. Furthermore, the area with the Downtown Specific Plan is not included as the Downtown area already uses FAR as the calculation method. Because the DTSP has higher adopted FAR allowances, it is important to diversify this proposed program to other underinvested parcels that may need additional density and intensity to spur future growth and development. The parcels located in the "Mile of Cars" are not included in the opt-in bonus program due to its historical importance and high tax generation revenue that contributes to many City programs.

How Were Parcels Selected to be Included in the House National City Program?

In order to comprehensively and strategically plan for growth, the focused General Plan Amendment along with House National City includes the development of a GIS-based transit priority area (TPA) map to determine potential locations for higher density/intensity development. This map is the foundation for identifying appropriate locations for future growth and developing the comprehensive plan to create new communities within National City that truly reflect its small town feel and enhance infrastructure for better walking and rolling.

What Are the Resident Benefits Included in the House National City Regulations?

These program details are proposed to be included as part of the permit conditions of a project. In return for the program details, a development project could receive permitting certainty through development incentives that could include ministerial permitting as well as reduced parking ratios.

Program Features	Program Details
Local tenant benefits	Local tenant preference to ensure existing National City residents have preference to apply for new rental and for sale housing.
Robust affordable housing requirements	<ol style="list-style-type: none"> 1. Certain percentage of units to be at or below 60% AMI to be determined by the community and economist; 2. Requires all affordable units be constructed on-site or within 1/2 mile; 3. New development cannot include short term vacation rentals or visitor rentals.
Anti-Displacement Language	<ol style="list-style-type: none"> 1. Required replacement of existing units; 2. Relocation housing benefits; 3. Right-to-return granted to existing tenants; 4. Affordable housing rented by a lower income household (in the past seven years) included in project.
Location and Design Requirements	<ol style="list-style-type: none"> 1. Includes height protections near single family zones; 2. Additional landscaped freeway setback and design features to address air quality requirements for projects within 500 feet of freeways; 3. Incentivize the inclusion of green roof tops and enhanced shade-producing landscaping.
Enhanced Engagement	Opt-In development projects will have a minimum of a public community workshop.

What Is An Incentive Defined As?

An incentive means a deviation to a development regulation or any other incentive proposed by the applicant that results in identifiable, actual cost reductions to a development project. Items not considered incentives by the City of National City would include but are not limited to the following: A waiver of a required permit; A waiver of fees or dedication requirements; A direct financial incentive; Approval of mixed-use zoning in conjunction with a residential development; and, a waiver of any of the requirements, regulations or standards of the House National City Program.

How Many Incentives are Provided to a Development?

Developments that meet all four program requirements will receive between two and five incentives for a development that includes a certain percentage of on-site deed restricted affordable units. The actual percentages will be determined as part of the KMA economics study and incorporated into the final draft regulations when the analysis is completed.

What Is A Waiver Defined As?

A waiver means a request by an applicant to waive or reduce a development standard that physically precludes construction of development. Waivers have higher threshold for findings than incentives and a project has to prove that the development standard would preclude a project from economic viability. Development that meets the House National City requirements shall be entitled to a waiver unless the City makes a written finding of denial based upon substantial evidence. There is no limit on the number of waivers an applicant may request.

What and How Many Waivers are Provided to a Development?

House National City proposes to allow waivers of the existing floor area ratio and a new floor area ratio based upon whether the development is located in FAR Tier 1 or FAR Tier 2. If a mixed-use development is proposed, the floor area ratio of the non-residential portion of the development shall not exceed the maximum floor area ratio of the applicable base zone. Furthermore, a waiver of the maximum permitted residential density of the land use designation(s) in the applicable land use plan would be allowed. Density shall be limited by the allowable floor area ratio and the requirements of the California Building Code as adopted and amended by the City of National City. Waivers of the following applicable base zone regulations is also proposed:

1. Maximum lot area and lot coverage.
2. Street frontage requirements, if safe and adequate access to the premises can be provided to the satisfaction of the Fire Department.
3. Floor Area Ratio (FAR) Bonus for Residential Mixed-Use. Development utilizing the regulations in this Division shall not be eligible for other FAR or density bonuses.
4. Maximum front setback or street side setback if the maximum is less than 20 feet.
5. Waiver of the parking requirements to allow 1 parking space for units larger than 800 square feet and 0.5 parking spaces for units less than 800 square feet.
6. Waiver of the personal storage area requirement in Section 18.42.070(f) and the private exterior open space requirement in Section 18.41.040 for all dwelling units in the development.

How is a Waiver or Incentive Denied?

Incentives and waivers are both used to deviate from a standard and both must be granted by staff. A Waiver or Incentive requested by an application would be considered for denial if it is not required in order to provide for affordable housing costs, if a project is located on environmentally sensitive lands or is contrary to state or federal law. Furthermore, no General Plan amendment, zoning change, development permit, or other discretionary approval may be requested as a waiver or incentive.

What Project Design Features Are Required As Part of the House National City Program?

The following are project features that are required to be included as part of all House National City projects. A development may not utilize incentives or waivers listed above to deviate from these requirements.

a) Pedestrian Circulation Space. All development shall include the following pedestrian circulation improvements:

1. Sidewalk Widening. A sidewalk widening enlarges a pre-existing or required sidewalk to a minimum of 10 feet in width measured perpendicular to the street. For a premises that is less than 25,000 square feet, an applicant may elect to provide public seating and pedestrian-oriented lighting, in lieu of a sidewalk widening.
2. At least one, 24-inch box canopy form tree is required for each 25 feet of street frontage on each side of the required sidewalk.
3. Above-ground utility placement within the sidewalk and/or pedestrian path is prohibited.
4. Gated entryways and street yard fencing is prohibited.
5. Green or cool roofs defined as a roof with high reflectivity and emissivity that improves the energy efficiency of a building that has minimum reflectance of 0.70 and a minimum emittance of 0.75

b) Buffer from Adjacent Freeways. Development on a premises within 100 feet of a freeway shall comply with the following:

1. A 10-foot minimum landscaped buffer shall be provided between the residential and commercial uses and the freeway; and
2. Outdoor areas such as balconies, patios, parks, plazas, and other spaces occupied by residents, customers or members of the public shall be oriented away from the freeway.

c) Transition to Adjacent Residential Single-Unit Zones. Development on a premises directly adjacent to a Residential Single-zoned parcel including RS-1; RS-2; RS-3 and RS-4, where an existing dwelling unit is located on the adjacent premises, shall comply with the following criteria:

1. Incorporate a transition plane in the development that does not exceed a 65-degree angle.
2. The transition plane for the development shall start from the shared property line with the RS zone and extend 1/3 of the lot depth.

C. Potential Bonus Height

As previously discussed, fiscal and economic analyses are being conducted for the FAR Bonus Program. Currently, analyses for FAR Bonus 4 show that existing height limits – even when proposed to be increased through the rezoning recommendations shared in Section IV: Land Use Evaluation – may not unlock the full set of benefits offered under the House National City and limit the competitiveness of the program. The project team is modeling an increase to 7 stories (which assumes 85 feet to accommodate potential ground level retail and rooftop mechanical systems) along corridors specific to FAR Bonus 4 to see if a change to the height limit can improve the

feasibility of the opt-in program. For reference, the City's existing RM-3 zone allows a maximum height of 9 stories/95 feet.

V. Next Steps

The City's Land Use approach is a key factor that will shape the supporting contents of the Focused General Plan Update. Land use recommendations and the House National City framework are presented for information to the Planning Commission and Housing Advisory Committee. The next step in the process will be for the consultant team to begin modeling preferred land use recommendations and develop alternatives per the California Environmental Quality Act (CEQA).

- March 2022 Completion of Economic Analysis
- February 2022 – May 2022 Modeling of 2050 alternatives and traffic analysis
- May 2022 Draft elements, Draft House National City Program, and Climate Action Plan available for public review
- May 2022 Planning Commission and Housing Advisory Committee Meetings
- May 2022 City Council Hearing
- February 2022 – June 2022 SEIR Preparation
- June 2022 – January 2023 Final SEIR, Public Hearings, and Approval

Attachments

1. Land Use Goals and Policies
2. Land Use Map Exhibits
3. Letter from the Environmental Health Coalition (EHC) Dated January 8, 2022
4. The City of National City's Response to EHC's Letter
5. House National City Fact Sheet
6. House National City Draft Regulations



CARLOS AGUIRRE
Director of the National City Housing Authority



NATIONAL CITY LAND USE ELEMENT

Draft Goals and Policies

December 16, 2021

1. Encourage an integrated, diverse, and balanced mix of land uses that promotes quality of life and accommodates the needs of all people.

- a. Promote the development of housing near employment, recreation, public services, shopping, transit, and active transportation facilities
- b. Encourage mixed-use development through the implementation of a density bonus program
- c. Support urban greening efforts and the creation and maintenance of community gardens and community-run green spaces
- d. Designate land for uses that will meet the residential, economic, recreation, and transportation needs of National City residents in the present and the future
- e. Allow for increased residential density in strategic areas, such as downtown, to meet housing needs and facilitate land use continuity
- f. Preserve existing stable single-family residential neighborhoods where higher density development would not be desirable

2. Ensure housing is affordable to National City residents

- a. Facilitate the development of a variety of housing types to meet the Regional Housing Needs Assessment allocations while enhancing the City's community character
- b. Expand strategies and programs to facilitate homeownership for National City residents
- c. Encourage housing types that are often more affordable, such as micro-units and accessory dwelling units
- d. Ensure that development impact fees accurately reflect the costs of improvements and do not serve as a barrier to development
- e. Implement affordability strategies identified in the Housing Element

3. Facilitate greater and stronger connections between land use and transportation

- a. Support the creation and expansion of mixed-use, commercial, and higher density residential development in transit priority areas and along mixed-use corridors
- b. Promote mixed-use and residential development near the 8th Street trolley station and continue to encourage residential redevelopment near the 24th Street trolley station

- c. Consider the regional context and implications of land use proposals and decisions by evaluating them in relation to SANDAG's Regional Plan, Sustainable Communities Strategy, and Regional Transportation Improvement Program
- d. Coordinate with SANDAG, MTS, Caltrans, and private sector mobility providers to ensure an effective and integrated transportation system that facilitates the use of modes other than the private vehicle

4. Promote the development of complete neighborhoods that are easily accessible via transit and active transportation

- a. Encourage neighborhoods that provide housing, employment, shopping, and recreation, and are family-friendly, easily walkable, safe, clean, and sustainable
- b. Encourage features such as trees, adequate lighting, wide sidewalks, appropriately scaled buildings, street furnishings, and deemphasized parking lots to support pedestrian-scale urban design that aims to make streets, sidewalks, and buildings pedestrian-friendly
- c. Promote and facilitate complete streets to improve the quality of the streetscape and enhance community character
- d. Ensure that sidewalks and bicycle routes, lanes, and tracks are adequately maintained

5. Encourage land uses that strengthen, support, and stimulate the local economy

- a. Identify and attract businesses that will serve currently underserved City needs
- b. Prioritize the establishment of businesses owned and/or operated by National City residents
- c. Encourage businesses to employ National City residents and support efforts to reduce local unemployment
- d. Encourage and incentivize strategic adaptive reuse and infill development of vacant land in commercial and mixed-use areas
- e. Continue to support the redevelopment and revitalization of downtown
- f. Continue to work and consult with the Port District and the Navy to coordinate establishing mixed-use Bayfront and Harbor District areas and spaces that serve as destination points for both City residents and visitors

6. Encourage and facilitate land uses that are compatible and environmentally sustainable while avoiding those that are incompatible

- a. Prevent the intrusion of new incompatible land uses and environmental hazards, such as industrial and automotive uses, into existing residential areas, and continue to phase out non-conforming land uses
- b. Ensure that development is consistent with the Zoning Code, General Plan, and applicable specific plans

- c. Encourage sensitive transitions between adjacent areas with different densities, land uses, and building heights
- d. Require new development to include mitigation measures such as buffers between areas where incompatibilities may occur
- e. Encourage new development to incorporate features that will help the City meet its Climate Action Plan and emissions reduction targets

7. Foster effective communication among stakeholder agencies, government and military entities, and service providers to ensure coordinated land use planning, implementation, and policy development

- a. Notify relevant stakeholders, entities, and service providers before making significant land use changes that may affect these parties and facilitate necessary coordination
- b. Work with Chula Vista, San Diego, San Diego County, SANDAG, service providers, the Port of San Diego, and the US Navy to maintain awareness of and familiarity with current and future planning efforts that may affect National City
- c. When reviewing future annexation proposals, consider the preferences of residents and owners in the area, San Diego County, and LAFCO as well as the financial impact on the City

8. Ensure that public spaces and infrastructure are planned efficiently, executed and maintained at a high quality, effectively integrated into the existing environment, and upgraded and expanded as needed

- a. Coordinate with entities that own and/or operate infrastructure in public spaces, such as SANDAG, MTS, Caltrans, SDG&E, and service providers, to ensure effective planning, implementation, maintenance, and expansion
- b. Require new development, including infill projects, to provide fair share contributions toward the costs of the public facilities, services, and infrastructure necessary to serve the development, including but not limited to transportation, water, sewer and wastewater treatment, solid waste, flood control and drainage, schools, fire and police protection, and parks and recreation
- c. Plan for the equitable distribution of infrastructure improvements and public facilities and services
- d. Pursue a variety of funding sources, such as local, state, and federal, to support public works projects
- e. Implement lighting, visual, cleaning, artistic, and accessibility improvements at freeway underpasses and overpasses

9. Enhance the existing community character through coordinated land use improvements that align with the City's identity and vision for the future

- a. Support land uses that recognize the City's history, cultures, scenic resources, and natural amenities
- b. Encourage multiple methods of historic preservation for culturally and historically significant sites, including conservation, restoration, and adaptive reuse

- c. Consider ways to increase the amount of developable land in the City which have co-benefits, such as converting sections of streets in areas where doing so would improve traffic safety and contribute to revitalization
- d. Ensure that the Capital Improvement Program is consistent with the General Plan
- e. Review and amend existing specific plans and the Local Coastal Program as necessary to ensure consistency with the General Plan

10. Facilitate the creation and maintenance of local public art, educational, and cultural amenities

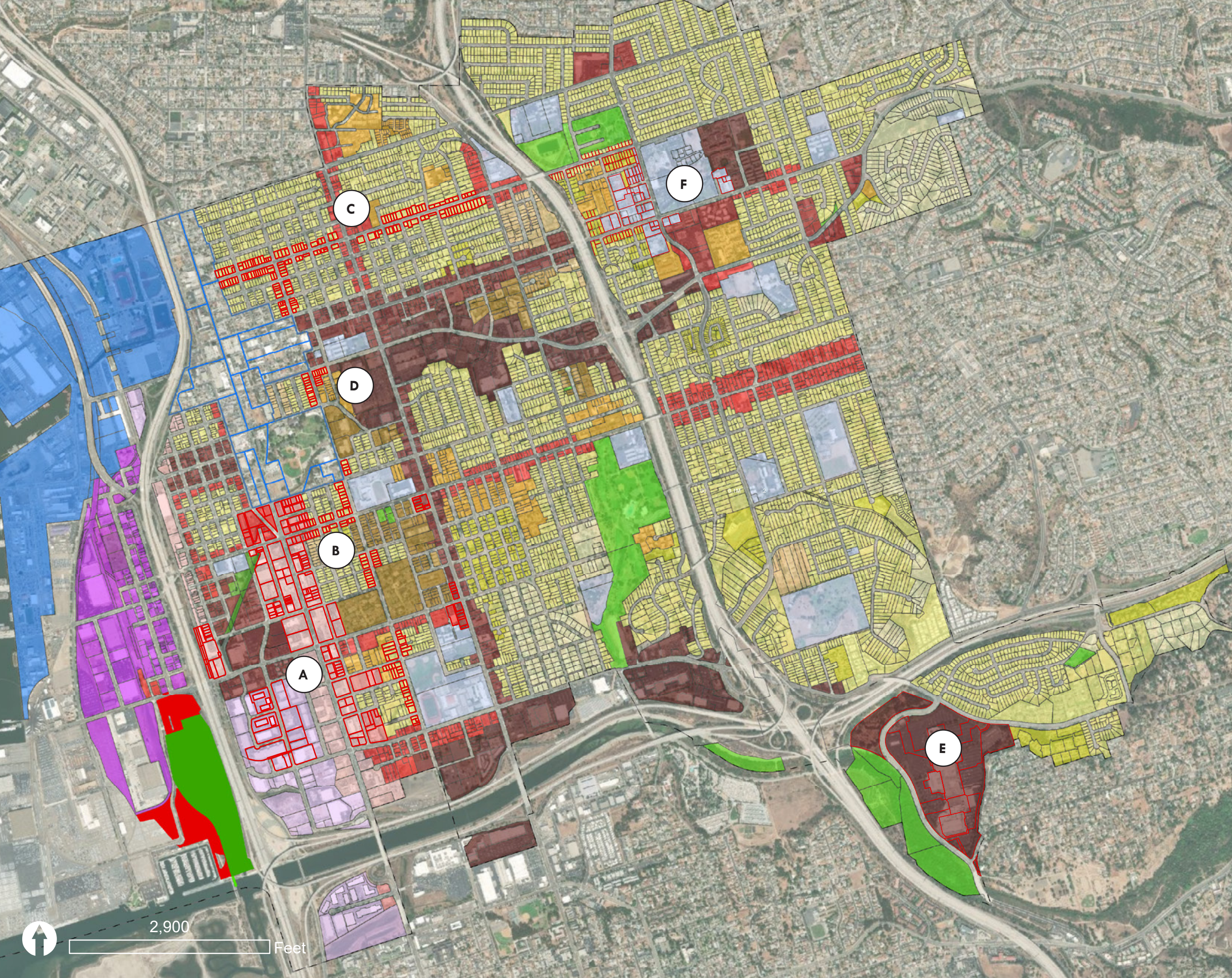
- a. Incorporate local art into public facilities and spaces where feasible, such as bike racks, public plazas, and signage
- b. Coordinate with SANDAG and MTS to incorporate local art into transportation infrastructure, such as bus waiting areas, the 8th Street and 24th Street trolley stations, and bike racks
- c. Ensure adequate publicly accessible information about the City's cultural and historical institutions through well-maintained physical infrastructure
- d. Work with local community groups and educational and cultural institutions to maintain and enhance local cultural and historical resources
- e. Seek opportunities to engage the public in enhancing parks, streetscapes, plazas, and paseos through art
- f. Encourage new development to include design features that identify and celebrate National City's different cultures and history

**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022

LEGEND

Study Areas

- A 24th Street TODO
- B 18th Street
- C 4th Street
- D D Avenue
- E Plaza Bonita
- F Hospital Area
- Evaluated Parcel

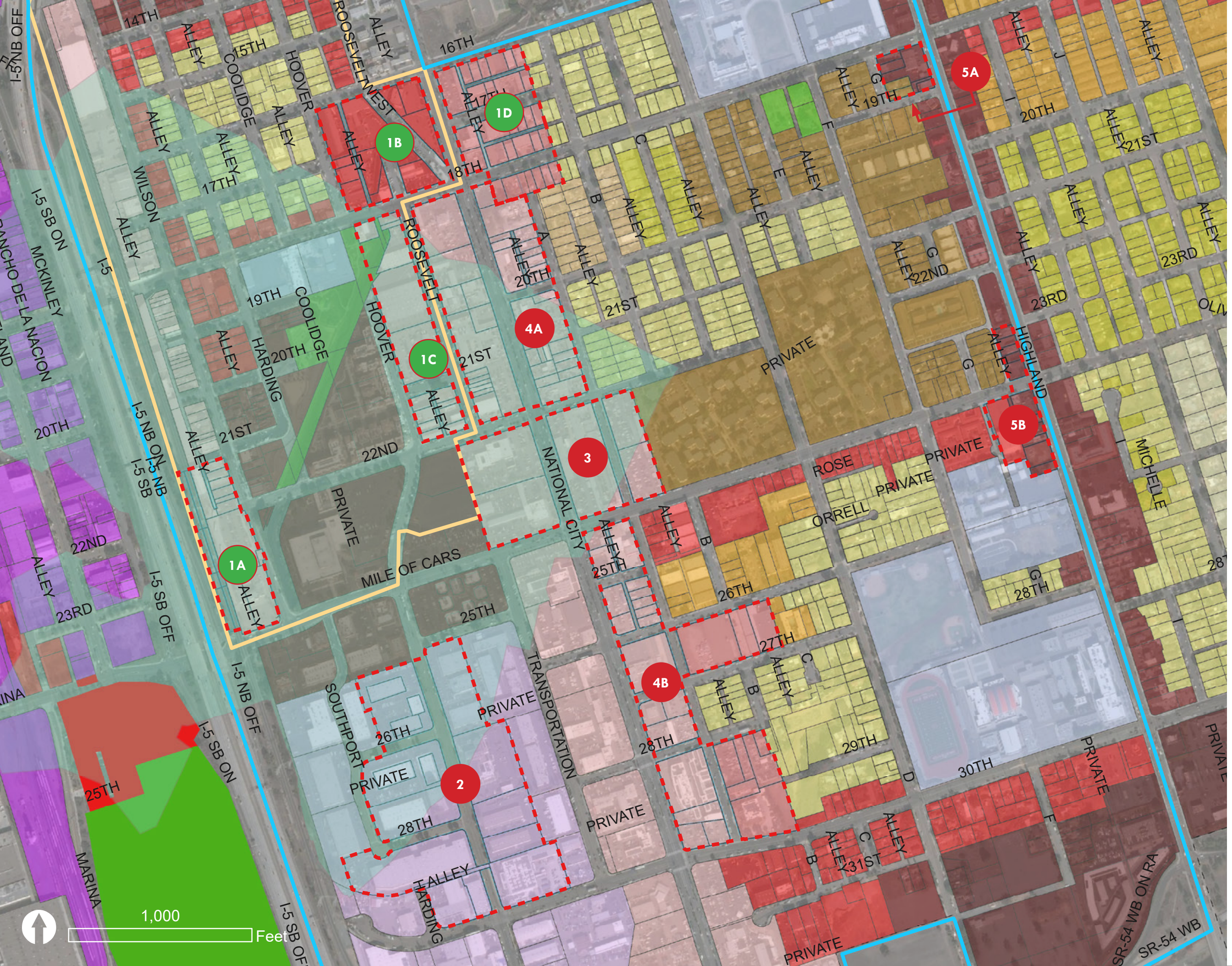


ATTACHMENT 2

**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**

**STUDY AREA (A):
24TH STREET TODO**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022

- Legend**
- Downtown Specific Plan
 - Development Zone
 - Westside Specific Plan
 - Westside Boundary
 - RE-4
 - MCR-1
 - MCR-2
 - CL
 - IC
 - OSR
 - Current Zoning
 - Residential
 - RS-1
 - RS-2
 - RS-3
 - RM-1
 - RM-2
 - RM-3
 - Mixed-Use
 - MXC-1
 - MXD-1
 - MXC-2
 - MXD-2
 - Commercial
 - CA
 - CS
 - Industrial
 - IL
 - IM
 - IH
 - Institutional
 - I
 - Open Space
 - OS
 - Military Reservation
 - MLR
 - 24th Street TODO
 - Study Area
 - 10-Minute Walkshed



1A

24TH STREET TRANSIT CENTER

CURRENT USE

- » 24th Street Transit Station
- » Warehouse on northern parcels
- » Nation City Adult School on southern parcels

ADOPTED ZONING

- » Westside Specific Plan - Limited Commercial (CL)

ALLOWED HEIGHT

- » 3 stories/50'

TODD RECOMMENDATION

- » Mixed Use

FGPU RECOMMENDATION

- » Rezone to 24 DU/AC (MCR-1)
- » Allowed height of 5 stories/65'

1D

AUTO REPAIR/COMMERCIAL/RESIDENTIAL

CURRENT USE

- » Auto repair & services (Hertz, Lou's Auto Repair, A & G Collision Center, etc.)
- » Commercial (Robnett's upholstery)
- » Single and multi-family residential

ADOPTED ZONING

- » Service Commercial (CS)

ALLOWED HEIGHT

- » 3 stories/50'

TODD RECOMMENDATION

- » Mixed Use

FGPU RECOMMENDATION

- » Apply a Mixed Use Overlay Zone of 24 DU/AC
- » Allowed height of 5 stories/65'

4A

AUTO DEALERSHIPS (MULTIPLE)

CURRENT USE

- » Multiple used and new autodealerships (Value Cars, CarHop Sales& Finance, Ball Suzuki, Ball Kia, Ball Honda)

ADOPTED ZONING

- » Commercial Automotive (CA)

ALLOWED HEIGHT

- » 3 stories/50'

TODD RECOMMENDATION

- » Residential Overlay Zone

FGPU RECOMMENDATION

- » No change

1B

AUTO-ORIENTED/COMMERCIAL USES

CURRENT USE

- » Perry Used Car Supercenter
- » Freddy's Detail Shop
- » Southland Autobody
- » Commercial Uses

ADOPTED ZONING

- » Westside Specific Plan - MCR-1 (24 DU/AC)

ALLOWED HEIGHT

- » 3 stories/50'

TODD RECOMMENDATION

- » Mixed Use

FGPU RECOMMENDATION

- » Apply a Mixed Use Overlay Zone of 24 DU/AC
- » Allowed height of 5 stories/65'

2

SOUTHPORT BUSINESS CENTER

CURRENT USE

- » Business Center

ADOPTED ZONING

- » Light Industrial (IL)

ALLOWED HEIGHT

- » 3 stories/35'

TODD RECOMMENDATION

- » Residential Overlay Zone

FGPU RECOMMENDATION

- » ~~Apply a Mixed Use Overlay Zone of 24 DU/AC~~
- » ~~Allowed height of 5 stories/65'~~
- » No change

4B

AUTO DEALERSHIPS (MULTIPLE)/COMMERCIAL

CURRENT USE

- » Auto dealerships (Value Cars, Mossy Nissan, Ball Used Cars, Ford Subaru, etc.)
- » Strip commercial (Los Panchos)
- » PBE Warehouses

ADOPTED ZONING

- » Light Industrial (IL) - Light Pink
- » Service Commercial (CS) - Dark Pink

ALLOWED HEIGHT

- » 3 stories/35' (IL) + 3 stories/50' (CS)

TODD RECOMMENDATION

- » Residential Overlay Zone

FGPU RECOMMENDATION

- » No change

1C

AUTO-ORIENTED/COMMERCIAL USES

CURRENT USE

- » Fix Auto National City
- » Ufo-Upholstery/Fabric Outlet
- » A-1 Hydraulic Service

ADOPTED ZONING

- » Westside Specific Plan - Limited Commercial (CL)

ALLOWED HEIGHT

- » 3 stories/50'

TODD RECOMMENDATION

- » Mixed Use

FGPU RECOMMENDATION

- » Apply a Mixed Use Overlay Zone of 24 DU/AC
- » Allowed height of 5 stories/65'

3

AUTO DEALERSHIPS (MULTIPLE)

CURRENT USE

- » South County Buick/GMC (northern parcel)
- » Perry Ford (southern parcel)
- » Chevrolet (eastern parcels)

ADOPTED ZONING

- » Commercial Automotive (CA)

ALLOWED HEIGHT

- » 3 stories/50'

TODD RECOMMENDATION

- » Mixed Use

FGPU RECOMMENDATION

- » No change

5A&B

RETAIL/RESIDENTIAL

CURRENT USES

- » Auto-oriented retail (NAPA Auto Parts, Bobby's Tires & Muffler Shop, 7/11, etc.);
- » Single and multi-family residential
- » Adopted Zoning: Various - mostly MXC-2 (75 DU/AC) along Highland Ave

ALLOWED HEIGHT

- » Various - mostly 5 stories/65' for MXC-2

TODD RECOMMENDATION

- » Design Overlay Zone

FGPU RECOMMENDATION

- » No change

#

TODD Land Use Change Recommended

Note: Numbers refer to TODD report

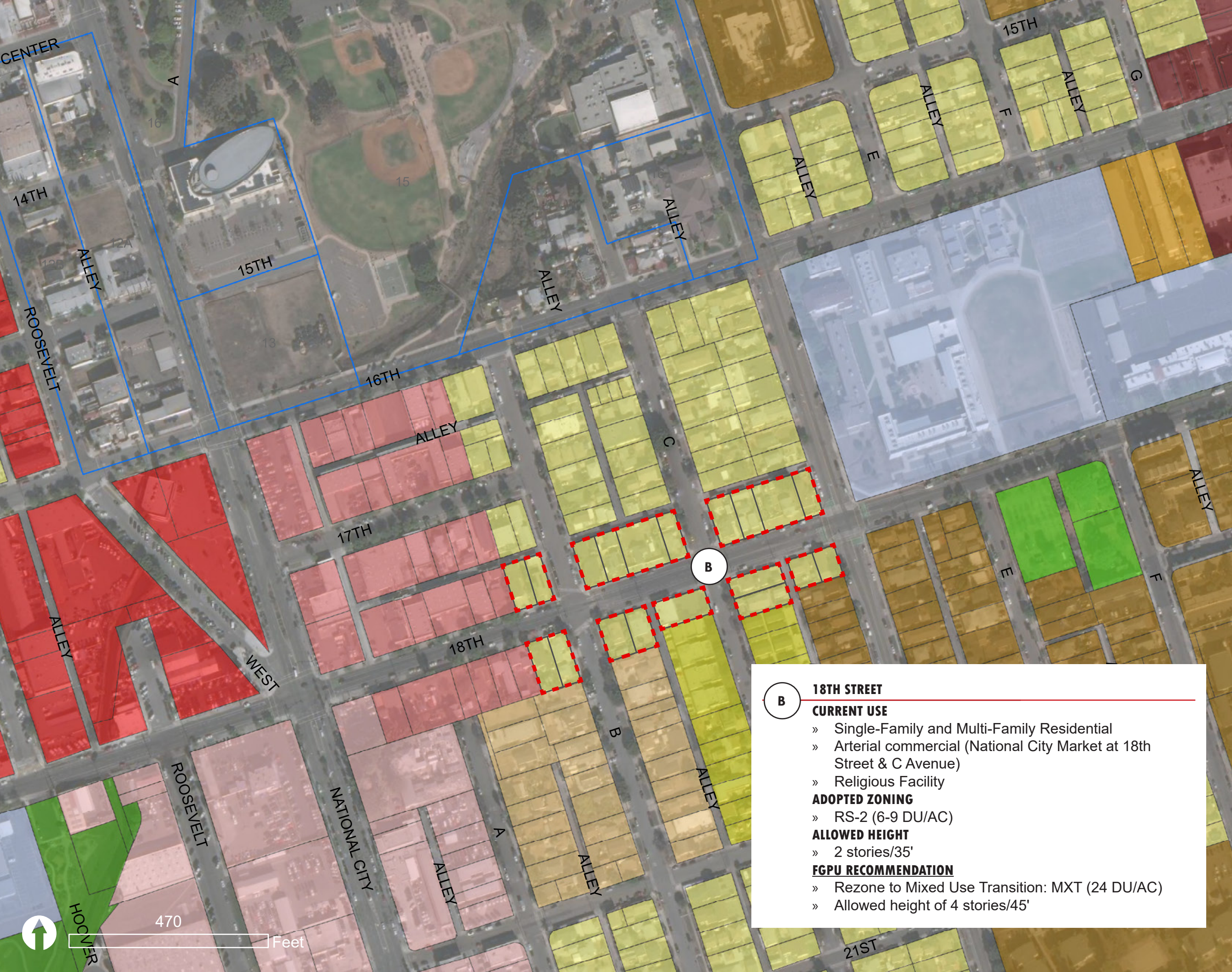
#

TODD Land Use Change Not Recommended



**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**

**STUDY AREA (B):
18TH STREET**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022



- Legend**
- Downtown Specific Plan
 - Development Zone
 - Westside Specific Plan
 - Westside Boundary
 - RE-4
 - MCR-1
 - MCR-2
 - CL
 - IC
 - OSR
 - Current Zoning
 - Residential
 - RS-1
 - RS-2
 - RS-3
 - RM-1
 - RM-2
 - RM-3
 - Mixed-Use
 - MXC-1
 - MXD-1
 - MXC-2
 - MXD-2
 - Commercial
 - CA
 - CS
 - Industrial
 - IL
 - IM
 - IH
 - Institutional
 - I
 - Open Space
 - OS
 - Military Reservation
 - MLR
 - 24th Street TODO
 - Study Area
 - 10-Minute Walkshed

(B) 18TH STREET

CURRENT USE

- » Single-Family and Multi-Family Residential
- » Arterial commercial (National City Market at 18th Street & C Avenue)
- » Religious Facility

ADOPTED ZONING

- » RS-2 (6-9 DU/AC)

ALLOWED HEIGHT

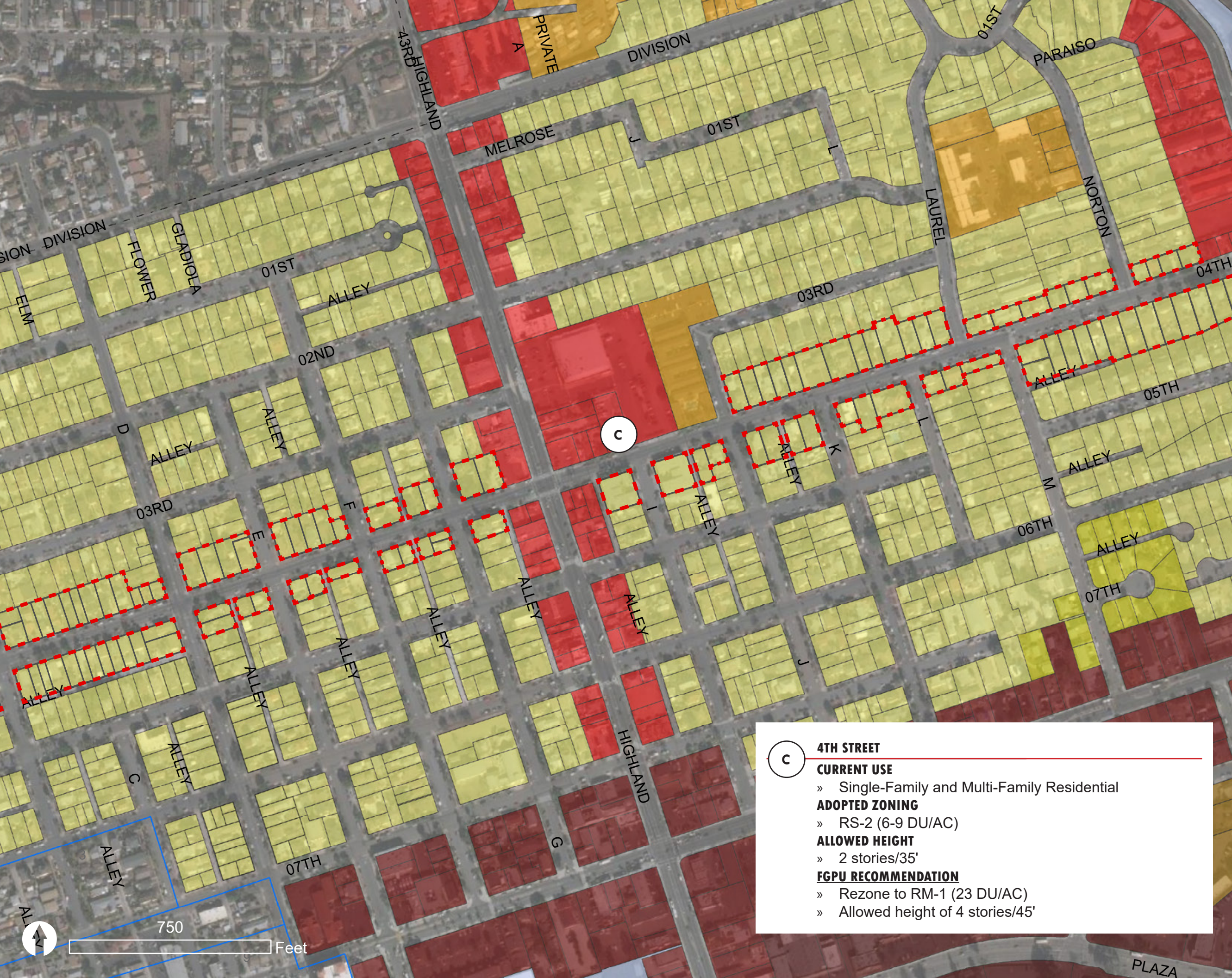
- » 2 stories/35'

FGPU RECOMMENDATION

- » Rezone to Mixed Use Transition: MXT (24 DU/AC)
- » Allowed height of 4 stories/45'

**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**

**STUDY AREA (C):
4TH STREET**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022



Legend

Downtown Specific Plan
 [Blue outline] Development Zone

Westside Specific Plan
 [Orange outline] Westside Boundary
 [Yellow] RE-4
 [Red] MCR-1
 [Dark Red] MCR-2
 [Light Pink] CL
 [Light Blue] IC
 [Green] OSR

Current Zoning
Residential
 [Light Yellow] RS-1
 [Yellow] RS-2
 [Light Green] RS-3
 [Light Orange] RM-1
 [Orange] RM-2
 [Dark Orange] RM-3
Mixed-Use
 [Red] MXC-1
 [Dark Red] MXD-1
 [Dark Red] MXC-2
 [Dark Red] MXD-2
Commercial
 [Light Pink] CA
 [Pink] CS
Industrial
 [Light Purple] IL
 [Purple] IM
 [Dark Purple] IH
Institutional
 [Light Blue] I
Open Space
 [Green] OS
Military Reservation
 [Blue] MLR
24th Street TODO
 [Blue outline] Study Area
 [Light Green] 10-Minute Walkshed

(C) 4TH STREET

CURRENT USE
 » Single-Family and Multi-Family Residential

ADOPTED ZONING
 » RS-2 (6-9 DU/AC)

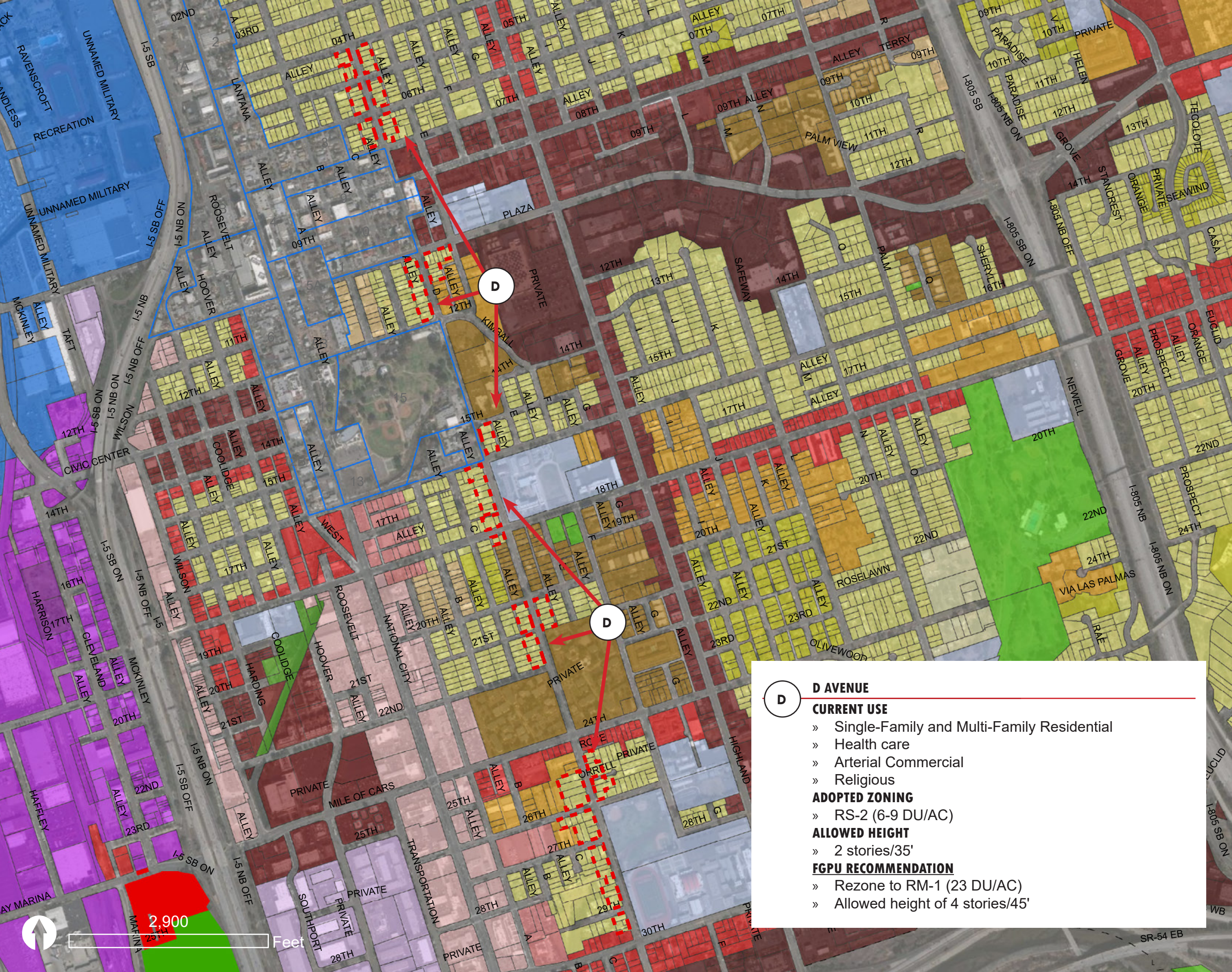
ALLOWED HEIGHT
 » 2 stories/35'

FGPU RECOMMENDATION
 » Rezone to RM-1 (23 DU/AC)
 » Allowed height of 4 stories/45'



**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**

**STUDY AREA (D):
D AVENUE**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022



- Legend**
- Downtown Specific Plan
 - Development Zone
 - Westside Specific Plan
 - Westside Boundary
 - RE-4
 - MCR-1
 - MCR-2
 - CL
 - IC
 - OSR
 - Current Zoning
 - Residential
 - RS-1
 - RS-2
 - RS-3
 - RM-1
 - RM-2
 - RM-3
 - Mixed-Use
 - MXC-1
 - MXD-1
 - MXC-2
 - MXD-2
 - Commercial
 - CA
 - CS
 - Industrial
 - IL
 - IM
 - IH
 - Institutional
 - I
 - Open Space
 - OS
 - Military Reservation
 - MLR
 - 24th Street TOD
 - Study Area
 - 10-Minute Walkshed

D D AVENUE

CURRENT USE

- » Single-Family and Multi-Family Residential
- » Health care
- » Arterial Commercial
- » Religious

ADOPTED ZONING

- » RS-2 (6-9 DU/AC)

ALLOWED HEIGHT

- » 2 stories/35'

FGPU RECOMMENDATION

- » Rezone to RM-1 (23 DU/AC)
- » Allowed height of 4 stories/45'

**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**

**STUDY AREA (E):
PLAZA BONITA**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022



- Legend**
- Downtown Specific Plan
 - Development Zone
 - Westside Specific Plan
 - Westside Boundary
 - RE-4
 - MCR-1
 - MCR-2
 - CL
 - IC
 - OSR
 - Current Zoning
 - Residential
 - RS-1
 - RS-2
 - RS-3
 - RM-1
 - RM-2
 - RM-3
 - Mixed-Use
 - MXC-1
 - MXD-1
 - MXC-2
 - MXD-2
 - Commercial
 - CA
 - CS
 - Industrial
 - IL
 - IM
 - IH
 - Institutional
 - I
 - Open Space
 - OS
 - Military Reservation
 - MLR
 - 24th Street TODO
 - Study Area
 - 10-Minute Walkshed

E1 PLAZA BONITA SHOPPING CENTER

CURRENT USE
» Regional Shopping Center

ADOPTED ZONING
» MXD-2 (75 DU/AC)

ALLOWED HEIGHT
» 5 stories/65'

FGPU RECOMMENDATION
» No change to base zone

E2 FUTURE CARMAX SITE

CURRENT USE
» Vacant and Undeveloped Land (pending Carmax project)

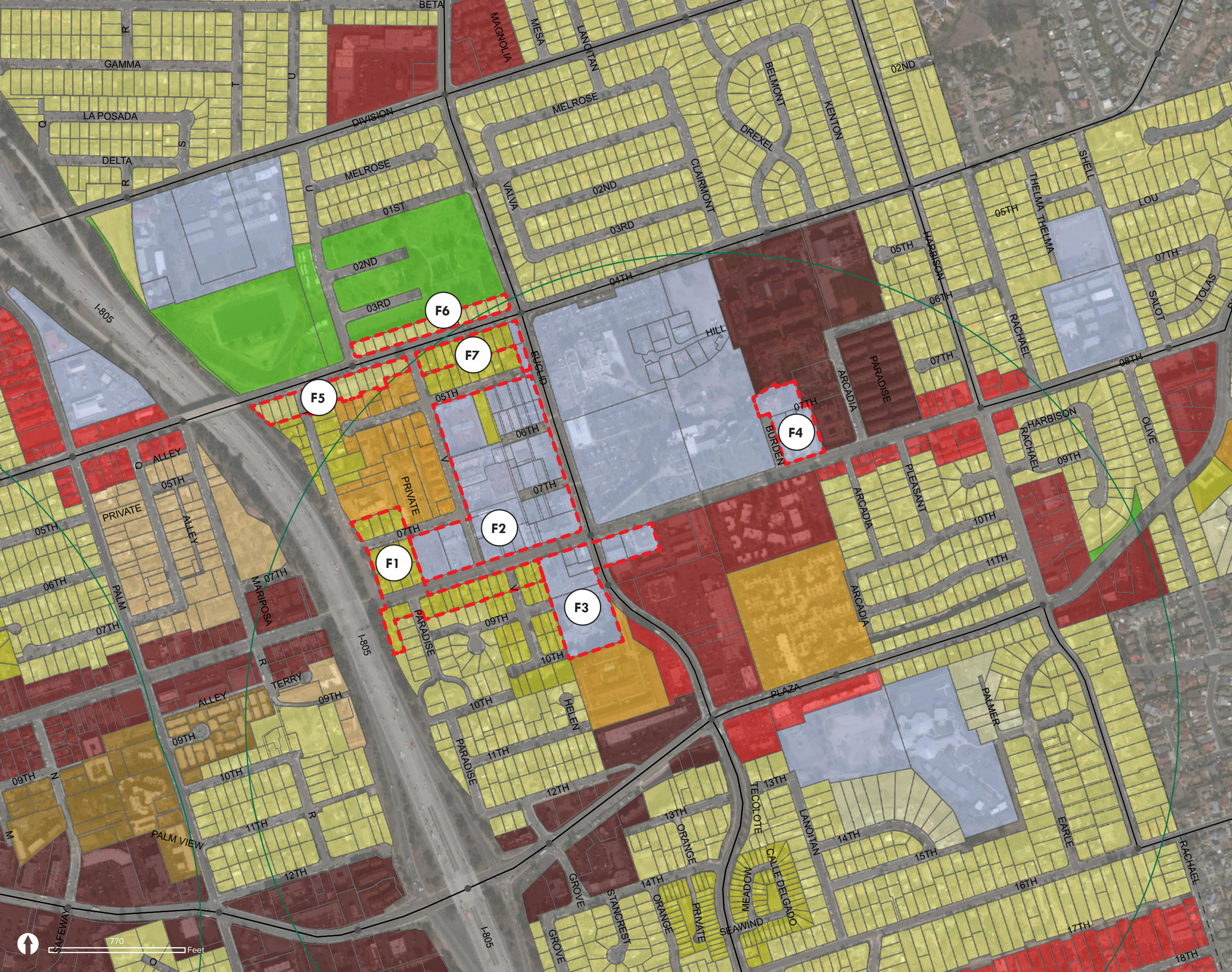
ADOPTED ZONING
» MXD-2 (75 DU/AC)

ALLOWED HEIGHT
» 5 stories/65'

FGPU RECOMMENDATION
» No change to base zone

FOCUSED GENERAL PLAN UPDATE LAND USE RECOMMENDATIONS

STUDY AREA (F):
HOSPITAL AREA
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022



- Legend**
- Downtown Specific Plan
 - Development Zone
 - Westside Specific Plan
 - Westside Boundary
 - RE-4
 - MCR-1
 - MCR-2
 - CL
 - IC
 - OSR
 - Current Zoning
 - Residential
 - RS-1
 - RS-2
 - RS-3
 - RM-1
 - RM-2
 - RM-3
 - Mixed-Use
 - MXC-1
 - MXD-1
 - MXC-2
 - MXD-2
 - Commercial
 - CA
 - CS
 - Industrial
 - IL
 - IM
 - IH
 - Institutional
 - I
 - Open Space
 - OS
 - Military Reservation
 - MLR
 - 24th Street TOD
 - Study Area
 - 10-Minute Walkshed

F1

8TH STREET - RESIDENTIAL

CURRENT USE

- » Single Family Detached
- » Single Family Multiple-Units

ADOPTED ZONING

- » RS-3 (10-15 DU/AC)

ALLOWED HEIGHT

- » 3 stories/35'

FGPU RECOMMENDATION

- » Rezone parcels to MXC-1 (48 DU/AC) to continue mixed-use corridor along 8th Street
- » Allowed height of 5 stories/65'

F4

8TH STREET - EAST OF HOSPITAL

CURRENT USE

- » Religious Facility

ADOPTED ZONING

- » Institutional (I)

ALLOWED HEIGHT

- » 5 stories/65'

FGPU RECOMMENDATION

- » Rezone parcels to MXC-1 (48 DU/AC) to continue mixed-use corridor along 8th Street
- » Allowed height of 5 stories/65'

F2

8TH STREET - INSTITUTIONAL (NORTH)

CURRENT USE

- » Single Family Multiple Units
- » Other Group Quarters Facility
- » Parking Lot – Surface, Religious Facility
- » Other Health Care
- » Vacant and Undeveloped Land
- » Residential Under Construction

ADOPTED ZONING

- » Institutional (I)
- » One parcel is RS-3 (10-15 DU/AC)

ALLOWED HEIGHT

- » I: 5 stories/65'
- » RS-3: 3 stories/35'

FGPU RECOMMENDATION

- » Rezone parcels to MXC-1 (48 DU/AC) to continue mixed-use corridor along 8th Street
- » Allowed height of 5 stories/65'

F5&6

4TH STREET - RESIDENTIAL

CURRENT USE

- » Single Family Detached

ADOPTED ZONING

- » RS-2 (6-9 DU/AC)

ALLOWED HEIGHT

- » 2 stories/35'

FGPU RECOMMENDATION

- » Rezone parcels to MXC-1 (48 DU/AC) to continue mixed-use corridor along 8th Street
- » Allowed height of 5 stories/65'

F7

4TH STREET & EUCLID AVE

CURRENT USE

- » Single Family Detached
- » Single Family Multiple Units
- » Other Health Care

ADOPTED ZONING

- » RS-3 (10-15 DU/AC)
- » Two parcels are Institutional (I)

ALLOWED HEIGHT

- » RS-3: 3 stories/35'
- » I: 5 stories/65'

FGPU RECOMMENDATION

- » Rezone parcels to MXC-1 (48 DU/AC) to continue mixed-use corridor along 8th Street
- » Allowed height of 5 stories/65'

F3

8TH STREET - INSTITUTIONAL (SOUTH)

CURRENT USE

- » Other Health Care
- » Other Group Quarters Facility
- » Religious Facility
- » Vacant and Undeveloped Land

ADOPTED ZONING

- » Institutional (I)

ALLOWED HEIGHT

- » 5 stories/65'

FGPU RECOMMENDATION

- » Rezone parcels to MXC-1 (48 DU/AC) to continue mixed-use corridor along 8th Street
- » Allowed height of 5 stories/65'

January 8, 2022

Carlos Aguirre
Director, National City Housing Authority
City of National City
1243 National City Blvd.
National City, CA 91950

***RE: EHC's Initial Comments on the City's Focused General Plan Update (FGPU) 12/8/21
Workshop Materials***

Dear Carlos Aguirre:

EHC's goal in engaging with the Focused General Plan Update is to ensure the very best outcomes for the City's existing residents, particularly within Old Town National City. We have attended all project workshops to date and actively engaged with City staff. We appreciate the land use data, interactive tools and information presented by the city and EHC has been actively engaging with Old Town residents to participate in the process. As a result of our community engagement and meetings, we offer the following initial comments for your consideration:

Recommendation Summary:

1. Relocate the proposed housing component of Study area 1A to another parcel near the trolley station to encourage affordable housing and transit oriented development (TOD), but not closer than 500 feet from the freeway so as to not allow new housing adjacent to a large source of emissions (e.g., freeway) in an area already suffering from significant air quality issues. If relocation of the proposed housing component isn't feasible, then EHC would recommend requiring that new housing (or other sensitive land uses) built within 1,500 feet of a freeway adhere to mitigation measures to reduce exposure to air pollution that exceed best management practices (BMPs) and state building construction standards. EHC has included BMPs for consideration, further below, but they are not meant to be an exhaustive list.
2. Remove study area 2's housing component from the project in order to not create new land use incompatibilities (housing/industrial uses).
3. Strengthen housing protections to address gentrification related to the City's proposed opt-in program. EHC has provided suggestions, further below.
4. EHC has requested additional public workshops but it is our understanding that it isn't feasible to do so. Therefore, EHC would suggest that the City release project information (e.g., staff reports etc) at least three weeks prior to the PC/CC hearings in 2022/2023 (vs the standard 72 hours) and extend the CEQA public review periods for the draft SEIR and final SEIR beyond minimum statutory requirements, as feasible.

ATTACHMENT 3

EMPOWERING PEOPLE. ORGANIZING COMMUNITIES. ACHIEVING JUSTICE.

EMPODERANDO A LA GENTE. ORGANIZANDO LAS COMUNIDADES. LOGRANDO LA JUSTICIA.

Expanded Recommendations:

Issue #1. Study area 1A would allow housing (and sensitive receptors) adjacent to a freeway in an area that is already suffering from some of the highest emissions of diesel particulate matter in the state. EHC acknowledges challenges associated with creating additional affordable housing and transit-oriented development (TOD) opportunities while protecting residents from freeway pollution in already heavily impacted air basins. However, most health studies indicate that health effects are strongest within 1,000 feet of emission sources. The California Air Resources Board's (CARB) Air Quality and Land Use Handbook (A Community Health Perspective) recommends to avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.¹ CARB's AB 617 Community Emissions Reduction Plan's (CERP) Action F2 states "Reduce exposures for sensitive receptors within 500 feet of Port, freeways, and industries." The City's Westside Specific Plan's Goal 3.6 states "Buffer new residential development from freeway emissions and noise". And, the City Council provided direction on the TODO plan in June 2021 to not create new land use incompatibilities.

EHC's recommendations to help address issue #1:

- i. Relocate the proposed housing component of Study area 1A to another parcel near the trolley station to encourage TOD and affordable housing but not closer than 500 feet from the freeway so as to not allow housing adjacent to a large source of emissions (e.g., freeway) in an area already suffering from significant air quality issues.
- ii. If relocation of the proposed housing component in Study area 1A isn't feasible, then EHC would suggest the following initial mitigation measures for new housing (or other sensitive land uses) built within 1,500 feet of a freeway:
 - Site apartment units as far as possible from the source of air pollution.
 - Double glaze all windows in the housing units to reduce exposure to air pollution.
 - Avoid or limit the placement of balconies on the side of the building facing the freeway/high volume roadway.
 - Install MERV 13 filters (or above) on the air handling units for the HVAC system and replace them on a quarterly basis or whatever basis is recommended by the filter/HVAC system manufacturer. Identify who will replace the MERV filters, ensure that personnel are trained on their responsibilities, and conduct regular inspections to ensure that filters are being replaced as recommended.
 - Locate outdoor air intakes for the HVAC system as far as possible from the freeway/roadway, the freeway off-ramp, and the parking area.
 - Maximize the sound transmission co-efficient (STC) for the interior/exterior walls to limit indoor noise and air pollution.
 - Design buildings with varying shapes and heights to help break up air pollution emission plumes, increase airflow, and help reduce pollutants such as particulates and noise.

¹ <https://www.arb.ca.gov/ch/handbook.pdf>

- Where possible, erect a sound wall between the development and the freeway to help serve as a noise and air pollution barrier.
- Plant vegetation barriers between the freeway/high volume roadway and the housing site to help with pollution reduction. In selecting the design and species for this vegetation barrier, follow guidance described in the Environmental Protection Agency’s July 2016 document “Recommendations for Constructing Roadside Vegetation Barriers to Improve Near-Road Air Quality”. To assist in identifying appropriate trees, see the following link: www.itreetools.org
- Plant additional trees on neighborhood streets surrounding the housing development to further mitigate air pollution.
- Encourage occupants to use zero-emission vehicles by providing preferential parking for these vehicles and by providing charging stations.
- Provide bicycle parking and parking spaces for car-sharing programs.

Issue #2. Project proposes new land use incompatibilities in Study Area 2 (residential next to industrial uses) which is inconsistent with City Council direction because it would create new land use incompatibilities. Study area 2 is an industrial area and the proposed FGPU would allow a significant amount of new housing in this area thereby creating similar land use incompatibilities that the City has long been trying to address in Old Town. Design standards cannot adequately mitigate the impacts of putting housing next to industrial uses.

EHC’s recommendations to address issue #2:

EHC requests that the City consider completely removing the housing components associated with Study area 2 from the project.

Issue #3. Insufficient information at this time to determine a position for Study Areas 1B and 1C.

Old Town community members have shared concerns with EHC about the extra allowable height being considered for these parcels from a visual standpoint as well as how this might exacerbate existing parking issues. Other Old Town community members believe that allowing higher densities/intensities might be OK as long as there are sufficient protections in place to address gentrification but they understand that the City is still developing the project’s housing strategies/anti-gentrification measures which are reliant in part on the economic study to be developed later this year (anticipated in February 2022). The existing proposed strategies to address gentrification are insufficient.

EHC’s recommendations to address issue #3:

EHC’s housing strategies for Study areas 1B and 1C are described below under issue#4.

Issue #4. Proposed gentrification related strategies are insufficient. Community members have expressed continuously during the FGPU meetings that construction of affordable housing needs to increase in Old Town (and throughout the City) in order to ensure the survival of the community and culture. As naturally-occurring units are bought and either demolished or

renovated for more affluent tenants, as new market rate units are being built, and as comparable surrounding rents rise, displaced community members will need affordable units to move into.

EHC’s recommendations to address issue #4:

- i. When property owners wish to remove units from the rental market, due to owner occupation or to convert apartment units to condominiums, they should comply with the following requirements:
 - Landlord must file a “Notice of Intent to Withdraw Units from the Rental Market” (NOI) to a designated City agency. For a 120-day period, the Landlord can revoke his Notice of Intent. After 120 days (or 1 year if there is a senior or disabled tenant), the building is considered legally removed from the rental market and the landlord can initiate Unlawful Detainer procedures.
 - Landlord must notify tenants that a NOI was filed within 15 days of filing, and notify tenants of re-occupancy and relocation rights.
 - Within 120 days (or 1 year if there is a senior or disabled tenant) of the filing of the NOI, the landlord records with the County Recorder a memorandum summarizing the Notice of Intent.
 - Landlord must provide a 1-year notice to evict to disabled and senior tenants, and/or a 120-day notice to evict to tenants who are not disabled nor seniors, from the date the NOI is filed or later.
 - Landlord must provide monetary relocation assistance at a sliding scale, depending on duration of tenancy, risk of homelessness (i.e., elderly, family with young children, disabled). For reference, in Los Angeles, relocation assistance amount for households that include a senior (62+ years of age), disabled person, or families with dependent children begin at \$18,500; for all other households, the relocation assistance amount begins at \$8,750.²

- ii. If a property owner decides to re-enter the rental market:
 - Re-rental must be at the same rent evicted tenants paid. For a period of five years, if the units are re-rented to anyone, the maximum rent which can be charged is the same rent the evicted tenant in that unit was paying, plus any increases which would be otherwise allowed under AB1482.
 - Evicted tenants get first right to return. For a period of ten years, the evicted tenant must be offered the unit first if the unit is re-rented. The landlord can only charge the rent the evicted tenant was paying, plus any increases which would be otherwise allowed under AB1482 for the first 5 years.

² Los Angeles Housing & Community Investment Department. *Rent Stabilization Bulletin – Relocation Assistance*. Accessed at: <https://hcidla2.lacity.org/wp-content/uploads/2020/06/Relocation-Assistance-english.pdf>

- Within 30 days of vacating, tenants are required to notify the landlord and a designated City department of their current address and their wish to re-occupy the unit at the same rent, if it is rented again. After 5 years, the tenant would be subject to market rate rent.
- iii. When units are planned for demolition for new construction:
- Landlord must provide a 1-year notice to evict to disabled and senior tenants, and/or a 120-day notice to evict to tenants who are not disabled nor seniors.
 - Landlord must provide monetary relocation assistance at a sliding scale, depending on duration of tenancy, risk of homelessness (i.e., elderly, family with young children, disabled). Please see reference to the relocation amounts in Los Angeles, above.
 - Property owner must replace existing affordable units, whether deed-restricted or naturally occurring, at comparable rates.
 - Property owner must provide the right-of-first-refusal to displaced tenants for a comparable unit in the new development.
 - Property owner must provide right-of-first-refusal for all affordable units for surrounding residents within 1 mile of new development.
- iv. In the instances of substantial remodel:
- Landlord must “mitigate temporary untenable conditions, either through actions to ensure that tenants can safely remain in place during construction or through the temporary relocation of tenants to alternative housing.”³
 - Landlord must submit a document to a designated City department, outlining any impacts renovations will have on tenants and how the landlord will mitigate such impacts.
 - If tenants cannot safely remain in place during renovations, landlord must provide temporary relocation costs, including but not limited to storage and lodging.
 - Landlord must allow current tenants to return at the same rate. If the landlord wishes to increase rent, they must provide proof that the improvements were warranted and that they justify an increase. Increases shall not constitute more than 10% of pre-remodel rents.
- v. All tenant protections are immediate upon first day of residency.

³ City of Los Angeles. *Primary Renovation – Tenant Habitability Program – General information & Instructions*. Accessed at: <https://caltenantlaw.com/TenHabPlanInfo.pdf>

- vi. Community Right to Purchase. Any property owner wishing to sell property within Old Town must first allow local non-profits to enter into exclusive negotiations with seller for 30 days. Non-profit organizations will have 5 days to express interest and 25 days to close. This measure has been successful in San Francisco.

Issue #5. Project timeline doesn't anticipate sufficient outreach opportunities. The FGPU's 12/8/21 workshop is anticipated to be the last one even though the economic analysis won't be completed until February 2022, which, as we understand, will be needed to finalize the City's proposed draft anti-gentrification and anti-displacement strategies. The project timeline also shows that the traffic analysis for the SEIR will initiate in February 2022, which indicates that the City is confident that its land use proposals will not change significantly even though it would have just given the public just one workshop in December 2021 to consider the City's initial land use proposals.

EHC's recommendations to address issue #5:

EHC has requested several additional workshops but it is our understanding that it isn't feasible to do so. Therefore, EHC would suggest that the City release project information (e.g., staff reports etc) at least three weeks prior to the PC/CC hearings in 2022/2023 (vs the standard 72 hours) and extend the CEQA public review periods for the draft SEIR beyond minimum statutory requirements, as feasible (e.g., 60 days for the Draft SEIR and 30 days for the Final SEIR).

Thank you for your time and consideration.

Sincerely,

Franco Garcia
Policy Director

Danny Serrano
Campaign Director



January 27, 2022

Franco Garcia, Policy Director
Danny Serrano, Campaign Director
Environmental Health Coalition
2727 Hoover Ave., Suite 202
National City, CA 91950

SENT VIA E-MAIL

RE: Response to EHC's Initial Comments on Focused General Plan Update (FGPU) 12/8/21 Workshop Materials

Dear Mr. Garcia and Mr. Serrano,

Thank you and the Environmental Health Coalition (EHC) for providing input on the Focused General Plan Update. We appreciate your engagement with City staff, the project team, and the overall project process to promote positive outcomes for all National City residents, including individuals in the Old Town National City area. After careful deliberation of your feedback and recommendations, our team would like to provide the following responses to your comments.

EHC Comment Summary #1: Relocate the proposed housing component of Study area 1A to another parcel near the trolley station to encourage affordable housing and transit oriented development (TOD), but not closer than 500 feet from the freeway so as to not allow new housing adjacent to a large source of emissions (e.g., freeway) in an area already suffering from significant air quality issues. If relocation of the proposed housing component isn't feasible, then EHC would recommend requiring that new housing (or other sensitive land uses) built within 1,500 feet of a freeway adhere to mitigation measures to reduce exposure to air pollution that exceed best management practices (BMPs) and state building construction standards. EHC has included BMPs for consideration, further below, but they are not meant to be an exhaustive list.

One key goal of the Focused General Plan Update is to promote the development of complete neighborhoods that are easily accessible via transit and active transportation. This goal is aligned with state and regional efforts to integrate land use and transportation investments to lower greenhouse gas reduction (GHG) emissions and make progress towards climate change goals. The 24th Street Transit Center is a unique resource for residents. Of the National City's two light-rail transit stations, the 24th Street Transit Center is the sole transit station located to the east of Interstate 5 (I-5) within walking distance of a variety of residences, businesses, and other neighborhood amenities and services. The 24th Street Transit Center, which is owned by the Metropolitan Transit Service (MTS), is one of the few publicly-owned properties within proximity to light-rail transit facilities. MTS has adopted policies to support the joint development of its real estate assets, as well. MTS requires projects to provide a minimum set aside of 20% of its units for very low and low-income households.¹ The future development of this site could provide an important source of affordable housing for National City residents that is also connected by high quality

¹ https://www.sdmts.com/sites/default/files/policy.18.joint_development_program_0_0.pdf

ATTACHMENT 4

transit to regional job centers such as Downtown San Diego and Sorrento Valley, which includes the Golden Triangle/UTC area and UCSD.

The recommendation to relocate the proposed housing component of Study Area 1A to a parcel no closer than 500 feet of the freeway is currently infeasible. It is expected that parcels in and around the trolley station that are within and outside the 500-foot radius from the freeway will also develop with new residential and mixed-use projects. As such, it is important to not preclude new residential and mixed-use development at the trolley station. These new projects will need to acknowledge that due to their proximity to the Interstate-5 freeway that new development will need to ensure that appropriate air and noise pollution mitigation measures are incorporated into the development. As such, the proposed update will incorporate these noise and air pollution reduction measures.

The goal of the City is to provide a high quality of life for all residents. Other cities with similar development constraints have adopted mitigation measures to address air quality issues for housing development by freeways. The project team has looked at precedents from the cities of San Diego, Los Angeles, and San Francisco. The City of San Diego Housing Solutions Program (2021) requires that development within 100 feet of a freeway provide a 10-foot minimum landscaped buffer and orient outdoor/public areas away from the freeway.² The City of Los Angeles Freeway Adjacent Advisory (2018) requires that development within 1,000 feet of a freeway install air filtration media of a Minimum Efficiency Reporting Value (MERV) of 13. The advisory also provides recommendations to avoid sensitive uses (specifically schools, day care facilities, and senior care centers), orient outdoor/public areas from the freeway; prioritize non-habitable uses such as parking structures nearest to the freeway; and screen the site with substantial vegetation and/or a wall barrier.³ The City/County of San Francisco has adopted an Air Pollutant Exposure Zone, which includes all locations within 500 feet of a freeway as well as modeled pollutant exposure data. Enhanced ventilation is required for buildings that include sensitive uses such as housing within this zone.⁴ In addition, the team has taken the recommendations from the California Air Quality Resource Board's Air Quality and Land Use Handbook (A Community Perspective) into advisement.⁵ As stated on page 4 of this resource, CARB recognizes that land use agencies have to balance other considerations, including housing and transportation needs; the recommendations within this resource are advisory.⁶

Based on EHC's feedback, the FGPU will consider an amendment to the Municipal Code requiring that new residential development within 1,000 feet of I-5 to incorporate mitigation measures. These mitigation measures will undergo further research as a part of the FGPU and to comply with State legislation such as SB 330, which requires design standards adopted after January 1, 2020 to be objective. We thank the EHC team for providing preliminary recommendations for review.

EHC Comment Summary #2: Remove study area 2's housing component from the project in order to not create new land use incompatibilities (housing/industrial uses).

The project team will remove Study Area 2 from the preferred land use recommendations in order to not create new land use incompatibilities. Please note that this area may still undergo study as an alternative for the purposes of conducting California Environmental Quality Act (CEQA)-related analyses.

EHC Comment Summary #3: Strengthen housing protections to address gentrification related to the City's proposed opt-in program. EHC has provided suggestions, further below.

The House National City draft regulations propose additional protections for residents in relation to anti-displacement, relocation and gentrification concerns in relation to new projects within areas defined by Tier 1 and Tier 2. Since the issue with gentrification is a much broader issue that may affect residents outside of the House

² <https://www.sandiego.gov/sites/default/files/ordinance-21275.pdf>

³ <http://zimas.lacity.org/documents/zoneinfo/zi2427.pdf>

⁴ https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_health/0-0-0-6079

⁵ <https://www.arb.ca.gov/ch/handbook.pdf>

⁶ Per the note in the CARB Air Quality and Land Use Handbook (A Community Perspective): "These recommendations are advisory. Land use agencies have to balance other considerations, including housing and transportation needs, economic development priorities, and other quality of life issues" (pg. 4).

January 27, 2022

Page 3 of 3

Response to EHC's initial comments on 12/8/21 FGPU Workshop Materials

National City areas, single-family residents as well as residents located in the Downtown Specific Plan area, a broader conversation with potential new city-wide policies should be considered. The recommendations brought forth by EHC should be considered as a separate initiative as a number of the recommendations are larger policy considerations such as the recommendations in relation to substantial remodels as well as the community right to purchase recommendation.

EHC Comment Summary #4: EHC has requested additional public workshops but it is our understanding that it isn't feasible to do so. Therefore, EHC would suggest that the City release project information (e.g., staff reports etc) at least three weeks prior to the PC/CC hearings in 2022/2023 (vs the standard 72 hours) and extend the CEQA public review periods for the draft SEIR and final SEIR beyond minimum statutory requirements, as feasible.

The project team has conducted a variety of outreach events since the project kickoff in March 2020. The City values community input and will seek to release project information with as much advance notice as possible.

We appreciate your comments and participation in the Focused General Plan Update process. Please let me know if you have additional questions on our responses and we can set up a time to discuss further.

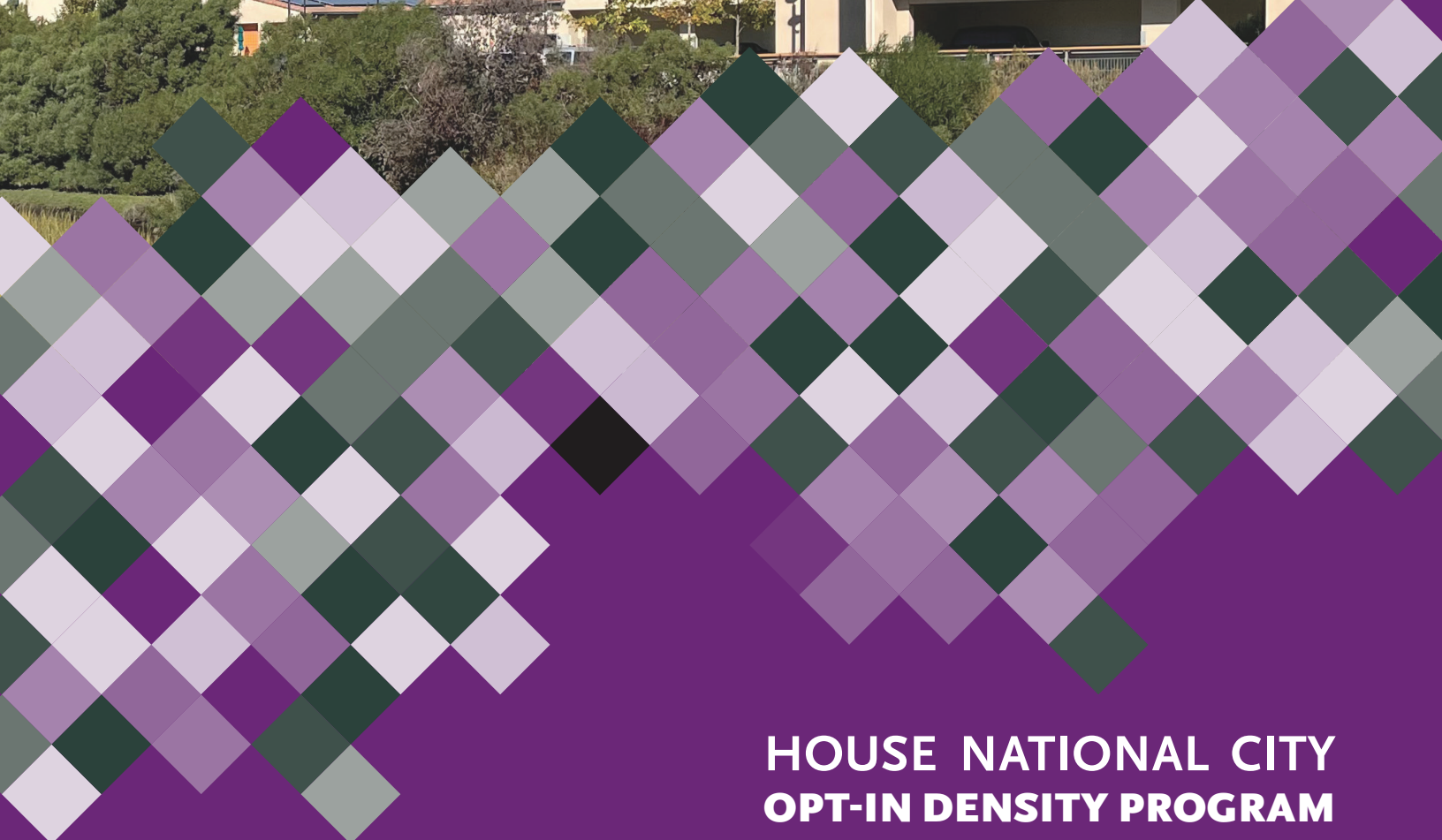
Best Regards,

A handwritten signature in black ink, appearing to read 'Carlos Aguirre', with a horizontal line extending to the right.

Carlos Aguirre
Director of Housing

NATIONAL CITY

CALIFORNIA • 1887



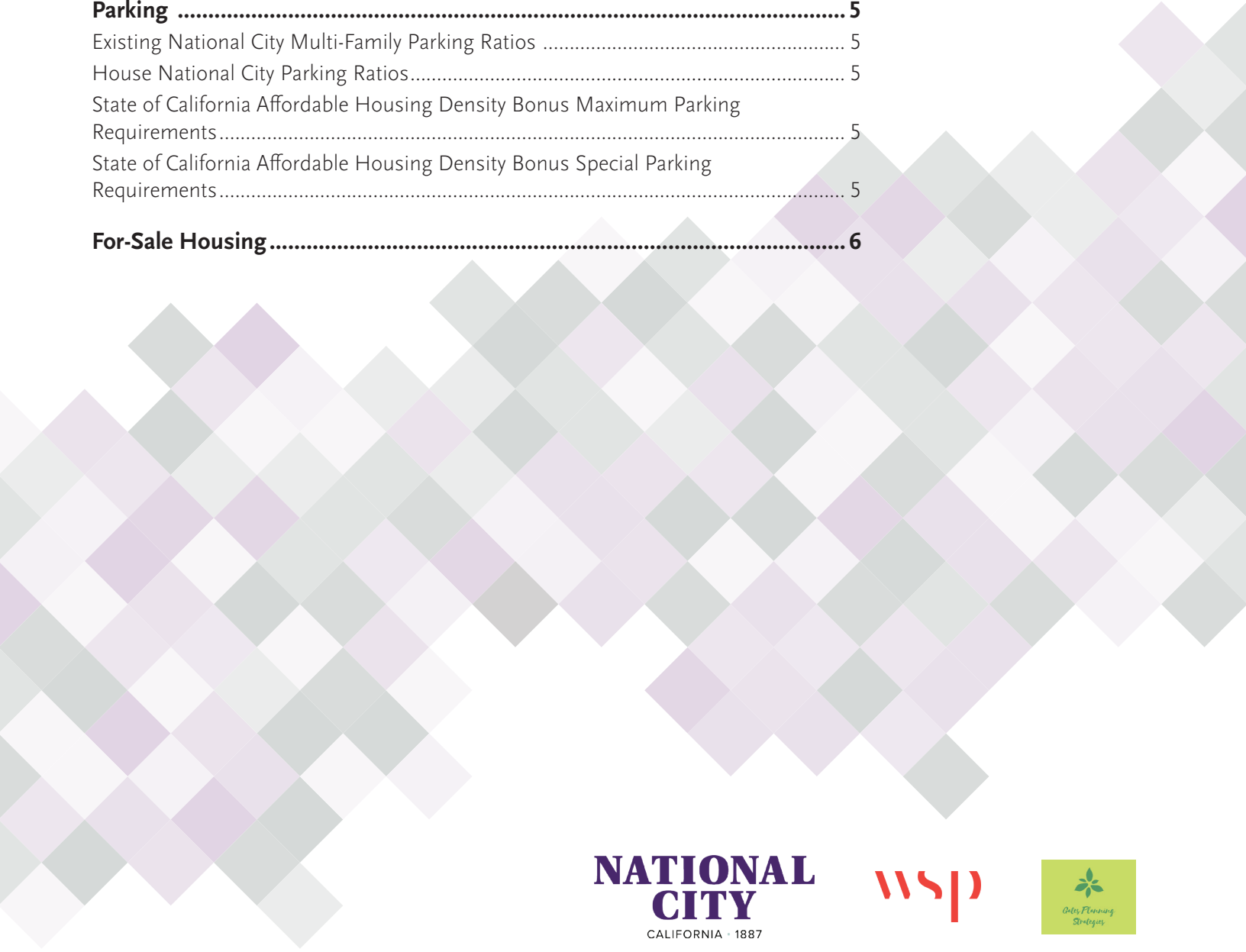
HOUSE NATIONAL CITY OPT-IN DENSITY PROGRAM

(FAR) Floor Area Ratio Information Guide

January 2022

Contents

- What is House National City? 1
- What is Floor Area Ratio? 1
- Comparison of FAR Opt-In Program to Existing Dwelling Unit per Acre Code Requirements 2
- Development Calculation Examples 2
 - 2.5 FAR 2
 - 4.0 FAR..... 3
- House National City Proposed Tiers Map..... 4
- Parking** 5
 - Existing National City Multi-Family Parking Ratios 5
 - House National City Parking Ratios..... 5
 - State of California Affordable Housing Density Bonus Maximum Parking Requirements 5
 - State of California Affordable Housing Density Bonus Special Parking Requirements..... 5
- For-Sale Housing**..... 6



What is House National City?

House National City is a new program to incentivize affordable and mixed-income housing in strategic areas across the city. In exchange for affordable housing, qualifying projects receive a Floor Area Ratio (FAR) bonus.

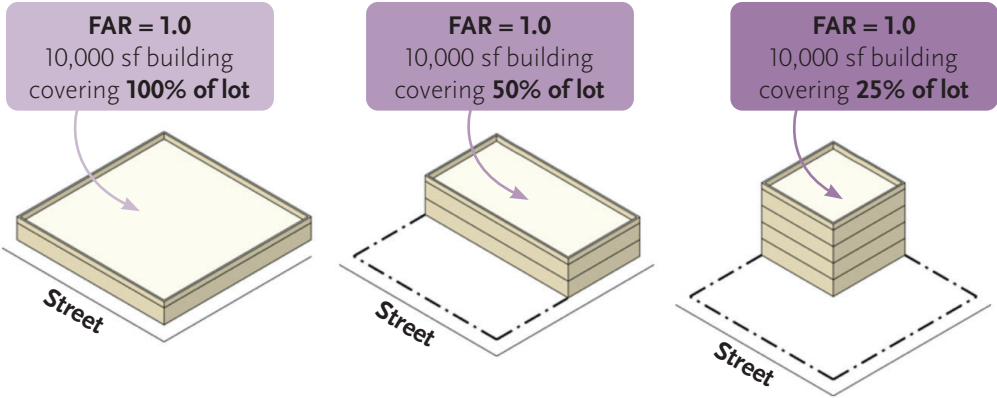
What is Floor Area Ratio?

Cities regulate future development in a variety of ways, including density and intensity. Density is calculated by dividing the total number of units by a project’s acreage resulting in dwelling units per acre (du/ac). Another method of regulating density is FAR.

The floor area ratio (FAR) is the measurement of a building’s floor area in relation to the size of the lot or parcel that the building is located on. FAR is expressed as a decimal number and is derived by dividing the total area of the building by the total area of the parcel.

$$FAR = \frac{\text{Building Area}}{\text{Lot Area}}$$

FAR helps regulate building bulk and mass. A higher FAR indicates greater building volume. FAR can be used with other development standards, such as building heights, lot coverage, and lot area to reflect the community’s desired arrangement and form of development. FAR creates development flexibility for much needed housing units.



How will FAR be used for the House National City Program?

Projects that qualify under House National City will use this FAR calculation method for regulating development intensity instead of a dwelling unit per acre basis, which limits the number of new houses that can be built and creates a challenge to providing affordable housing. Allowable heights will be dictated by the maximum limits in National City’s adopted zoning code.

Comparison of FAR Opt-In Program to Existing Dwelling Unit per Acre Code Requirements

The FAR calculation is based on two tiers that include three different levels of FAR intensity. Based on the location in National City, Tiers 1 and 2 include FARs of 2.5 and 4.0.

Development Calculation Examples

The following examples show how the new development calculation will work.

2.5 FAR

This Tier will be focused on lots within the Westside Specific Plan where existing densities allow 24 dwelling units per acre and 45 dwelling units per acre based on the zone. The maximum FAR under the zoning code is 0.6 FAR.

For this tier, it will include the following zones:

- ★ MCR-1¹ zone which has a maximum height limit of 3 stories and 50 feet.
- ★ MCR-2¹ zone which has a maximum height limit of 5 stories and 65 feet.
- ★ RM-1² zone which has a maximum height limit of 4 stories and 45 feet.
- ★ Proposed Mixed-Use Transition (MXT) which would have a maximum height limit of 4 stories and 45 feet.
- ★ Proposed mixed-use overlay zone of 24 du/ac which would have a maximum height limit of 5 stories and 65 feet.

Development comparison for a 10,000 square foot lot or 0.23 acres

Under existing zoning on a 10,000 SF lot the following would be allowed:

Lot Area	Allowed Density	Maximum Number of Units
10,000 sf	24 du/ac	6 units
10,000 sf	45 du/ac	10 units

Under the proposed 2.5 FAR program:

- ★ On a 10,000 square foot lot, the maximum size of the building cannot exceed 25,000 square feet.³
- ★ If the average unit size is 800 square feet, the typical project could average 20 units.⁴

¹ The MCR-1 and MCR-2 zones provide an area within the Westside Specific Plan area for either commercial or multi-family residential development or a commercial and multi-family development constructed on a single parcel or as components of a single development on an assemblage of parcels.

² The RM-1 zone provides for low-rise, medium density multiple family residential areas and is a transitional zone between higher density residential uses and lesser intensity single-family areas.

³ This is derived by multiplying the lot size of 10,000 sf by 2.5 FAR which equals 25,000 sf and typically is built within a building that is 2 to 5 stories in height.

⁴ The project's area is reduced by 35% for non-habitable areas such as hallways, open space, etc, (maximum 16,250 sf).

AT A GLANCE



10,000 sf
lot size



2.5
FAR



25,000 sf
building size



2-5
stories

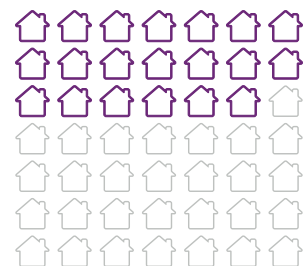


800 sf
unit size



35%
non-habitable areas

20
units



AT A GLANCE



10,000 sf
 lot size


4.0
 FAR

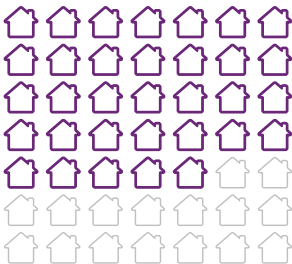

40,000 sf
 building size


3-5
 stories


800 sf
 unit size


35%
 non-habitable areas

33
units



4.0 FAR

This Tier will be focused in the areas around 18th Street, Highland Avenue, Civic Center Drive, and Hoover Avenue where existing densities allow up to 48 dwelling units per acre. The maximum FAR under the zoning code is 1.0 FAR for single-use and 2.0 FAR for mixed-use.

For this tier, it will include the following zones:

- ★ MXC-1⁵ zone which has a maximum height limit of 3 stories and 50 feet.
- ★ MXD-1⁶ zone which has a maximum height limit of 5 stories and 65 feet.
- ★ RM-2⁷ zone which has a maximum height limit of 6 stories and 65 feet.
- ★ RM-3⁸ zone which has a maximum height limit of 9 stories and 95 feet.
- ★ MXC-2⁹ and MXD-2¹⁰ zones which have a maximum height limit of 5 stories and 65 feet.

Development comparison for a 10,000 square foot lot or 0.23 acres

Under existing zoning on a 10,000 SF lot, the following would be allowed:

Lot Area	Allowed Density	Maximum Number of Units
10,000 sf	48 du/ac	11 units

Under the proposed 4.0 FAR program:

- ★ On a 10,000 square foot lot, the maximum size of the building cannot exceed 40,000 square feet.¹¹
- ★ If the average unit size is 800 square feet, the typical project could average 33 units.¹²

⁵ The MXC-1 zone supports the creation of mixed-use corridors at a scale compatible with adjacent single-family residential neighborhoods and creates a pedestrian-oriented development that enhances the quality of life within the corridor and for adjacent residential neighborhoods.

⁶ The MXD-1 zone supports the creation of mixed-use districts at a scale compatible with adjacent single-family residential neighborhoods. A mixture of land uses within the zone will support a neighborhood feel and increase the ability for workers and residents to walk to destinations.

⁷ The RM-2 zone provides for low- to mid-rise, high density (24 to 48 dwelling units per acre) multiple family residential.

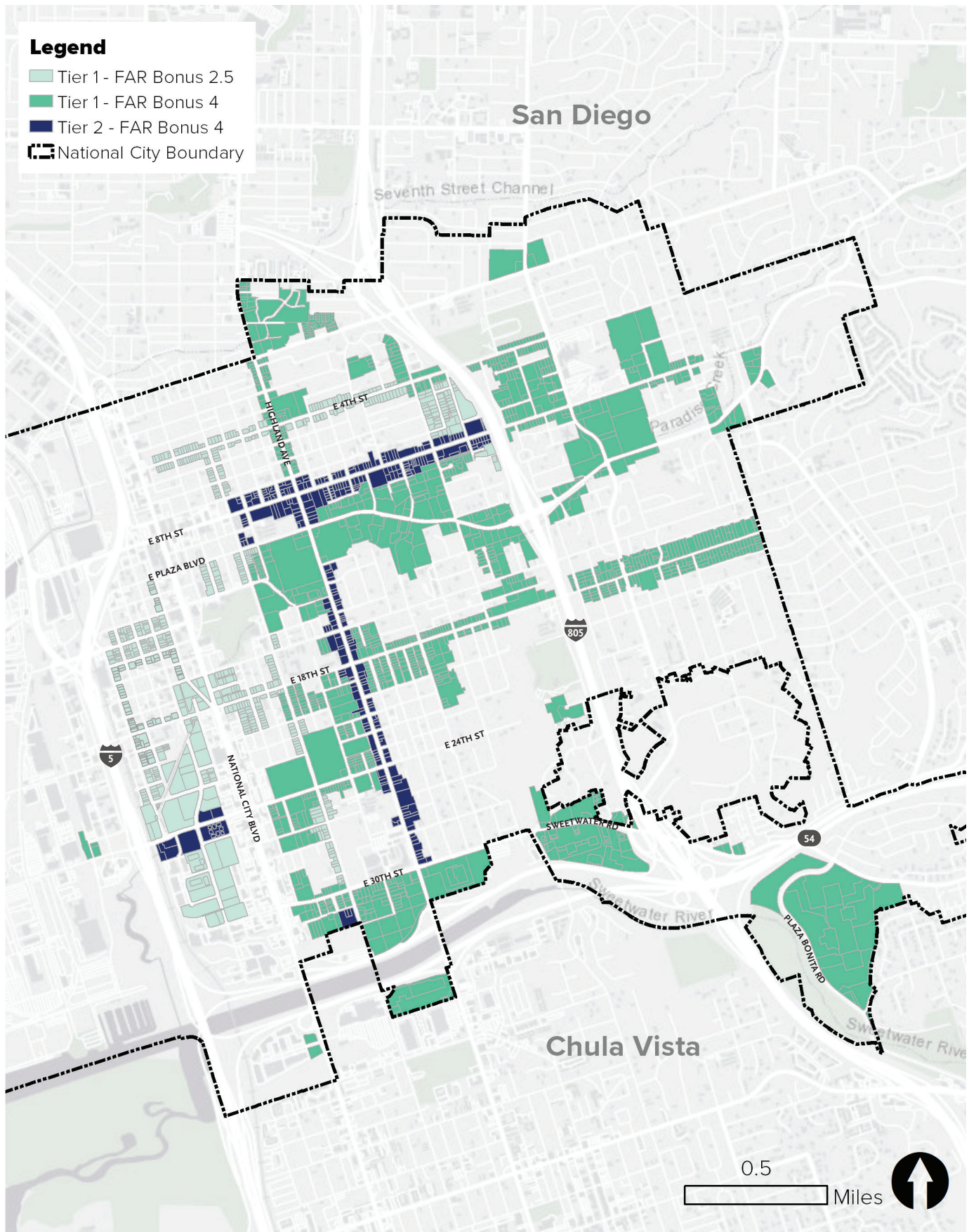
⁸ The purpose of the RM-3 zone is to provide for mid- to high-rise, very high density (49 to 75 dwelling units per acre) multiple family residential.

⁹ The MXC-2 zone supports the creation of mixed-use corridors that function as important activity centers within the community. Development in the zone is intended to create vibrant places at an urban scale.

¹⁰ The MXD-2 zone supports the creation of mixed-use districts that serve as primary activity centers within the city. These activity centers will function as twenty-four-hour neighborhoods for residents, workers, and visitors.

¹¹ This is derived by multiplying the lot size of 10,000 by 4.0 FAR which equals 40,000 and typically is built within a building that is 3 to 5 stories in height.

¹² The project's area is reduced by 35% for non-habitable areas such as hallways, open space, etc, (maximum 26,000 sf).



House National City Proposed Tiers Map

Parking

The following is a comparison of parking ratios under the existing National City Parking requirements, the State of California’s Affordable Housing bonus programs as well as the proposed House National City program:

EXISTING NATIONAL CITY MULTI-FAMILY PARKING RATIOS



**Conveniently located guest parking of 1/2 space per unit for 20 units or less, plus 1/4 space for each unit over 20. Half of the required parking spaces may include parking spaces on dedicated public streets along the sides of the streets that are adjacent to the site.*

HOUSE NATIONAL CITY PARKING RATIOS



STATE OF CALIFORNIA AFFORDABLE HOUSING DENSITY BONUS MAXIMUM PARKING REQUIREMENTS



STATE OF CALIFORNIA AFFORDABLE HOUSING DENSITY BONUS SPECIAL PARKING REQUIREMENTS

★ Rental/for sale projects with at least 11% very low income or 20% lower-income units, within 1/2 mile of accessible major transit stop: .5 spaces

The following allow for no parking to be included in a project:

- ★ Rental projects 100% affordable to lower-income, within 1/2 mile of an accessible major transit stop
- ★ Rental senior projects 100% affordable to lower-income, either with paratransit service or within a 1/2half-mile of accessible bus route (operating at least eight times per day)
- ★ Rental special needs projects 100% affordable to lower-income households, either with paratransit service or within 1/2half-mile of accessible bus route (operating at least eight times per day)
- ★ Rental supportive housing developments 100% affordable to lower-income households

For-Sale Housing

During the December 8, 2021 Community Workshop, community members inquired about including incentives to promote for-sale housing as part of the House National City program. Typically, the decision whether to develop rental or for-sale housing is not included in this type of regulatory framework and other tools may be provided through the City’s Housing Authority to promote new for-sale housing development.

In order to respond to the community, as part of the House National City regulations, the State of California’s affordable housing density bonus incentives for for-sale housing have been included to provide information and a framework for potential for-sale housing developers.

The following is stipulated in State Government Code but is included in the House National City regulations listed below.

Affordable for sale units must be sold to the initial buyer at an affordable housing cost. Housing-related costs include mortgage loan payments, mortgage insurance payments, property taxes and assessments, homeowner association fees, reasonable utility allowance, insurance premiums, maintenance costs, and space rent.

Very low-income units	Housing costs may not exceed 30% to 50% of the area median income for a household size suitable for the unit
Lower-income units	Housing costs may not exceed 30% to 70% of the area median income for a household size suitable for the unit
Moderate-income units	Housing costs may not exceed 30% to 110% of the area median income for a household size suitable for the unit

Buyers must enter into an equity sharing agreement with the city or county unless the equity sharing requirements conflict with the requirements of another public funding source or law. The equity sharing agreement does not restrict the resale price but requires the original owner to pay the city or county a portion of any appreciation received on resale.

The city/county percentage of appreciation is the purchase price discount received by the original buyer, plus any down payment assistance provided by the city/county. (For example, if the original sales price is \$300,000, and the original fair market value is \$400,000, and there is no city/county down payment assistance, the city/county subsidy is \$100,000, and the city/county’s share of appreciation is 25%).

Gates Planning Strategies

MEMORANDUM

DATE: January 13, 2022

PREPARED BY: Lara Gates, Planning and Community Engagement Consultant

SUBJECT: House National City: Draft Regulations

The following memorandum provides details for the draft opt-in House National City floor area ratio bonus regulations. The following sections are included in the draft regulations for consideration:

- Purpose, Intent and Definitions;
- Application of House National City Regulations;
- Required Replacement of Existing Affordable Units;
- Tenant Benefits, Rights and Obligations;
- Incentives in Exchange for Transit Priority Area Affordable Housing;
- Required Provision of Affordable Dwelling Units;
- Supplemental Development Regulations
- Proposed Glossary Terms

Section XXX Purpose, Intent, and Definitions

- (a) **Purpose and Intent.** The purpose of these regulations is to provide a floor area ratio-based density bonus incentive program for development within areas served by transit that provides housing for very low income or low income households and other community benefits. These regulations are intended to materially assist in providing adequate housing for the community; to provide a balance of housing opportunities within the City of National City with an emphasis on housing near transit and community benefits that assist with uplifting the quality of life for residents and reducing the impacts of gentrification and tenant displacement. For purposes of this opt-in program, two floor area ratio (FAR) tiers (Tier 1 and Tier 2, as described below) would apply and would supersede the dwelling unit per acre maximums allowed by the base zones. The following base zones are included as part of this program: MCR-1; MCR-2; MXC-1; MXC-2; MXD-1; MXD-2; RM-1; RM-2; RM-3. These regulations do not implement California Government Code Section 65915 (State Density Bonus Law), which is implemented through Chapter 18.48 (Density Bonus and Affordable Housing Incentives).

(b) **Definitions.** For purposes of this Division, the following definitions shall apply:

1. FAR Tier 1 means any premises where any portion of the premises is outside the Downtown Specific Plan.
2. FAR Tier 2 means any premises located on Plaza Bonita Road, within the Hospital District and along Sweetwater Road/East 30th as well as the area along 4th Avenue that is south of SR-54 that is zoned MXC-2.

Section XXX Application of House National City Regulations

(a) At the request of the applicant, the regulations in this Division shall apply to any development within the areas defined as FAR Tier 1 or 2 that is zoned for twenty dwelling units per acre or higher and that has a land use designation that is residential or mixed-use or a residential or mixed-use overlay zone and the premises if all of the following requirements are met:

(1) The development includes dwelling units affordable to very low income or low income households, in accordance with Municipal Code Section 18.48.020 and the following criteria:

- (A) Within the categories of very low income or low income households, affordable dwelling units may be further targeted or restricted for senior citizens, as defined in California Civil Code Sections 51.3 and 51.11.
- (B) Within the very low income category, affordable dwelling units may be further targeted or restricted for transitional foster youth, as defined in Section 66025 of the California Education Code; disabled veterans as defined in Section 18541 of the California Government Code; or homeless persons as defined in the McKinney-Vento Homeless Assistance Act.
- (C) A portion of the total dwelling units in the development shall be reserved for very low income or low income households, in accordance with Municipal Code Section XXX (fill in with section that cites percentage requirement).

(2) The dwelling units within the development shall not be used for a rental term of less than 30 consecutive days.

(3) Projects will be required to hold a minimum of one publicly-noticed community workshop to solicit input on the proposed development.

(b) The regulations in this Division shall not apply to the following types of development:

(1) Development that proposes to concurrently utilize the density bonus provided in Chapter 18.48 (Affordable Housing Regulations). Existing development that was constructed in accordance with the Affordable Housing Regulations and an applicant

proposes to construct additional dwelling units through a new development application may utilize this Division to add gross floor area and density if the existing development was constructed using the maximum density bonus available based on the affordability level of the development.

- (2) Development that includes visitor accommodations, except a single room occupancy (SRO) hotel.
- (c) The regulations in this Division may be utilized to add gross floor area to an existing development through the construction of additional dwelling units. The additional gross floor area allowed shall be determined as follows:
 - (1) The additional gross floor area is determined by multiplying the remaining lot area by the applicable floor area ratio. The remaining lot area is the difference between the lot coverage of the existing development and the lot area.
 - (2) The minimum number of dwelling units is determined by multiplying the maximum number of dwelling units that could be constructed on the remaining lot area by 0.80.
 - (A) For this calculation, the maximum number of pre-density bonus dwelling units that could be constructed on the remaining lot area is calculated by dividing the remaining lot area by the maximum permitted density under the base zone.
 - (B) If the number calculated for the minimum number of dwelling units exceeds a whole number by more than 0.50, the minimum number of dwelling units shall be rounded up to the next whole number.
- (d) The regulations in this Division may be utilized to add gross floor area for residential development to an existing non-residential development through conversion of existing non-residential space to permanent rental or for-sale dwelling units.
- (e) The required number of affordable dwelling units shall be calculated in accordance with Section (Tie back to code section Application of House NC Regs) based upon the number of dwelling units proposed in accordance with Sections (Tie back to code section Application of House NC Regs). Existing covenant-restricted affordable dwelling units shall not be counted towards the affordable housing requirement in this Division.
- (f) The regulations in this Division shall not supersede the regulations of any other Municipal Code Section, unless specified.

Section XXX Required Replacement of Existing Affordable Units

- a) An applicant is ineligible for any incentive under this Division if the premises on which

the development is proposed contains, or during the seven years preceding the application, contained, rental dwelling units that have had the rent restricted by law or covenant to persons and families of low income or very low income, or have been occupied by persons and families of low income or very low income, unless the proposed development replaces the affordable dwelling units, and either:

1. Provides affordable dwelling units at the percentages set forth in Section XXXX (inclusive of the replacement dwelling units), or
2. Provides all of the dwelling units in the development as affordable to low income or very low income households, excluding any manager's unit(s).

(b) The number and type of required replacement affordable dwelling units shall be determined as follows:

(1) The development shall replace all existing or demolished protected dwelling units on the premises.

(2) The protected dwelling units shall be replaced as follows:

(A) For a development containing any occupied protected dwelling units, the development must contain at least the same number of replacement protected dwelling units, of equivalent size and bedrooms, and must be made affordable to and occupied by persons and families in the same or a lower income category as the occupied protected dwelling units. For unoccupied protected dwelling units in the development, the replacement protected dwelling units shall be made affordable to and occupied by persons and families in the same or lower income category as the last household in occupancy. If the income category of the last household is unknown, it is rebuttably presumed that the protected dwelling units were occupied by very low income and low income renter households in the same proportion of very low income and low income renter households to all renter households within the City of National City, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database, and replacement protected dwelling units shall be provided in that same percentage.

(B) If all of the affordable dwelling units are vacant or have been demolished within the years preceding the application, the development must contain at least the same number of replacement affordable dwelling units, of equivalent size and bedrooms, as existed at the highpoint of those units in the seven-year period preceding the application, and must be made affordable to and occupied by persons and families in the same or a lower income category as those in occupancy at that same time. If all of the protected dwelling units

are vacant or have been demolished within the seven years preceding the application, the development must contain at least the same number of replacement protected dwelling units, of equivalent size and bedrooms, as existed at the highpoint of those units in the seven-year period preceding the application, and must be made affordable to and occupied by persons and families in the same. If the income categories are unknown for the highpoint, it is rebuttably presumed that the dwelling units were occupied by very low income and low income renter households in the same proportion of very low income and low income renter households to all renter households within the City of National City, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database, and replacement dwelling units shall be provided in that same percentage.

- (3) All replacement affordable dwelling unit calculations resulting in fractional units shall be rounded up to the next whole number.
- (4) All rental replacement affordable dwelling units shall be affordable for at least 55 years through a recorded affordability restriction documented by written agreement, and a deed of trust securing the agreement, entered into by the applicant and the Director of the National City Housing Authority.
- (5) Any existing residents will be allowed to occupy their dwelling units until six months before the start of construction activities with proper notice, which shall occur at least 12 months prior to the anticipated date of termination. The property owner shall deliver a notice of intent to terminate to the Housing Authority and to each tenant household.
- (6) The applicant agrees to provide relocation benefits to the occupants of those affordable residential dwelling units, and the right of first refusal for a comparable dwelling unit available in the new housing development at a rent affordable to very low or low income households.
 - (A) The displaced occupants are entitled to payment for actual moving and related expenses that the Housing Authority determines to be reasonable and necessary.
 - (B) For any very low or low income household displaced by conversion, the applicant shall pay to such household an amount in accordance with Chapter 16 (commencing with Section 7260) of Division 7 of Title 1 of the California Government Code.
 - (C) For a development, residents living in the jurisdictional boundary limits of

National City at the time of application shall receive priority for 75 percent of the affordable dwelling units in the development that are reserved for very low income, low income, or moderate income households.

(7) All for-sale replacement protected dwelling units shall be subject to the following provisions:

- (A) The initial occupant of all for-sale affordable protected dwelling units shall be a very low income or low income household.
- (B) Prior to, or concurrent with, the sale of each protected dwelling unit, the applicant shall require the buyer to execute and deliver a promissory note in favor of the National City Housing Authority so that the repayment of any initial subsidy is ensured.
- (C) Each for-sale protected dwelling unit shall be occupied by the initial owner at all times until the resale of the protected dwelling unit.
- (D) Upon the first resale of a protected dwelling unit, the seller shall comply with all conditions regarding the sale of a dwelling unit, as applied by the National City Housing Authority, and as set forth in California Government Code Section 65915(c)(2).

(c) The applicant shall provide existing residents of protected dwelling units with all of the following:

(1) The ability to occupy their units until six months before the start of construction activities with proper notice, pursuant to California Government Code Sections 7260 through 7277. Any existing residents will be allowed to occupy their dwelling units until six months before the start of construction activities with proper notice, which shall occur at least 12 months prior to the anticipated date of termination of tenancy. The property owner shall deliver a notice of intent to terminate tenancy to the National City Housing Authority and to each tenant household.

(2) To those households that remain in a protected dwelling unit, the applicant shall provide:

(A) Relocation benefits pursuant to consistent with the requirements of California Government Code Sections 7260 through 7277 for public agencies. The applicant or applicant's agent shall engage a qualified third-party contractor or consultant to oversee the provision of the required relocation benefits. The third-party contractor or consultant shall provide a letter to the National City Housing

Authority certifying compliance with the relocation benefits requirements after completion of the relocation process.

(B) A right of first refusal for a comparable dwelling unit available in the new development affordable to the household at an affordable rent or affordable housing cost based on household income in accordance with Table 143-12A.

(C) Residents living within one mile of the development at the time of application shall receive priority for 75 percent of the affordable dwelling units in the development that are reserved for very low income or low income households.

Section XXX Tenant Benefits, Rights and Obligations

- (a) The subdivider of a condominium conversion project shall provide the benefits specified in Section XXX to persons whose tenancy in very low and low income units in a project the subdivider terminates due to the condominium conversion.
- (b) The applicant shall provide a relocation assistance payment to all tenants of the project. The relocation payment shall be three months rent based on the current National City “fair market rent” for apartment size, as established by the U.S. Department of Housing and Urban Development. The relocation payment shall be paid no later than the day on which the applicant gives notice to the tenant to vacate the premises and shall be based upon the fair market rent at the time of the notice. The applicant shall provide relocation benefits consistent with the requirements of California Government Code Sections 7260 through 7277 for public agencies. The applicant or applicant’s agent shall engage a qualified third-party contractor or consultant to oversee the provision of the required relocation benefits. The third-party contractor or consultant shall provide a letter to the National City Housing Authority certifying compliance with the relocation benefits requirements after completion of the relocation process.
- (c) Any existing tenants in the project will be allowed to occupy their dwelling units until six months before the start of construction activities with proper notice, which shall occur at least 12 months prior to the anticipated date of termination of tenancy. The property owner shall deliver a notice of intent to terminate tenancy to the Housing Authority and to each tenant household.

Section XXX Incentives in Exchange for Transit Priority Area Affordable Housing

An applicant proposing development that is consistent with the criteria in Section XXX shall be entitled to the following incentives:

- a) Waiver of the existing floor area ratio and a new floor area ratio based upon whether the

development is located in FAR Tier 1 or FAR Tier 2.

If a mixed-use development is proposed, the floor area ratio of the non-residential portion of the development shall not exceed the maximum floor area ratio of the applicable base zone.

- b) Waiver of the maximum permitted residential density of the land use designation(s) in the applicable land use plan. Density shall be limited by the allowable floor area ratio and the requirements of the California Building Code as adopted and amended by the City of National City.
- c) Waiver of the following applicable base zone regulations:
 - 1. Maximum lot area.
 - 2. Street frontage requirements, if safe and adequate access to the premises can be provided to the satisfaction of the Fire Department.
 - 3. Maximum lot coverage.
 - 4. Floor Area Ratio (FAR) Bonus for Residential Mixed-Use. Development utilizing the regulations in this Division shall not be eligible for other FAR or density bonuses.
 - 5. Maximum front setback or street side setback if the maximum is less than 20 feet.
- d) Waiver of the parking requirements to allow 1 parking space for units larger than 800 square feet and 0.5 parking spaces for units less than 800 square feet.
- e) Waiver of the personal storage area requirement in Section 18.42.070(f) and the private exterior open space requirement in Section 18.41.040 for all dwelling units in the development.
- f) Use of up to five Affordable Housing Incentives. An applicant utilizing the regulations in this Division shall be entitled to incentives for any development for which a written agreement and deed of trust securing the agreement is entered into by the applicant and the Director of the National City Housing Authority.

(1) An incentive means any of the following:

- (A) A deviation to a development regulation, with the exception of any regulations or requirements of this Division;

- (B) Any other incentive proposed by the applicant that results in identifiable, actual cost reductions.
- (2) Items not considered incentives by the City of National City include, but are not limited to the following:
- (A) A waiver of a required permit;
 - (B) A waiver of fees or dedication requirements;
 - (C) A direct financial incentive;
 - (D) Approval of mixed-use zoning in conjunction with a residential development;
 - (E) A waiver of any of the requirements, regulations or standards of this Division.
- (3) An incentive requested as part of a development meeting the requirements of this Division shall be processed according to the following:
- (A) Upon an applicant's request, development that meets the applicable requirements of this Division shall be entitled to incentives unless the City makes a written finding of denial based upon substantial evidence, of any of the following:
 - i. The incentive is not required in order to provide for affordable housing costs, as defined in California Health and Safety Code Sections 50052.5 and 50053;
 - ii. The incentive would have a specific adverse impact upon public health and safety as defined in Government Code Section 65589.5, the physical environment, including environmentally sensitive lands for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low income and moderate income households;
 - iii. The incentive would be contrary to state or federal law. Requested incentives shall be analyzed in compliance with the California Environmental Quality Act and no incentive shall be granted without such compliance.
 - (B) The granting of an incentive shall not require a General Plan amendment, zoning change, a development permit, or other discretionary approval.

- (C) When a development permit is otherwise required, the decision to deny a requested incentive shall be made by the decision maker for the development permit.
- (4) The number of incentives available are as follows:
 - (A) Two incentives for a development that includes at least XX percent of the pre-density dwelling units for lower income households.
 - (B) Three incentives for a development that includes at least XX percent of the pre-density dwelling units for lower income households, with at least XX percent reserved for very low income households.
 - (C) Four incentives for a development in which at least XX percent of the covenant-restricted dwelling units are three bedrooms.
 - (D) Five incentives for a development that includes 100 percent of the total dwelling units, exclusive of a manager's unit(s), for lower income households, as defined by Section 50079.5 of the Health and Safety Code as defined in Section 50053 of the Health and Safety Code.
- (g) Affordable Housing waivers may be granted, except that waivers cannot be used to deviate from the requirements of this Division. An applicant utilizing the regulations in this Division shall be entitled to a waiver for any development for which a written agreement and a deed of trust securing the agreement is entered into by the applicant and the Director of the National City Housing Authority.
 - (1) A waiver means a request by an applicant to waive or reduce a development standard that physically precludes construction of development meeting the criteria of this Division.
 - (2) Upon an applicant's request, development that meets the applicable requirements of this Division shall be entitled to a waiver unless the City makes a written finding of denial based upon substantial evidence, of any of the following:
 - (A) The waiver would have a significant, quantifiable, direct, and unavoidable impact upon health, safety, or the physical environment for which there is no feasible method to mitigate or avoid the impact;
 - (B) The waiver would be contrary to state or federal law. Requested waivers shall be analyzed in compliance with the California Environmental Quality Act as set forth in Chapter 12, Article 8, and no waiver shall be granted without such compliance; or

- (3) The granting of a waiver shall not require a General Plan amendment, zoning change, development permit, or other discretionary approval.
- (4) There is no limit on the number of waivers an applicant may request.

Section XXX Required Provision of Affordable Dwelling Units

- (a) An applicant requesting application of the regulations in this Division shall provide a written agreement to provide affordable dwelling units, entered into by the applicant and the Director of the National City Housing Authority and secured by a deed of trust, that meets the following requirements:
 - (1) Provides at least XX percent of rental dwelling units in the development, excluding any additional dwelling units allowed under a floor area ratio bonus, for rent by low income households at a cost, including an allowance for utilities, that does not exceed 30 percent of 50 percent of the area median income, as adjusted for household size.
 - (2) Provides at least XX percent of the rental dwelling units in the development, excluding any additional dwelling units allowed under the floor area ratio bonus, for rent by low income households, including an allowance for utilities, that does not exceed 30 percent of 60 percent of the area median income, as adjusted for household size.
 - (3) For rental dwelling units to be counted as affordable and meet the requirements of this Division, the following qualifying criteria shall be met:
 - (A) The affordable dwelling units shall be comparable in bedroom mix and amenities to the market-rate dwelling units in the development, as determined by the National City Housing Authority, except that the affordable dwelling units shall not be required to exceed three bedrooms per dwelling unit. The affordable dwelling units shall have access to all common areas and amenities provided by the development. The square footage and interior features of the affordable units shall be good quality and consistent with current building standards for new housing in the City of National City.
 - (B) The affordable dwelling units shall remain available and affordable for a period of at least 55 years, unless 100 percent of the dwelling units in the development are affordable and the development is owned and operated by an institution of higher education, including a community or junior college, college or university, or a religious institution-affiliated housing development project, as defined in California Government Code Section 65913.6, in which case the affordable dwelling units shall remain available and affordable for a period of at least 25 years.

- (b) Nothing in this Division shall preclude an applicant from using affordable dwelling units constructed by another applicant to satisfy the requirements of this Division, including contracting with an affordable housing developer with experience obtaining tax-exempt bonds, low income housing tax credits, and other competitive sources of financing, upon approval by the National City Housing Authority.

Section XXX Supplemental Development Regulations

Development utilizing the regulations in this Division must comply with the following Supplemental Development Regulations and may not utilize incentives or waivers provided in Section XXX to deviate from the requirements in Section XXX.

- a) **Pedestrian Circulation Space.** All development shall include the following pedestrian circulation improvements:
1. **Sidewalk Widening.** A sidewalk widening enlarges a pre-existing or required sidewalk to a minimum of 10 feet in width measured perpendicular to the street. For a premises that is less than 25,000 square feet, an applicant may elect to provide public seating and pedestrian-oriented lighting, in lieu of a sidewalk widening.
 2. At least one, 24-inch box canopy form tree is required for each 25 feet of street frontage on each side of the required sidewalk.
 3. Above-ground utility placement within the sidewalk and/or pedestrian path is prohibited.
 4. Gated entryways and street yard fencing is prohibited.
 5. Green or cool roofs defined as a roof with high reflectivity and emissivity that improves the energy efficiency of a building that has minimum reflectance of 0.70 and a minimum emittance of 0.75
- b) **Buffer from Adjacent Freeways.** Development on a premises within 100 feet of a freeway shall comply with the following:
1. A 10-foot minimum landscaped buffer shall be provided between the residential and commercial uses and the freeway; and
 2. Outdoor areas such as balconies, patios, parks, plazas, and other spaces occupied by residents, customers or members of the public shall be oriented away from the freeway.

- c) Transition to Adjacent Residential Single-Unit Zones. Development on a premises directly adjacent to a Residential Single-zoned parcel including RS-1; RS-2; RS-3 and RS-4, where an existing dwelling unit is located on the adjacent premises, shall comply with the following criteria:
 - 1) Incorporate a transition plane in the development that does not exceed a 65-degree angle.
 - a. The transition plane for the development shall start from the shared property line with the RS zone and extend 1/3 of the lot depth.

Proposed Glossary Terms:

Low Income: Low income means any household whose income exceeds 50 percent but does not exceed 80 percent of the median income as adjusted for household size as defined by the U.S. Department of Housing and Urban Development for the San Diego Standard Metropolitan Statistical Area.

Transit Priority Areas: Transit priority area means the area defined in California Public Resources Code Section 21099, as may be amended, or an area within one-half mile of a major transit stop that is existing or planned, if the planned major transit stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program.

Very Low Income: Very low income means any household whose income does not exceed 50 percent of median income as adjusted for household size as defined by the U.S. Department of Housing and Urban Development for the San Diego Standard Metropolitan Statistical Area.



Planning Commission Minutes

Planning Commission Meeting
Meeting of November 15, 2021
ONLINE ONLY MEETING - LIVE WEBCAST
<https://www.nationalcityca.gov/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 Dela Paz at 6:23 p.m.

Roll Call

Commissioners Present: Sendt, Yamane, Roman, Dela Paz, Sanchez, Natividad, Valenzuela

Commissioners Absent: None.

Staff Also Present: Director of Community Development Armando Vergara, Deputy City Attorney Gabriela Torres, Principal Planner Martin Reeder

4. Approval of Minutes from the Meeting of November 1, 2021

Motion by Yamane, second by Roman to approve the Minutes for the Meeting of November 1, 2021.

Motion carried by the following vote:

Ayes: Sendt, Yamane, Roman, Dela Paz, Sanchez, Natividad

Abstain: Valenzuela

Noes: None.

Absent: None.

Motion approved.

Commissioner Valenzuela abstained due to her absence at the meeting of November 1, 2021.

5. Approval of the Agenda for the Meeting on November 15, 2021.

Motion by Natividad, second by Roman to approve the Agenda for the Meeting on November 15, 2021.

Ayes: Sendt, Yamane, Roman, Dela Paz, Sanchez, Natividad, Valenzuela

Abstain: None.

Noes: None.

Absent: None.

Motion approved.

ORAL COMMUNICATION: Verbal comments were received from:

Carla Vanegas in support of the San Diego Rescue Mission Transitional Housing project.

Agustin Gonzalez stated his support of the City of National City.

PRESENTATIONS: None.

CONTINUED PUBLIC HEARINGS: None.

PUBLIC HEARINGS:

6. Resolution taking action on a Conditional Use Permit for beer and wine sales at a new restaurant (KeBURROS) located at 1539 East 8th Street. (Case File No. 2021-16 CUP)

Presented by Principal Planner Martin Reeder.

Commissioners asked questions of staff.

Representing the applicant, Sherrie Olson confirmed that she had read, understood, and accepted the conditions.

Motion by Roman, second by Sanchez to close the Public Hearing and approve the Resolution taking action on a Conditional Use Permit for beer and wine sales at a new restaurant (KeBURROS) located at 1539 East 8th Street. (Case File No. 2021-16 CUP)

Motion carried by the following vote:

Ayes: Sendt, Yamane, Roman, Sanchez, Valenzuela

Abstain: None.

Noes: Natividad, Dela Paz

Absent: None.

Motion approved.

7. Resolution taking action on a Conditional Use Permit modification for the former South Bay Community Church located at 2400 Euclid Avenue to add a Transitional Housing Facility (Case File No. 2021-13 CUP)

Presented by Principal Planner Martin Reeder.

Applicant and President & CEO of the San Diego Rescue Mission Donnie Dee was present and answered questions posed by the Commissioners.

Applicant Donnie Dee confirmed that had read, understood, and accepted the conditions.

Public Comments were received from:

Written comment read into the record in support

Rev. Dr. Seth David Clark in support

Verna Clark

Joan Rincon

William Frye

Coyote Moon

Zachary Francisco Gomez

Written comment read into the record in opposition

Patricia Croizier

Verbal comment received in support

Luis Chavez

Greg Boeh

John Pasha

Todd Roberts

John Fullmer

Verbal comment received in opposition

Ellis Rose

Michael Mossbarger

Motion by Valenzuela, second by Roman to close the Public Hearing and approve the Resolution taking action on a Conditional Use Permit modification for the former South Bay Community Church located at 2400 Euclid Avenue to add a Transitional Housing Facility with a revision to Condition No. 15 to include 24-hour video surveillance and an on-site security guard. (Case File No. 2021-13 CUP)

Motion carried by the following vote:

Ayes: Sendt, Yamane, Roman, Valenzuela, Natividad, Dela Paz

Abstain:

Noes: Sanchez

Absent:

Motion approved.

OTHER BUSINESS:

8. Adoption of 2022 Planning Commission Meeting Dates

Presented by Principal Planner Martin Reeder.

Motion by Roman, second by Sanchez to adopt the 2022 Planning Commission Meeting Dates.

Motion carried by the following vote:

Ayes: Sendt, Yamane, Roman, Dela Paz, Sanchez, Natividad, Valenzuela

Abstain: None.

Noes: None.

Absent: None.

Motion approved.

9. Election of Officers for 2022

Presented by Principal Planner Martin Reeder.

Motion by Roman, second by Dela Paz to nominate Commissioner Yamane as the Chair.

Motion carried by the following vote:

Ayes: Sendt, Yamane, Roman, Dela Paz, Sanchez, Natividad, Valenzuela

Abstain: None.

Noes: None.

Absent: None.

Motion approved.

Motion by Sanchez, second by Valenzuela to nominate Commissioner Roman as Vice Chair.

Ayes: Sendt, Yamane, Roman, Sanchez, Natividad

Abstain: None.

Noes: Natividad, Dela Paz

Absent: None.

Motion approved.

STAFF REPORTS:

Deputy City Attorney: None.

Director of Community Development: Thanked outgoing Chair Dela Paz and Vice Chair Sanchez for their service.

Principal Planner: None.

COMMISSIONER REPORTS:

Commissioners thanked Chair Dela Paz and Vice Chair Sanchez for their service and leadership over the last year.

Roman: Spoke to an upcoming City of National City Community Clean-up event occurring on Saturday, November 20, 2021 between 19th & 20th streets from 7:00 am – 12:00 pm.

ADJOURNMENT by Chair Dela Paz at 8:22 p.m. to the meeting of December 6, 2021.

CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of February 7, 2022.



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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – CONSIDERATION OF CERTIFICATION OF A NEGATIVE DECLARATION AND TENTATIVE PARCEL MAP FOR THE SUBDIVISION OF ONE LOT INTO FOUR AT 1616 ‘M’ AVENUE WITH EXCEPTIONS FOR LESS THAN REQUIRED LOT WIDTH AND MINIMUM LOT SIZE.

Case File No.: 2021-22 LS

Location: South side of East 16th Street, west of ‘M’ Avenue

Assessor’s Parcel Nos.: 561-090-18

Staff report by: David Welch, Associate Planner

Applicant: Fernando Diaz De La Vega

Zoning designation: RS-2 (Small Lot Residential)

Adjacent land use/zoning:

North: Vacant across East 16th Street / RM-1

East: Single-family homes / RS-2

South: Single-family homes / RS-2

West: Single-family homes and apartments / RS-2

Environmental review: Negative Declaration

Staff recommendation: Approve

Staff Recommendation

Staff recommends approval of a Negative Declaration and a Tentative Parcel Map (TPM) for the subdivision of an existing parcel into four. Exceptions are requested for lots that are less than the required lot width and minimum lot size.

The lot split will separate the existing parcel into four separate parcels. The project is consistent with the General Plan and Subdivision Ordinance and will provide a new home-ownership opportunity.

Executive Summary

The applicant is applying for a TPM for the subdivision of an existing parcel into four. Four existing structures will remain as two homes and two detached accessory dwelling units (ADUs) on two of the new lots. The remaining lots will be developed with two new homes, each with a detached ADU. The parcel is 25,136 square feet in size and the proposed parcels will range in size from 8,073 square feet to 4,616 square feet. Two lots will have street frontages less than the required 50 feet and lot sizes below the minimum lot size of 5,000 square feet. Exceptions are requested for both deviations.

Site Characteristics

The approximately half-acre property is located on the south side of East 16th Street in the RS-2 Zone west of 'M' Avenue. Four existing units take access off 'M' Avenue and are proposed to remain as two single-family residences and two ADUs. Access will be off an existing shared driveway. The 'M' Avenue right-of-way is separated into two sections by a retaining wall and the portion serving the property is similar to an alley. The lot is approximately 92 feet wide along East 16th Street and 167 feet at the rear of the property. It is approximately 210 feet deep and wraps around a single-family lot to the northeast. The property slopes upward from east to west approximately 18 feet. There is no natural habitat or body of water present on-site, which is surrounded by urban development on three sides and a large vacant property to the north.

There are four existing residential units on the south side of the property, which faces 'M' Avenue. The units are detached and range from 1,143 square feet to 888 square feet in size. There are multiple retaining walls on site, which separate the existing units and the neighboring properties. An existing accessory structure and retaining wall on the west side of the property are proposed to be replaced by a single-family residence and an ADU.

Proposed Use

The applicant is proposing to subdivide the existing 25,136 square-foot lot into four lots. Lot 1 includes an existing 1,143 square foot house and a 1,116 square foot house that will become an ADU. Lot 2 includes an existing 1,095 square foot house and an 888

square foot house that will become an ADU. A 1,525 square foot house and a 1,200 square foot ADU are proposed for Lots 3 and 4. Exceptions are requested for Lots 3 and 4 for the required minimum lot size of 5,000 square feet and minimum street frontage of 50 feet. Junior accessory dwelling units (JADUs) are also proposed for Lots 3 and 4. JADUs will not be permitted until a property owner resides on each of the proposed lots.

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

Lot 1 would have 70 feet of frontage on 'M' Avenue. It will be approximately 142 feet deep with a 10 foot wide section that extends another 25 feet. The net size is 8,073 square feet. One of the existing residences will retain a 10 foot front yard setback. All other required setbacks would be maintained for the existing residences.

Lot 2 would have approximately 55.1 feet of frontage on 'M' Avenue. It will be approximately 142 feet deep and have a net size of 7,830 square feet. One of the existing residences will retain a 10 foot front yard setback. All other required setbacks would be maintained for the existing residences.

Lot 3 would have approximately 46.12 feet of frontage on East 16th Street. It will be approximately 100 feet deep with a net size of 4,616 square feet. With required setbacks provided, approximately 1,987 square feet is available for development of a new residence.

Lot 4 would have approximately 46.11 feet of frontage on East 16th Street. It will be approximately 100 feet deep with a net size of 4,616 square feet. With required setbacks provided, approximately 1,986 square feet is available for development of a new residence.

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.

The proposal also provides an additional home ownership opportunity, which is consistent with the City's Housing Element.

Subdivision Ordinance

The proposed subdivision is consistent with the Subdivision Ordinance as it creates a development pattern that is consistent with nearby properties. The properties in the vicinity are regular in shape (square or rectangular) with some variation in size. The proposed lots in this case will be the same, with the exception of a 25-foot by 10-foot notch on the south side of lot 1, which abuts the end of the 'M' Avenue right-of-way. Lots 3 and 4 continue the lot pattern fronting East 16th street.

Land Use Code

The Land Use Code establishes a maximum density of 9 units per acre in the RS-2 Zone. The density of properties in the same block as the proposed site and on same side of the street is approximately 8.2 units per acre. The proposed future density of the property would be 7.1 units per acre, which is consistent with the maximum density.

A grading and drainage plan will be required for the proposed units on lots 3 and 4. The lot slopes about 10 feet east to west where the buildable area is located; therefore, cut and fill 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 single-family subdivision, at a density of 7.1 units per acre, is consistent with the Small Lot Residential land use designation, which specifies a maximum density of 9 units per acre the uses.

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

Additional single-family homes with ADUs can be located on level building pads on the site with a minor amount of grading.

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

The proposed parcels can accommodate single family residences with suitable yard areas and still meet prescribed recommended density for the area.

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. 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.

Existing easements will be maintained and not be encroached upon.

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 future home.

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.

The project will provide an additional homeownership opportunity, which is consistent with and encouraged by the City's Housing Element.

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:

1. The proposed project has been reviewed in compliance with CEQA for which a Negative Declaration (ND) has been prepared. The ND has determined that the proposed project could not have significant effect on the environment.

Staff has determined that the proposed project could not have a significant effect on the environment and an initial study checklist and negative declaration was prepared for the approval of this Tentative Parcel Map.

Department Comments

Comments were received from the Engineering and Fire departments; and the Sweetwater Authority. The comments have been included as Conditions of Approval. The Engineering Department provided comments related to site plan requirements, storm water requirements, engineering and land development requirements, right-of-way requirements, and Final Map requirements; the Fire Department is requiring compliance with codes related to fire protection and access for future housing; the Sweetwater Authority provided comments related to the adequacy of existing infrastructure and easements. Any future construction on the property would require adequate water infrastructure that can provide necessary fire flow. Any comments related to construction and utilities would be addressed at the time of future building permit submittal.

Summary

The subject property is a large lot, which is more than four times the minimum lot size required in the RS-2 zone. As such, it is suitable for subdividing. The placement of the existing homes allows the opportunity for subdivision with all necessary setbacks being provided. The requested exceptions for street frontage and minimum lot size will all the project to provide a regular lot configuration and would result in a uniform development that would be consistent with area development. If approved, the proposed subdivision will result in an additional home ownership opportunities, and will meet all Land Use Code requirements, 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 2021-22 LS subject to the conditions listed within, based on the attached findings or findings to be determined by the Planning Commission; or
2. Deny 2021-22 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. 2021-22 LS dated 8/30/2021)
6. Public Hearing Notice (Sent to 150 property owners and occupants)
7. CEQA Checklist and Negative Declaration
8. Resolution



David Welch
Associate Planner



ARMANDO VERGARA
Director of Community Development

**RECOMMENDED FINDINGS FOR CERTIFICATION OF THE NEGATIVE
DECLARATION AND APPROVAL
OF THE TENTATIVE PARCEL MAP**

2021-22 LS 1305 1616 'M' Avenue

APN: 561-090-18

Findings for the certification of the Negative Declaration:

1. The proposed project has been reviewed in compliance with CEQA for which a Negative Declaration (ND) has been prepared. The ND has determined that the proposed project could not have significant effect on the environment.

Findings for approval of the Tentative Parcel Map:

1. The proposed map is consistent with the National City General Plan because the proposed single-family subdivision, at a density of 7.1 units per acre, is consistent with the Low-Medium Density Residential land use designation, which specifies a maximum density of 9.0 units per acre the uses.
2. The site is physically suitable for the proposed type of development because additional single-family homes with ADUs can be located on level building pads on the site with a minor amount of grading.
3. The site is physically suitable for the proposed density of development because the proposed parcels can accommodate single family residences with suitable yard areas and still meet prescribed recommended density for the area
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. 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 existing easements will be maintained and not be encroached upon.
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 future home.

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 the project will provide an additional homeownership opportunity, which is consistent with and encouraged by the City's Housing Element.
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.

RECOMMENDED CONDITIONS OF APPROVAL

2021-22 LS 1616 'M' Avenue

General

1. This *Tentative Parcel Map* authorizes the creation of four 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. 2021-22 LS, dated 8/30/2021. 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. SITE PLAN REQUIREMENTS

1. Tentative Parcel Map Checklist

a. Form and Content

- i. Scale: 1" = 100' (1cm = 10m) minimum with north arrow
- ii. Title: Tentative Parcel Map
- iii. Legal description: Sufficient to define map boundaries
- iv. Tax Assessor's Parcel Number(s)
- v. Owner's name, address, telephone number and signature
- vi. Civil engineer's or land surveyor's name, address, telephone number and registration or license number
- vii. Method of sewage disposal – sewer laterals shall be 6-inch minimum.
- viii. Reference to topographic source
- ix. Grading – statement if no grading proposed
- x. Date of preparation and number and dates of any revision

b. Map Data

- i. North arrow with scale (min. 1" = 100')
- ii. Boundaries
 1. Fully dimensioned

2. Proposed as solid lines, existing as dashed lines
- iii. Utilities
 1. Sewer – location, size, type, depth manholes
 2. Water – location, size, type
 3. Gas – location, size
 4. Electrical, telephone, cable, TV lines – location, size, type, poles, overhead or underground
 5. Water courses – widths, directions of flow
 6. Contours – maximum 5' (2m) interval
 7. Easements – location, purpose, size, public or private
- iv. Proposed
 1. Sidewalks, curbs and gutters, driveways
 2. Sewers – location, size, type, manholes
 3. Drainage facilities
 4. Removal or relocation of existing buildings and location of any proposed buildings
 5. Removal of existing trees
 6. Grading – degree of slope, benches, retaining walls, pad elevations
 7. Easements – location, purpose, size, public or private

5. STORM WATER REQUIREMENTS

1. A Hydrology study (100 year flood) is required for the new project. The study should consider the proposed project area to the closest municipal storm drain collection point. The study should consider the adequacy of the existing storm drain system to convey any additional run off. All Hydrology study findings and recommendations are part of Engineering Department requirements.
2. The Storm Water BMP Requirements Applicability Form I-1 and if required I-2 checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Division web site at the link below *. If it is determined that the project is subject to the “Priority Project Permanent Storm Water BMP Requirements” and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.

*<http://www.nationalcityca.gov/city-government/engineering-public-works/engineering-division/online-services-forms-fees>.

3. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant

Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.

4. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.
 5. All existing and proposed curb inlet on property shall be provided with a "No Dumping" signage in accordance with the NPDES program.
 6. A National Pollutant Discharge Elimination System (NPDES) permit is required for discharges of storm water runoff associated with construction greater than 1 acre activity where clearing, grading, and excavation results in a land disturbance. A construction storm water permit shall be obtained from the Regional Water Quality Control Board. A copy of shall be given to the City of National City Engineering Department prior to any work beginning on the project.
 7. A Notice of Intent (NOI) shall be filed with the Regional Water Quality Control Board (RWQCB).
 8. Industrial facilities shall comply with NPDES regulations. A Storm Water Pollution Prevention plan shall be prepared and submitted to the Engineering Department for approval. The facility shall satisfy the sampling and monitoring requirements of the NPDES regulations.
 9. A hydromodification plan or a letter sealed and signed by the Engineer of Work explaining why the project is exempt from hydromodification requirements shall be submitted.
6. ENGINEERING LAND DEVELOPMENT REQUIREMENTS
1. A grading and drainage plan shall be submitted showing all of the proposed and existing on-site and off-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed parking lot or development shall be implemented with the design of the grading. This shall include the provision of such devices as storm drain interceptors, clarifiers, or filters. Best Management Practices for the maintenance of the parking lot, including sampling, monitoring, and cleaning of private catch basins and storm drains, shall be undertaken in accordance with the National Pollution Discharge Elimination System (NPDES) regulations. A private storm water treatment maintenance agreement shall be signed and recorded. A check list for preparation of the grading plan/drainage plan is available at the Engineering Department.

2. A sewer permit will be required. The method of sewage collection and disposal shall be shown on the grading/drainage plan. Any new sewer lateral in the City right-of-way shall be 6 inch in size with a clean out. A sewer stamp "S" shall be provided on the curb to mark the location of the lateral.
3. Separate street and sewer plans prepared by Registered Civil Engineer, shall be submitted showing all of the existing and proposed improvements. The plans shall be in accordance with City requirements.
4. A soils engineering report shall be submitted for the Engineering Department's review, after Planning Commission approval. The report shall address the stability of all of the existing and proposed slopes on the property. It shall also address the adequacy of the building pads, the criteria for any new retaining wall design, the maximum allowable soil bearing pressure and the required pavement structural sections for the proposed streets, the parking areas, and the driveways. As a minimum, the parking lot pavement sections shall be 2 inch A.C. over 4 inch Class II aggregate base. The street pavement sections shall be in accordance with National City modified Standard Drawing G-34. All soils report findings and recommendations shall be part of the Engineering Department requirements.
5. A title report shall be submitted to the Engineering Department, after the Planning Commission approval, for review of all existing easements and the ownership at the property.
6. All NEW dwellings are subject to Development Impact Fee according to the current fee schedule at the time of Permit issuance. This includes new homes, condos and apartments.
7. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping and retaining wall work shall be submitted with the plans. A performance bond equal to the approved cost estimate shall be posted. Three percent (3%) of the estimated cost shall also be deposited with the City as an initial cost for plan checking and inspection services at the time the plans are submitted. The deposit is subject to adjustment according to actual worked hours and consultant services.
8. All proposed ADU units must comply with the City's current guidelines and requirements.

7. RIGHT OF WAY REQUIREMENTS

1. The property owner, or its successors and assigns shall be responsible for the maintenance, repair, or reconstruction of all irrigation and landscaping improvements installed within the public right-of-way. Sprinkler heads shall be adjusted so as to prevent overspray upon the public sidewalk or the street. The proposed sprinkler heads shall be installed behind the sidewalk, and the irrigation mainline upon private property only, as required by the City. The property owner

or, its successors or assigns, shall be remove and relocate all irrigation items from the public right-of-way at no cost to the City, and within a reasonable time frame upon a written notification by the City Engineer.

2. Metallic identification tape shall be placed between the bottom layer of the finished surface and the top of all irrigation lines in the public right-of-way.
 3. The deteriorated portions of the existing street improvements along the property frontages shall be removed and replaced. Specifically the sidewalk adjacent to the property on E. 16th Street.
 4. Street pavement repair will be required. The work shall be as follows: M Avenue from the edge of the driveway connection to E. 16th Street and south end of street adjacent to proposed Lot 1.
 5. The existing street improvements along the property frontage(s) shall be kept free from weed growth by the use of special weed killers, or other approved methods.
 6. All existing survey monuments, including any benchmark, within the boundaries of the project shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall restore them after completion of the work. A Corner Record shall be filed with the County of San Diego Recorder. A copy of the documents filed shall be given to the City of National City Engineering Department as soon as filed.
 7. The driveway on E. 16th Street to access Lots 1 & 2 shall be an alley entrance type driveway with pedestrian ramps.
 8. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property.
 9. Street improvements shall be in accordance with the City Standards. All missing street improvements shall be constructed. Abandoned driveway aprons shall be replaced with curb, gutter, and sidewalks.
8. FINAL PARCEL MAP REQUIREMENTS
1. 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.
 2. The developer shall submit to the Fire Department a letter from Sweetwater Authority stating existing fire flow. If determined by the Fire Department that additional improvements are needed, the developer shall enter into an agreement for the water improvements with the Sweetwater Authority prior to obtaining the final map approval.

3. Separate water and sewer laterals shall be provided to each lot/parcel.
4. 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 the approval of the final parcel map.
5. The creation of an easement for ingress and egress to and from parcel/lot 1 and 2 across parcel/lot 1 and 2 from "M" Avenue will be required. The easement shall be created on the final parcel map. A driveway maintenance agreement between both parcel/lot owners shall be executed
6. SUSMP documentation must be submitted and approved.
7. All utility service facilities to the parcels of the new parcel map, shall be placed underground.
8. The final parcel map shall be recorded prior to issuance of any building permit.
9. All new property line survey monuments shall be set on private property, unless otherwise approved.
10. The parcel 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 parcel map. Two measured ties from the boundary of the property to existing horizontal control stations shall be shown.

Fire

9. Project shall be designed to code.
10. The National City Fire Department utilizes all current codes and ordinances. Currently, we are using the current editions of NFPA, CFC and the current edition of the CCR.
11. Fire sprinkler shall be evaluated and installed for all four new units as required per code.
12. Existing units (4) located to rear (south) of property will remain as indicated. However, if any of these change from existing status, future developer will be required to reach out to the National City Fire Department for direction prior to change.
13. The required width of emergency fire apparatus access roads shall not be **obstructed in any manner**, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all weathered road with the ability to support 75 thousand pounds or greater. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet. A 28 foot turning radius

is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas (*Engineering Department*).

14. Parking shall not impact requirements of turn-around provision or roadway at any time if required.
15. Approved signs or other approved notices or markings (Red Curb) that include NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designed shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. All projects shall be evaluated for this necessary application.
16. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
17. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
18. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of construction.
19. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

Sweetwater Authority

20. Show size of proposed water service laterals and meters. Based on proposed fixture counts, a minimum 1-inch service with a 1-inch meter is required to serve each parcel. The private water supply pipeline, from the meter to the dwellings, shall be a minimum 1-1/4 inches.
21. The water service lateral and meter to serve Lots 3 and 4 are proposed to serve three units and shall include an Authority approved lead-free backflow preventer set on private property at the edge of the right-of-way.
22. If fire protection is required for Lots 3 and 4, a water service lateral dedicated for fire protection with an Authority approved lead-free backflow preventer for each lot will be required. Revise the plans, if applicable.

23. Water service laterals shall be located to maintain a minimum of ten (10) feet of horizontal separation from sewer laterals and five (5) feet of separation from storm drains and storm facilities. The clearance is measured from edge to edge of the facilities.
24. Water service laterals shall be located to maintain a minimum of five (5) feet of parallel horizontal separation from gas and dry utilities, and the water meter and water appurtenances shall be placed no closer than three (3) feet from dry utilities on the TPM.
25. Please provide a letter from the National City Fire Department that indicates the fire protection requirements for the project. This must be provided prior to approval of the TPM.
26. Water facilities shall be designed and installed in accordance with the current Sweetwater Authority Design Standards and the Standard Specifications for Construction of Water Facilities.
27. Plot all existing utilities in accordance with the record drawing information provided by each utility. Water meter boxes shall be placed three (3) feet from the edge of the driveway aprons and six (6) feet from driveways.
28. If any proposed improvements are in conflict with existing water facilities, which will require the water facilities to be abandoned and/or relocated, that abandonment and/or relocation shall be separately approved and completed prior to the recordation of the parcel map.
29. All proposed water services and meters must be designed, approved, and constructed prior to the recordation of the parcel map.
30. An approved backflow prevention assembly is required for water services serving residential fire sprinklers and parcels with more than two (2) units.
31. All fees and deposits necessary to perform Authority facility work is due within two (2) weeks of National City permit issuance.
32. This property is most likely encumbered by an Authority blanket easement. The Authority recommends that the owner request a quitclaim of the easement by the Authority prior to parcel map recordation. By quitclaiming the easement, both parcel titles will be free of the easement blanket encumbrance, and the Letter of Omission requirements will be eliminated. Quitclaims require approval of the Authority's Governing Board. The Authority's fee for such a request is \$800. If the owner chooses not to have the Authority quitclaim the blanket easement, the owner must submit a written request to the Authority for a Letter of Omissions.

Planning

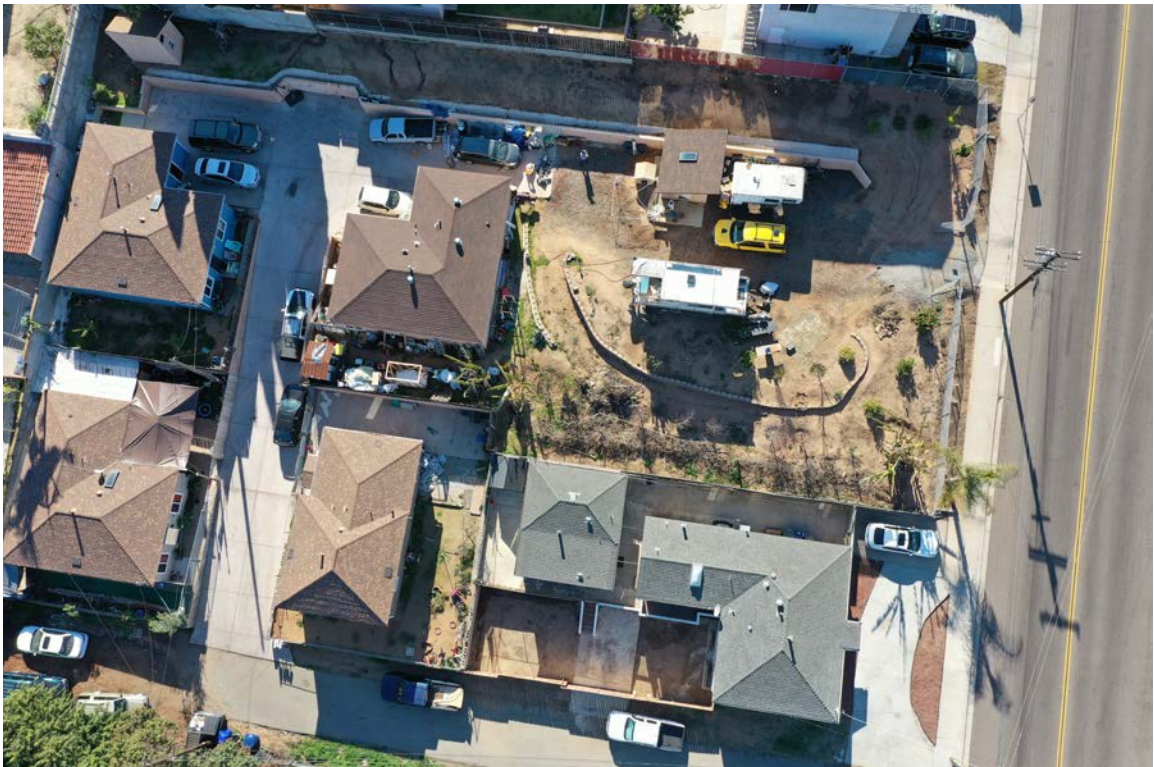
33. Plans submitted for construction shall be conformance with all applicable development codes, including design, parking, and landscaping.

2021-22 LS – 1616 'M' Avenue – Overhead



2021-22 LS – 1616 'M' Avenue – Site Photos

Overhead views



'M' Avenue looking south

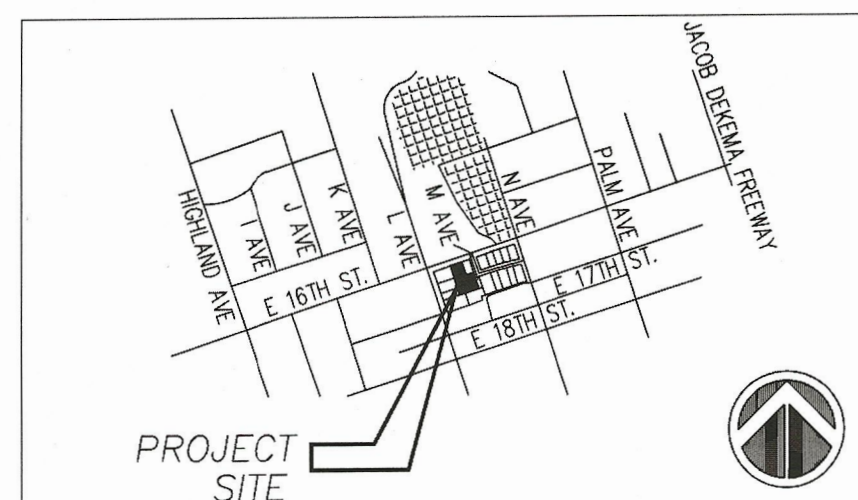


East 16th Street looking southeast

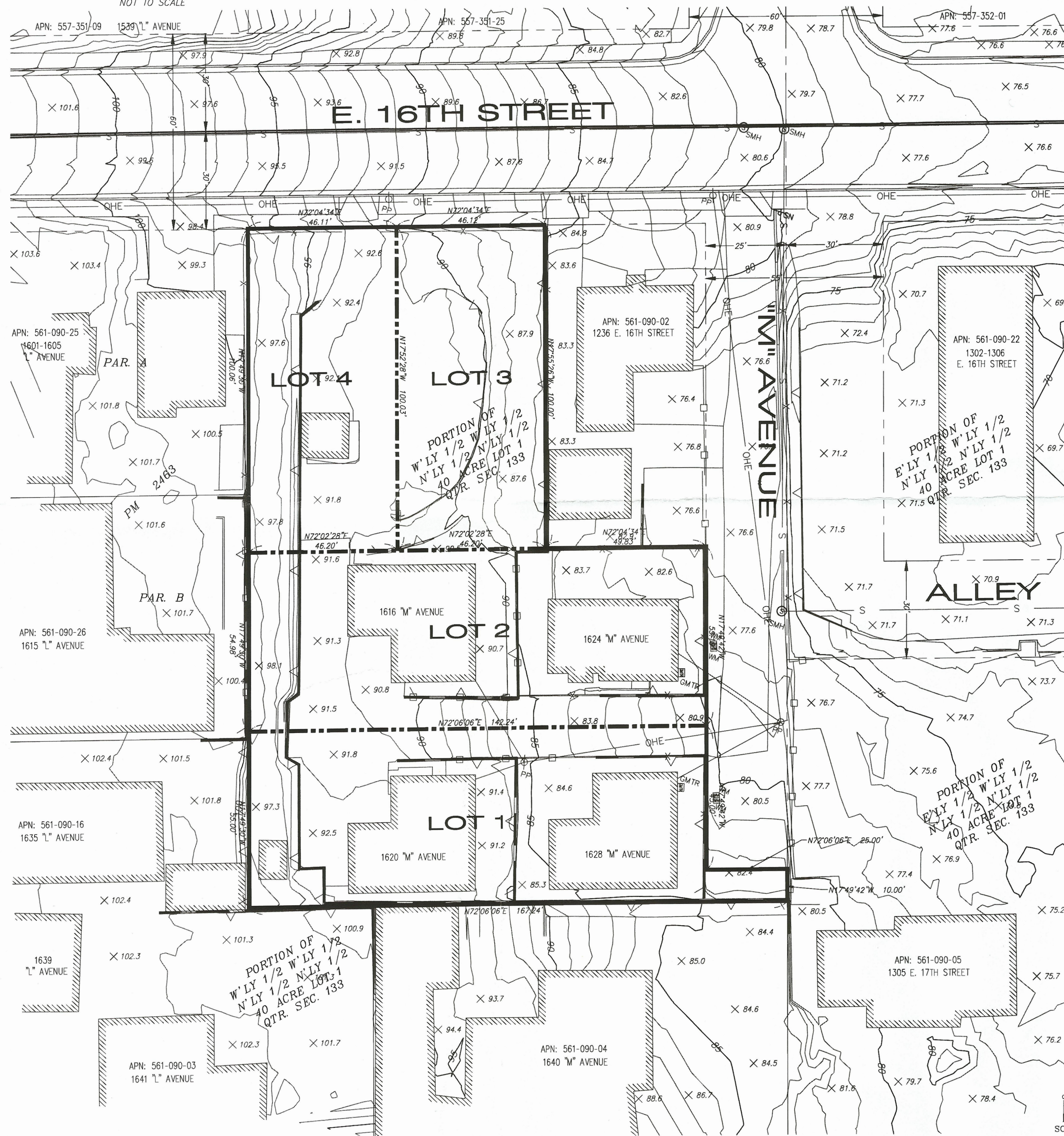


TENTATIVE PARCEL MAP NO. TPM21-XXXX

1616, 1620, 1624 AND 1628 "M" AVENUE
NATIONAL CITY, CALIFORNIA 91950
PROJECT # XX-XXXX



VICINITY MAP
NOT TO SCALE



LEGEND & ABBREVIATIONS

- SUBJECT PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- EXISTING CONCRETE EDGE
- EXISTING CHAIN-LINK FENCE
- EXISTING WROUGHT IRON FENCE
- EXISTING STRUCTURE OVERHANG
- EXISTING RETAINING WALL
- EXISTING MASONRY WALL
- EXISTING STRUCTURE OUTLINE
- EXISTING SPOT ELEVATION
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING SEWER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING SEWER MANHOLE

ZONING DATA

EXISTING / PROPOSED ZONE: RS-2
EXISTING / PROPOSED PRIMARY LAND USE: RESIDENTIAL

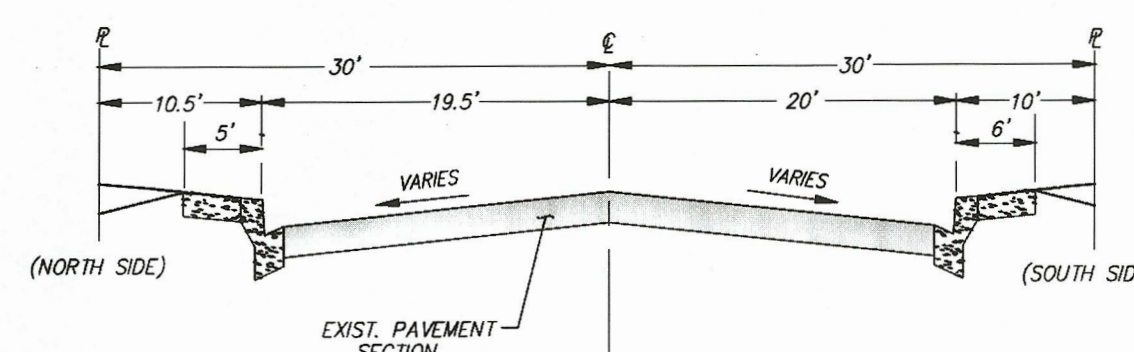
WATER SUPPLY

WATER SYSTEM TO BE INSTALLED PER STANDARDS OF SWEETWATER AUTHORITY AND OPERATED AND MAINTAINED BY SAID DISTRICT.

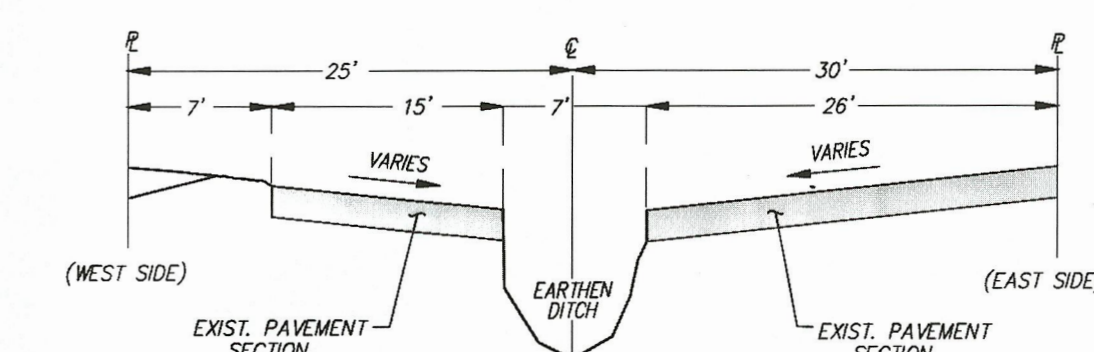
SEWAGE DISPOSAL

SEWER TO BE PROVIDED AND CONNECTED TO THE CITY OF NATIONAL CITY SEWER MAINS (8" MIN.) & SEWER LATERALS WILL BE 4" MINIMUM.

EXISTING STREET CROSS-SECTIONS



TYPICAL STREET SECTION, E. 16TH STREET
NO SCALE



TYPICAL STREET SECTION, "M" AVENUE
NO SCALE

LEGAL DESCRIPTION

THE WESTERLY HALF OF THE WESTERLY HALF OF THE NORTHERLY HALF OF THE NORTHERLY HALF OF 40 ACRE LOT 1 IN QUARTER SECTION 133 OF RANCHO DE LA NACION, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, BY MERRILL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 11, 1869, -EXCEPTING THEREFROM, THE SOUTHERLY 90.00 FEET; THE WESTERLY 165.00 FEET; THE NORTHERLY 30.00 FEET; AND THAT PORTION OF THE EASTERLY 25.00 FEET LYING NORTHERLY OF THE NORTHERLY LINE OF THE SOUTHERLY 100.00 FEET THEREOF, -ALSO EXCEPTING THEREFROM, THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID WESTERLY HALF OF THE WESTERLY HALF OF THE NORTHERLY HALF OF THE NORTHERLY HALF OF 40 ACRE LOT 1; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT, SOUTH 19°00'00" EAST, 30.00 FEET; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, SOUTH 71°00'00" WEST, 25.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE, SOUTH 71°00'00" WEST, 50.00 FEET; THENCE AT RIGHT ANGLES, SOUTH 19°00'00" EAST, 100.00 FEET; THENCE AT RIGHT ANGLES, NORTH 71°00'00" EAST, 50.00 FEET; THENCE AT RIGHT ANGLES, NORTH 19°00'00" WEST, 100.00 FEET TO THE TRUE POINT OF BEGINNING.

SITE INFORMATION

SITE ADDRESS: 1616, 1620, 1624 & 1628 "M" AVENUE, NATIONAL CITY, CALIFORNIA 91950
APN: 561-090-18
GROSS SITE AREA: 25,136 SQ. FT. (0.56 ACRES)
NUMBER OF EXISTING LOTS: 1
NUMBER OF PROPOSED LOTS: 4

PROJECT NARRATIVE

THE PROPOSED PROJECT IS A TENTATIVE PARCEL MAP FOR THE PURPOSE OF SUBDIVIDING THE ONE (1) EXISTING PARCEL INTO FOUR (4) PARCELS.

PARCEL SUMMARY

LOT:	GROSS:	NET:
LOT 1:	8,073 SQ. FT. (0.18 ACRES)	8,073 SQ. FT. (0.18 ACRES)
LOT 2:	7,830 SQ. FT. (0.16 ACRES)	7,830 SQ. FT. (0.16 ACRES)
LOT 3:	4,616 SQ. FT. (0.11 ACRES)	4,616 SQ. FT. (0.11 ACRES)
LOT 4:	4,617 SQ. FT. (0.11 ACRES)	4,617 SQ. FT. (0.11 ACRES)
TOTAL:	25,136 SQ. FT. (0.56 ACRES)	25,136 SQ. FT. (0.56 ACRES)

EASEMENTS/EXCEPTIONS/ENCUMBRANCES

- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 17, 1998 AS INSTRUMENT NO. 1998-0370058, OF OFFICIAL RECORDS (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD).

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, NAD 83, EPOCH 1991.35.

VERTICAL DATUM

THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

APPLICANT/SUBDIVIDER

SPECIALTIES DESIGN
217 LANDS AVENUE
CHULA VISTA, CALIFORNIA 91910
CONTACT: FRANCISCO GODINEZ
PHONE: (619) 424-9766
EMAIL: FGWORK@HOTMAIL.COM

FRANCISCO GODINEZ _____ DATE _____

OWNER(S)

MONICA CESPEDES-AMPUDIA, AN UNMARRIED WOMAN, JORGE E. RIVERA, A SINGLE MAN AND CARLO F. RIVERA, A SINGLE MAN, AS JOINT TENANTS
1616 "M" AVENUE
NATIONAL CITY, CALIFORNIA 91950

MONICA CESPEDES-AMPUDIA _____ DATE _____

JORGE E. RIVERA _____ DATE _____

CARLO F. RIVERA _____ DATE _____

SURVEYOR OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE SURVEYOR OF WORK FOR THIS PROJECT, AND I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE.

DRAFT
GREGORY E. TSCHERCH, P.L.S. 8814 _____ DATE _____



REVISIONS	BY
△	
△	
△	
△	
△	
△	

TEL: (619) 404 30 86
2576 CATAMARAN WAY
CHULA VISTA, CA 91914

Project Name: 1616 M DWELLING UNITS
Owner: MONICA CESPEDES
1616 M AVENUE, NATIONAL CITY, CA 91950
SHEET TITLE: TENTATIVE PARCEL MAP NO. TPM20

DRAWN EADM
CHECKED
DATE
SCALE 1" = 20'
JOB NO.
SHEET NO.



CITY OF NATIONAL CITY - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

CONSIDERATION OF CERTIFICATION OF A
NEGATIVE DECLARATION FOR A
TENTATIVE PARCEL MAP FOR THE SUBDIVISION OF
ONE LOT INTO FOUR AT 1616 'M' AVENUE WITH
EXCEPTIONS FOR LESS THAN REQUIRED LOT WIDTH
AND MINIMUM LOT SIZE
CASE FILE NO.: 2021-22 LS
APN: 561-090-18

The National City Planning Commission will hold a public hearing at their regular online meeting after the hour of 6:00 p.m. **Monday, February 7, 2022**, 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: Fernando Diaz De La Vega)

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://nationalcityca.new.swagit.com/views/33>.

The 25,136 square-foot property is located on the south side of East 16th Street west of "M" Avenue. The applicant proposes to subdivide the existing lot into four parcels. Four existing structures will remain as two homes and two detached accessory dwelling units (ADUs) on two of the new lots. The two remaining lots will be developed with two new homes, each with a detached ADU. Access to the new lots will be from "M" Avenue and East 16th Street.

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 4:00 p.m., **February 7, 2022** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff who can be contacted at 619-336-4310 or 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

ATTACHMENT 6

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INITIAL STUDY CHECKLIST

CITY OF NATIONAL CITY
Planning Division
1243 National City Boulevard
National City, CA 91950

1. **PROJECT TITLE/PROJECT #:** 2021-22 LS – Tentative Parcel Map for subdividing one lot into four at 1616 ‘M’ Avenue with exceptions for less than required lot width and lot size.

2. **LEAD AGENCY:** City of National City
Planning Department
1243 National City Boulevard
National City, CA 91950

Contact: Martin Reeder, AICP –Principal Planner
Phone: (619) 336-4313

3. **PROJECT LOCATION:** Southwest corner of East 16th Street and “M” Avenue, National City, CA 91950

4. **PROJECT PROPONENT:** Fernando Diaz De La Vega

5. **ZONING DESIGNATION:** Small Lot Residential (RS-2)

6. **PROJECT DESCRIPTION:** Tentative Parcel Map for the subdivision of an existing parcel into four. The property has four existing buildings, two primary residence sand two accessory dwelling units. Two lots will each have one of the residences and one of the accessory dwelling units. The remaining to two lots will be developed in the future. The two lots to be developed later are each 4,600 square feet in size and have 46 feet of street frontage, where 5,000 square feet and 50 feet respectively are typically required. The City’s Subdivision Ordinance allows for exceptions to these development standards. However, the normal categorical exemption – Section 15315 (Minor Land Divisions) does not apply due to the requested exceptions.

7. **SURROUNDING LAND USES AND SETTING:** The project site is surrounded by low-medium density residential uses of approximately 10 unit per acre. There is an undeveloped 1.7-acre property located across East 16th Street to the north, which was recently approved for a 39-unit multi-unit residential complex. The area slopes down approximately 15 feet from the west property line to the east.

8. **OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED (AND PERMITS NEEDED):** N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or is “Potentially Significant Unless Mitigated,” as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:


(To be completed by the Lead Agency)
On the basis of this Initial Evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or is “potentially significant unless mitigated.” An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effect that remains to be addressed.

Signature 	Date 12/9/2021
Printed Name: Martin Reeder, AICP	Title: Principal Planner

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less than Significant w/ Mitigation Incorporated” applied where the incorporation of a mitigation measure has reduced an effect from “Potentially Significant Impact” to “Less than Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES with Supporting Documentation & Sources

I – AESTHETICS - Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime Views in the area? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

The project site is an existing developed lot surrounded by other existing urban development. There are no scenic vistas or resources in the area that would be affected by the project. The development of the property would meet the density of the RS-2 zone (8.7 units per acre).

II – AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation & Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Conflict with existing zoning for agricultural use, or a				

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|
| Williamson Act contract? (Sources: 1, 2, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Sources: 1, 2, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? (Sources: 1, 2, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Sources: 1, 2, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

The City of National City does not contain farmland or agricultural resources, forest land, nor any land zoned for agricultural use. As such, approval of this project will have no impact on such lands or resources.

III – AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
---------------------------------------	--	-------------------------------------	------------------

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1, 2, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 1, 2, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 1, 2, 3, 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| d) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1, 2, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| • e) Create objectionable odors affecting a substantial number of people? (Sources: 1, 2, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

The City does not have any applicable air quality plan or standards that would apply in this case. Air quality is under the purview of the San Diego County Air Pollution Control District. The County of San Diego and National City are in attainment for all California Clean Air Act (CCAA) pollutants with the exception of ozone. Approval of this project will not conflict with or obstruct the implementation of the San Diego County Regional Air Quality Strategy (RAQS) to manage air quality in our region. The prescribed density of the project area allows up to 4.8 residential units (not including accessory dwellings units). Approval of the

project would allow 4 residential units, of which two exist. While not proposing to be constructed, the two additional units could be reasonably estimated to generate approximately 12 additional vehicle trips per day. This amount does not trigger any threshold for a focused traffic study or traffic impact analysis. As such, overall, approval of this project will have no impact on air quality.

IV – BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Sources: 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

The property is a mostly developed and disturbed residential lot. There is no habitat of any kind on the lot. The two newly-created lots are currently a landscaped area consisting of dirt, and small non-native shrubs

There are no adopted habitat conservation plans within the City of National City.

V – CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------	--------------------------------	---	------------------------------	-----------

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (Sources: 3, 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Sources: 3, 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Sources: 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

No historical or archaeological resources as defined in Section 15064.5 are known to exist on the proposed project site. However, there is one previously recorded cultural resource within a half-mile radius of the project area and two previously recorded historical structures within a half-mile radius of the project area. Even with the number of cultural resources recorded within a half-mile radius of the project area, there is a very low likelihood of encountering unrecorded cultural resources within the project area at such time as any construction takes place. In addition, the site is previously disturbed, including the two properties to be developed in the future. Construction work would be limited to slab-on-grade construction and grading would be limited to the creation of flat areas on which to pour the slab. Therefore, there would be no impact to cultural resources caused by the proposed project or potential future development.

VI – GEOLOGY AND SOILS

Would the project:

- | | Potentially Significant Impact | Less Than Significant w/ Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| ii) Strong seismic ground shaking? (Sources: 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| iii) Seismic-related ground failure, including liquefaction? (Sources: 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| iv) Landslides? (Sources: 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b) Result in substantial soil erosion or the loss of topsoil? (Sources: 2, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (Sources: 9)

California Geological Survey information indicates the site is not located within an Alquist-Priolo Special Studies Zone, and there are no known active or potentially active faults that intercept the project site; therefore, the potential for ground rupture at this site is considered low. The nearest active fault to the site is the La Nacion Fault, located approximately a mile to the northeast. Accordingly, the site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general. The site is not within an area susceptible to landslides and not within a fault zone, slide prone area or an area susceptible to liquefaction; therefore there is no impact or increased exposure to landslides due to the proposed project.

It should be recognized that Southern California is an area that is subject to some degree of seismic risk and that it is generally not considered economically feasible nor technologically practical to build structures that are totally resistant to earthquake-related hazards. Construction in accordance with the minimum requirements of the Uniform Building Code should minimize damage due to seismic events. Due to the number and nature of the active and non-active fault lines within the southern California region, it cannot be known when earthquakes will occur; therefore, there is a less than significant impact.

No construction or grading is proposed as part of this project, which is solely a subdivision of an existing developed lot. Any future design and construction would require conformance with City’s stormwater ordinance and grading regulations. Therefore, there is no impact or increased substantial erosion due to the proposed project.

The existing site has traditional sewer laterals, which connect with the existing sewer system that serves the City. Any future design and construction would connect to the same system. There would be no use of septic tanks or alternative waste water disposal systems; therefore, no impact.

VII – GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 1, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 1,9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

GHG emissions contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change. No single project could generate enough GHG emissions to noticeably change the global average temperature. The combination of GHG emissions from past, present, and future projects contributes substantially to the phenomenon of global climate change and its associated environmental impacts and as such is addressed only as a cumulative impact. No construction is proposed at this time, therefore there is no impact. However, any future construction of up to two new homes would occur over the short construction duration, and would consist primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with project-related new vehicular trips and indirect source emissions, such as energy usage. The existing density in the area allows up to 4.8 residential units. Approval of the project would allow five units; therefore there would still be not impact to air quality.

California has adopted several policies and regulations for the purpose of reducing GHG emissions. On

December 11, 2008, CARB adopted the AB 32 Scoping Plan to achieve the goals of AB 32 that establishes an overall framework for the measures that will be adopted to reduce California’s GHG emissions. The proposed project is subject to compliance with AB 32, which is designed to reduce statewide GHG emissions to 1990 levels by 2020.

In addition, in 2012 the City of National City adopted its Climate Action Plan and associated targets to reduce GHG emissions by 15 percent below 2005/2006 levels by 2020, with additional reductions by 2030. Some of the primary provisions of the Climate Action Plan are to promote greater density and infill development, water conservation, energy efficiency, and waste reduction strategies. The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG emissions, as contained in the Climate Action Plan. Based on the above, therefore no impact.

VIII – HAZARDS & HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

The existing project area is developed with two residences and two accessory dwelling units. No transport, use, or disposal of hazardous materials is expected, due to no additional construction at this time. At such time as the two vacant lots will be developed, the two additional residences would be consistent with the prescribed use and density of the RS-2 zone. Therefore, there will not be any reasonably foreseeable upset or accident condition involving the release of hazardous materials into the environment.

The project is not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste in general, and is not within one-quarter mile of an existing or proposed school. The site is already developed and would only be developed in conformance with the existing zoning of the property, which has already been analyzed under the CEQA action adopted for creation of the zone. The site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As a result the project would not create a significant hazard to the public or the environment. Therefore, there would be no impact.

There is no adopted emergency response plan or emergency evacuation plan in the City, although there are local considerations that are included as appendices to the Unified San Diego County Emergency Services Organization approved Annex Q of the Operational Area Emergency Plan. The project does not conflict with any of the considerations or plans in the Area Emergency Plan, thus no conflict.

The site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; There are no airports or airstrips in the vicinity; the project would not interfere with an adopted emergency response plan or emergency evacuation plan; and the project is not adjacent to any wildlands or land subject to wildland fires; therefore there would not be any significant risk of loss, injury or death involving wildfires. Therefore, there is no impact.

IX – HYDROLOGY / WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Sources: 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Sources: 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Otherwise substantially degrade water quality? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|----------|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| j) Inundation by seiche, tsunami, or mudflow? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

The project is developed and no construction is proposed at this time. At such time as the two new vacant lots will be developed, they will be subject to water quality and discharge requirements through the City’s Jurisdictional Runoff Management Plan (JRMP). In addition, the project will not result in a density greater than that already anticipated under the RS-2 zoning. Future design of the potential two new single-family dwellings will require compliance with all storm water handling, storage, drainage, and hydromodification regulations. The property is not located within a 100-year flood hazard area or an area influenced by any levee or dam failure, seiche, tsunami, or mudflow; therefore, no impact.

X – LAND USE AND PLANNING

Would the project:

- | | Potentially Significant Impact | Less Than Significant w/ Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|---------------------------------------|--|-------------------------------------|------------------|
| a) Physically divide an established community? (Sources: 1, 2, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2, 6) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1, 2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

The site is surrounded by existing low density residential development. The existing density already allows for up to five units, where only four would be constructed under potential future conditions. Development of the site would not physically impact the existing community; therefore, there would be no impact to established communities.

There are no applicable habitat conservation plan or natural community conservation plans in the City, therefore no impact.

XI – MINERAL RESOURCES

Would the project:

- | | Potentially Significant Impact | Less Than Significant w/ Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|---------------------------------------|--|-------------------------------------|------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

specific plan or other land use plan? (Sources: 1)

The project site is located completely within an urbanized area and surrounded by development. The site contains no known mineral resources on the proposed project site or delineated on a local plan for the site; therefore, there is no impact to mineral resources.

XII – NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

The proposed project area is in an urbanized area and is a residential use in an area of mostly residential development. As no construction is proposed at this time, the use is not expected to generate any additional ambient noise in this area. Furthermore, the development is subject to the limitations contained in the City’s Noise Ordinance; therefore, no impacts are expected.

Any associated construction in the future on the project site would create temporary noise impacts. Modern construction equipment, properly used and maintained, should not exceed the noise limits contained in the City’s Noise Ordinance. All noise generated by the project would be required to comply with the City’s Noise Ordinance and be limited to specific hours of operation. No significant impact from the project would occur.

The proposed project site is not located within an airport land use plan or within two miles of a public use airport or private airstrip; therefore, there is no impact to those people working on the project site.

XIII – POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

indirectly (for example, through extension of roads or other infrastructure)? (Sources: 1, 2, 3)

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|----------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

The property is currently zoned for a density of five residential. Only the single-family zoning, which permits one home per lot, is preventing construction of said units. Subdividing the property will allow for two additional units, which would be an overall density of 7.2 units acre, below the maximum density of 8.7 units per acre. therefore no housing or people will be displaced. Therefore, there will be no impact.

XIV – PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection? (Sources: 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Police protection? (Sources: 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Schools? (Sources: 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Parks? (Sources: 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Other public facilities? (Sources: 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

The proposed project would not result in any impacts to public services, as no construction is proposed. The project site is currently and will continue to be served by the National City Fire and Police Department. The closest Fire Station is approximately a half mile away on East 16th Street, and the Police Station at 12th Street and National City Boulevard is one mile away. Typical response time for this area would not be adversely impacted, as plans do not involve changes to public streets adjacent to the site. Any potential development of two new residences will generate impact fees specifically slated for public services that will supplement any additional requirements brought about by said residential development; therefore, there is no impact. Park and school fees will also be paid as part of potential development to offset any increase in need generated by the project, thus no impact.

XV – RECREATION

Potentially Significant	Less Than Significant w/ Mitigation	Less Than Significant	No Impact
-------------------------	-------------------------------------	-----------------------	-----------

	Impact	Incorporation	Impact	
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

There are three parks within a mile and a half of the project, which are currently underutilized and able to accommodate potential use by the potential addition of two new families that could be expected from the potential two new residences. Therefore, there would be no impact.

XVI – TRANSPORTATION AND TRAFFIC

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 1, 2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Result in inadequate emergency access? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

There are no plans, ordinances, or policies that measure circulation system current effectiveness or performance, thus no impact. There is also no congestion management program that the project would conflict with.

This segment of East 16th Street (“L” Avenue to Palm Avenue) currently has an ADT (Average Daily Trip) rate 7,800 and a capacity of 10,000 ADT. The segment operates at a current Level of Service (LOS) of D and is expected to operate at an LOS of F in 2035. According to trip generation rates published by the San Diego Association of Governments (SANDAG), the two potential homes could be expected to generate another 12 vehicle trips per day, which would not exceed the current or proposed (2035) maximum capacity. Furthermore, the existing allowable density is already calculated in said capacity data.

No change in road design is proposed which would cause a safety risk or hinder emergency access. The project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities, as there are no such activities existing or planned in this area, thus no impact.

XVII – UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? (Sources: 1, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? (Sources: 1, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Any potential project would be designed and constructed using Best Management Practices (BMPs) to appropriately handle wastewater and not exceed wastewater treatment requirements of the San Diego Regional Water Quality Control Board; therefore, there is no impact.

The existing property is located within an urbanized area and served by existing water facilities. There is an existing 16-inch PVC water main in the East 16th Street right-of-way that services the property. Sweetwater Authority, the local water provider, has indicated that additional infrastructure, as needed by the potential two new homes, can be provided. Also, all necessary improvements would be included with potential development of the two new residences, and project approval and construction would be undertaken in

accordance with the National Pollutant Discharge Elimination System (NPDES) regulations; therefore, there would be no impact.

The existing site is served by EDCO, the local waste collection and recycle company. EDCO has a contract with the City to handle City residents’ waste disposal and recycling needs. According to EDCO staff, the company utilizes several landfill sites for the disposal of waste collected in National City, with the most common being Otay Mesa, Sycamore, and Miramar Landfills, with an additional 12, 26 and 9 years of capacity remaining respectively; therefore, there is a less than significant impact. There are two other landfill sites in San Diego County – the Ramona landfill, which is full, and Borrego Springs landfill, which has an additional 30 years capacity remaining. In addition, the proposed project would comply with all federal, state, and local statues and regulations related to solid waste.

XVIII – MANDATORY FINDINGS of SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion: No significant impacts to the environment as a result of this project have been identified. Approval of the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly.

REFERENCE SOURCES:

Reference # Document Title

1 National City General Plan

Available for Review at:

National City
 Planning Department
 1243 National City Boulevard
 National City, CA 91950
<http://www.nationalcityca.gov/>

2	City of National City Municipal Code	National City Planning Department
3	Case File 2021-22 LS	National City Planning Department
4	SANDAG trip generation by land use	www.sandag.org
5	US Fish and Wildlife Service	https://www.fws.gov/
6	US Fish and Wildlife Wetland Mapper System	https://www.fws.gov/wetlands/data/mapper.html
7	South Coastal Information Center (SCIC) cultural resources records search	National City Planning Department
8	California Department of Conservation	http://maps.conservation.ca.gov/cgs/fam/
9	City of National City Final Climate Action Plan	National City Planning Department
10	Environmental Protection Agency	https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator
11	Comments received from Building, Engineering, and Fire Departments, and Sweetwater Authority	National City Planning Department
12	California Integrated Waste Management Board	http://www.ciwmb.ca.gov/
13	Environmental Protection Agency	https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator

RESOLUTION 2022-01

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
MAKING A FINDING OF NO SIGNIFICANT IMPACT FOR A TENTATIVE PARCEL
MAP FOR THE SUBDIVISION OF ONE LOT INTO FOUR
LOCATED AT 1616 'M' AVENUE WITH EXCEPTIONS
FOR LESS THAN REQUIRED LOT WIDTH AND MINIMUM LOT SIZE
CASE FILE NO. 2021-22 LS
APN: 561-090-18

WHEREAS, the Planning Commission of the City of National City considered a Tentative Parcel Map for the subdivision of one lot into four at 1616 'M' Avenue with exceptions for less than required lot width and minimum lot size at a duly advertised public hearing held on February 7, 2022, 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. 2021-22 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 February 7, 2022, support the following findings for certification of the Negative Declaration:

1. The proposed project has been reviewed in compliance with CEQA for which a Negative Declaration (ND) has been prepared. The ND has determined that the proposed project could not have significant effect on the environment.

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 February 7, 2022, support the following findings for approval of the Tentative Parcel Map:

1. The proposed map is consistent with the National City General Plan because the proposed single-family subdivision, at a density of 7.1 units per acre, is consistent with the Low-Medium Density Residential land use designation, which specifies a maximum density of 9.0 units per acre the uses.

2. The site is physically suitable for the proposed type of development because additional single-family homes with ADUs can be located on level building pads on the site with a minor amount of grading.
3. The site is physically suitable for the proposed density of development because the proposed parcels can accommodate single family residences with suitable yard areas and still meet prescribed recommended density for the area
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. 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 existing easements will be maintained and not be encroached upon.
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 future home.
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 the project will provide an additional homeownership opportunity, which is consistent with and encouraged by the City's Housing Element.
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.

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 four 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. 2021-22 LS, dated 8/30/2021. 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. SITE PLAN REQUIREMENTS

1. Tentative Parcel Map Checklist

a. Form and Content

- i. Scale: 1" = 100' (1cm = 10m) minimum with north arrow
- ii. Title: Tentative Parcel Map
- iii. Legal description: Sufficient to define map boundaries
- iv. Tax Assessor's Parcel Number(s)
- v. Owner's name, address, telephone number and signature
- vi. Civil engineer's or land surveyor's name, address, telephone number and registration or license number
- vii. Method of sewage disposal – sewer laterals shall be 6-inch minimum.
- viii. Reference to topographic source
- ix. Grading – statement if no grading proposed
- x. Date of preparation and number and dates of any revision

b. Map Data

- i. North arrow with scale (min. 1" = 100')
- ii. Boundaries
 - 1. Fully dimensioned
 - 2. Proposed as solid lines, existing as dashed lines
- iii. Utilities
 - 1. Sewer – location, size, type, depth manholes
 - 2. Water – location, size, type
 - 3. Gas – location, size
 - 4. Electrical, telephone, cable, TV lines – location, size, type, poles, overhead or underground
 - 5. Water courses – widths, directions of flow
 - 6. Contours – maximum 5' (2m) interval
 - 7. Easements – location, purpose, size, public or private
- iv. Proposed
 - 1. Sidewalks, curbs and gutters, driveways
 - 2. Sewers – location, size, type, manholes
 - 3. Drainage facilities
 - 4. Removal or relocation of existing buildings and location of any proposed buildings
 - 5. Removal of existing trees
 - 6. Grading – degree of slope, benches, retaining walls, pad elevations
 - 7. Easements – location, purpose, size, public or private

5. STORM WATER REQUIREMENTS

1. A Hydrology study (100 year flood) is required for the new project. The study should consider the proposed project area to the closest municipal storm drain collection point. The study should consider the adequacy of the existing storm drain system to convey any additional run off. All Hydrology study findings and recommendations are part of Engineering Department requirements.
2. The Storm Water BMP Requirements Applicability Form I-1 and if required I-2 checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Division web site at the link below *. If it is determined that the project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.

*<http://www.nationalcityca.gov/city-government/engineering-public-works/engineering-division/online-services-forms-fees>.

3. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.
 4. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.
 5. All existing and proposed curb inlet on property shall be provided with a "No Dumping" signage in accordance with the NPDES program.
 6. A National Pollutant Discharge Elimination System (NPDES) permit is required for discharges of storm water runoff associated with construction greater than 1 acre activity where clearing, grading, and excavation results in a land disturbance. A construction storm water permit shall be obtained from the Regional Water Quality Control Board. A copy of shall be given to the City of National City Engineering Department prior to any work beginning on the project.
 7. A Notice of Intent (NOI) shall be filed with the Regional Water Quality Control Board (RWQCB).
 8. Industrial facilities shall comply with NPDES regulations. A Storm Water Pollution Prevention plan shall be prepared and submitted to the Engineering Department for approval. The facility shall satisfy the sampling and monitoring requirements of the NPDES regulations.
 9. A hydromodification plan or a letter sealed and signed by the Engineer of Work explaining why the project is exempt from hydromodification requirements shall be submitted.
6. ENGINEERING LAND DEVELOPMENT REQUIREMENTS
1. A grading and drainage plan shall be submitted showing all of the proposed and existing on-site and off-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer.

All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed parking lot or development shall be implemented with the design of the grading. This shall include the provision of such devices as storm drain interceptors, clarifiers, or filters. Best Management Practices for the maintenance of the parking lot, including sampling, monitoring, and cleaning of private catch basins and storm drains, shall be undertaken in accordance with the National Pollution Discharge Elimination System (NPDES) regulations. A private storm water treatment maintenance agreement shall be signed and recorded. A check list for preparation of the grading plan/drainage plan is available at the Engineering Department.

2. A sewer permit will be required. The method of sewage collection and disposal shall be shown on the grading/drainage plan. Any new sewer lateral in the City right-of-way shall be 6 inch in size with a clean out. A sewer stamp "S" shall be provided on the curb to mark the location of the lateral.
3. Separate street and sewer plans prepared by Registered Civil Engineer, shall be submitted showing all of the existing and proposed improvements. The plans shall be in accordance with City requirements.
4. A soils engineering report shall be submitted for the Engineering Department's review, after Planning Commission approval. The report shall address the stability of all of the existing and proposed slopes on the property. It shall also address the adequacy of the building pads, the criteria for any new retaining wall design, the maximum allowable soil bearing pressure and the required pavement structural sections for the proposed streets, the parking areas, and the driveways. As a minimum, the parking lot pavement sections shall be 2 inch A.C. over 4 inch Class II aggregate base. The street pavement sections shall be in accordance with National City modified Standard Drawing G-34. All soils report findings and recommendations shall be part of the Engineering Department requirements.
5. A title report shall be submitted to the Engineering Department, after the Planning Commission approval, for review of all existing easements and the ownership at the property.
6. All NEW dwellings are subject to Development Impact Fee according to the current fee schedule at the time of Permit issuance. This includes new homes, condos and apartments.

7. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping and retaining wall work shall be submitted with the plans. A performance bond equal to the approved cost estimate shall be posted. Three percent (3%) of the estimated cost shall also be deposited with the City as an initial cost for plan checking and inspection services at the time the plans are submitted. The deposit is subject to adjustment according to actual worked hours and consultant services.
8. All proposed ADU units must comply with the City's current guidelines and requirements.

7. RIGHT OF WAY REQUIREMENTS

1. The property owner, or its successors and assigns shall be responsible for the maintenance, repair, or reconstruction of all irrigation and landscaping improvements installed within the public right-of-way. Sprinkler heads shall be adjusted so as to prevent overspray upon the public sidewalk or the street. The proposed sprinkler heads shall be installed behind the sidewalk, and the irrigation mainline upon private property only, as required by the City. The property owner or, its successors or assigns, shall be remove and relocate all irrigation items from the public right-of-way at no cost to the City, and within a reasonable time frame upon a written notification by the City Engineer.
2. Metallic identification tape shall be placed between the bottom layer of the finished surface and the top of all irrigation lines in the public right-of-way.
3. The deteriorated portions of the existing street improvements along the property frontages shall be removed and replaced. Specifically the sidewalk adjacent to the property on E. 16th Street.
4. Street pavement repair will be required. The work shall be as follows: M Avenue from the edge of the driveway connection to E. 16th Street and south end of street adjacent to proposed Lot 1.
5. The existing street improvements along the property frontage(s) shall be kept free from weed growth by the use of special weed killers, or other approved methods.
6. All existing survey monuments, including any benchmark, within the boundaries of the project shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall restore them after completion of the work. A Corner Record shall be filed with the County of San Diego Recorder. A copy of the

documents filed shall be given to the City of National City Engineering Department as soon as filed.

7. The driveway on E. 16th Street to access Lots 1 & 2 shall be an alley entrance type driveway with pedestrian ramps.
8. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property.
9. Street improvements shall be in accordance with the City Standards. All missing street improvements shall be constructed. Abandoned driveway aprons shall be replaced with curb, gutter, and sidewalks.

8. FINAL PARCEL MAP REQUIREMENTS

1. 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.
2. The developer shall submit to the Fire Department a letter from Sweetwater Authority stating existing fire flow. If determined by the Fire Department that additional improvements are needed, the developer shall enter into an agreement for the water improvements with the Sweetwater Authority prior to obtaining the final map approval.
3. Separate water and sewer laterals shall be provided to each lot/parcel.
4. 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 the approval of the final parcel map.
5. The creation of an easement for ingress and egress to and from parcel/lot 1 and 2 across parcel/lot 1 and 2 from "M" Avenue will be required. The easement shall be created on the final parcel map. A driveway maintenance agreement between both parcel/lot owners shall be executed
6. SUSMP documentation must be submitted and approved.
7. All utility service facilities to the parcels of the new parcel map, shall be placed underground.

8. The final parcel map shall be recorded prior to issuance of any building permit.
9. All new property line survey monuments shall be set on private property, unless otherwise approved.
10. The parcel 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 parcel map. Two measured ties from the boundary of the property to existing horizontal control stations shall be shown.

Fire

9. Project shall be designed to code.
10. The National City Fire Department utilizes all current codes and ordinances. Currently, we are using the current editions of NFPA, CFC and the current edition of the CCR.
11. Fire sprinkler shall be evaluated and installed for all four new units as required per code.
12. Existing units (4) located to rear (south) of property will remain as indicated. However, if any of these change from existing status, future developer will be required to reach out to the National City Fire Department for direction prior to change.
13. The required width of emergency fire apparatus access roads shall not be **obstructed in any manner**, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all weathered road with the ability to support 75 thousand pounds or greater. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet. A 28 foot turning radius is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas (*Engineering Department*).
14. Parking shall not impact requirements of turn-around provision or roadway at any time if required.
15. Approved signs or other approved notices or markings (Red Curb) that include NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designed shall be maintained in a clean and legible condition at all times and be

replaced or repaired when necessary to provide adequate visibility. All projects shall be evaluated for this necessary application.

16. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
17. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
18. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of construction.
19. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

Sweetwater Authority

20. Show size of proposed water service laterals and meters. Based on proposed fixture counts, a minimum 1-inch service with a 1-inch meter is required to serve each parcel. The private water supply pipeline, from the meter to the dwellings, shall be a minimum 1-1/4 inches.
21. The water service lateral and meter to serve Lots 3 and 4 are proposed to serve three units and shall include an Authority approved lead-free backflow preventer set on private property at the edge of the right-of-way.
22. If fire protection is required for Lots 3 and 4, a water service lateral dedicated for fire protection with an Authority approved lead-free backflow preventer for each lot will be required. Revise the plans, if applicable.
23. Water service laterals shall be located to maintain a minimum of ten (10) feet of horizontal separation from sewer laterals and five (5) feet of separation from storm drains and storm facilities. The clearance is measured from edge to edge of the facilities.
24. Water service laterals shall be located to maintain a minimum of five (5) feet of parallel horizontal separation from gas and dry utilities, and the water meter and

water appurtenances shall be placed no closer than three (3) feet from dry utilities on the TPM.

25. Please provide a letter from the National City Fire Department that indicates the fire protection requirements for the project. This must be provided prior to approval of the TPM.
26. Water facilities shall be designed and installed in accordance with the current Sweetwater Authority Design Standards and the Standard Specifications for Construction of Water Facilities.
27. Plot all existing utilities in accordance with the record drawing information provided by each utility. Water meter boxes shall be placed three (3) feet from the edge of the driveway aprons and six (6) feet from driveways.
28. If any proposed improvements are in conflict with existing water facilities, which will require the water facilities to be abandoned and/or relocated, that abandonment and/or relocation shall be separately approved and completed prior to the recordation of the parcel map.
29. All proposed water services and meters must be designed, approved, and constructed prior to the recordation of the parcel map.
30. An approved backflow prevention assembly is required for water services serving residential fire sprinklers and parcels with more than two (2) units.
31. All fees and deposits necessary to perform Authority facility work is due within two (2) weeks of National City permit issuance.
32. This property is most likely encumbered by an Authority blanket easement. The Authority recommends that the owner request a quitclaim of the easement by the Authority prior to parcel map recordation. By quitclaiming the easement, both parcel titles will be free of the easement blanket encumbrance, and the Letter of Omission requirements will be eliminated. Quitclaims require approval of the Authority's Governing Board. The Authority's fee for such a request is \$800. If the owner chooses not to have the Authority quitclaim the blanket easement, the owner must submit a written request to the Authority for a Letter or Omissions.

Planning

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

BE IT FURTHER RESOLVED that the Planning Commission has considered the proposed Negative Declaration No. 2021-22 LS and finds on the basis of the whole record (including the Initial Study) that the proposed project could not have a significant effect on the environment and a Negative Declaration reflects the City's independent

judgment and analysis, and hereby approves the Negative Declaration and authorizes the filing of a Notice of Determination.

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 February 7, 2022, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – CONDITIONAL USE PERMIT FOR THE MODIFICATION OF AN EXISTING WIRELESS COMMUNICATIONS FACILITY LOCATED AT 1215 WILSON AVENUE.

Case File No.: 2021-09 CUP

Location: Terminus of East 12th Street north of Civic Center Drive

Assessor’s Parcel No.: 559-032-20 & 21

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: T-Mobile

Zoning designation: CL (Limited Commercial)

Adjacent land use/zoning:

North: Industrial / CL

East: Industrial with single-family residential beyond / CL and MCR-2 (MCR-2) respectively

South: Vacant property / CL

West: Interstate 5 freeway / OS (Open Space)

Environmental review: Categorically Exempt pursuant to Class 3 Section 15303 (New Construction or Conversion of small structures)

Staff recommendation: Approve

Staff Recommendation

Staff is recommending approval of the Conditional Use Permit (CUP) modification request. The proposal will increase the effectiveness of the facility and will add screening to make the facility less obtrusive, consistent with current screening requirements.

Executive Summary

T-Mobile has applied for a Conditional Use Permit (CUP) to modify an existing approved wireless telecommunications facility and install associated equipment. Modifications include upgraded antennas, a new antenna sector, and screening of all existing and proposed antennas.

Site Characteristics

The project site is a single-story industrial building in the CL zone, which is located at the periphery of the Westside Specific Plan area adjacent to the northbound on-ramp to Interstate 5 from Civic Center Drive. The building has two existing sectors of pole-mounted wireless antennas on the southwest corner of the roof. The antennas point approximately west and south. The equipment for the facility is located on the west side of the building. The existing CUP was approved in 1995. No equipment screening proposed or required at that time.

Proposal

The applicant is proposing to upgrade the existing antennas in the west and south sectors of the facility and install a new third sector on the northwest corner of the roof. The new sector will point directly north towards Interstate 5. Upgraded screening is proposed to shield the antennas from sight, as required by the Land Use Code. Screening is provided for both the existing and proposed antennas. While the existing antenna upgrades do not require discretionary approval, expansion of the facility (new sector) requires modification of the CUP. The new sector is designed to address an area of weak service in the T-Mobile network.

Analysis

The proposal is consistent with General Plan policy E-3.3 (Education and Public Participation) that aims to increase access to wireless internet connections, computers, and other forms of communication technology. The proposal is also consistent with the Land Use Code, because wireless communications facilities are a conditionally-allowed use in the CL zone and because the proposed screening brings the facility into conformance with current codes.

The Land Use Code requires that telecommunication facilities be sensitively designed to be compatible with, and minimize visual impacts to, surrounding areas. It also requires that telecommunication facilities and appurtenances be screened by existing or proposed landscaping, to the extent possible, without compromising reception and/or transmission.

The Land Use Code also requires telecommunication facilities to be located at least 75 feet from any habitable structure on a separate property. The proposed facility meets this requirement, as the closest habitable building is located approximately 100 feet away to the southeast.

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Staff has determined that the proposed use is categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of the Exemption will be filed subsequent to approval of this CUP. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and, the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed use would be consistent with this description as a new, small facility.

Conditions of Approval

No department comments were received for the proposal. However, conditions requiring building and fire code compliance are attached, as well as standard Conditions of Approval.

Required findings

The Municipal Code contains required findings for CUPs. There are six required findings:

1. The proposed use is allowable within the applicable zoning district pursuant to a CUP and complies with all other applicable provisions of the Land Use Code.

The use is allowable within the CL zone pursuant to a CUP, and the proposed facility meets the required telecommunication facility design guidelines that include providing the minimum distance requirements from habitable space and screening the facility.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

General Plan Policy E-3.3 encourages access to wireless internet connections, computers, and other forms of communication technology: the proposed facility modifications provide added internet/cellular data as well as standard cellphone service capability. In addition, the proposed facility is a conditionally-permitted use in the CL zone.

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.

The facility is existing and is being modified to match the same locational and architectural components of the current facility design. The added screening will bring the facility into compliance with current codes.

4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

The site is suitable for the proposed telecommunication facility because the facility is existing and the modifications meet all development standards and distance requirements.

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located.

The proposed facility is existing and the modified version will not be highly visible due to the added screening walls around the antennas.

6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act.

The proposed project has been reviewed in compliance with the CEQA. Staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this CUP.

The 1996 Telecommunications Act states that, “no State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions.” It should also be pointed out that if approved by a local jurisdiction, all wireless communications facilities must obtain all required state and federal permits in order to operate. A Condition of Approval is included requiring these permits.

Summary

The proposed project is consistent with the General Plan and Land Use Code in that it meets all applicable design requirements for wireless communication facilities. The project is considered ‘stealth’ in that it would screen the antennas from adjacent uses. The modifications to the facility will improve coverage in an area with limited service and provide additional reception for T-Mobile customers.

Options

1. Approve 2021-09 CUP subject to the attached conditions, and based on attached findings or other findings as determined by the Planning Commission; or
2. Deny Approve 2021-09 CUP based on findings as determined by the Planning Commission; or,
3. Continue the item for additional information

Attachments

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Existing Wireless Facilities Map & List
5. Public Hearing Notice (Sent to 36 property owners and occupants)
6. Notice of Exemption
7. Photo simulations
8. Applicant's Plans (Exhibit A, Case File No. 2021-09 CUP, dated 1/25/2022)
9. Resolution



MARTIN REEDER, AICP
Principal Planner



ARMANDO VERGARA
Director of Community Development

RECOMMENDED FINDINGS FOR APPROVAL

2021-09 CUP – 1215 Wilson Avenue

1. That the proposed use is allowable within the applicable zoning district pursuant to a CUP and complies with all other applicable provisions of the Land Use Code, because the use is allowable within the CL zone pursuant to a CUP and the proposed facility meets the required telecommunication facility design guidelines that include providing the minimum distance requirements from habitable space and screening the facility.
2. That the proposed use is consistent with the General Plan and any applicable specific plan, because General Plan Policy E-3.3 encourages access to wireless internet connections, computers, and other forms of communication technology: the proposed facility modifications provide added internet/cellular data as well as standard cellphone service capability. In addition, the proposed facility is a conditionally-permitted use in the CL zone.
3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the facility is existing and is being modified to match the same locational and architectural components of the current facility design, plus add screening to bring the facility into compliance with current codes.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the facility is existing and the modifications meet all development standards and distance requirements of the Land Use Code.
5. That granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed facility is existing and the modified version will not be highly visible due to the added screening walls around the antennas.
6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act and has been determined to be categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this CUP.

RECOMMENDED CONDITIONS OF APPROVAL

2021-09 CUP – 1215 Wilson Avenue

General

1. This *Conditional Use Permit* authorizes the modification of an existing wireless communications facility at 1215 Wilson. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibit A, Case File No. 2021-09 CUP, dated 1/25/2022. Any additional antennas or facilities must be in substantial conformance with the design for installation shown on these plans.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Division, 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 *Conditional Use Permit*. The applicant shall also submit evidence to the satisfaction of the Planning Division 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 *Conditional Use Permit* 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 City Manager or assign prior to recordation.
3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of the Municipal Code.

Building

5. Plans submitted for demolition or construction improvements shall comply with the current editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

Fire

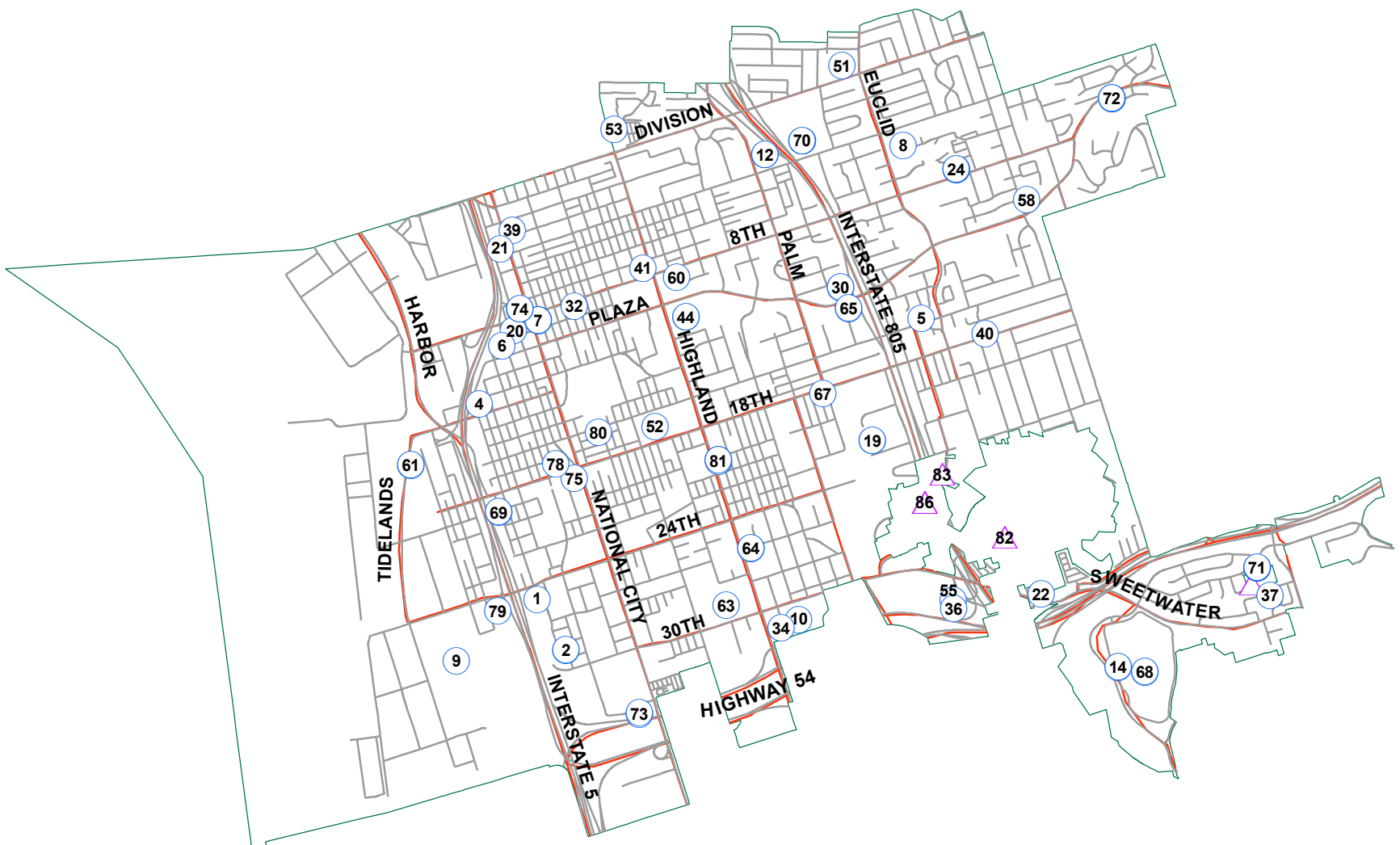
6. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC), National Fire Protection Association (NFPA), and California Code of Regulations (CCR).
7. All required signage for telecommunications facilities, as specified by the CFC, if not already on site, shall be designed and installed.
8. The National City Fire Department shall be involved with all fire inspections for this site. Rough inspections are required for all phases of work.

Planning

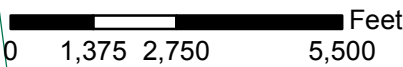
9. All appropriate and required local, state and/or federal permits must be obtained and/or modified prior to operation of the wireless communications facility.
10. Screening walls shall be textured and painted to match the architectural style and color of the existing building. The reverse side of the screening walls and the antennas shall be painted a neutral color that blends with the roof color.
11. All ground-mounted equipment shall be painted to match the nearest building wall to where it is located. Other equipment must be screened from view. Any apparatus visible to the exterior of the facility, including cable chases/trays, shall be painted to match the surface on which it is mounted. Additional equipment boxes, generators, and/or protective devices shall be placed so that they are not within the required parking area.
12. The permittee shall not object to co-locating additional facilities of other communication companies and sharing the project site, provided such shared use does not result in substantial technical or quality-of-service impairment for the permitted use. In the event a dispute arises with regard to co-locating with other existing or potential users, the City may require a third party technical study at the expense of either or both the applicant and the complaining user. This condition in no way obligates the City to approve any co-location proposal if it is determined by the City not to be desirable in a specific case.
13. The applicant or operator shall be responsible for the removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete within six (6) months of discontinuance.

2021-09 CUP – 1215 Wilson Avenue – Overhead





- Wireless facilities in National City
- △ Wireless facilities in unincorporated area



Wireless Communication Facilities



National City Planning Department 2012

FACILITY	APN	LOCATION	PROVIDER	FILE_NO_
1	562-340-44	2434 Southport	Urban Comm Rad	CUP-1992-11 Radio communication facility (microwave transmitter)- 80-foot tall tower and 8-foot in diameter dish antenna
2	562 340 26	300 W 28th	AirTouch	CDC Reso 94-28 75-foot monopole with three sector antennas and 450-sa foot equipment building.
	562-340-26	300 W 28th	Nextel	CUP-2003-30 12 antennae on existing communications tower and a 270 square foot equipment enclosure adjacent to existing equipment
4	559-032-02	1215 Wilson	Pac Bell	CUP-1995-11 Located on roof of existina building. PCS facility- six roof-mounted antennas and two ground-mounted equipment boxes.
5	557-410-03	1645 E Plaza	Pac Bell	CUP--1995-13 Located on roof of Quality Inn. PCS facility- six panel antennas and equipment cabinet.
6	555-086-11	910 Hoover	AirTouch	CUP-1995-18 Located on existing building. Cellular facility- three support structures with five panel antennas each, two dish antennas and equipment cabinet
7	556-471-24	801 National City Blvd	AT&T	CUP-1996-2 Located on roof of Red Lion Hotel. Paging facility- four whip antennas, one global positioning satellite antenna and equipment cabinet.
	556-471-24	801 National City Blvd	Nextel	CUP-1994-8 Located on roof of Red Lion Hotel. ESMR facility- three whip antennas and equipment cabinet.
	556-471-24	801 National City Blvd	Pagenet	CUP-1996-12 Located on roof of hotel. Paging facility- four antennas and equipment cabinet one floor down from roof.
	556-471-24	801 National City Blvd	AT&T	CUP-1999-5 Located atop Red Lion Hotel. Wireless communication facility- four antennas and radio base svstem.
8	554-120-30	2400 E 4th	AT&T	CUP-1996-4 Located on roof of Paradise Valley Hospital. Paaina facility- four whip antennas, one alobal PPositioninasatellite antenna and equipment cabinet.
9	559-160-13	1022 W Bay Marin	GTE	CUP-1996-5 Located on a 360-sa foot building. Cellular facility- 60-foot monopole with twelve panel antennas.
10	563-370-36	3007 Highland	Pac Bell	CUP-1996-6 Located on existing Super Saver building. PCS facility- six panel antennas and two equipment cabinets.
12	554-050-12	303 Palm	AirTouch	CUP-1996-8 60-foot hiah monopole with six whip antennas, thirty directional cellular antennas, and three dishes with an eauidmentcabinet at base.
	554-050-12	303 Palm	Sprint PCS	CUP-2001-10 Located on National Guard Armory property. PCS facility six antennas in three 40-foot flag poles, one GPS antenna and a new equipment building.

14	564-471-01	3030 Plaza Bonita Rd	Nextel	CUP-1997-8	Located atop Plaza Bonita sign. ESMR facility- nine antennas and equipment cabinet.
	564-471-01	3030 Plaza Bonita Rd	Pac Bell	CUP-1996-7	Located atop the existing Plaza Bonita sign. PCS facility- three antennas and two equipment cabinets at base of sign.
16	557-420-36	1840 E 12th	Nextel	CUP-1999-4	60-foot monopole on vacant commercial lot.
20	555-082-11	111 W 9th	Sprint	CUP-2000-9	Located atop 2-story Sid's Camet Barn warehouse. Wireless communication facility- twelve wireless panel antennas and 4-inch GPS antenna.
21	555-030-21	330 National City Blvd	GTE	CUP-2000-11	Located atop Bay Theatre. Wireless communication facility- twelve panel antennas and four equipment cabinets.
22	564-250-50	2435 Sweetwater	Sprint	CUP-2000-14	Located at Sweetwater Inn. Global Positioning System with nine panel antennas.
30	557-420-36	1905 E Plaza	Sprint PCS	CUP-2001-3	53 foot tall monopole with nine panel antennas. PCS Facility with one equipment enclosure and a GPS antenna.
32	556-473-18	242 E 8th	AT&T	CUP-2001-6	Located atop an existing church.
34	563-370-35	3007 Highland	Nextel	CUP-2001-12	Located atop Sweetwater Square. New equipment building over trash enclosure, nine panel antennas and one GPS antenna.
36	563-231-38	1914 Sweetwater	Cingular	CUP-2002-3	Located on an existing 75 foot tall pole sign for the Sweetwater Town and Country Shopping Center.
37	564-310-37	3737 Sweetwater	Cingular	CUP-2002-4	72 foot tall monopole with standard equipment enclosure
39	556-101-15	241 National City Blvd	Cingular	CUP-2002-6	12 panel antennas behind four new partial parapet walls atop an existing furniture store; four equipment cabinets outside
40	558-200-24	2415 E 18th	Cingular	CUP-2002-13	Panel antennas located inside new light standards; equipment located inside existing commercial building
41	556-354-13	716 Highland	AT&T	CUP-2002-14	Six facade mounted panel antennas with equipment on roof of PacBell switching station. Equipment screened to match existing.
44	556-590-61	1019 Highland	Sprint PCS	CUP-2002-24	6 panel antennas in a new monument sign in the South Bay Plaza shopping center
	556-590-61	1019 Highland	Cingular	CUP-2002-2	Located atop South Bay Plaza on an existing mechanical equipment screen.
51	552-283-11	2323 E Division	Sprint	CUP-2004-6	3 panel antennas in a 9x10x16 roof-mounted cupola

52	560-191-30	1701 D Ave	Nextel	CUP-2004-12	12 panel antennas on a 57' faux broadleaf tree with 230 square foot equipment enclosure
53	551-570-20	51 N Highland	Sprint	CUP-2004-15	2 panel antennas in a 45' flagpole with 4 wall-mounted equipment cabinets
55	563-231-39	1914 Sweetwater	Nextel	PC Reso 20-2002	2 panel antennas in a 45' flagpole with 4 wall-mounted equipment cabinets
57	554-120-24	2701 E 8th	Cingular	PC Reso 02-2001	Co-location in church spire-3 antennas within existing architectural feature
	554-120-24	2701 E 8th	T-Mobile	CUP-2000-19	Located at existing church. Antennas located in a 60-foot monument.
	554-120-24	2701 E 8th	Sprint	CUP-2000-27	12 panel antennas mounted on exterior of self-storage building and painted to match; all equipment located inside of the buildings
	554-120-24	2701 E 8th	AT&T	CUP-2000-19	Located at existing church. Antennas located in a 60-foot monument
58	558-030-30	1035 Harbison	Nextel	CUP-2005-3	12 panel antennas on a monopalm with 299 SQ.ft. equipment enclosure.
60	556-510-12	914 E 8th	Cingular	CUP-2005-10	12 panel antennas on 39-ft monopine with 280 sq. ft. equipment shelter
61	559-040-53	1439 Tidelands	Cingular	CUP-2005-9	12 panel antennas on monopalm with associated equipment shelter
	559-040-53	1445 Tidelands	Nextel	CUP-2000-31	40-foot monopalm with three sectors of four antennas each and equipment shelter
63	562-200-02	2900 Highland	Cingular	CUP-2005-12	3 antennas on replacement light standard with associated equipment shelter
64	563-010-47	2605 Highland	Cricket	CUP-2006-11	3 antennas in new architectural feature of church with associated equipment
	563-010-47	2605 Highland	Sprint	CUP-2002-18	Six panel antennas and equipment inside a new 54 foot tall monument/cross/sign.
65	557-420-31	1900 E Plaza	Cricket	CUP-2006-6	3 antennas on new faux palm tree with associated equipment
	557-420-31	1900 E Plaza	Cingular	CUP-2004-4	5 panel antennas in a new pole sign at Jimmy's Restaurant
67	561-222-23	1526-40 E 18th	T-Mobile	CUP-2006-10	12 panel antennas on a new 45-foot tall faux pine tree with associated equipment shelter
68	564-471-07	3030 Plaza Bonita Rd	Cingular	CUP-2005-24	12 antennas facade mounted to new rooftop enclosure that will house equipment

68	564-471-07	3030 Plaza Bonita Rd	Verizon	CUP-2003-13	12 panel antennas on the roof of the Plaza Bonita Mall behind a screen wall
69	559-106-17	525 W 20th	Cricket	CUP-2005-25	3 antennas on existing self storage building painted to match with associated equipment
	559-106-17	525 W 20th	Sprint	CUP-2001-4	Located on existina storaae building. Wireless communication facility- 9 antennas and equipment building.
70	554-050-15	2005 E 4th	Cricket	PC Reso 09-2003	3 antennas on existing light standard with associated equipment shelter
	554-050-15	2005 E 4th	Cingular	CUP-2003-5	12 panel antennas on a replacement 100 foot light standard in EITovon park and a 160 square foot equipment enclosure.
	554-050-15	2005 E 4th	GTE	CUP-1998-4	Located in EITovon Park. Cellular facility- 97'8" monopole with twelve panel antennas, three omni antennas, and 192-sqfoot equipment building.
	554-050-15	2005 E 4th	Nextel	CUP-2005-15	12 panel antennas on a 47-foot tall faux-broadleaf awith 230 sq. ft.equipment shelter
71	564-290-06	3820 Cagle St	Cricket	PC RESO 10-2004	3 antennas on existing faux pine tree with vaulted equipment shelter
	564-290-06	3820 Cagle St	Sprint	CUP-2001-2	Located at Sweetwater Heights Centennial Park. Wireless communication facility- 35-foot pole with six antennas, equipment building and adjacent liahting for the park.
	564-290-06	3820 Cagle St	T-Mobile	CUP-2004-3	Located at Sweetwater Heights Centennial Park. Wireless communication facilitv- 55-foot monopine with twelve panel antennas and equipment building
	564-290-06	3820 Cagle St	Cingular	PC Reso 11-2002	Co-location on 55-foot monopine - additional 12 panel antennas and new 275 SQ.ft. equipment vault
72	669-060-26	5800 Boxer Rd	Cricket	PC RESO 32-2003	3 antennas on existing water tower with associated equipment shelter
	669-060-26	5800 Boxer Rd	T-Mobile	CUP-2003-16	12 panel antennas on the outside of the 0.0. Arnold water tank and a 150 square foot equipment enclosure adiacent to the tank
	669-060-26	5800 Boxer Rd	Sprint	PC Reso 32-2003	6 panel antennas on the outside of the 0.0. Arnold water tank and a 360 square foot equipment enclosure adjacent
	669-060-26	5800 Boxer Rd	Cingular	CUP-2005-21	12 panel antennas on the outside of the 0.0. Arnold water tank and a 520 square foot equipment enclosure adjacent
73	562-330-43	152 W 33rd	Cricket	PC Reso 21-2002	3 antennas on existing self storage within matching architectural projection with associated equipment
	562-330-43	152 W 33rd	Sprint	CUP-2002-8	12 panel antenas mounted on exterior of self-storage building and painted to match; all equipment located inside of the

74	555-053-17	700 NCB	Cricket	PC Reso 05-2000	3 antennas facade mounted to existina hotel with associated equipmen
	555-053-17	700 NCB	Metricom	CUP-2000-4	Located atop Holiday Inn. Wireless communication facility with equipment cabinet.
	555-053-17	700 NCB	Skytel	CUP-2000-30	Located atop Holiday Inn Hotel. - 8-foot whip antenna, two 4x2-foot panel antennas, and one GPS antenna with two indoor equipment cabinets.
75	560-203-03	1800 National City Blvd	Nextel	CUP-2006-15	15 panel antennas behindscreen wall atop existing car dealership with associated equipment
76	561-360-35	1810 E 22nd	Cricket	2007-14 CUP	3 antennas on recreation building at Las Palmas Park
	561-360-35	1820 E 22nd	Sprint-Nextel	CUP-2000-8	Located in Las Palmas Park. Monopalm and equipment along with live palms.
78	560-143-36	1703 Hoover	Cleawire	2009-22 CUP	9 antennas located on 3 different locations on industrial/ warehouse building. Each location will have 2 pannel antennas. Associated equipment will be located in building
79	559-160-33	700 Bay Marina Dr	Cleawire	2009-23 CUP	9 antennas on tower of Marina Gateway Plaza commercial building hidden behind parapet wall. 6-foot tall equiptmant cabinent on roof below tower will be mostly covered
80	560-151-20	142 E 16th	AT&T	2010-11 CUP	6 panel antennas and RF transparent cupola atop National City Ministry Church, as well as a 330 sq ft equipment/storage/trash enclosure on the ground. The 8-foot tall Cupola will have a cross afixed to it in order to appea as part of the church
81	561-271-01	2005 Highland Ave	Plancom	2010-31 CUP	12 antenas on a 43-foot mono-palm on eastern property line
	561-271-01	2005 Highland	T-Mobile	CUP-2003-4	12 antennas on the roof of a Highland Avenue office building
	561-271-01	2005 Highland	Cingular	CUP-2006-2	12 antennas on the roof of a Highland Avenue office building with new cupola to match existing
82	563-184-47	2909 Shelby Dr		P95-025	75-foot monopole and equipment building.
83	563-062-17	2524 Prospect St	AT&T	ZAP99-028	35-foot monopalm with three sector directional antenna system and equipment cabinets.
85	564-310-32	3312 Bonita Heights Lane	AT&T	ZAP00-133	
86	563-063-29	2563 Grove St	AT&T	MUP91-026W2	

86	563-063-29 2563 Grove St Monopole located aside live palm trees.	P91-026W
----	--	----------



CITY OF NATIONAL CITY - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR THE MODIFICATION OF
AN EXISTING WIRELESS COMMUNICATIONS FACILITY
LOCATED AT 1215 WILSON AVENUE.
CASE FILE NO.: 2021-09 CUP
APN: 559-032-20

The National City Planning Commission will hold a public hearing at their regular online meeting after the hour of 6:00 p.m. **Monday, February 7, 2022** on the proposed request. The meeting will be LIVE WEBCAST from the City Council Chamber, 1243 National City Boulevard, National City, California. (Applicant: T-Mobile)

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 project site is a single-story industrial building with two sectors of pole-mounted wireless antennas on the southwest corner of the roof. The applicant is proposing to install antennas as a third sector on the northwest corner of the roof, with screening provided of both the existing and proposed antennas.

Members of the public are invited to comment. Written comments should be received on or before 4:00 p.m., **February 7, 2022** by the Planning Division, who can be contacted at 619-336-4310 or 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



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

NOTICE OF EXEMPTION

TO: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Suite 260
San Diego, CA 92101
MS: A-33

Lead Agency: City of National City

Project Title: 2021-09 CUP

Project Location: 1215 Wilson Avenue, National City, CA.

Contact Person: Martin Reeder

Telephone Number: (619) 336-4313

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit for modification of an existing wireless communications facility on an industrial building. The project would increase signal strength and service area for T-Mobile customers.

Applicant:

Carol Kincheloe, OBO T-Mobile.
9020 Activity Road
San Diego, CA 92126

Telephone Number:

(619) 488-0933

Exempt Status:

Categorical Exemption. Class 3 Section 15303 (New Construction or Conversion of small structures)

Reasons why project is exempt:

There is no possibility that the proposed use will have a significant impact on the environment because the facility is existing and located on an existing industrial building, the antennas will be screened by new screening walls and will not affect use of the property.

Date:

MARTIN REEDER, AICP
Principal Planner

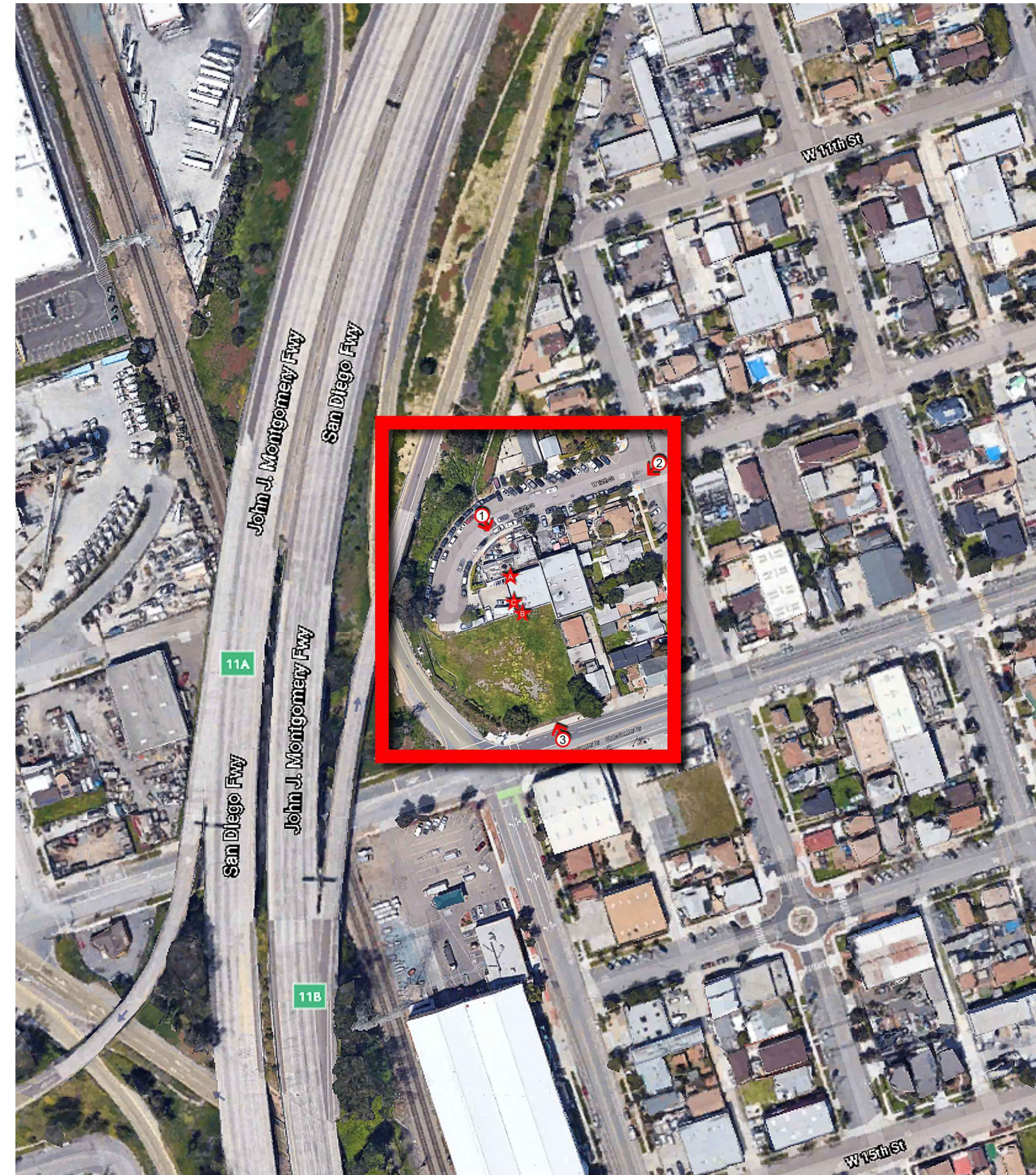
VICINITY MAP

PHOTOSIMULATION VIEWPOINTS



L7 4X2 - ANCHOR
SD06057A
SD057
1215 WILSON AVENUE
NATIONAL CITY, CA 91950
CITY OF NATIONAL CITY

ATTACHMENT 7



DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

PHOTOSIMULATION VIEWPOINT 1

EXISTING

NOTE:
EXISTING EQUIPMENT NOT VISIBLE IN CURRENT VIEW

- EXISTING T-MOBILE TWIN TMA
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)
TO BE REMOVED

EXISTING T-MOBILE AIR21 PANEL ANTENNAS
MOUNTED TO EXISTING ANTENNA MOUNT
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)
TO BE REMOVED

EXISTING T-MOBILE AIR32 PANEL ANTENNAS
MOUNTED TO EXISTING ANTENNA MOUNT
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)
TO BE RELOCATED

PROPOSED

NOTE:
PROPOSED EQUIPMENT MOUNTED BEHIND PROPOSED FRP SCREEN (NOT VISIBLE IN CURRENT VIEW)

- PROPOSED T-MOBILE RADIO (4449_B71+B85)
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)
- PROPOSED T-MOBILE RADIO (4415_B25)
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)

RELOCATED EXISTING T-MOBILE AIR32 PANEL ANTENNAS
MOUNTED TO PROPOSED ANTENNA MOUNT
(1) TOTAL PER ALPHA SECTOR

PROPOSED T-MOBILE AIR6449 PANEL ANTENNAS
MOUNTED TO PROPOSED ANTENNA MOUNT
(1) TOTAL PER ALPHA SECTOR

PROPOSED T-MOBILE APX PANEL ANTENNAS
MOUNTED TO PROPOSED ANTENNA MOUNT
(1) TOTAL PER ALPHA SECTOR

ALPHA SECTOR

PROPOSED T-MOBILE FRP SCREEN
(2) TOTAL

BETA & GAMMA SECTORS

PHOTOSIMULATION VIEWPOINT 2

EXISTING

NOTE:
EXISTING EQUIPMENT NOT VISIBLE IN CURRENT VIEW

- EXISTING T-MOBILE TWIN TMA
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)
TO BE REMOVED

EXISTING T-MOBILE AIR21 PANEL ANTENNAS
MOUNTED TO EXISTING ANTENNA MOUNT
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)
TO BE REMOVED

EXISTING T-MOBILE AIR32 PANEL ANTENNAS
MOUNTED TO EXISTING ANTENNA MOUNT
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)
TO BE RELOCATED

PROPOSED

NOTE:
PROPOSED EQUIPMENT MOUNTED BEHIND PROPOSED FRP SCREEN (NOT VISIBLE IN CURRENT VIEW)

- PROPOSED T-MOBILE RADIO (4449_B71+B85)
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)
- PROPOSED T-MOBILE RADIO (4415_B25)
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)

RELOCATED EXISTING T-MOBILE AIR32 PANEL ANTENNAS
MOUNTED TO PROPOSED ANTENNA MOUNT
(1) TOTAL PER ALPHA SECTOR

PROPOSED T-MOBILE AIR6449 PANEL ANTENNAS
MOUNTED TO PROPOSED ANTENNA MOUNT
(1) TOTAL PER ALPHA SECTOR

PROPOSED T-MOBILE APX PANEL ANTENNAS
MOUNTED TO PROPOSED ANTENNA MOUNT
(1) TOTAL PER ALPHA SECTOR

BETA &
GAMMA
SECTORS

ALPHA
SECTOR

PROPOSED T-MOBILE
FRP SCREEN
(2) TOTAL

PHOTOSIMULATION VIEWPOINT 3

EXISTING

NOTE:
EXISTING EQUIPMENT NOT VISIBLE IN CURRENT VIEW

- EXISTING T-MOBILE TWIN TMA
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)
TO BE REMOVED

EXISTING T-MOBILE AIR21 PANEL ANTENNAS
MOUNTED TO EXISTING ANTENNA MOUNT
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)
TO BE REMOVED

EXISTING T-MOBILE AIR32 PANEL ANTENNAS
MOUNTED TO EXISTING ANTENNA MOUNT
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)
TO BE RELOCATED

PROPOSED

NOTE:
PROPOSED EQUIPMENT MOUNTED BEHIND PROPOSED FRP SCREEN (NOT VISIBLE IN CURRENT VIEW)

- PROPOSED T-MOBILE RADIO (4449_B71+B85)
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)
- PROPOSED T-MOBILE RADIO (4415_B25)
(3) TOTAL (1) PER SECTOR (TYP. ALL SECTORS)

BETA SECTOR

PROPOSED T-MOBILE AIR6449 PANEL ANTENNAS
MOUNTED TO EXISTING ANTENNA MOUNT
(2) TOTAL (1) PER BETA & GAMMA SECTORS

RELOCATED EXISTING T-MOBILE AIR32 PANEL ANTENNAS
MOUNTED TO EXISTING ANTENNA MOUNT
(2) TOTAL (1) PER BETA & GAMMA SECTORS

PROPOSED T-MOBILE APX PANEL ANTENNAS
MOUNTED TO EXISTING ANTENNA MOUNT
(2) TOTAL (1) PER BETA & GAMMA SECTORS

PROPOSED T-MOBILE FRP SCREEN
(2) TOTAL



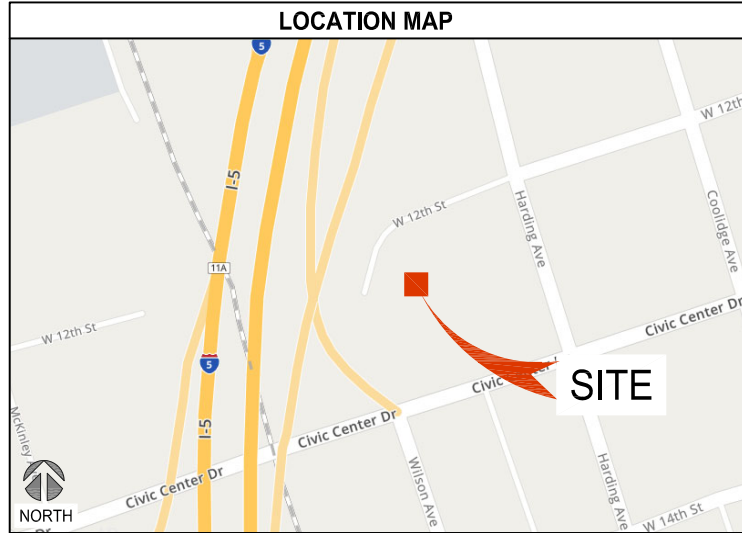
ATTACHMENT 8



SPECIAL INSPECTIONS - 2019 CBC CHAP. 17					
ITEM	MATERIAL	REQUIRED	2016 CBC	STANDARDS	REFERENCE
CABINET SUPPORT	HILTI KWIK BOLT TZ STAINLESS STEEL	PERIODIC BASIS	1705.3 ITEM 4	ICC ESR-1917 SECTION 4.4 ACI 318; 17.8.2.4, 17.8.2	3/A-5.1
CABLE SUPPORT	HILTI KWIK BOLT TZ STAINLESS STEEL	PERIODIC BASIS	1705.3 ITEM 4	ICC ESR-1917 SECTION 4.4 ACI 318; 17.8.2.4, 17.8.2	3/A-3.1
MOUNTING FRAME	HILTI KWIK BOLT TZ STAINLESS STEEL	PERIODIC BASIS	1705.3 ITEM 4	ICC ESR-1917 SECTION 4.4 ACI 318; 17.8.2.4, 17.8.2	1/A-3.2, 1/S-1.0
MOUNTING FRAME	FIELD WELD	CONTINUOUS	SECTION 1705.2.1	AISC 360: TABLE N6.4, N5.4-2, AND N5.4-3	1/A-3.2, 1/S-1.0

SITE NUMBER: SD06057A
SITE NAME: SD057
ADDRESS: 1215 WILSON AVENUE NATIONAL CITY, CA 91950
JURISDICTION: CITY OF NATIONAL CITY
PROJECT: L7 4X2 - ANCHOR

PROJECT INFORMATION	
SITE NAME:	SD057
SITE NUMBER:	SD06057A
SITE ADDRESS:	1215 WILSON AVENUE NATIONAL CITY, CA 91950
JURISDICTION:	CITY OF NATIONAL CITY
COUNTY:	COUNTY OF SAN DIEGO
LATITUDE:	32.670766°
LONGITUDE:	-117.110260°
CONSTRUCTION TYPE:	I
A.P.N.:	559-032-20-00 & 559-032-21-00
ZONING CLASSIFICATION:	CL
PROPOSED USE:	UNMANNED TELECOMMUNICATION FACILITY
LEGAL DESCRIPTION:	REFER TO SHEET 2/T-3.0
PROPERTY OWNER:	BILL HANKINS 1218 WILSON AVENUE NATIONAL CITY, CA 91950
T-MOBILE PROJECT MANAGER:	JOSEPH ROSE (858) 334-6112 joseph.rose41@T-Mobile.com
APPLICANT:	T-MOBILE JOSEPH ROSE (858)334-6112 joseph.rose41@T-Mobile.com



SCOPE OF WORK
T-MOBILE PROPOSES TO:
<ul style="list-style-type: none"> REMOVE (3) EXISTING AIR21 PANEL ANTENNAS REMOVE (3) EXISTING TWIN AWS TMA'S RELOCATE (3) EXISTING AIR32 PANEL ANTENNAS REMOVE EXISTING DEAD CABINET REMOVE (6) EXISTING T-MOBILE COAX CABLES INSTALL (3) PROPOSED T-MOBILE APX PANEL ANTENNAS INSTALL (3) PROPOSED T-MOBILE AIR6449 PANEL ANTENNAS INSTALL (3) PROPOSED T-MOBILE RADIOS (4415_B25) INSTALL (3) PROPOSED T-MOBILE RADIOS (4449_B71+B85) INSTALL (9) PROPOSED T-MOBILE ANTENNA MOUNTING PIPES INSTALL (1) PROPOSED ANTENNA MOUNT FRAME REMOVE (1) EXISTING 150AMP AC PANEL INSTALL (1) PROPOSED 200AMP PPC PANEL INSTALL (2) PROPOSED BB6630 INSIDE PROPOSED EQUIPMENT CABINET INSTALL (1) PROPOSED BB6648 INSIDE PROPOSED EQUIPMENT CABINET INSTALL (6) PROPOSED 6X12 HCS 6AWG CABLES INSTALL (1) PROPOSED T-MOBILE B6160 EQUIPMENT CABINET INSTALL (1) PROPOSED T-MOBILE B160 BATTERY CABINET INSTALL (1) PROPOSED VOLTAGE BOOSTER PSU 4813 INSIDE PROPOSED EQUIPMENT CABINET INSTALL (1) PROPOSED IXRE ROUTER INSIDE PROPOSED EQUIPMENT CABINET NO NEW BATTERIES TO BE ADDED PROJECT VALUATION: \$85,000

DRIVING DIRECTIONS
DIRECTIONS FROM 10509 VISTA SORRENTO PARKWAY, SAN DIEGO, CA 92121:
<ol style="list-style-type: none"> HEAD SOUTHEAST TOWARD VISTA SORRENTO PKWY TURN RIGHT ONTO VISTA SORRENTO PKWY TURN LEFT ONTO SORRENTO VALLEY BLVD TURN RIGHT ONTO ROSELLE ST MERGE ONTO I-5 S TAKE THE EXIT TOWARD SASSAFRAS ST/SAN DIEGO AIRPORT MERGE ONTO KETTNER BLVD TAKE THE RAMP ONTO I-5 S TAKE EXIT 15B FOR CA-94 E MERGE ONTO I-15 S TAKE EXIT 1C TOWARD NATIONAL CITY/CHULA VISTA MERGE ONTO I-5 S TAKE THE EXIT TOWARD CIVIC CENTER DRIVE MERGE ONTO CLEVELAND AVE MERGE ONTO CLEVELAND AVE TURN RIGHT ONTO CIVIC CENTER DR
DESTINATION WILL BE ON THE LEFT: 1215 WILSON AVENUE NATIONAL CITY, CA 91950

GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

SPECIAL NOTES
<ol style="list-style-type: none"> ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT T-MOBILE CONSTRUCTION INSTALLATION GUIDE. EXISTING CONDITIONS WILL BE VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY. CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME. THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 22"x34" SHEET SIZE & ARE NOT REDUCED IN SIZE. STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. -SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

DRAWING INDEX	
SHEET	DESCRIPTION
T-1.0	TITLE SHEET
T-2.0	GENERAL NOTES
T-3.0	ABBREVIATIONS, LEGAL DESCRIPTION, REFERENCED DOCUMENTS, LEGEND & SIGNAGE
A-1.0	OVERALL SITE PLAN
A-2.0	EXISTING ENLARGED SITE PLAN
A-2.1	PROPOSED ENLARGED SITE PLAN
A-3.0	EXISTING & PROPOSED ANTENNA SCHEDULES
A-3.1	PROPOSED ANTENNA PLANS
A-3.2	ANTENNAS & RADIOS MOUNTING DETAILS
A-3.3	ANTENNAS & RADIOS MOUNTING DETAILS
A-3.4	ANTENNAS & RADIOS MOUNTING DETAILS
A-3.5	EXISTING & PROPOSED EQUIPMENT PLANS, & EXISTING BATTERY CALCULATIONS
A-4.0	EXISTING & PROPOSED NORTHWEST ELEVATIONS
A-4.1	EXISTING & PROPOSED NORTHEAST ELEVATIONS
A-4.2	EXISTING & PROPOSED SOUTHEAST ELEVATIONS
A-4.3	EXISTING & PROPOSED SOUTHWEST ELEVATIONS
A-5.0	EQUIPMENT DETAILS & SPECIFICATIONS
A-5.1	EQUIPMENT DETAILS & SPECIFICATIONS
E-1.0	ELECTRICAL DETAILS
S-1.0	ANTENNA MOUNTING FRAME DETAIL
G-1.0	SCHEMATIC GROUNDING PLANS, NOTES & DETAILS
RF-1.0	EQUIPMENT CONFIGURATION

NOT FOR CONSTRUCTION UNLESS APPROVED BY JURISDICTION

CODE COMPLIANCE
<ul style="list-style-type: none"> 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE

APPROVALS
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.
T-MOBILE PROJECT MANAGER: _____ DATE: _____
T-MOBILE CONSTRUCTION MANAGER: _____ DATE: _____
T-MOBILE RF ENGINEER: _____ DATE: _____
T-MOBILE FOPS: _____ DATE: _____
SITE ACQUISITION: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____
ZONING: _____ DATE: _____

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	08/07/2020	90% CD'S	SBP
1	09/02/2020	100% CD'S	GB
2	01/28/2021	REVISED 100% CD'S	GB
3	03/04/2021	REVISED 100% CD'S	GB
4	04/13/2021	NEW RFDS	AS



L7 4X2 - ANCHOR
SD057
SD06057A
1215 WILSON AVENUE
NATIONAL CITY, CA 91950

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1.0

PROJECT TEAM	
ARCHITECT: SAC WIRELESS NESTOR POPOWYCH, A.I.A. 9020 ACTIVITY ROAD SAN DIEGO, CA 92126 CONTACT: DENNIS YOSHII PHONE: (619) 736-3766 X105 EMAIL: dennis.yoshii@sacw.com	CONSTRUCTION MANAGER: T-MOBILE USA KIRT BABCOCK 10509 VISTA SORRENTO PKWY STE 206 SAN DIEGO, CA 92121 PHONE: (858) 334-6139 EMAIL: kirt.babcock@T-Mobile.com
ENGINEER: LETS AMERICA, INC. MADHAN KUMAR K, MS, P.E. 112 SOUTH KYRENE ROAD, STE 1 CHANDLER, AZ 85226 PHONE: (480) 406-5087 EMAIL: madhank@letsinc.com	RF ENGINEER: T-MOBILE USA MUSTAFA AJMAL 10509 VISTA SORRENTO PKWY STE 206 SAN DIEGO, CA 92121 PHONE: - EMAIL: mustafa.ajmal@T-Mobile.com
PLANNING / ZONING CONSULTANT: SAC AE DESIGN GROUP, INC. VINCENT VOSS 9020 ACTIVITY ROAD SAN DIEGO, CA 92126 PHONE: (630) 220-8156 EMAIL: vincent.voss@sacw.com	

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH), CALL DIG ALERT

TOLL FREE: 1-800-227-2600 OR
www.digalert.org

CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



DISCLAIMER

- THIS SITE PLAN WAS GENERATED WITHOUT THE BENEFIT OF A SURVEY. LOCATIONS OF PROPERTY LINES AND UTILITIES ARE PRELIMINARY.



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	08/07/2020	90% CD's	SBP
1	09/02/2020	100% CD's	GB
2	01/28/2021	REVISED 100% CD's	GB
3	03/04/2021	REVISED 100% CD's	GB
4	04/13/2021	NEW RFDS	AS



L7 4X2 - ANCHOR
SD057
SD06057A
1215 WILSON AVENUE
NATIONAL CITY, CA 91950

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

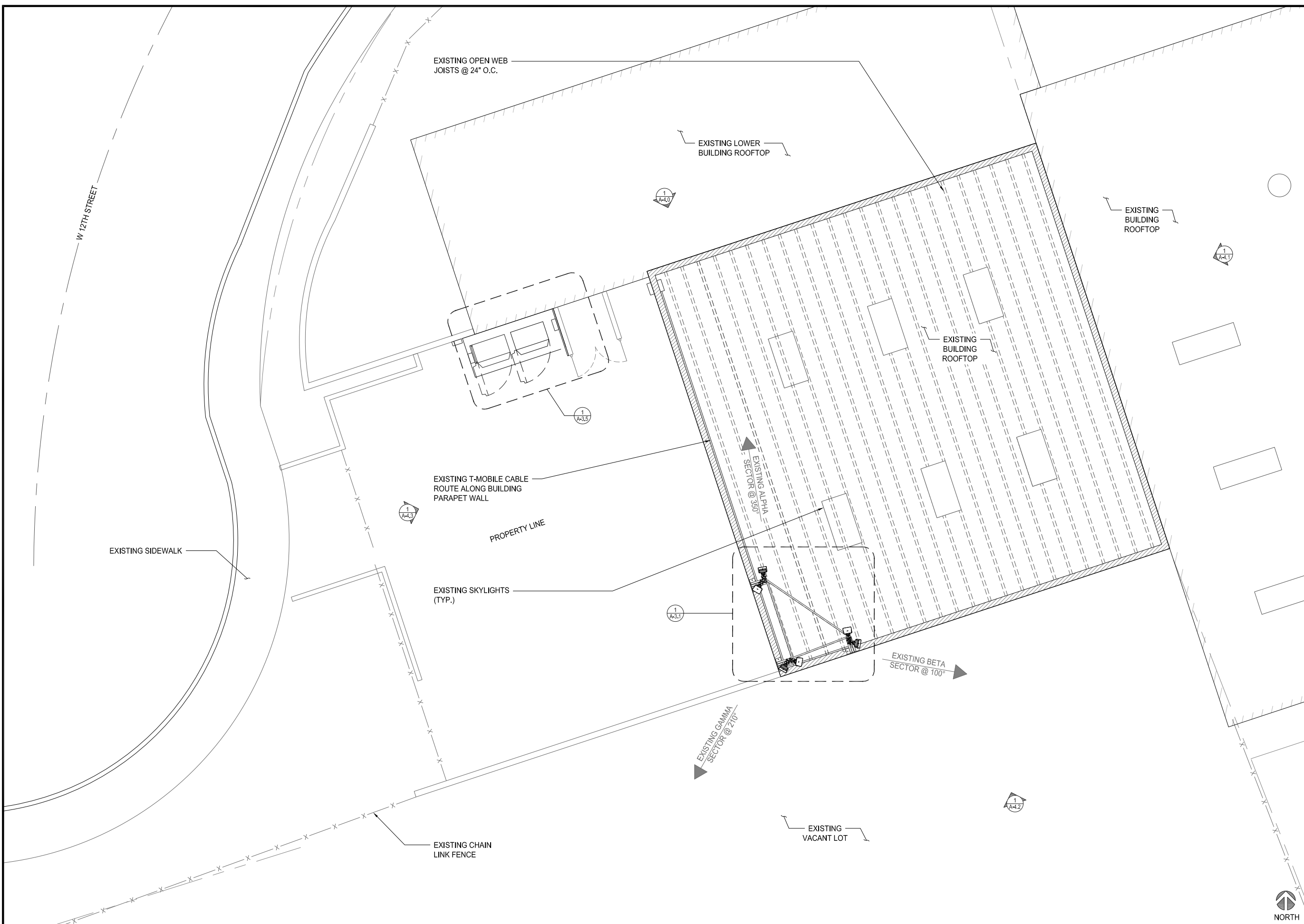
A-1.0

OVERALL SITE PLAN

30' 0 15' 30' SCALE: 1"=30'-0" (22x34)
(OR) 1/2"=30'-0" (11x17)

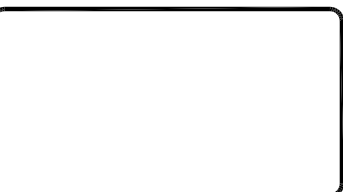


THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



T-Mobile
 10509 VISTA SORRENTO PKWY #206
 SAN DIEGO, CA 92121
 T-MOBILE.COM

SAC
 A Nokia company
 9020 ACTIVITY ROAD
 SAN DIEGO, CA 92126
 www.sacw.com



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	08/07/2020	90% CD's	SBP
1	09/02/2020	100% CD's	GB
2	01/28/2021	REVISED 100% CD's	GB
3	03/04/2021	REVISED 100% CD's	GB
4	04/13/2021	NEW RFDS	AS

LICENSED ARCHITECT
 NESTOR T. POPOWYCH
 C-27496
 RENEWAL 4-30-21
 STATE OF CALIFORNIA
 DATE: 08/2021

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA*

L7 4X2 - ANCHOR
 SD057
 SD06057A
 1215 WILSON AVENUE
 NATIONAL CITY, CA 91950

SHEET TITLE
**EXISTING ENLARGED
 SITE PLAN**

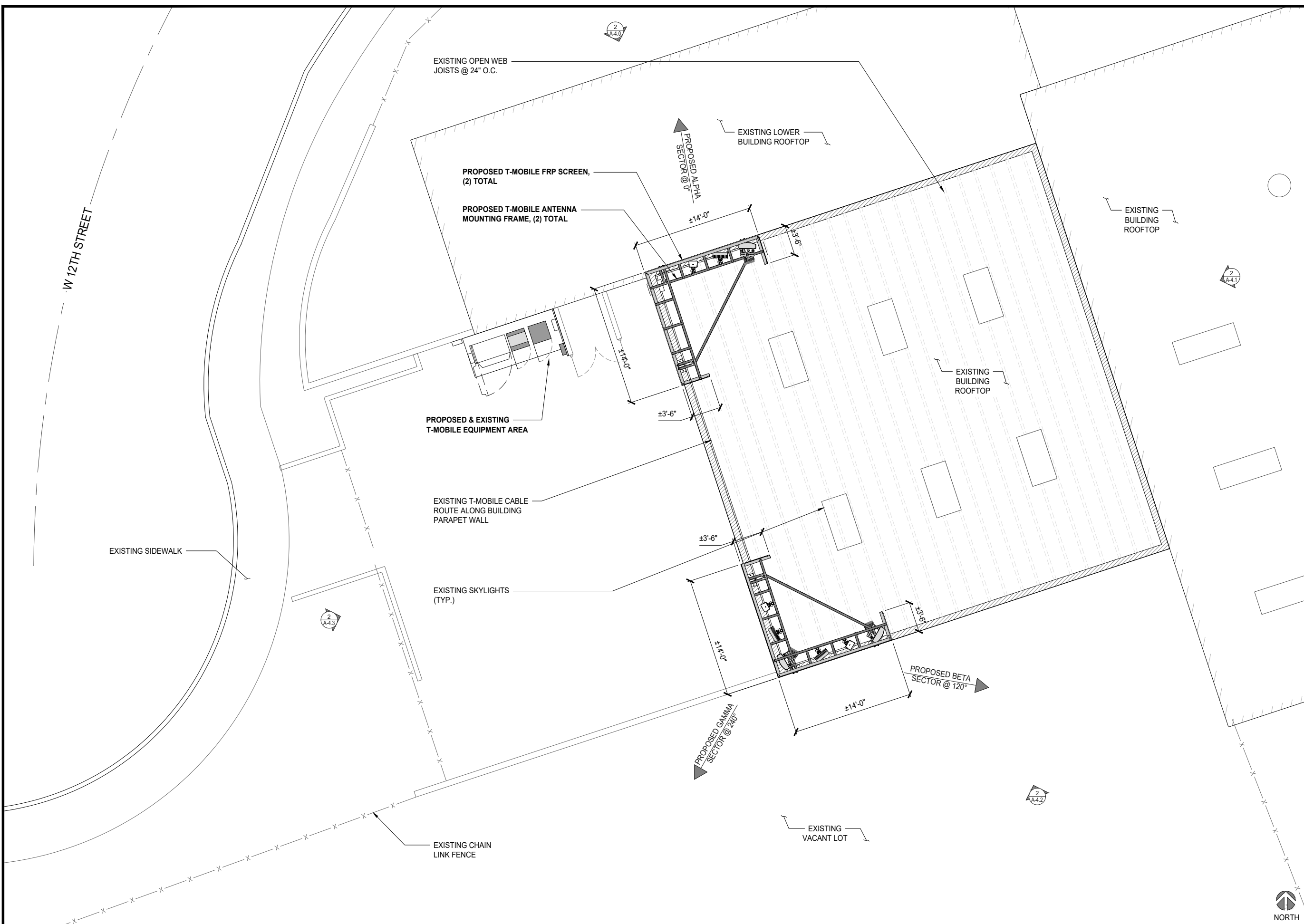
SHEET NUMBER
A-2.0

EXISTING ENLARGED SITE PLAN

0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)
 (OR) 3/32"=1'-0" (11x17)



THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



T-Mobile
 10509 VISTA SORRENTO PKWY #206
 SAN DIEGO, CA 92121
 T-MOBILE.COM

S&C
 A Mobile company
 9020 ACTIVITY ROAD
 SAN DIEGO, CA 92126
 www.sacw.com



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	08/07/2020	90% CD's	SBP
1	09/02/2020	100% CD's	GB
2	01/28/2021	REVISED 100% CD's	GB
3	03/04/2021	REVISED 100% CD's	GB
4	04/13/2021	NEW RFDS	AS
5	04/26/2021	100% CD's	EC
6	05/17/2021	REVISED 100% CD's	GB

5/17/2021
DATE:

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA*

L7 4X2 - ANCHOR
 SD057
 SD06057A
 1215 WILSON AVENUE
 NATIONAL CITY, CA 91950

SHEET TITLE
PROPOSED ENLARGED SITE PLAN

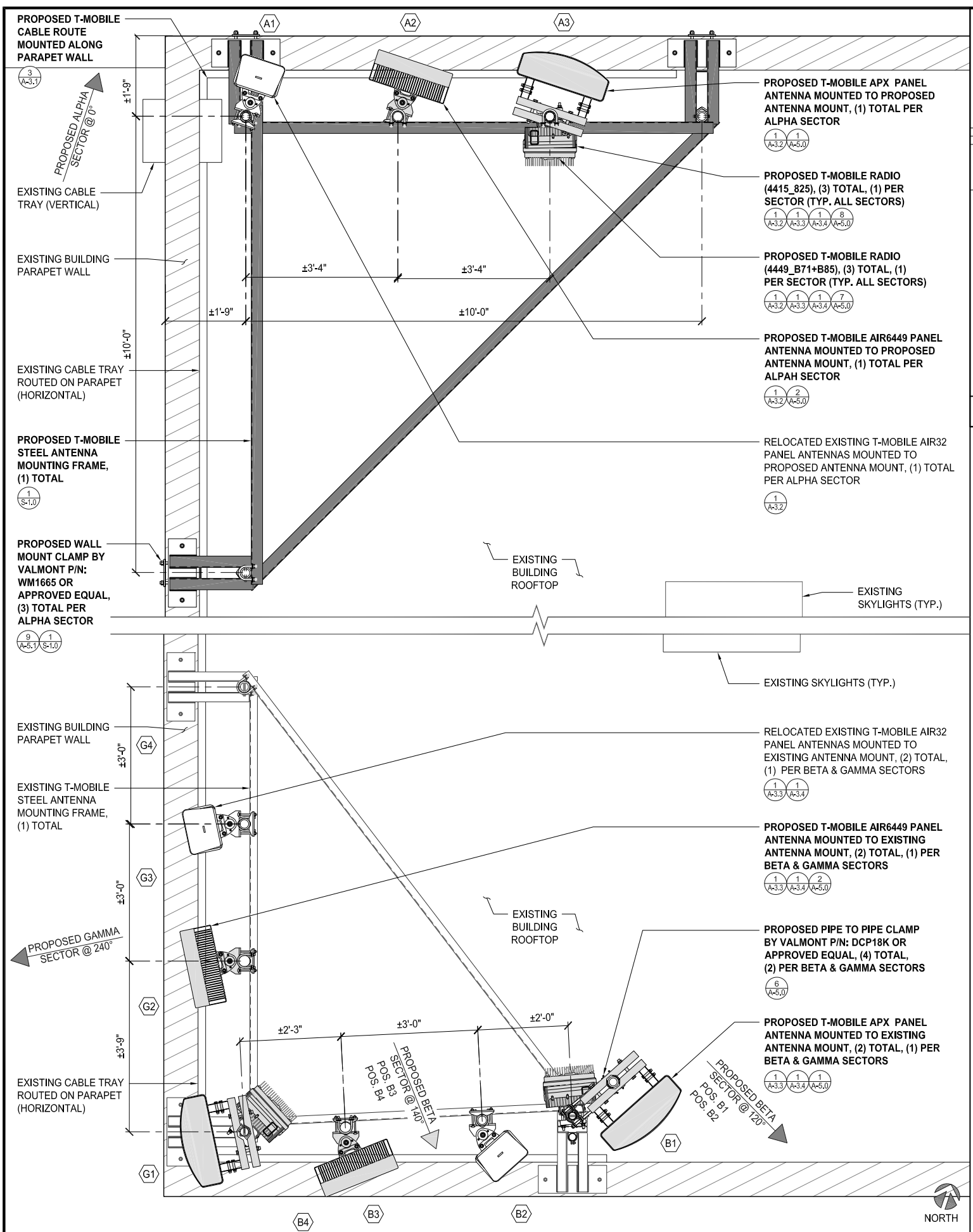
SHEET NUMBER
A-2.1 - A

PROPOSED ENLARGED SITE PLAN

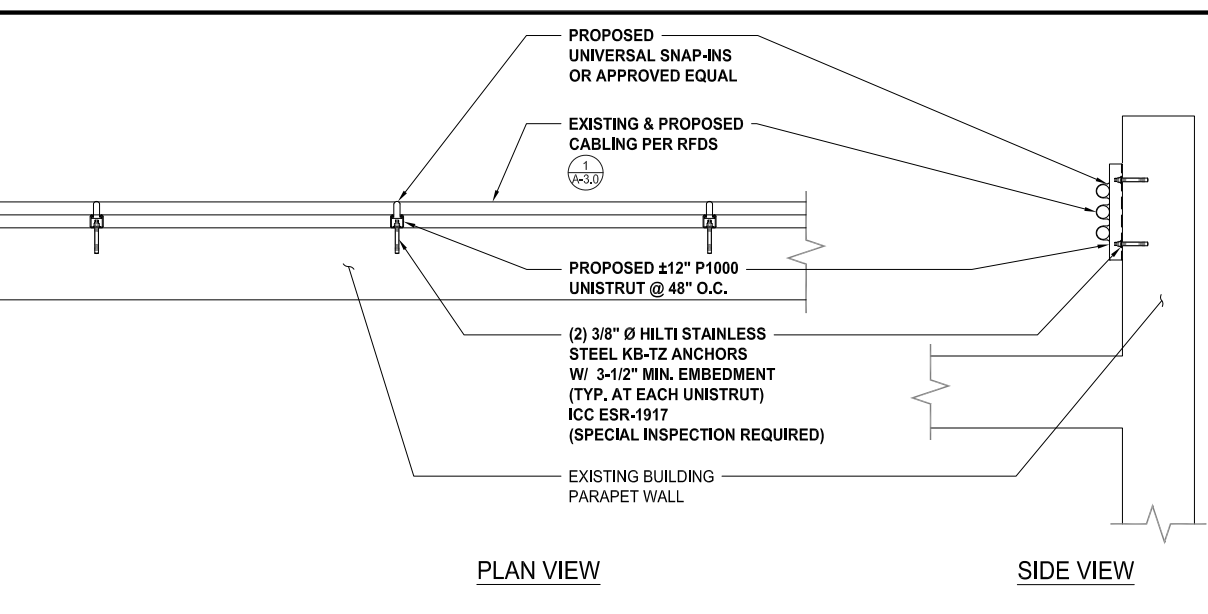
0 1.5' 3' 5' SCALE: 3/16"=1'-0" (22x34)
 (OR) 3/32"=1'-0" (11x17)



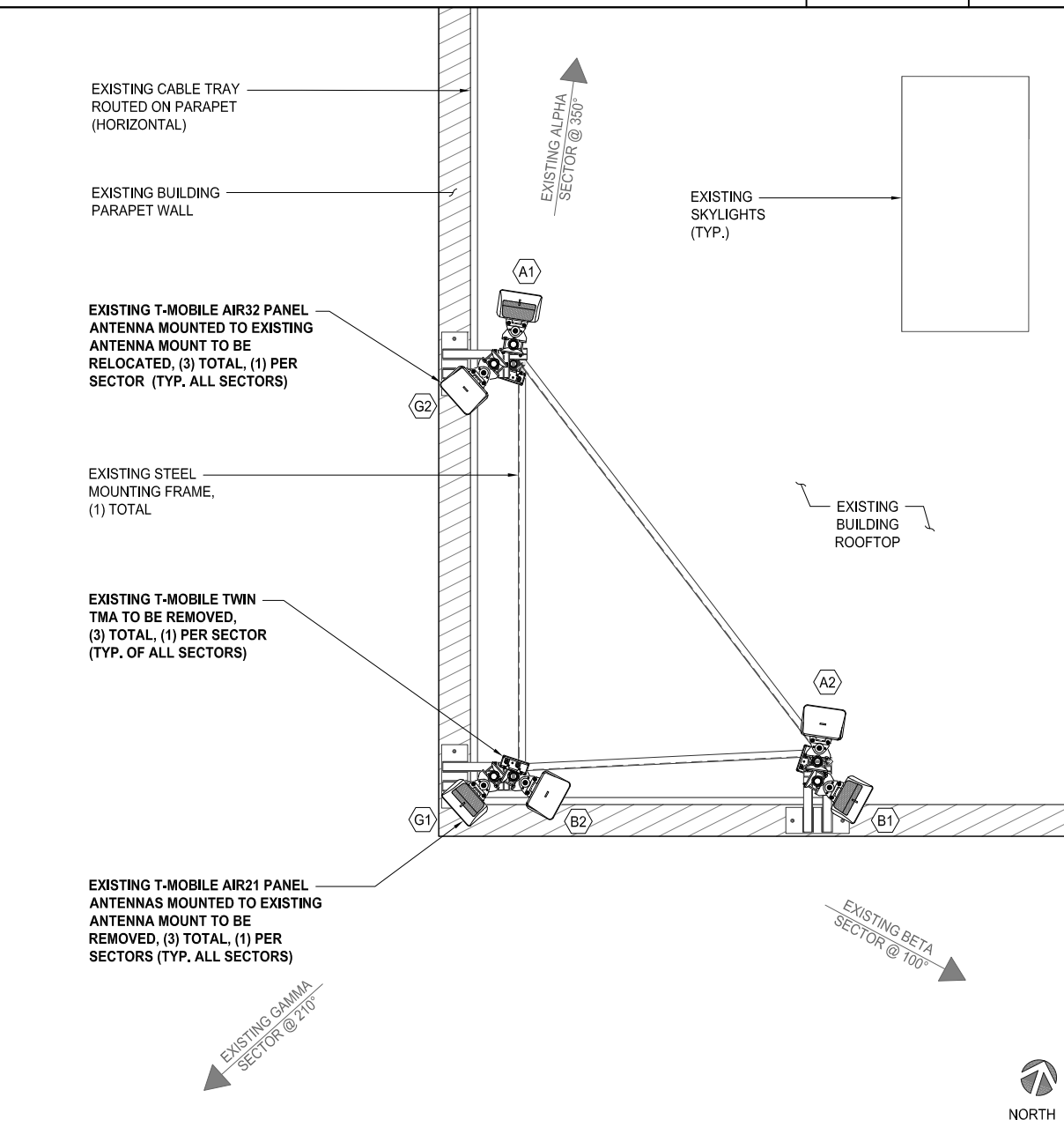
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



PROPOSED ANTENNA PLAN SCALE: 1/2"=1'-0" (22x34) (OR) 1/4"=1'-0" (11x17) 2



CABLE ROUTE DETAIL PLAN VIEW SIDE VIEW N.T.S. 3



EXISTING ANTENNA PLAN SCALE: 1/2"=1'-0" (22x34) (OR) 1/4"=1'-0" (11x17) 1



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	08/07/2020	90% CD's	SBP
1	09/02/2020	100% CD's	GB
2	01/28/2021	REVISED 100% CD's	GB
3	03/04/2021	REVISED 100% CD's	GB
4	04/13/2021	NEW RFDS	AS



L7 4X2 - ANCHOR SD057 SD06057A 1215 WILSON AVENUE NATIONAL CITY, CA 91950

SHEET TITLE
PROPOSED ANTENNA PLANS

SHEET NUMBER
A-3.1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



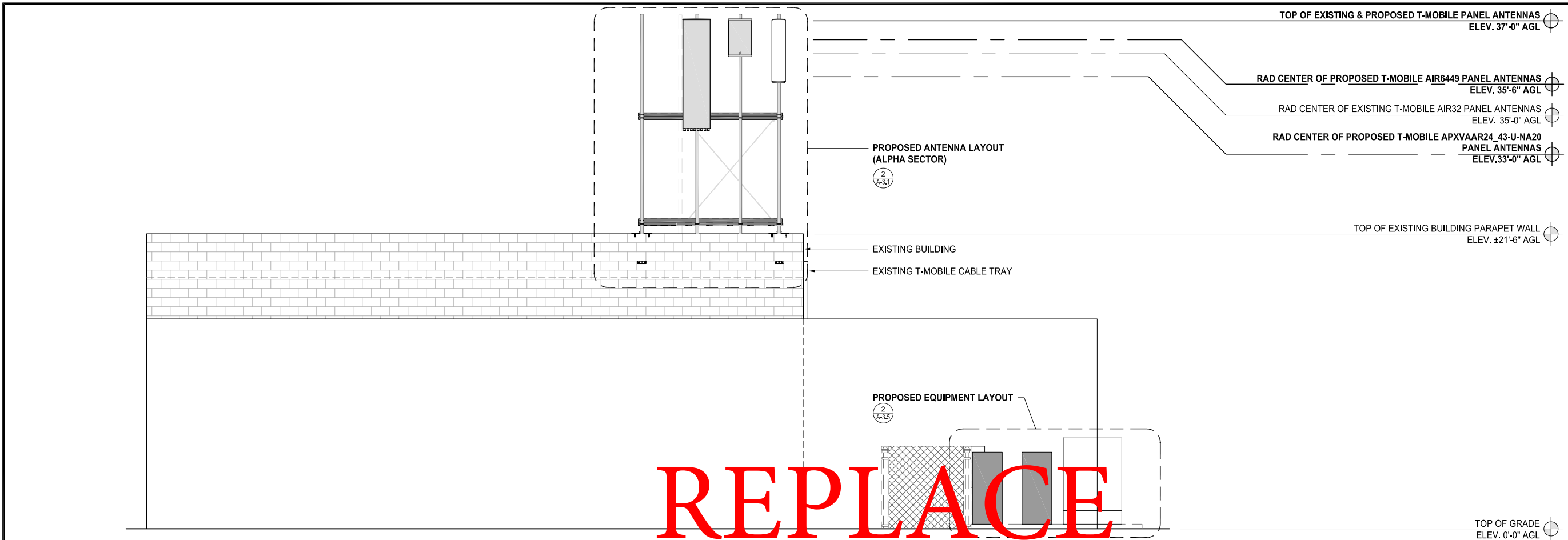
REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	08/07/2020	90% CD's	SBP
1	09/02/2020	100% CD's	GB
2	01/28/2021	REVISED 100% CD's	GB
3	03/04/2021	REVISED 100% CD's	GB
4	04/13/2021	NEW RFDS	AS



L7 4X2 - ANCHOR
SD057
SD06057A
1215 WILSON AVENUE
NATIONAL CITY, CA 91950

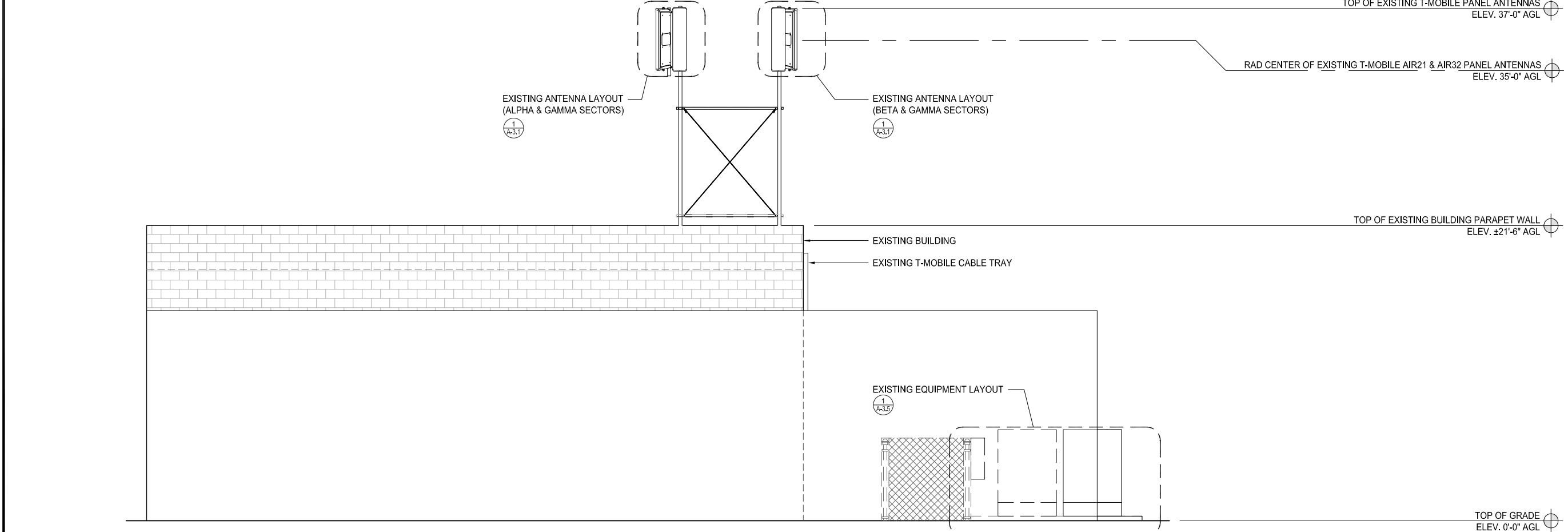
SHEET TITLE
**EXISTING & PROPOSED
NORTHWEST ELEVATIONS**

SHEET NUMBER
A-4.0



PROPOSED NORTHWEST ELEVATION

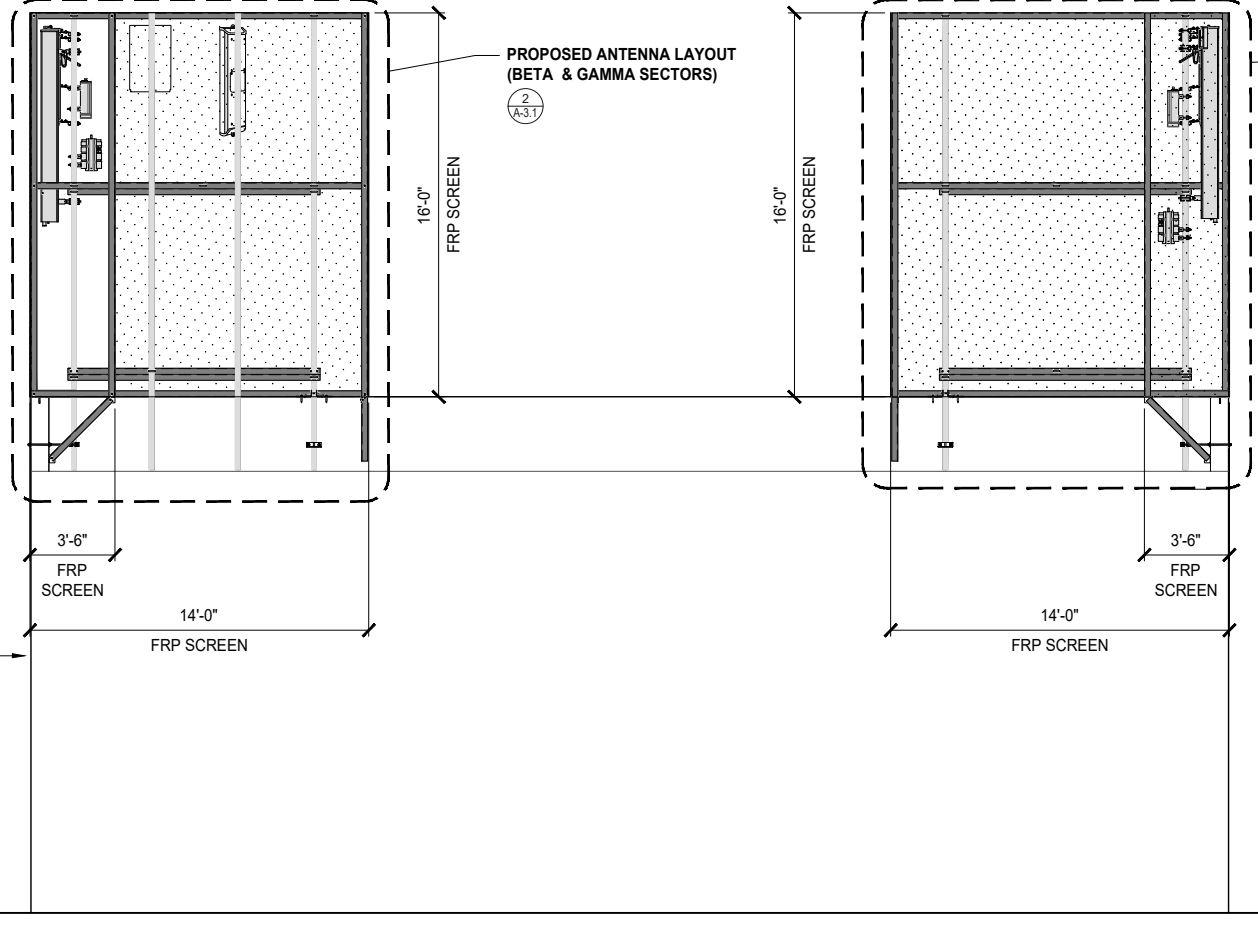
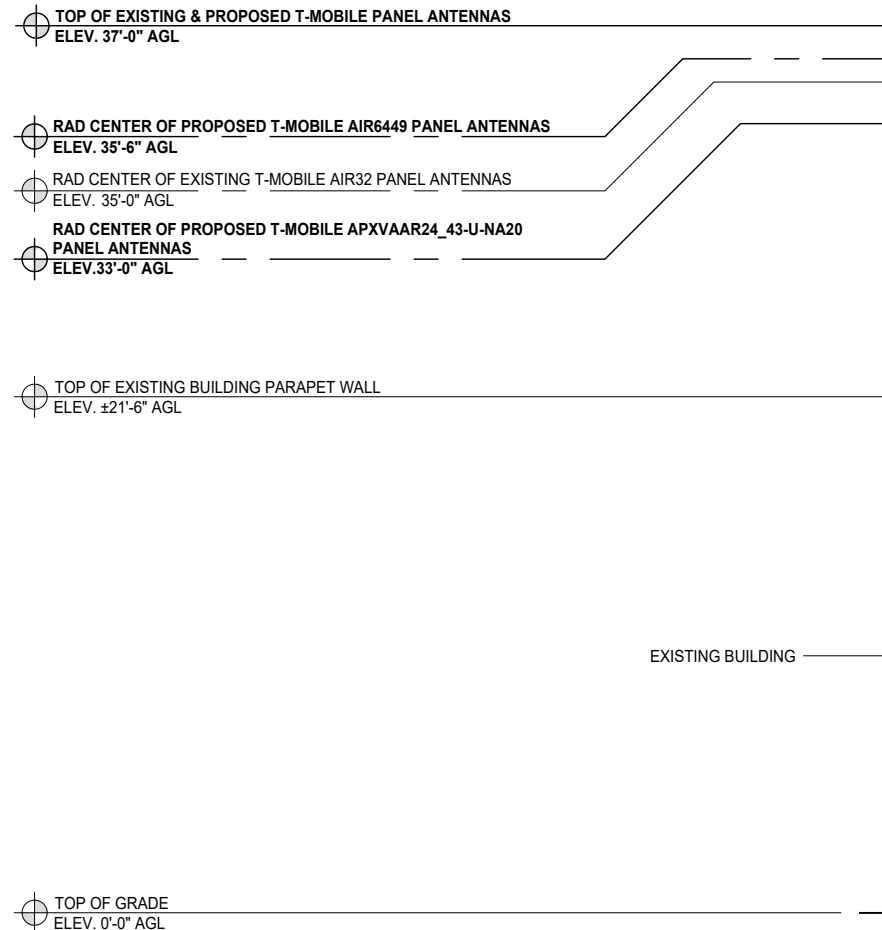
0 1' 2' 4' SCALE: 1/4"=1'-0" (22x34)
(OR) 1/8"=1'-0" (11x17) 2



EXISTING NORTHWEST ELEVATION

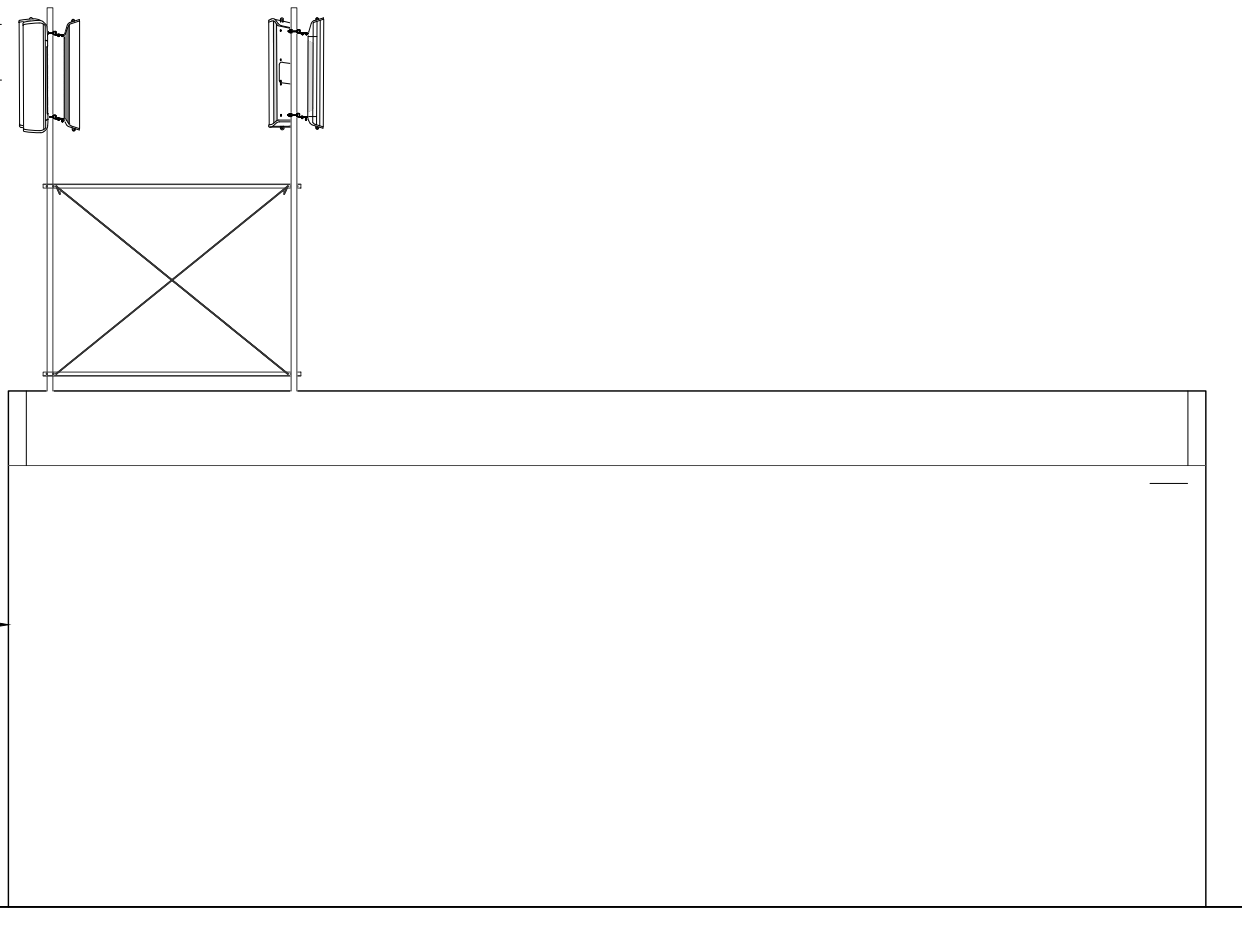
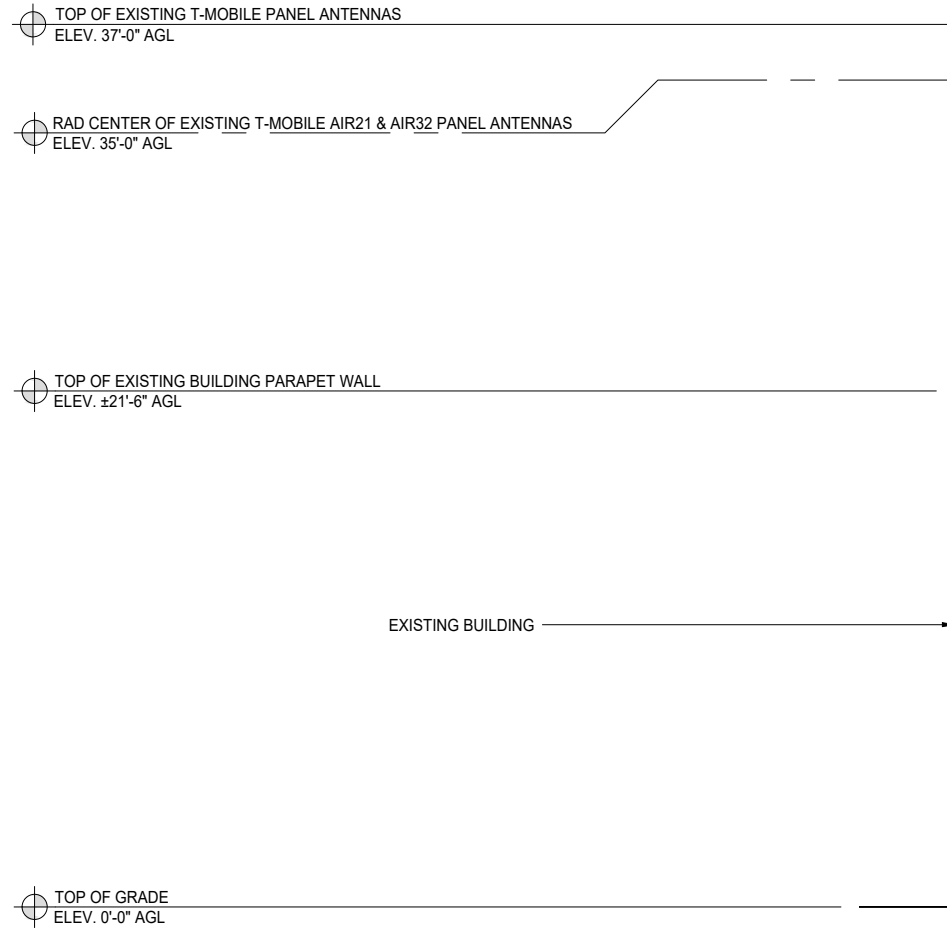
0 1' 2' 4' SCALE: 1/4"=1'-0" (22x34)
(OR) 1/8"=1'-0" (11x17) 1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



PROPOSED NORTHEAST ELEVATION

0 1' 2' 4' SCALE: 1/4"=1'-0" (22x34)
 (OR) 1/8"=1'-0" (11x17) 2



EXISTING NORTHEAST ELEVATION

0 1' 2' 4' SCALE: 1/4"=1'-0" (22x34)
 (OR) 1/8"=1'-0" (11x17) 1



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	08/07/2020	90% CD's	SBP
1	09/02/2020	100% CD's	GB
2	01/28/2021	REVISED 100% CD's	GB
3	03/04/2021	REVISED 100% CD's	GB
4	04/13/2021	NEW RFDS	AS
5	04/26/2021	100% CD's	EC
6	05/17/2021	REVISED 100% CD's	GB

5/17/2021
DATE:

I HEREBY CERTIFY THAT THESE PLANS WERE
 PREPARED BY ME AND UNDER MY DIRECT
 SUPERVISION AND THAT I AM DULY REGISTERED
 ARCHITECT UNDER THE LAWS OF THE STATE OF
 CALIFORNIA*

L7 4X2 - ANCHOR
 SD057
 SD06057A
 1215 WILSON AVENUE
 NATIONAL CITY, CA 91950

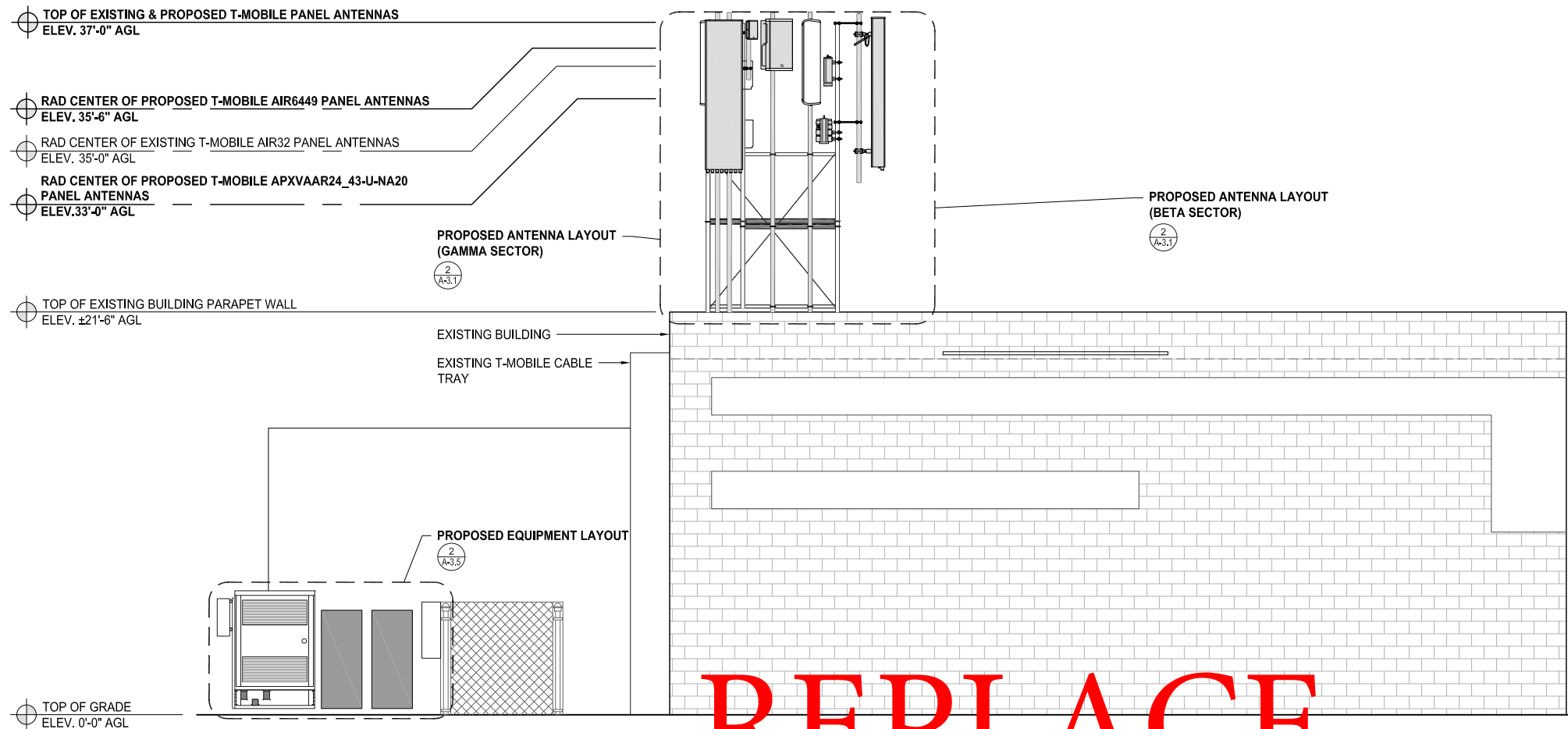
SHEET TITLE

EXISTING & PROPOSED
NORTHEAST ELEVATIONS

SHEET NUMBER

A-4.1 - A

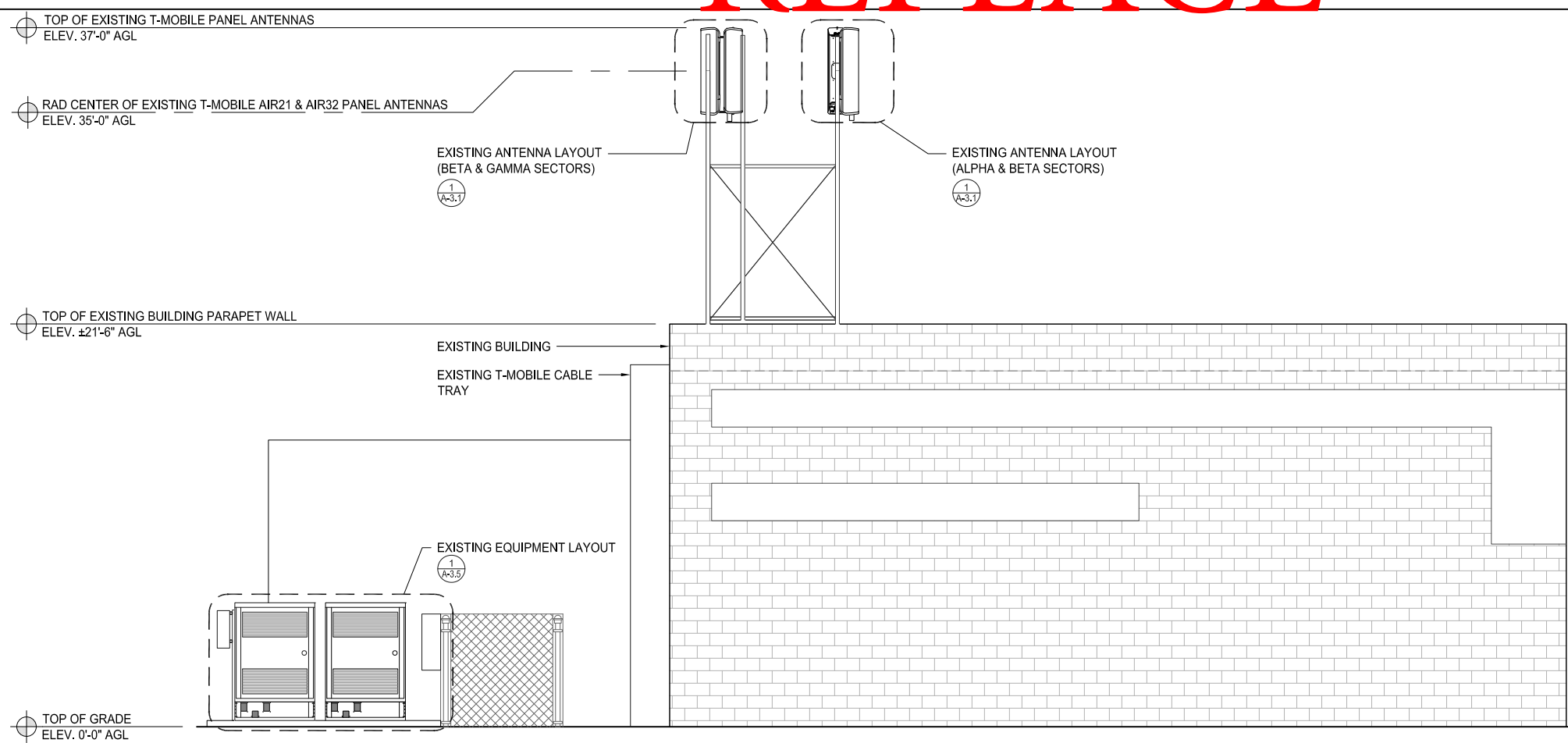
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



PROPOSED SOUTHEAST ELEVATION

0 1' 2' 4' SCALE: 1/4"=1'-0" (22x34)
(OR) 1/8"=1'-0" (11x17) 2

REPLACE



EXISTING SOUTHEAST ELEVATION

0 1' 2' 4' SCALE: 1/4"=1'-0" (22x34)
(OR) 1/8"=1'-0" (11x17) 1



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	08/07/2020	90% CD's	SBP
1	09/02/2020	100% CD's	GB
2	01/28/2021	REVISED 100% CD's	GB
3	03/04/2021	REVISED 100% CD's	GB
4	04/13/2021	NEW RFDS	AS

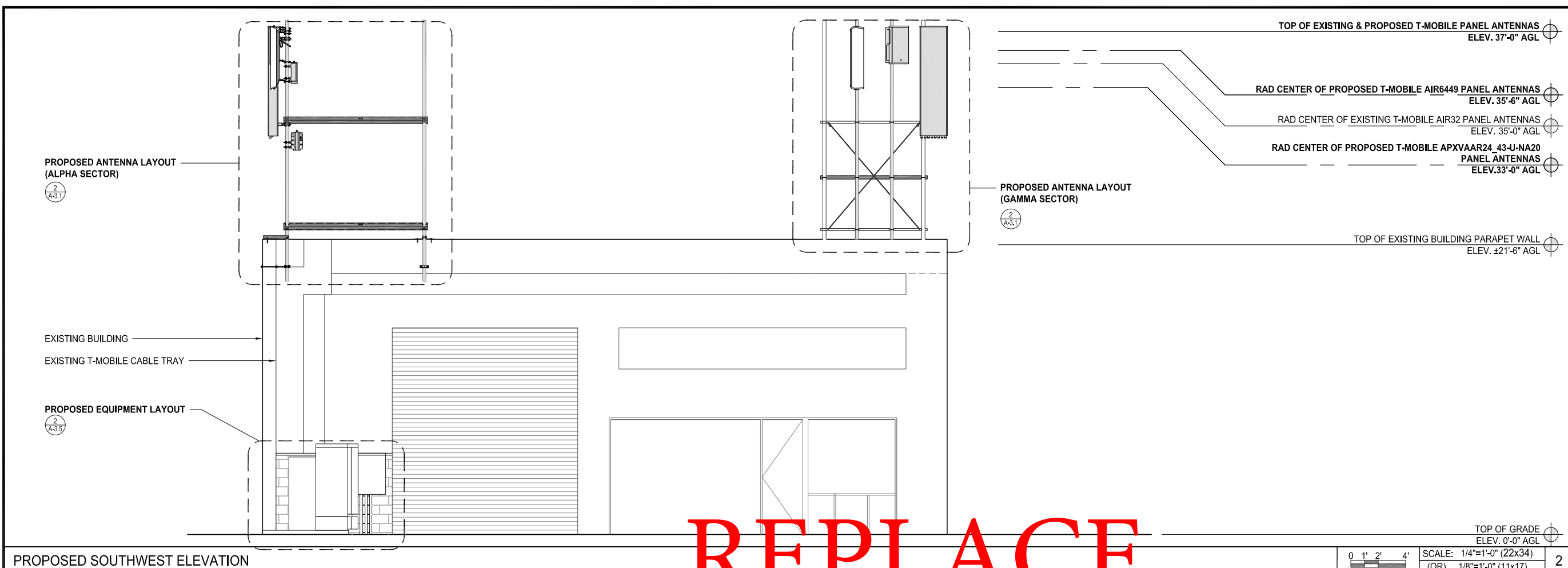


L7 4X2 - ANCHOR
SD057
SD06057A
1215 WILSON AVENUE
NATIONAL CITY, CA 91950

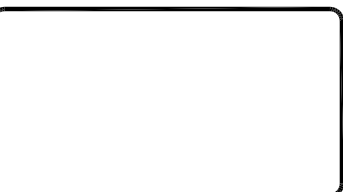
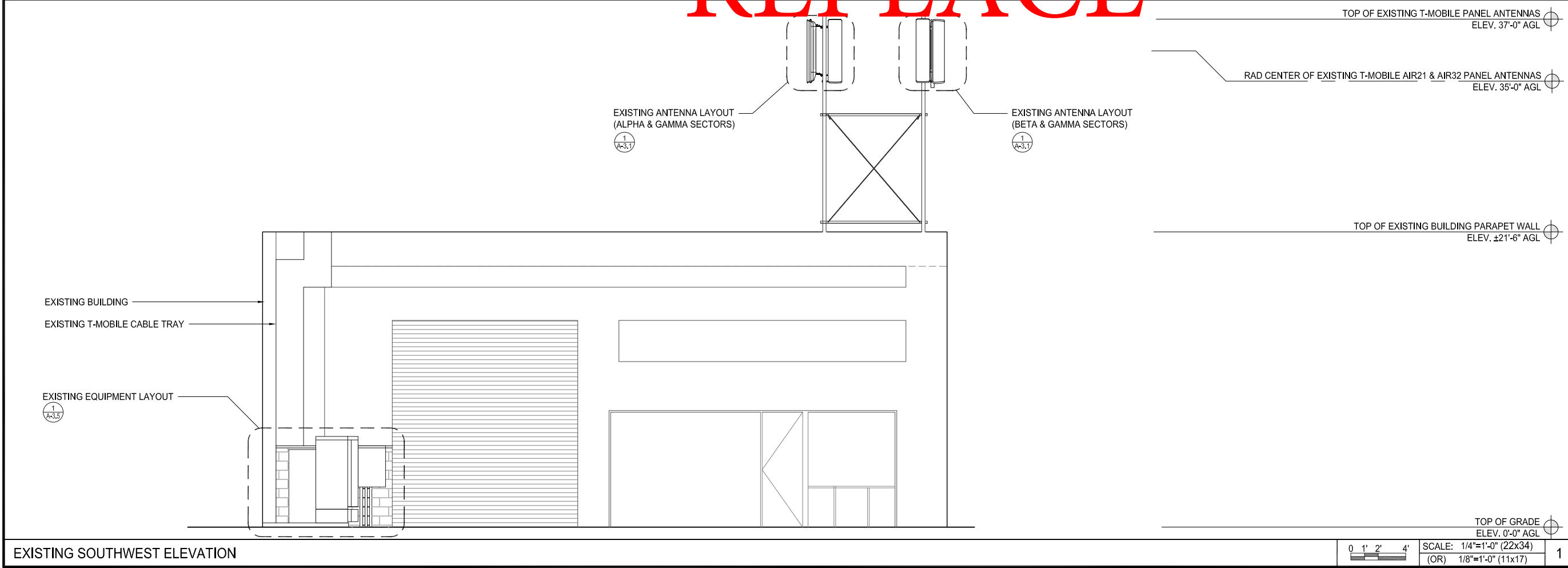
SHEET TITLE
**EXISTING & PROPOSED
SOUTHEAST ELEVATIONS**

SHEET NUMBER
A-4.2

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



REPLACE



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	08/07/2020	90% CD's	SBP
1	09/02/2020	100% CD's	GB
2	01/28/2021	REVISED 100% CD's	GB
3	03/04/2021	REVISED 100% CD's	GB
4	04/13/2021	NEW RFDS	AS



L7 4X2 - ANCHOR
 SD057
 SD06057A
 1215 WILSON AVENUE
 NATIONAL CITY, CA 91950

SHEET TITLE

EXISTING & PROPOSED SOUTHWEST ELEVATIONS

SHEET NUMBER

A-4.3

RESOLUTION NO. 2022-02

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT FOR
THE MODIFICATION OF AN EXISTING WIRELESS
COMMUNICATIONS FACILITY LOCATED AT
1215 WILSON AVENUE.
CASE FILE NO. 2021-09 CUP
APN: 559-032-20 & 21

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for the modification of an existing wireless communications facility located at 1215 Wilson Avenue at a duly advertised public hearing held on February 7, 2022, 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. 2021-09 CUP 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,

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

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 the public hearing held on February 7, 2022, support the following findings:

1. That the proposed use is allowable within the applicable zoning district pursuant to a CUP and complies with all other applicable provisions of the Land Use Code, because the use is allowable within the CL zone pursuant to a CUP and the proposed facility meets the required telecommunication facility design guidelines that include providing the minimum distance requirements from habitable space and screening the facility.
2. That the proposed use is consistent with the General Plan and any applicable specific plan, because General Plan Policy E-3.3 encourages access to wireless

internet connections, computers, and other forms of communication technology: the proposed facility modifications provide added internet/cellular data as well as standard cellphone service capability. In addition, the proposed facility is a conditionally-permitted use in the CL zone.

3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the facility is existing and is being modified to match the same locational and architectural components of the current facility design, plus add screening to bring the facility into compliance with current codes.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the facility is existing and the modifications meet all development standards and distance requirements of the Land Use Code.
5. That granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed facility is existing and the modified version will not be highly visible due to the added screening walls around the antennas.
6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act and has been determined to be categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this CUP.

BE IT FURTHER RESOLVED that the application for Conditional Use Permit is approved subject to the following conditions:

General

1. This *Conditional Use Permit* authorizes the modification of an existing wireless communications facility at 1215 Wilson. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibit A, Case File No. 2021-09 CUP, dated 1/25/2022. Any additional antennas or facilities must be in substantial conformance with the design for installation shown on these plans.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by

the Planning Division, 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 *Conditional Use Permit*. The applicant shall also submit evidence to the satisfaction of the Planning Division 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 *Conditional Use Permit* 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 City Manager or assign prior to recordation.

3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of the Municipal Code.

Building

5. Plans submitted for demolition or construction improvements shall comply with the current editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

Fire

6. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC), National Fire Protection Association (NFPA), and California Code of Regulations (CCR).
7. All required signage for telecommunications facilities, as specified by the CFC, if not already on site, shall be designed and installed.
8. The National City Fire Department shall be involved with all fire inspections for this site. Rough inspections are required for all phases of work.

Planning

9. All appropriate and required local, state and/or federal permits must be obtained and/or modified prior to operation of the wireless communications facility.
10. Screening walls shall be textured and painted to match the architectural style and color of the existing building. The reverse side of the screening walls and the antennas shall be painted a neutral color that blends with the roof color.

- 11. All ground-mounted equipment shall be painted to match the nearest building wall to where it is located. Other equipment must be screened from view. Any apparatus visible to the exterior of the facility, including cable chases/trays, shall be painted to match the surface on which it is mounted. Addition equipment boxes, generators, and/or protective devices shall be placed so that they are not within the required parking area.
- 12. The permittee shall not object to co-locating additional facilities of other communication companies and sharing the project site, provided such shared use does not result in substantial technical or quality-of-service impairment for the permitted use. In the event a dispute arises with regard to co-locating with other existing or potential users, the City may require a third party technical study at the expense of either or both the applicant and the complaining user. This condition in no way obligates the City to approve any co-location proposal if it is determined by the City not to be desirable in a specific case.
- 13. The applicant or operator shall be responsible for the removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete within six (6) months of discontinuance.

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 February 7, 2022, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – CONDITIONAL USE PERMIT FOR THE RELOCATION OF AN EXISTING WIRELESS COMMUNICATIONS FACILITY LOCATED AT 1320 HIGHLAND AVENUE.

Case File No.: 2022-02 CUP

Location: Kimball Way near the “F” Avenue intersection

Assessor’s Parcel No.: 560-410-03 (1320 Kimball Way) & 560-410-05 (1317 ‘D’ Avenue)

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Verizon Wireless

Zoning designation: MXD-2 – Major Mixed-Use District

Adjacent land use/zoning:

North: Park Village Condominiums and Walmart / RM-2 and MXD-2 respectively

East: Shopping Center / MXD-2

South: Single and multi-family residential across Kimball Avenue / RS-2 and RM-2 respectively

West: Kimball Towers / RM-3

Environmental review: Categorically Exempt pursuant to Class 3 Section 15303 (New Construction or Conversion of small structures)

Staff recommendation: Approve

Staff Recommendation

Staff is recommending approval of the Conditional Use Permit (CUP) modification request. The proposal will remove a barrier to construction of the Kimball Highlands/San Ysidro Health PACE project, as well as increase the effectiveness of the facility due to its increased height.

Executive Summary

Verizon has applied for a Conditional Use Permit (CUP) to relocate their existing wireless telecommunications facility from the 99 Cents Only Store parking lot to the roof of Kimball Tower. The antennas will be screened using extensions to the existing parapet and screening walls where necessary.

Site Characteristics

The current project location is the parking lot for the 99 Cents Only Store at 1320 Highland Avenue, which extends west to Kimball Way. The facility is adjacent to Kimball Way. The area is south of the drainage channel between Walmart and the subject parking lot. The relocation area is the roof of Kimball Tower, which is located 250 feet to the west across Kimball Way. The existing CUP was approved in 2015. The relocation is in association with the Kimball Highlands (Community HousingWorks) and San Ysidro Health PACE Clinic projects, which is currently under review. The current location is zoned MXD-2. Kimball Tower is located in the RM-3 (Very-High- Multi-Unit Residential) zone.

Kimball Highlands Project

Kimball Highlands is a proposed two-property infill multi-family apartment development, with one property located at 14th Street and Kimball Way at 'F' Avenue (where the existing wireless facility is located), and the second property located at 1221 'D' Avenue (adjacent to the Kimball Senior Center). The development is in accordance with the fully executed Disposition and Development Agreement (DDA) between Community HousingWorks (CHW), the Community Development Commission-Housing Authority of the City of National City (CDC-HA), and San Ysidro Health.

Proposal

As mentioned above, the current project site is a wireless communications facility located on an artificial pine tree in the rear of the 99 Cents Only store located at 1320 Highland Avenue. As part of the pending Kimball Highlands / San Ysidro Health (PACE) Clinic project, the facility will need to be relocated. The applicant is proposing to relocate

the facility to the roof of the Kimball Tower building across Kimball Way to the west. All new equipment will be roof-mounted and antennas will be screened to match the architectural style of the building.

Analysis

As well as facilitating a priority City project, the proposal is consistent with General Plan policy E-3.3 (Education and Public Participation) that aims to increase access to wireless internet connections, computers, and other forms of communication technology. The proposal is also generally consistent with the Land Use Code (LUC), because wireless communications facilities are a conditionally-allowed use in the RM-3 zone. Placement of the facility on the roof will also improve the effectiveness of the antennas, which are line-of-sight. The increased height will allow the facility to reach much further than the existing condition.

Section 18.30.220 of the LUC only allows commercial wireless facilities in residential zones subject to an exception granted by the Planning Commission. In this case, the facility would be located on the roof of the building and would not interact with residential use on the property. In addition, other buildings in the City also have wireless facilities on their roofs, including the Ramada Hotel and Bay View Suites on National City Blvd., both residential occupancy buildings.

The Land Use Code requires that telecommunication facilities be sensitively designed to be compatible with, and minimize visual impacts to, surrounding areas. It also requires that telecommunication facilities and appurtenances be screened by existing or proposed landscaping, to the extent possible, without compromising reception and/or transmission.

The Land Use Code also requires telecommunication facilities to be located at least 75 feet from any habitable structure on a separate property. The proposed facility meets this requirement, as the closest habitable building on another property is located approximately 130 feet away to the northeast.

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Staff has determined that the proposed use is categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of the Exemption will be filed subsequent to approval of this CUP. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment

and facilities in small structures; and, the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed use would be consistent with this description as a new, small facility.

Conditions of Approval

Conditions requiring building and fire code compliance are attached, as well as standard Conditions of Approval for CUPs.

Required findings

The Municipal Code contains required findings for CUPs. There are six required findings:

1. The proposed use is allowable within the applicable zoning district pursuant to a CUP and complies with all other applicable provisions of the Land Use Code.

The use is allowable within the RM-3 zone pursuant to a CUP, and the proposed facility meets the required telecommunication facility design guidelines that include providing the minimum distance requirements from habitable space and screening the facility.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

General Plan Policy E-3.3 encourages access to wireless internet connections, computers, and other forms of communication technology: the proposed facility will provide increased internet/cellular data as well as standard cellphone service capability. In addition, the proposed facility is a conditionally-permitted use in the RM-3 zone.

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.

The facility will be located on the roof of the building without interfering with the existing use. No future expansion of the building is proposed that the facility would conflict with. The screening for the antennas will match the architectural style of the building, in compliance with the LUC.

4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

The site is suitable for the proposed telecommunication facility because the building on which the facility will be located is existing, no expansion or future use that the proposal would conflict with is anticipated, and the facility will meet all development standards and distance requirements.

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located.

The proposed facility will not be highly visible due to the height of the building compared to other development in the area, and because of screening walls around the antennas.

6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act.

The proposed project has been reviewed in compliance with the CEQA. Staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this CUP.

An additional finding has been added in reference to making an exception for the facility being located in a residential zone.

7. That the facility being located on the roof of a residential building will not impact the quality of life of building or area residents, because no residential or other use of the roof occurs or will occur in the future, antennas face away from the building and will not interact with the residential use on the property, and all other buildings are significantly lower than the subject building.

The 1996 Telecommunications Act states that, “no State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions.” It should also be pointed out that if approved by a local jurisdiction, all wireless communications facilities must obtain all required state and

federal permits in order to operate. A Condition of Approval is included requiring these permits.

All occupants of both the Kimball and adjacent Morgan Tower buildings have been notified of the proposal and the Planning Commission public hearing. City policy requires all property owners and occupants within 300 feet of the project to be notified of the hearing. In this case, the total number of persons notified was 622.

Summary

The proposed project is consistent with the General Plan and Land Use Code in that it meets all applicable design requirements for wireless communication facilities. The project is considered 'stealth' in that it would screen the antennas from adjacent uses. The relocation of the facility to Kimball Tower will facilitate a priority City project (Kimball Highlands / San Ysidro Health PACE Clinic), as well as improve coverage in the area for Verizon customers.

Options

1. Approve 2022-02 CUP subject to the attached conditions, and based on attached findings or other findings as determined by the Planning Commission; or
2. Deny Approve 2022-02 CUP based on findings as determined by the Planning Commission; or,
3. Continue the item for additional information

Attachments

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Existing Wireless Facilities Map & List
5. Public Hearing Notice (Sent to 622 property owners and occupants)
6. Notice of Exemption
7. Applicant's Plans (Exhibit A, Case File No. 2022-02 CUP, dated 1/26/2022)
8. Resolution



MARTIN REEDER, AICP
Principal Planner



ARMANDO VERGARA
Director of Community Development

RECOMMENDED FINDINGS FOR APPROVAL
2022-02 CUP – 1320 Kimball Way / 1317 'D' Avenue

1. That the proposed use is allowable within the applicable zoning district pursuant to a CUP and complies with all other applicable provisions of the Land Use Code, because use is allowable within the RM-3 zone pursuant to a CUP, and the proposed facility meets the required telecommunication facility design guidelines that include providing the minimum distance requirements from habitable space and screening the facility.
2. That the proposed use is consistent with the General Plan and any applicable specific plan, because General Plan Policy E-3.3 encourages access to wireless internet connections, computers, and other forms of communication technology: the proposed facility modifications provide increased internet/cellular data as well as standard cellphone service capability. In addition, the proposed facility is a conditionally-permitted use in the RM-3 zone.
3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the facility will be located on the roof of the building without interfering with the existing use. No future expansion of the building is proposed that the facility would conflict with. The screening for the antennas will match the architectural style of the building, in compliance with the LUC.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the building on which the facility will be located is existing, no expansion or future use that the proposal would conflict with is anticipated, and the facility will meet all development standards and distance requirements.
5. That granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed facility will not be highly visible due to the height of the building compared to other development in the area, and because of screening walls around the antennas.

6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act and has been determined to be categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this CUP.

7. That the facility being located on the roof of a residential building will not impact the quality of life of building or area residents, because no residential or other use of the roof occurs or will occur in the future, antennas face away from the building and will not interact with the residential use on the property, and all other buildings are significantly lower than the subject building.

RECOMMENDED CONDITIONS OF APPROVAL

2022-02 CUP – 1320 Kimball Way / 1317 'D' Avenue

General

1. This *Conditional Use Permit* authorizes the relocation of an existing wireless communications facility at 1320 Highland Avenue to the roof of Kimball Tower located at 1317 'D' Avenue. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibit A, Case File No. 2022-02 CUP, dated 1/26/2022. Any additional antennas or facilities must be in substantial conformance with the design for installation shown on these plans.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Division, 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 *Conditional Use Permit*. The applicant shall also submit evidence to the satisfaction of the Planning Division 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 *Conditional Use Permit* 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 City Manager or assign prior to recordation.
3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of the Municipal Code.

Building

5. Plans submitted for demolition and construction improvements shall comply with the current editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

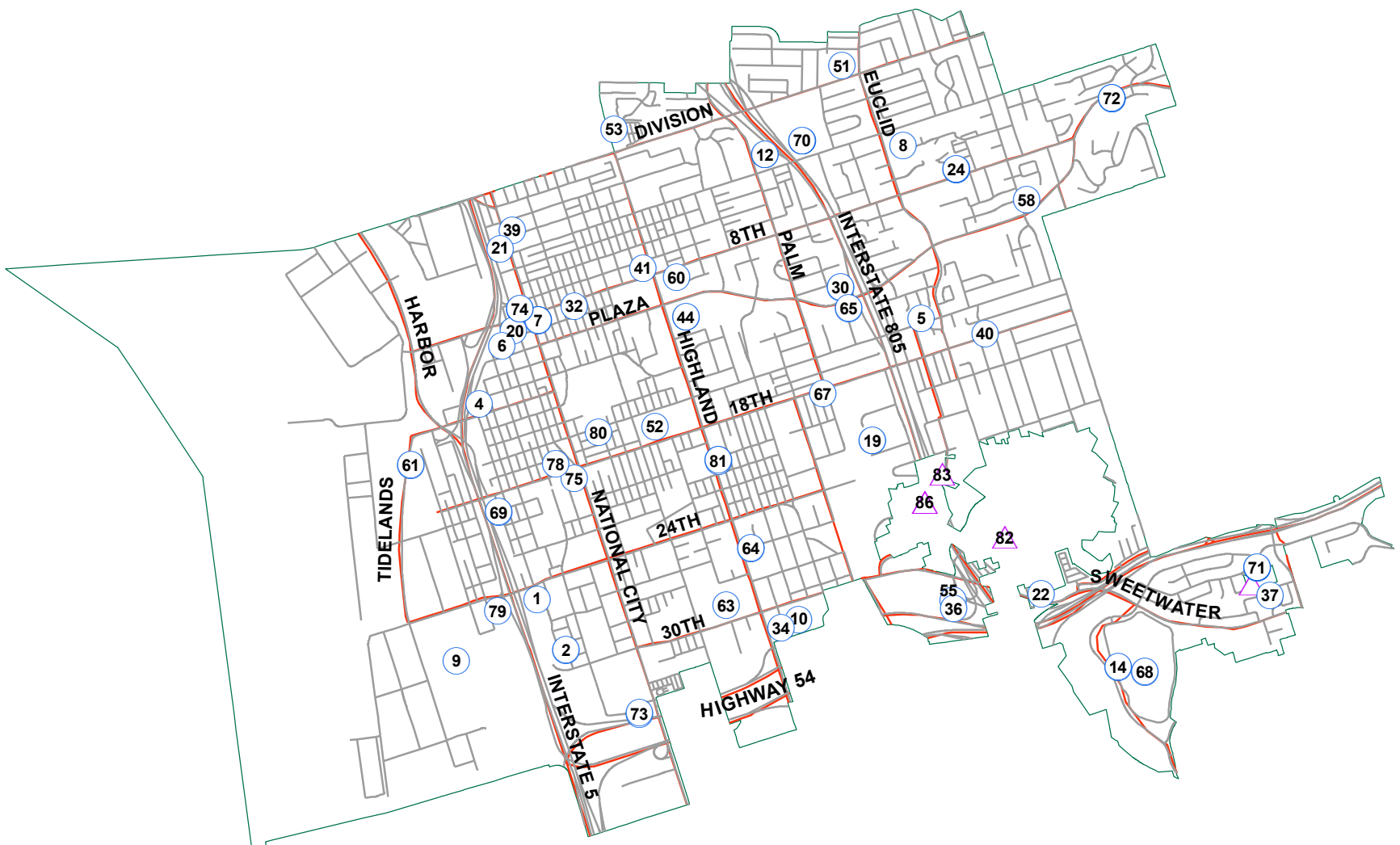
Fire

6. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC), National Fire Protection Association (NFPA), and California Code of Regulations (CCR).
7. The National City Fire Department shall be involved with all fire inspections for this site. Rough inspections are required for all phases of work.

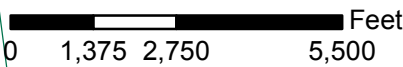
Planning

8. All appropriate and required local, state and/or federal permits must be obtained and/or modified prior to operation of the wireless communications facility.
9. Antennas shall be screened from adjacent views through the use of screening walls no higher than the antennas plus one foot. Screening walls shall be textured and painted to match the architectural style and color of the existing building.
10. The reverse side of the screening walls, all associated equipment, and the antennas themselves shall be painted a neutral color that blends with the roof color and/or the surface on which they are mounted.
11. The permittee shall not object to co-locating additional facilities of other communication companies and sharing the project site, provided such shared use does not result in substantial technical or quality-of-service impairment for the permitted use. In the event a dispute arises with regard to co-locating with other existing or potential users, the City may require a third party technical study at the expense of either or both the applicant and the complaining user. This condition in no way obligates the City to approve any co-location proposal if it is determined by the City not to be desirable in a specific case.
12. The applicant or operator shall be responsible for the removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete within six (6) months of discontinuance.





- Wireless facilities in National City
- △ Wireless facilities in unincorporated area



Wireless Communication Facilities

National City Planning Department 2012

FACILITY	APN	LOCATION	PROVIDER	FILE_NO_
1	562-340-44	2434 Southport	Urban Comm Rad	CUP-1992-11 Radio communication facility (microwave transmitter)- 80-foot tall tower and 8-foot in diameter dish antenna
2	562 340 26	300 W 28th	AirTouch	CDC Reso 94-28 75-foot monopole with three sector antennas and 450-sa foot equipment building.
	562-340-26	300 W 28th	Nextel	CUP-2003-30 12 antennae on existing communications tower and a 270 square foot equipment enclosure adjacent to existing equipment
4	559-032-02	1215 Wilson	Pac Bell	CUP-1995-11 Located on roof of existina building. PCS facility- six roof-mounted antennas and two ground-mounted equipment boxes.
5	557-410-03	1645 E Plaza	Pac Bell	CUP--1995-13 Located on roof of Quality Inn. PCS facility- six panel antennas and equipment cabinet.
6	555-086-11	910 Hoover	AirTouch	CUP-1995-18 Located on existing building. Cellular facility- three support structures with five panel antennas each, two dish antennas and equipment cabinet
7	556-471-24	801 National City Blvd	AT&T	CUP-1996-2 Located on roof of Red Lion Hotel. Paging facility- four whip antennas, one global positioning satellite antenna and equipment cabinet.
	556-471-24	801 National City Blvd	Nextel	CUP-1994-8 Located on roof of Red Lion Hotel. ESMR facility- three whip antennas and equipment cabinet.
	556-471-24	801 National City Blvd	Pagenet	CUP-1996-12 Located on roof of hotel. Paging facility- four antennas and equipment cabinet one floor down from roof.
	556-471-24	801 National City Blvd	AT&T	CUP-1999-5 Located atop Red Lion Hotel. Wireless communication facility- four antennas and radio base svstem.
8	554-120-30	2400 E 4th	AT&T	CUP-1996-4 Located on roof of Paradise Valley Hospital. Paaina facility- four whip antennas, one alobal PPositioninasatellite antenna and equipment cabinet.
9	559-160-13	1022 W Bay Marin	GTE	CUP-1996-5 Located on a 360-sa foot building. Cellular facility- 60-foot monopole with twelve panel antennas.
10	563-370-36	3007 Highland	Pac Bell	CUP-1996-6 Located on existing Super Saver building. PCS facility- six panel antennas and two equipment cabinets.
12	554-050-12	303 Palm	AirTouch	CUP-1996-8 60-foot hiah monopole with six whip antennas, thirty directional cellular antennas, and three dishes with an eauidmentcabinet at base.
	554-050-12	303 Palm	Sprint PCS	CUP-2001-10 Located on National Guard Armory property. PCS facility six antennas in three 40-foot flag poles, one GPS antenna and a new equipment building.

14	564-471-01	3030 Plaza Bonita Rd	Nextel	CUP-1997-8	Located atop Plaza Bonita sign. ESMR facility- nine antennas and equipment cabinet.
	564-471-01	3030 Plaza Bonita Rd	Pac Bell	CUP-1996-7	Located atop the existing Plaza Bonita sign. PCS facility- three antennas and two equipment cabinets at base of sign.
16	557-420-36	1840 E 12th	Nextel	CUP-1999-4	60-foot monopole on vacant commercial lot.
20	555-082-11	111 W 9th	Sprint	CUP-2000-9	Located atop 2-story Sid's Camet Barn warehouse. Wireless communication facility- twelve wireless panel antennas and 4-inch GPS antenna.
21	555-030-21	330 National City Blvd	GTE	CUP-2000-11	Located atop Bay Theatre. Wireless communication facility- twelve panel antennas and four equipment cabinets.
22	564-250-50	2435 Sweetwater	Sprint	CUP-2000-14	Located at Sweetwater Inn. Global Positioning System with nine panel antennas.
30	557-420-36	1905 E Plaza	Sprint PCS	CUP-2001-3	53 foot tall monopole with nine panel antennas. PCS Facility with one equipment enclosure and a GPS antenna.
32	556-473-18	242 E 8th	AT&T	CUP-2001-6	Located atop an existing church.
34	563-370-35	3007 Highland	Nextel	CUP-2001-12	Located atop Sweetwater Square. New equipment building over trash enclosure, nine panel antennas and one GPS antenna.
36	563-231-38	1914 Sweetwater	Cingular	CUP-2002-3	Located on an existing 75 foot tall pole sign for the Sweetwater Town and Country Shopping Center.
37	564-310-37	3737 Sweetwater	Cingular	CUP-2002-4	72 foot tall monopole with standard equipment enclosure
39	556-101-15	241 National City Blvd	Cingular	CUP-2002-6	12 panel antennas behind four new partial parapet walls atop an existing furniture store; four equipment cabinets outside
40	558-200-24	2415 E 18th	Cingular	CUP-2002-13	Panel antennas located inside new light standards; equipment located inside existing commercial building
41	556-354-13	716 Highland	AT&T	CUP-2002-14	Six facade mounted panel antennas with equipment on roof of PacBell switching station. Equipment screened to match existing.
44	556-590-61	1019 Highland	Sprint PCS	CUP-2002-24	6 panel antennas in a new monument sign in the South Bay Plaza shopping center
	556-590-61	1019 Highland	Cingular	CUP-2002-2	Located atop South Bay Plaza on an existing mechanical equipment screen.
51	552-283-11	2323 E Division	Sprint	CUP-2004-6	3 panel antennas in a 9x10x16 roof-mounted cupola

52	560-191-30	1701 D Ave	Nextel	CUP-2004-12	12 panel antennas on a 57' faux broadleaf tree with 230 square foot equipment enclosure
53	551-570-20	51 N Highland	Sprint	CUP-2004-15	2 panel antennas in a 45' flagpole with 4 wall-mounted equipment cabinets
55	563-231-39	1914 Sweetwater	Nextel	PC Reso 20-2002	2 panel antennas in a 45' flagpole with 4 wall-mounted equipment cabinets
57	554-120-24	2701 E 8th	Cingular	PC Reso 02-2001	Co-location in church spire-3 antennas within existing architectural feature
	554-120-24	2701 E 8th	T-Mobile	CUP-2000-19	Located at existing church. Antennas located in a 60-foot monument.
	554-120-24	2701 E 8th	Sprint	CUP-2000-27	12 panel antennas mounted on exterior of self-storage building and painted to match; all equipment located inside of the buildings
	554-120-24	2701 E 8th	AT&T	CUP-2000-19	Located at existing church. Antennas located in a 60-foot monument
58	558-030-30	1035 Harbison	Nextel	CUP-2005-3	12 panel antennas on a monopalm with 299 SQ.ft. equipment enclosure.
60	556-510-12	914 E 8th	Cingular	CUP-2005-10	12 panel antennas on 39-ft monopine with 280 sq. ft. equipment shelter
61	559-040-53	1439 Tidelands	Cingular	CUP-2005-9	12 panel antennas on monopalm with associated equipment shelter
	559-040-53	1445 Tidelands	Nextel	CUP-2000-31	40-foot monopalm with three sectors of four antennas each and equipment shelter
63	562-200-02	2900 Highland	Cingular	CUP-2005-12	3 antennas on replacement light standard with associated equipment shelter
64	563-010-47	2605 Highland	Cricket	CUP-2006-11	3 antennas in new architectural feature of church with associated equipment
	563-010-47	2605 Highland	Sprint	CUP-2002-18	Six panel antennas and equipment inside a new 54 foot tall monument/cross/sign.
65	557-420-31	1900 E Plaza	Cricket	CUP-2006-6	3 antennas on new faux palm tree with associated equipment
	557-420-31	1900 E Plaza	Cingular	CUP-2004-4	5 panel antennas in a new pole sign at Jimmy's Restaurant
67	561-222-23	1526-40 E 18th	T-Mobile	CUP-2006-10	12 panel antennas on a new 45-foot tall faux pine tree with associated equipment shelter
68	564-471-07	3030 Plaza Bonita Rd	Cingular	CUP-2005-24	12 antennas facade mounted to new rooftop enclosure that will house equipment

68	564-471-07	3030 Plaza Bonita Rd	Verizon	CUP-2003-13	12 panel antennas on the roof of the Plaza Bonita Mall behind a screen wall
69	559-106-17	525 W 20th	Cricket	CUP-2005-25	3 antennas on existing self storage building painted to match with associated equipment
	559-106-17	525 W 20th	Sprint	CUP-2001-4	Located on existina storaae building. Wireless communication facility- 9 antennas and equipment building.
70	554-050-15	2005 E 4th	Cricket	PC Reso 09-2003	3 antennas on existing light standard with associated equipment shelter
	554-050-15	2005 E 4th	Cingular	CUP-2003-5	12 panel antennas on a replacement 100 foot light standard in EITovon park and a 160 square foot equipment enclosure.
	554-050-15	2005 E 4th	GTE	CUP-1998-4	Located in EITovon Park. Cellular facility- 97'8" monopole with twelve panel antennas, three omni antennas, and 192-sqfoot equipment building.
	554-050-15	2005 E 4th	Nextel	CUP-2005-15	12 panel antennas on a 47-foot tall faux-broadleaf awith 230 sq. ft.equipment shelter
71	564-290-06	3820 Cagle St	Cricket	PC RESO 10-2004	3 antennas on existing faux pine tree with vaulted equipment shelter
	564-290-06	3820 Cagle St	Sprint	CUP-2001-2	Located at Sweetwater Heights Centennial Park. Wireless communication facility- 35-foot pole with six antennas, equipment building and adjacent liahting for the park.
	564-290-06	3820 Cagle St	T-Mobile	CUP-2004-3	Located at Sweetwater Heights Centennial Park. Wireless communication facilitv- 55-foot monopine with twelve panel antennas and equipment building
	564-290-06	3820 Cagle St	Cingular	PC Reso 11-2002	Co-location on 55-foot monopine - additional 12 panel antennas and new 275 SQ.ft. equipment vault
72	669-060-26	5800 Boxer Rd	Cricket	PC RESO 32-2003	3 antennas on existing water tower with associated equipment shelter
	669-060-26	5800 Boxer Rd	T-Mobile	CUP-2003-16	12 panel antennas on the outside of the 0.0. Arnold water tank and a 150 square foot equipment enclosure adiacent to the tank
	669-060-26	5800 Boxer Rd	Sprint	PC Reso 32-2003	6 panel antennas on the outside of the 0.0. Arnold water tank and a 360 square foot equipment enclosure adjacent
	669-060-26	5800 Boxer Rd	Cingular	CUP-2005-21	12 panel antennas on the outside of the 0.0. Arnold water tank and a 520 square foot equipment enclosure adjacent
73	562-330-43	152 W 33rd	Cricket	PC Reso 21-2002	3 antennas on existing self storage within matching architectural projection with associated equipment
	562-330-43	152 W 33rd	Sprint	CUP-2002-8	12 panel antenas mounted on exterior of self-storage building and painted to match; all equipment located inside of the

74	555-053-17	700 NCB	Cricket	PC Reso 05-2000	3 antennas facade mounted to existina hotel with associated equipmen
	555-053-17	700 NCB	Metricom	CUP-2000-4	Located atop Holiday Inn. Wireless communication facility with equipment cabinet.
	555-053-17	700 NCB	Skytel	CUP-2000-30	Located atop Holiday Inn Hotel. - 8-foot whip antenna, two 4x2-foot panel antennas, and one GPS antenna with two indoor equipment cabinets.
75	560-203-03	1800 National City Blvd	Nextel	CUP-2006-15	15 panel antennas behindscreen wall atop existing car dealership with associated equipment
76	561-360-35	1810 E 22nd	Cricket	2007-14 CUP	3 antennas on recreation building at Las Palmas Park
	561-360-35	1820 E 22nd	Sprint-Nextel	CUP-2000-8	Located in Las Palmas Park. Monopalm and equipment along with live palms.
78	560-143-36	1703 Hoover	Cleawire	2009-22 CUP	9 antennas located on 3 different locations on industrial/ warehouse building. Each location will have 2 pannel antennas. Associated equipment will be located in building
79	559-160-33	700 Bay Marina Dr	Cleawire	2009-23 CUP	9 antennas on tower of Marina Gateway Plaza commercial building hidden behind parapet wall. 6-foot tall equiptmant cabinent on roof below tower will be mostly covered
80	560-151-20	142 E 16th	AT&T	2010-11 CUP	6 panel antennas and RF transparent cupola atop National City Ministry Church, as well as a 330 sq ft equipment/storage/trash enclosure on the ground. The 8-foot tall Cupola will have a cross afixed to it in order to appea as part of the church
81	561-271-01	2005 Highland Ave	Plancom	2010-31 CUP	12 antenas on a 43-foot mono-palm on eastern property line
	561-271-01	2005 Highland	T-Mobile	CUP-2003-4	12 antennas on the roof of a Highland Avenue office building
	561-271-01	2005 Highland	Cingular	CUP-2006-2	12 antennas on the roof of a Highland Avenue office building with new cupola to match existing
82	563-184-47	2909 Shelby Dr		P95-025	75-foot monopole and equipment building.
83	563-062-17	2524 Prospect St	AT&T	ZAP99-028	35-foot monopalm with three sector directional antenna system and equipment cabinets.
85	564-310-32	3312 Bonita Heights Lane	AT&T	ZAP00-133	
86	563-063-29	2563 Grove St	AT&T	MUP91-026W2	

86	563-063-29 2563 Grove St Monopole located aside live palm trees.	P91-026W
----	--	----------



CITY OF NATIONAL CITY - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR THE RELOCATION OF
AN EXISTING WIRELESS COMMUNICATIONS FACILITY
LOCATED AT 1320 HIGHLAND AVENUE.
CASE FILE NO.: 2022-02 CUP

The National City Planning Commission will hold a public hearing at their regular online meeting after the hour of 6:00 p.m. **Monday, February 7, 2022** on the proposed request. The meeting will be LIVE WEBCAST from the City Council Chamber, 1243 National City Boulevard, National City, California. (Applicant: Verizon Wireless)

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 current project site is a wireless communications facility located on an artificial pine tree in the rear of the 99 Cents Only store located at 1320 Highland Avenue. The facility is adjacent to Kimball Way. As part of the pending Kimball Highlands / San Ysidro Health (PACE) Clinic project, the facility will need to be relocated. The applicant is proposing to relocate the facility to the roof of the Kimball Tower building across Kimball Way to the west. All new equipment will be roof-mounted and antennas will be screened to match the architectural style of the building.

Members of the public are invited to comment. Written comments should be received on or before 4:00 p.m., **February 7, 2022** by the Planning Division, who can be contacted at 619-336-4310 or 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



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

NOTICE OF EXEMPTION

TO: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Suite 260
San Diego, CA 92101
MS: A-33

Lead Agency: City of National City

Project Title: 2022-02 CUP

Project Location: 1317 'D' Avenue, National City, CA.

Contact Person: Martin Reeder

Telephone Number: (619) 336-4313

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit for relocation of an existing wireless communications facility to the roof of a multi-unit residential building. The project would facilitate a regional housing and health project and improve signal strength and service area for Verizon Wireless customers.

Applicant:

Annette Banuelos
Fulsang Architecture, Inc.
3471 Via Lido, Suite 202
Newport Beach, CA 92663

Telephone Number:

(949) 838-4139

Exempt Status:

Categorical Exemption. Class 3 Section 15303 (New Construction or Conversion of small structures)

Reasons why project is exempt:

There is no possibility that the proposed use will have a significant impact on the environment because the facility will be located on the roof of an existing multi-unit residential building, the antennas will be screened and will not affect use of the property.

Date:

MARTIN REEDER, AICP
Principal Planner

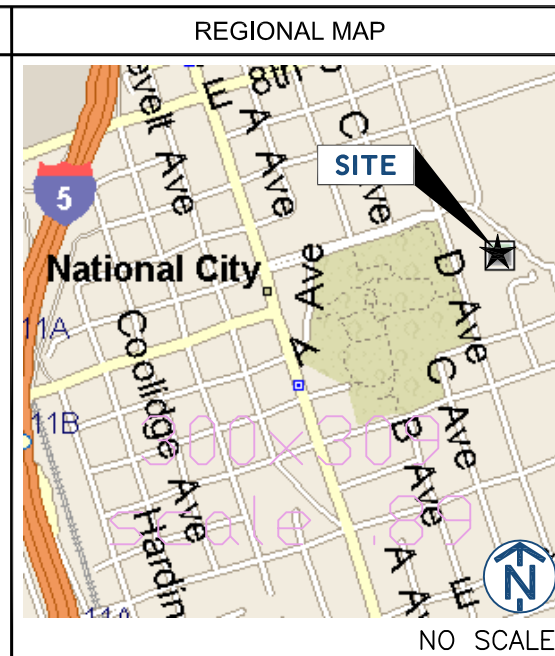
SCOPE OF WORK

THE SCOPE OF WORK CONSISTS OF:

- PROPOSED EQUIPMENT STEEL PLATFORM
- PROPOSED CABINETS
- PROPOSED ANTENNAS
- PROPOSED GENERATOR

• CONTRACTOR SHALL FURNISH ALL MATERIAL WITH THE EXCEPTION OF VERIZON SUPPLIED MATERIAL.

• ALL MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR, UNLESS STATED OTHERWISE.



DIRECTIONS

SCAN QR CODE FOR LINK TO SITE LOCATION MAP

PROJECT CONSULTANTS

APPLICANT REPRESENTATIVE: FULLERTON ENGINEERING CONSULTANTS, LLC
 ADDRESS: 1100 E. WOODFIELD ROAD, SUITE 500
 SCHAUMBURG, ILLINOIS 60173
 CONTACT: PATRICK INKMANN
 PHONE: (949) 400-6368
 EMAIL: pinkmann@fullertonengineering.com

APPLICANT: VERIZON WIRELESS
 ADDRESS: 15505 SAND CANYON AVENUE
 IRVINE, CA 92618

ENGINEER/STRUCTURAL: FULLERTON ENGINEERING CONSULTANTS, LLC
 ADDRESS: 1100 E. WOODFIELD ROAD, SUITE 500
 SCHAUMBURG, ILLINOIS 60173
 CONTACT: SARGIZ MIRZAEI
 PHONE: (847) 908-8497
 EMAIL: smirzaei@fullertonengineering.com



APPROVALS

REAL ESTATE: _____

RF: _____

CONSTRUCTION: _____

OPERATIONS: _____

FACILITIES: _____

EQUIPMENT ENGINEERING: _____

PROJECT INFORMATION



MORGAN KIMBALL

INITIAL BUILD - RELO

1317 D AVENUE
 NATIONAL CITY, CA 91950

ATTACHMENT 7

SITE NAME: MORGAN KIMBALL

LOCATION NUMBER: 270198

SITE ADDRESS: 1317 D AVENUE
 NATIONAL CITY, CA 91950

PROJECT TYPE: ANTENNA ADD

SITE TYPE: ROOFTOP

COUNTY: SAN DIEGO

JURISDICTION: CITY OF NATIONAL CITY

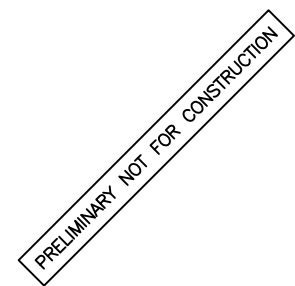
SITE COORDINATES: FROM RFDS
 LATITUDE: 32.672977°
 LONGITUDE: -117.1002055°
 GROUND ELEV. (A.M.S.L.): 15'

TOWER OWNER: COMMUNITY HOUSING WORKS
 2815 CAMINO DEL RIO SOUTH
 SAN DIEGO, CA 92108

PROPOSED USE: TELECOMMUNICATIONS FACILITY

REV	DATE	DESCRIPTION	BY
A	12/17/21	90% REVIEW	EC

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.



ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA GREEN CODE
 2019 CALIFORNIA MECHANICAL CODE CITY/COUNTY ZONING ORDINANCES
 2019 CALIFORNIA PLUMBING CODE

- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
- ADA ACCESS REQUIREMENTS ARE NOT REQUIRED.
- THIS FACILITY DOES NOT REQUIRE POTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE

SITE NAME
MORGAN KIMBALL

LOCATION NUMBER:
270198

DRAWING INDEX

T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ROOF PLAN
Z-3	ELEVATIONS

SITE ADDRESS
 1317 D AVENUE
 NATIONAL CITY, CA
 91950

SHEET NAME
TITLE SHEET

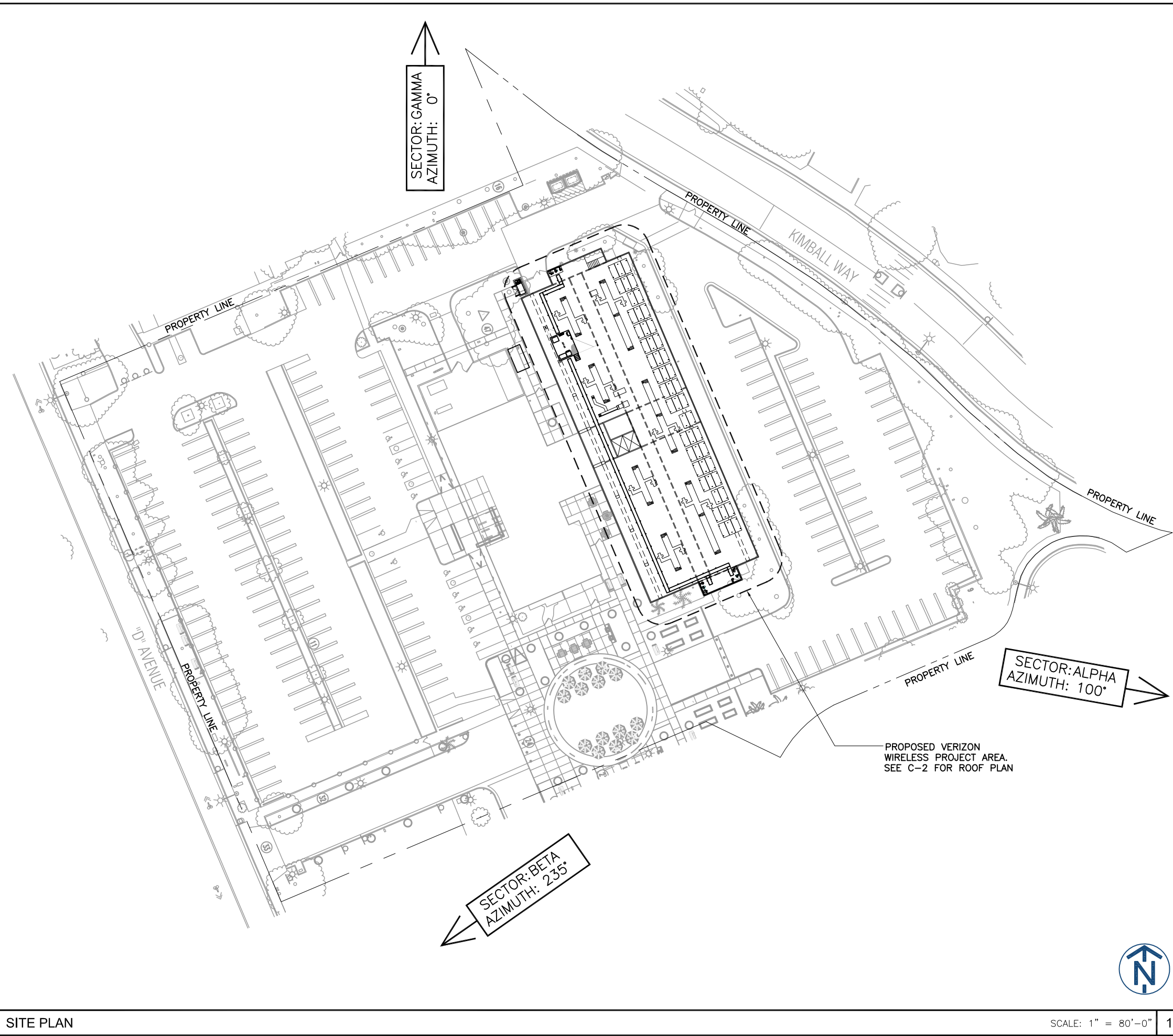
SHEET NUMBER
T-1

DRAWING SCALES ARE FOR 11"x17" SHEETS

GENERAL ABBREVIATIONS	
AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GRADE LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CND	CONDUIT
DIA	DIAMETER
DWG	DRAWING
FT	FOOT(FEET)
EGB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ELEV	ELEVATION
EQUIP	EQUIPMENT
(E)	EXISTING
EXT	EXTERIOR
FND	FOUNDATION
F	FIBER
GA	GAUGE
GALV	GALVANIZED
GPS	GLOBAL POSITIONING SYSTEM
GND	GROUND
LP	LIQUID PROPANE
MAX	MAXIMUM
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MTS	MANUAL TRANSFER SWITCH
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OE/OT	OVERHEAD ELECTRIC/TELCO
PPC	POWER PROTECTION CABINET
PL	PROPERTY LINE
RGS	RIGID GALVANIZED STEEL
IN	INCH(ES)
INT	INTERIOR
LB(S), #	POUND(S)
SF	SQUARE FOOT
STL	STEEL
TYP	TYPICAL
UE/UT	UNDERGROUND ELECTRIC/TELCO
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W/	WITH
XFMR	TRANSFORMER

TELECOM ABBREVIATIONS	
AWS	ADVANCED WIRELESS SERVICES
C	CELLULAR
LTE	LONG TERM EVOLUTION
PCS	PERSONAL COMMUNICATIONS SERVICES
RRU	REMOTE RADIO UNIT
TMA	TOWER MOUNTED AMPLIFIER

SYMBOLS	
	REVISION
	WORK POINT
	UTILITY POLE
	BRICK
	COMPRESSED STONE
	CONCRETE
	EARTH
	GRAVEL
	CENTERLINE
	PROPERTY LINE
	LEASE LINE
	EASEMENT LINE
	FENCE
	CHAINLINK
	WOOD
	WROUGHT IRON
	ELECTRIC
	OVERHEAD
	UNDERGROUND
	FIBER
	OVERHEAD
	UNDERGROUND
	TELEPHONE
	OVERHEAD
	UNDERGROUND
	DCPOWER



verizon
VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618
 (949) 286-7000

FULLERTON
 1100 E. WOODFIELD ROAD, SUITE 500
 SCHAUMBURG, ILLINOIS 60173
 TEL: 847-908-8400
 www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
A	12/17/21	90% REVIEW	EC

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

PRELIMINARY NOT FOR CONSTRUCTION

SITE NAME
MORGAN KIMBALL

LOCATION NUMBER:
270198

SITE ADDRESS
 1317 D AVENUE
 NATIONAL CITY, CA
 91950

SHEET NAME
SITE PLAN

SHEET NUMBER
Z-1

SITE PLAN

SCALE: 1" = 80'-0" 1



VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618
 (949) 286-7000



1100 E. WOODFIELD ROAD, SUITE
 500
 SCHAUMBURG, ILLINOIS 60173
 TEL: 847-908-8400
 www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
A	12/17/21	90% REVIEW	EC

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

PRELIMINARY NOT FOR CONSTRUCTION

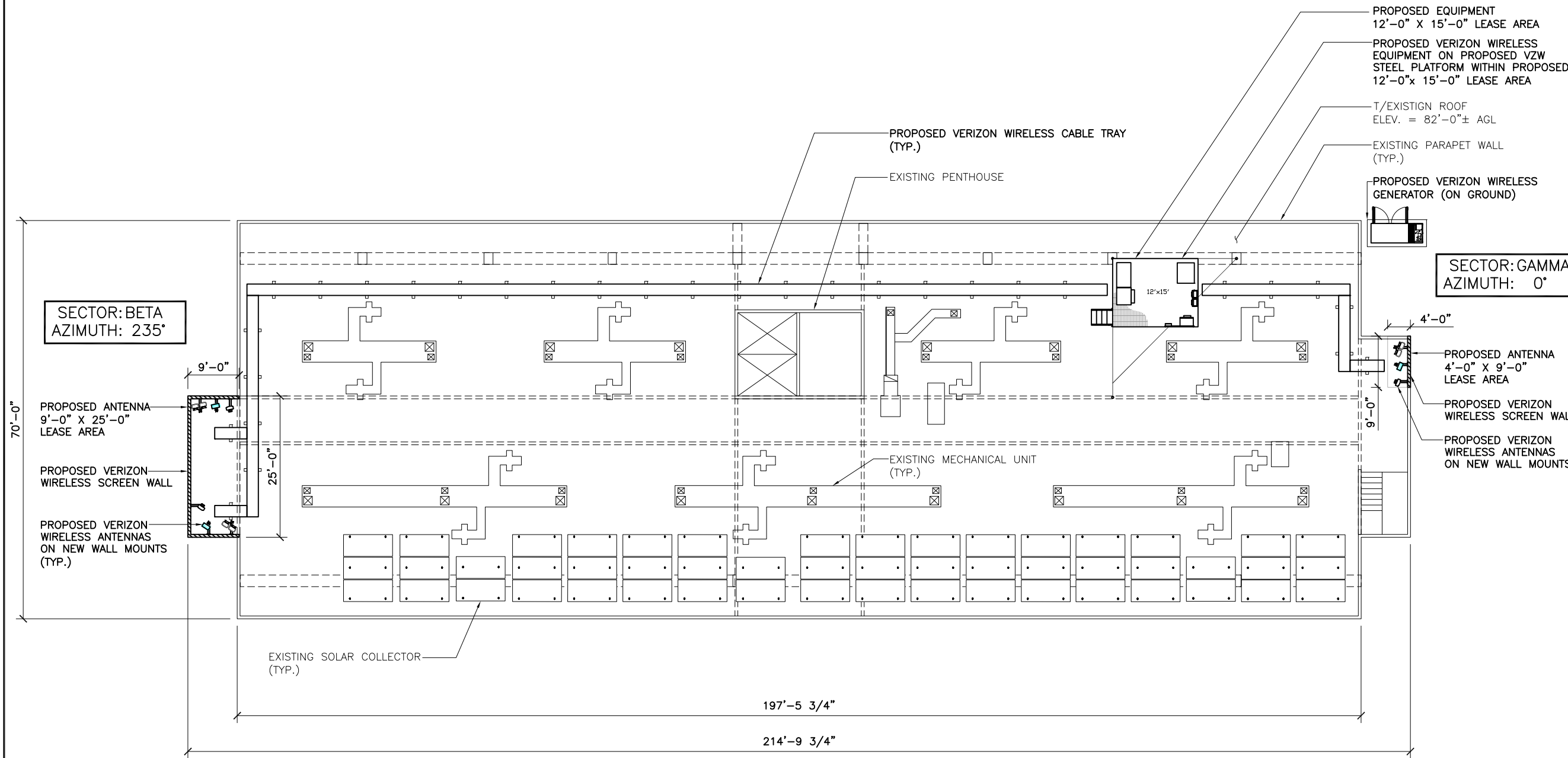
SITE NAME
MORGAN KIMBALL

LOCATION NUMBER:
270198

SITE ADDRESS
 1317 D AVENUE
 NATIONAL CITY, CA
 91950

SHEET NAME
ROOF PLAN

SHEET NUMBER
Z-2





VERIZON WIRELESS
 15505 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618
 (949) 286-7000



1100 E. WOODFIELD ROAD, SUITE
 500
 SCHAUMBURG, ILLINOIS 60173
 TEL: 847-908-8400
 www.FullertonEngineering.com

REV	DATE	DESCRIPTION	BY
A	12/17/21	90% REVIEW	EC

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

PRELIMINARY NOT FOR CONSTRUCTION

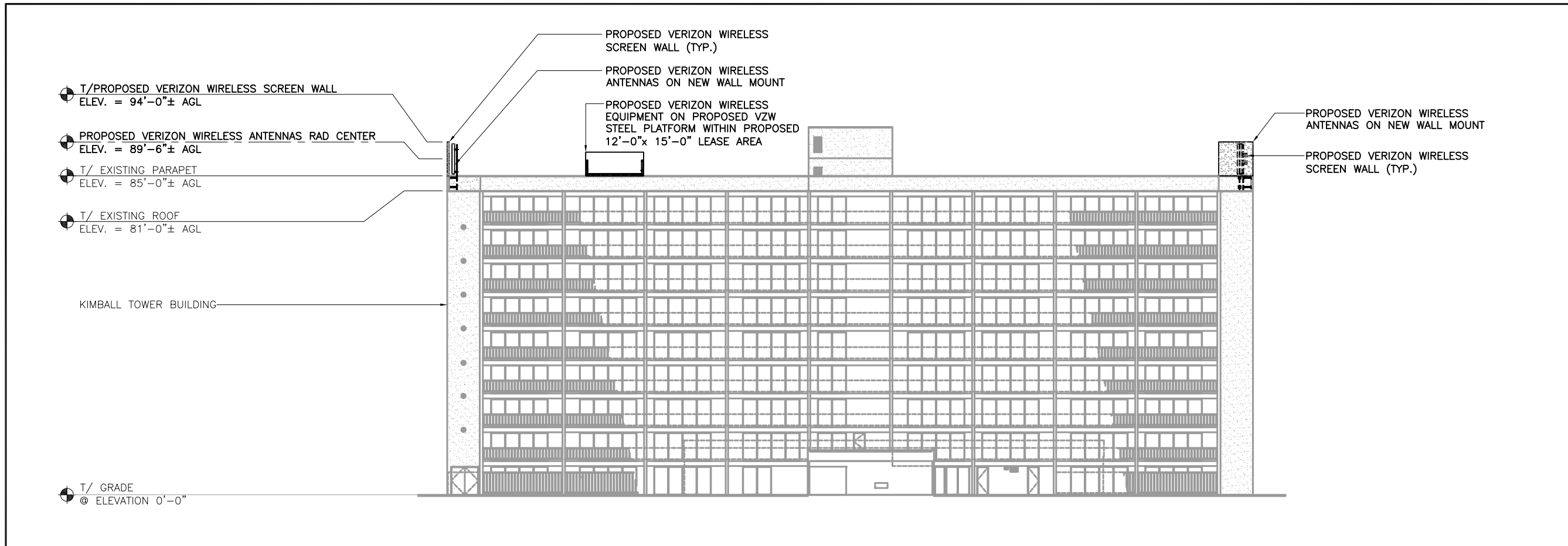
SITE NAME
MORGAN KIMBALL

LOCATION NUMBER:
270198

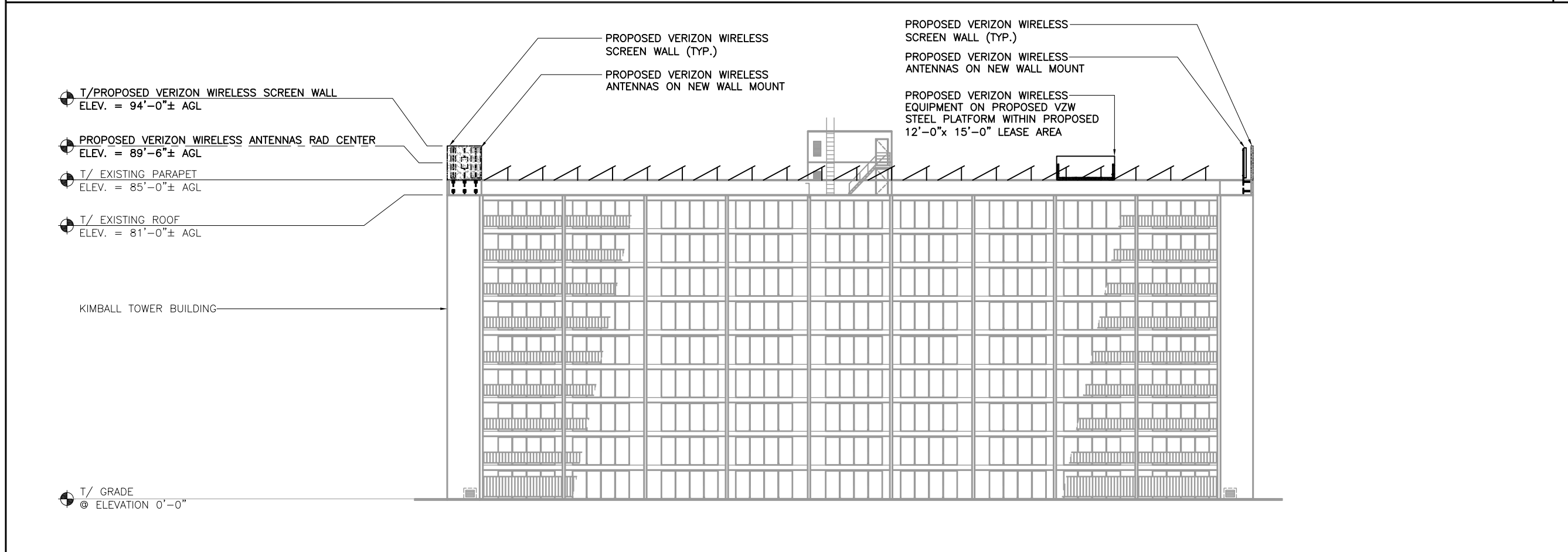
SITE ADDRESS
 1317 D AVENUE
 NATIONAL CITY, CA
 91950

SHEET NAME
ELEVATIONS

SHEET NUMBER
Z-3



PROPOSED SOUTHWEST ELEVATION SCALE: 1" = 30'-0" 1



PROPOSED NORTHEAST ELEVATION SCALE: 1" = 30'-0" 2

RESOLUTION NO. 2022-03

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT FOR
THE RELOCATION OF AN EXISTING WIRELESS COMMUNICATIONS FACILITY
LOCATED AT 1320 HIGHLAND AVENUE.
CASE FILE NO. 2022-02 CUP
APN: 560-410-03 & 560-410-05

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for the relocation of an existing wireless communications facility located at 1320 Highland Avenue at a duly advertised public hearing held on February 7, 2022, 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. 2022-02 CUP 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,

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

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 the public hearing held on February 7, 2022, support the following findings:

1. That the proposed use is allowable within the applicable zoning district pursuant to a CUP and complies with all other applicable provisions of the Land Use Code, because use is allowable within the RM-3 zone pursuant to a CUP, and the proposed facility meets the required telecommunication facility design guidelines that include providing the minimum distance requirements from habitable space and screening the facility.

2. That the proposed use is consistent with the General Plan and any applicable specific plan, because General Plan Policy E-3.3 encourages access to wireless internet connections, computers, and other forms of communication technology: the proposed facility modifications provide increased internet/cellular data as well as standard cellphone service capability. In addition, the proposed facility is a conditionally-permitted use in the RM-3 zone.
3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the facility will be located on the roof of the building without interfering with the existing use. No future expansion of the building is proposed that the facility would conflict with. The screening for the antennas will match the architectural style of the building, in compliance with the LUC.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the building on which the facility will be located is existing, no expansion or future use that the proposal would conflict with is anticipated, and the facility will meet all development standards and distance requirements.
5. That granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed facility will not be highly visible due to the height of the building compared to other development in the area, and because of screening walls around the antennas.
6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act and has been determined to be categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this CUP.
7. That the facility being located on the roof of a residential building will not impact the quality of life of building or area residents, because no residential or other use of the roof occurs or will occur in the future, antennas face away from the building and will not interact with the residential use on the property, and all other buildings are significantly lower than the subject building.

BE IT FURTHER RESOLVED that the application for Conditional Use Permit is approved subject to the following conditions:

General

1. This *Conditional Use Permit* authorizes the relocation of an existing wireless communications facility at 1320 Highland Avenue to the roof of Kimball Tower located at 1317 'D' Avenue. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibit A, Case File No. 2022-02 CUP, dated 1/26/2022. Any additional antennas or facilities must be in substantial conformance with the design for installation shown on these plans.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Division, 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 *Conditional Use Permit*. The applicant shall also submit evidence to the satisfaction of the Planning Division 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 *Conditional Use Permit* 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 City Manager or assign prior to recordation.
3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of the Municipal Code.

Building

5. Plans submitted for demolition and construction improvements shall comply with the current editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

Fire

6. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC), National Fire Protection Association (NFPA), and California Code of Regulations (CCR).
7. The National City Fire Department shall be involved with all fire inspections for this site. Rough inspections are required for all phases of work.

Planning

8. All appropriate and required local, state and/or federal permits must be obtained and/or modified prior to operation of the wireless communications facility.
9. Antennas shall be screened from adjacent views through the use of screening walls no higher than the antennas plus one foot. Screening walls shall be textured and painted to match the architectural style and color of the existing building.
10. The reverse side of the screening walls, all associated equipment, and the antennas themselves shall be painted a neutral color that blends with the roof color and/or the surface on which they are mounted.
11. The permittee shall not object to co-locating additional facilities of other communication companies and sharing the project site, provided such shared use does not result in substantial technical or quality-of-service impairment for the permitted use. In the event a dispute arises with regard to co-locating with other existing or potential users, the City may require a third party technical study at the expense of either or both the applicant and the complaining user. This condition in no way obligates the City to approve any co-location proposal if it is determined by the City not to be desirable in a specific case.
12. The applicant or operator shall be responsible for the removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete within six (6) months of discontinuance.

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 February 7, 2022, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



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

PLANNING COMMISSION STAFF REPORT

Title: RESOLUTION TAKING ACTION ON A REVIEW OF A PROPOSED STREET VACATION OF A PORTION OF KIMBALL WAY, NORTH OF EAST 14TH STREET AND NORTHWEST OF THE INTERSECTION WITH 'F' AVENUE FOR CONFORMANCE WITH THE GENERAL PLAN.

Case File No.: 2021-23 SC

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Excel Engineering

Zoning designation: Major Mixed-Use District and Very-High Density Multi-Unit Residential (MXD-2 and RM-3)

Adjacent land use/zoning:

North: Drainage channel and Walmart parking lot / MXD-2

East: 99 Cents Only Store parking lot / MXD-2

South: Single-family residential / RS-2

West: Morgan and Kimball Towers across Kimball Way / RM-3

Environmental review: Categorical Exemption. Class 32 Section 15332 (In-Fill Development Projects)

Staff recommendation: Approve

BACKGROUND

Staff Recommendation

Staff recommends that the Planning Commission find the proposed street vacation in conformance with the General Plan and make a recommendation to the City Council that the portion of street be vacated. Vacation of the street in this area will ensure the success of the Kimball Highlands project, which will provide 143 units affordable to low-income families and individuals with incomes ranging from 30% to 70% of Area Median Income (AMI), as well as the San Ysidro Health PACE clinic.

Executive Summary

The applicant is proposing to vacate Kimball Way between 'F' Avenue and East 14th Street. The vacation is in association with the Kimball Highlands (Community HousingWorks) and San Ysidro Health PACE Clinic projects, which is currently under review. The existing wireless communications facility located on Kimball Way in the rear of the 99 Cents Only parking lot is proposed to be relocated as part of the overall project. The closure of Kimball Way in this location was contemplated as part of the 2011 Land Use Update and was included in the traffic analysis for the General Plan at that time.

Adopted in January 2006, the City's Street Vacation Procedures require the City Council to initiate a request to vacate any public streets. The Council initiated the street vacation request on August 18, 2020. Pursuant to the Streets and Highways Code, Section 8313 and the Street Vacation Procedures, the Planning Commission must determine whether a proposed vacation conforms to the General Plan and forward the recommendation to the City Council.

Kimball Highlands Project

Kimball Highlands is a two-property infill multi-family apartment development, with one property located at 14th Street and Kimball Way at 'F' Avenue (Site 1, 61 units), and the second property located at 1221 'D' Avenue (Site 2, 84 units). The two sites are located within walking distance of each other (approximately 525 feet). Site 1 is 0.95 acres in size and Site 2 is 1.73 acres in size. Site 1 will also include the PACE clinic and is the property associated with this street vacation request. A rendering of the site buildout is included as Attachment 5.

The development is in accordance with the fully executed Disposition and Development Agreement (DDA) between Community HousingWorks (CHW), the Community Development Commission-Housing Authority of the City of National City (CDC-HA), and San Ysidro Health. The DDA provides a loan from the CDC-HA to CHW to finance the acquisition, construction, and development of the project.

Proposal

The area of right-of-way to be vacated would be converted to a pedestrian corridor and would become private property, being added to the properties on either side of the area (per underlying fee title). As part of the overall development, a rededication of public right-of-way will create a cul-de-sac northwest of the vacation area. Emergency access would be maintained through the area, as required by the Fire Department. Existing utilities in the area would be relocated based on the requirements of the respective utility. The total area of right-of-way to be vacated (minus the area to be rededicated) is approximately 8,110 square feet (0.19 acres).

Analysis

As mentioned above, the closure of Kimball Way in this location was contemplated as part of the 2011 Land Use Update and was included in the traffic analysis for the General Plan at that time. The street segment proposed to be vacated is currently used for motorized and non-motorized transportation, and is designated as a local road in the Circulation Element of the General Plan.

The portion of Kimball Way to be vacated is fully developed, although it is not identified as an arterial or collector street in the Circulation Element of the General Plan. There are also utilities that reside in the area to be vacated, including water and sewer mains. If vacated, access to all utilities would need to be maintained or abandoned/relocated as required. Reservations and responsibilities for dealing with these utilities will be in place before the order to vacate and will thus be guaranteed once the street right-of-way is vacated.

While already analyzed with regard to traffic impact as part of the 2011 Land Use Update, the closure of Kimball Way in this location will result in an increased travel distance for vehicles traveling through the 'D' Avenue and East 12th Street intersection (the entrance to Kimball Way). In order to get to Highland Avenue from this location, vehicles would have to travel an additional 1,000 feet (just short of a quarter-mile), by heading north to Plaza Blvd., east to Highland Avenue, and then south to Kimball Way.

There is also an alternate route through the Walmart parking lot, which is similar in distance to the current scenario. However, this is private property and not an official public route.

Comments were received from the Fire and Police Departments, who require continued access through the area after it is vacated. While design details of the emergency access are yet to be finalized, a system of strobe-activated collapsible bollards and Grasscrete paving are a likely candidate for inclusion in the design. Recommended Conditions of Approval that reflect these requirements are attached. The Police Department had additional concerns related to dispersion of vehicles after major Kimball Park events, such as the 4th of July Festival. Because the applicant also controls the Kimball/Morgan Tower property, they have committed to providing access through that property for those vehicles exiting the Kimball Park area after major events that wish to get to Highland Avenue more quickly than the post-closure route.

General Plan Conformance

The street segment proposed to be vacated is not considered a major road (arterial or collector in the Circulation Element of the General Plan. However, it is an effective west-to-east route from 'D' Avenue to Highland Avenue, although there are alternatives as discussed above.

Vacating the street in this location would facilitate a priority City project that would provide benefits (i.e. additional healthcare and affordable housing options) for the community that would exceed the benefit of a vehicular route that can be alternately provided without too much more effort. The vacation of this portion of Kimball Way and the resultant Kimball Highlands/San Ysidro Health project is consistent with several General Plan policies:

- **Policy LU-1.2:** Concentrate commercial, mixed-use, and medium to high density residential development along transit corridors, at major intersections, and near activity centers that can be served efficiently by public transit and alternative transportation modes.
- **Policy LU-2.1:** Provide for housing near jobs, transit routes, schools, shopping areas, and recreation to discourage long commutes; promote public transit, walking, and biking; and lessen traffic congestion.

- **Policy LU-2.10:** Encourage the development and expansion of institutions, such as schools and health
- **Policy LU-7.1:** Establish incentives to promote the use and development of vacant infill parcels and the intensification of land uses on underutilized parcels to realize the greatest benefit to the community.
- **Policy LU-7.6:** Support the strategic conversion of certain sections of streets into developable land only where the conversion positively contributes to the redevelopment and revitalization of the area, improves traffic safety, and does not impede emergency access.

This is important because the City is almost completely built out, but additional population growth and development still needs to be accommodated. Vacant parcels, underutilized parcels, and existing vacant buildings are the most logical locations to direct future development.

Summary

Vacation of Kimball Way in this area will facilitate a priority City project that was envisioned by the last Land Use Update. The project will provide for 143 affordable housing units and a clinic catering to the elderly population. The General Plan Circulation Element does not identify the area as a major road (arterial or collector). The proposed street vacation does not conflict with the policies and goals of the General Plan. Pedestrian access will be maintained and special event circulation related to Kimball Park has been addressed. Furthermore, all emergency access will be maintained with relation to the businesses operating on the street, both north and south of the proposed vacated street.

Options

1. Determine that the street vacation as described on the attached plans is in compliance with the National City General Plan, because the portion of right-of-way to be vacated is not a major road (arterial or collector) that the conversion/closure was analyzed in the 2011 Land Use Update, and the closure will result in increased affordable housing opportunities in the City; or,

2. Determine that the street vacation as described on the attached plans is not in compliance with the National City General Plan, based on Findings to be determined by the Planning Commission.

ATTACHMENTS

1. Recommended Findings
2. Recommended Conditions of Approval
3. Street Vacation Exhibit (Exhibit A, Case File No. 2021-23 SC, dated 1/11/22)
4. Site photos
5. Project Rendering
6. Notice of Exemption
7. Resolution



MARTIN REEDER, AICP
Principal Planner



ARMANDO VERGARA
Director of Community Development

RECOMMENDED FINDINGS FOR APPROVAL
2021-23 SC – Kimball Way, north of East 14th Street and
northwest of the intersection with 'F' Avenue

1. That the street vacation as described on the attached plans is in compliance with the National City General Plan, since vacation of this portion of Kimball Way would facilitate a priority City project that would provide benefits (i.e. additional healthcare and affordable housing options) for the community that would exceed the benefit of a vehicular route that can be alternately provided without too much more effort.

2. That this portion of Kimball Way is not identified as a major road (arterial or collector in the Circulation Element of the General Plan, that pedestrian and emergency access will be maintained, and that through access can be provided by alternate means.

RECOMMENDED CONDITIONS OF APPROVAL

2021-23 SC – Kimball Way, north of East 14th Street and northwest of the intersection with 'F' Avenue

General

1. This *Street Closure* authorizes the vacation of Kimball Way, north of East 14th Street and northwest of the intersection with 'F' Avenue. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2021-23 SC, dated 1/11/22.
2. *Within four (4) days* of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.

Utilities

3. The applicant shall reserve easements for all remaining utilities not relocated that are located in the proposed vacation area prior to the order of vacation of the subject right-of-way.
4. The City shall reserve easement and right-of-way for affected public utilities to erect, construct, change the size of, improve, reconstruct, relocate, repair, remove, maintain and use facilities consisting of underground electric facilities, communication facilities and all appurtenances for the transmission and distribution of electricity and for pipelines and appurtenances, together with the right of ingress thereto and egress therefrom over said easement and over other practical routes. No building or other structure, including fences, shall be permitted within the easement without said public utilities' prior written consent. Said public utilities' prior written consent shall be required before planting any trees or increasing/decreasing the ground elevation within the easement. The easement shall be in place prior to the vacation of the right-of-way.

Fire

5. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC), National Fire Protection Association (NFPA), and California Code of Regulations (CCR).
6. Fire apparatus access roads shall comply with the requirements of Section 5 CFC (2013) and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Dead-end fire apparatus access roads in

excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. This project will require strict adherence to Appendix "D" of the California Fire Code.

7. The required width of emergency fire apparatus access roads shall not be obstructed in any manner, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all weathered road with the ability to support 75 thousand pounds or greater. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet. A 28 foot turning radius is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas. Modified roadway (Kimball Way) shall be re-evaluated to meet these strict guidelines.
8. Parking shall not impact requirements of turn-around provision or roadway at any time if required. No parking shall be allowed in cul-de-sac areas.
9. Approved signs or other approved notices or markings (*Red Curb*) that include NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designed shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. All projects shall be evaluated for this necessary application.
10. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
11. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access (CFC 2019 Edition - Section 503.1.2).
12. Grade of fire apparatus road shall be within the limits established (15% Grade) by the fire code official based on fire department's apparatus.
13. If a question arises concerning access from Kimball Way (cul-de-sac) onto E. 14th Street and onto Highland A venue, emergency collapsible bollards and grasscrete capable of supporting 75,000.00 lbs. of vehicle weight could be used.
14. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.

15. Fire hydrants currently installed, shall remain clearly accessible by fire apparatus to meet California Fire Code. If fire hydrants become inaccessible due to new design, additional fire hydrants could be required.
16. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. (Measurement starts from nearest public fire hydrant to project and shall be clearly accessible by fire apparatus.
17. The following items pertain to fire hydrants:
 - a. Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves.
 - b. Fire hydrant to be of three outlet design.
18. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose (4-inch).
19. Fire hydrants to be marked by use of blue reflective marker in the roadway.
20. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

Police

21. Prior to closure of the this portion of Kimball Way and development of the PACE clinic, the applicant shall prepare a special event traffic plan, to the satisfaction of the Police Department, which will provide an alternate route to Highland Avenue after major events (e.g. 4th of July Carnival) in Kimball Park, by providing access through the Kimball/Morgan Towers property.

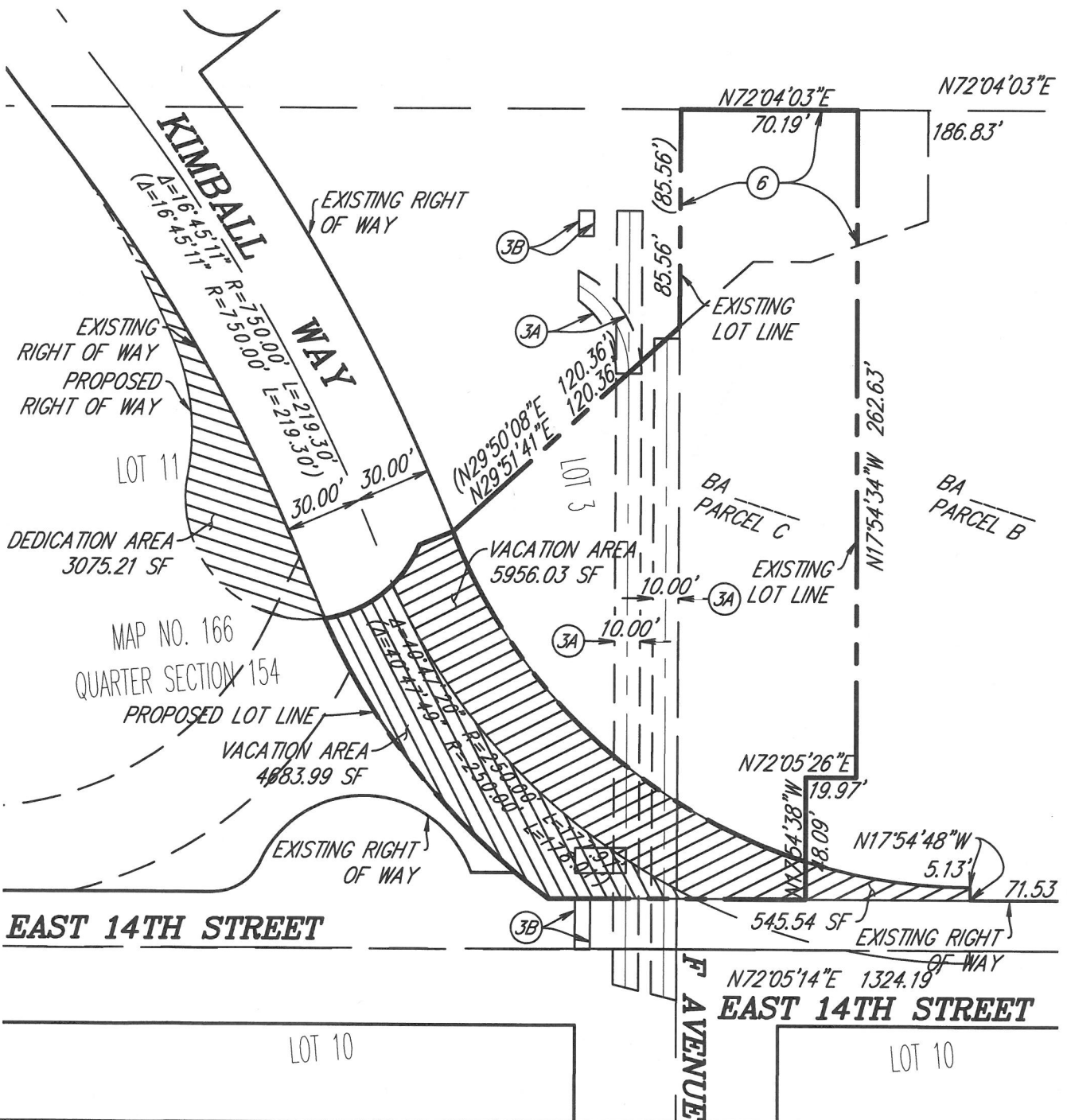
2021-23 SC – Kimball Way, north of intersection with 'F' Avenue and north of East 14th Street



STREET VACATION EXHIBIT



SCALE: 1"=60'



Kimball Way Street Vacation

Aerial View - Looking Northerly

Legend



Google Earth

100 ft

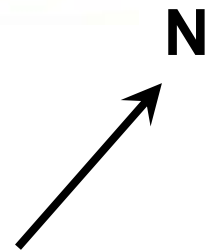




2021-23 SC – Kimball Highlands / San Ysidro Health (PACE) Clinic



← Approximate location of cul-de-sac





LOT 10	SPRINT DEVELOPER IS THE LOT
LOT 11 (RESIDENTIAL)	PROPERTY OF NATIONAL CITY AND IS THE ONLY LOT NOT PART OF THE PROJECT'S DEVELOPMENT.
LOT 12 (RESIDENTIAL)	ALL OF NATIONAL
LOT 13 (CLUB)	THE 13th AND 14th PARTS OF NATIONAL, WHICH IS THE NORTH END OF THE BLOCK OF NATIONAL.

LOT EXHIBIT
KIMBALL HIGHLAND
 KIMBALL WAY/14TH ST,
 NATIONAL CITY, CA



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

NOTICE OF EXEMPTION

TO: Assessor/Recorder/County Clerk
Attn.: Fish and Wildlife Notices
1600 Pacific Highway, Suite 260
San Diego, CA 92101
MS: A-33

Project Title: 2021-23 SC

Project Location: Kimball Way, north of East 14th Street and northwest of the intersection with 'F' Avenue.

Lead Agency: City of National City

Contact Person: Martin Reeder

Telephone Number: (619) 336-4313

Description of Nature, Purpose and Beneficiaries of Project:

Vacation of a portion of Kimball Way, north of East 14th Street and northwest of the intersection with 'F' Avenue.

Applicant:

Excel Engineering
c/o: Kelilah Karten
440 State Place
Escondido, CA 92029

Telephone Number:

(760) 745-8118

Exempt Status:

Categorical Exemption. Class 32 Section 15332 (In-Fill Development Projects)

Reasons why project is exempt:

There is no possibility that the proposed vacation will have a significant impact on the environment since the area to be vacated serves only properties that are part of the proposed project, is not identified as a major road (arterial or collector) in the Circulation Element of the General Plan, and is not identified for any future street or alley extension in or near the subject area.

Date:

MARTIN REEDER, AICP - Principal Planner

RESOLUTION NO. 2022-04

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF NATIONAL CITY, CALIFORNIA,
FINDING THE VACATION OF A PORTION OF KIMBALL WAY,
NORTH OF EAST 14TH STREET AND NORTHWEST OF
THE INTERSECTION WITH 'F' AVENUE
IN CONFORMANCE WITH THE GENERAL PLAN.
APPLICANT: EXCEL ENGINEERING
CASE FILE NO. 2021-23 SC

WHEREAS, the Planning Commission of the City of National City considered the vacation of a portion of Kimball Way, north of East 14th Street and northwest of the intersection with 'F' Avenue for conformance with the General Plan at a hearing held on February 7, 2022, at which time oral and documentary evidence was presented; and,

WHEREAS, at said hearing the Planning Commission considered the staff report contained in Case File No. 2021-23 SC 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,

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

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 the public hearing held on February 7, 2022, support the following findings:

1. That the street vacation as described on the attached plans is in compliance with the National City General Plan, since vacation of this portion of Kimball Way would facilitate a priority City project that would provide benefits (i.e. additional healthcare and affordable housing options) for the community that would exceed the benefit of a vehicular route that can be alternately provided without too much more effort.
2. That this portion of Kimball Way is not identified as a major road (arterial or collector in the Circulation Element of the General Plan, that pedestrian and emergency access will be maintained, and that through access can be provided by alternate means.

BE IT FURTHER RESOLVED that the application for Street Vacation, if approved, is subject to the following conditions:

General

1. This *Street Closure* authorizes the vacation of Kimball Way, north of East 14th Street and northwest of the intersection with 'F' Avenue. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2021-23 SC, dated 1/11/22.
2. *Within four (4) days* of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.

Utilities

3. The applicant shall reserve easements for all remaining utilities not relocated that are located in the proposed vacation area prior to the order of vacation of the subject right-of-way.
4. The City shall reserve easement and right-of-way for affected public utilities to erect, construct, change the size of, improve, reconstruct, relocate, repair, remove, maintain and use facilities consisting of underground electric facilities, communication facilities and all appurtenances for the transmission and distribution of electricity and for pipelines and appurtenances, together with the right of ingress thereto and egress therefrom over said easement and over other practical routes. No building or other structure, including fences, shall be permitted within the easement without said public utilities' prior written consent. Said public utilities' prior written consent shall be required before planting any trees or increasing/decreasing the ground elevation within the easement. The easement shall be in place prior to the vacation of the right-of-way.

Fire

5. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC), National Fire Protection Association (NFPA), and California Code of Regulations (CCR).
6. Fire apparatus access roads shall comply with the requirements of Section 5 CFC (2013) and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. This project will require strict adherence to Appendix "D" of the California Fire Code.
7. The required width of emergency fire apparatus access roads shall not be obstructed in any manner, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all weathered

road with the ability to support 75 thousand pounds or greater. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet. A 28 foot turning radius is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas. Modified roadway (Kimball Way) shall be re-evaluated to meet these strict guidelines.

8. Parking shall not impact requirements of turn-around provision or roadway at any time if required. No parking shall be allowed in cul-de-sac areas.
9. Approved signs or other approved notices or markings (*Red Curb*) that include NO PARKING - FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designed shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. All projects shall be evaluated for this necessary application.
10. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
11. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access (CFC 2019 Edition - Section 503.1.2).
12. Grade of fire apparatus road shall be within the limits established (15% Grade) by the fire code official based on fire department's apparatus.
13. If a question arises concerning access from Kimball Way (cul-de-sac) onto E. 14th Street and onto Highland Avenue, emergency collapsible bollards and grasscrete capable of supporting 75,000.00 lbs. of vehicle weight could be used.
14. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
15. Fire hydrants currently installed, shall remain clearly accessible by fire apparatus to meet California Fire Code. If fire hydrants become inaccessible due to new design, additional fire hydrants could be required.
16. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. (Measurement starts from nearest public fire hydrant to project and shall be clearly accessible by fire apparatus.
17. The following items pertain to fire hydrants:

- a. Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves.
 - b. Fire hydrant to be of three outlet design.
18. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose (4-inch).
19. Fire hydrants to be marked by use of blue reflective marker in the roadway.
20. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

Police

21. Prior to closure of the this portion of Kimball Way and development of the PACE clinic, the applicant shall prepare a special event traffic plan, to the satisfaction of the Police Department, which will provide an alternate route to Highland Avenue after major events (e.g. 4th of July Carnival) in Kimball Park, by providing access through the Kimball/Morgan Towers property.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the Planning Commission finds the proposed Street Vacation in conformance with the National City General Plan.

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of February 7, 2022 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



CITY OF NATIONAL CITY - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: REDUCTION IN OFF-STREET COMMERCIAL PARKING SPACES FOR AN EXISTING INDUSTRIAL BUILDING LOCATED AT 2940 HOOVER AVENUE

Case File No.: 2021-28 SPR

Location: Northwest corner of Hoover Avenue and West 30th Street

Assessor's Parcel No.: 559-200-43

Staff report by: Martin Reeder, AICP –Principal Planner

Applicant: Ricardo Diaz

Zoning designation: IL – Light Industrial

Adjacent land use/zoning:

North: Southport Business Park / IL

East: Industrial use across Hoover Avenue / IL

South: Industrial use across West 30th Street / IL

West: Industrial use / IL

Environmental review: Comprehensive Land Use Update Environmental Impact Report, May 2011, SCH #2010051009

Staff recommendation: Approve reduction in off-street parking spaces

BACKGROUND

Staff Recommendation

Staff recommends approval of the reduction in required off-site commercial parking spaces in conjunction with the industrial use. There is ample street frontage in this location to accommodate the offsite spaces.

Executive Summary

The applicant has applied for a Site Plan Review to reduce the required amount of on-site guest parking by four spaces. The industrial use in question requires 14 parking spaces.

Site Characteristics

The project site is a 15,300 square-foot industrial building on a 23,522 square-foot site located in the Light Industrial (IL) zone. The property was originally developed in 1969. The area is completely industrial in nature, with all neighboring uses being industrial buildings and warehouses. The building was most recently owned and occupied by an aircraft interior outfitting company with 40 to 50 employees. The applicant has recently purchased the building in order to operate a restaurant food distribution business.

There is loading area at the north end of the property where the applicant is in the process of installing an expanded loading dock. Parking on site has morphed over the years. The original site plan for the building showed seven parallel parking spaces along the east side of the building along Hoover Avenue, plus several parking spaces in the loading area along the northern side of the building. However, the spaces along Hoover Avenue changed to 13 "head-in" spaces. However, this was never permitted due to the vehicles encroaching onto the sidewalk. In addition, the parking spaces in the loading area were rendered obsolete by the installation of new roll-up doors. There are four angled parking spaces adjacent to the south of the property along West 30th Street.

Proposal

The applicant is looking to expand the loading dock and provide handicapped-accessible parking and path of travel as part of a tenant improvement permit since purchasing the building. As part of their review, staff requested that the "head-in" parking be replaced with the originally-approved parallel parking. Combined with the removal of the spaces in the loading area displaced by the new loading dock, the

proposed parking was not enough to meet code requirements. The Land Use Code (LUC) requires one parking space per 1,000 square feet of building area, which in this case would be 14 parking spaces. Nine onsite parking spaces are shown on project plans (Attachment 5), with four angled spaces shown (existing) on West 30th Street, as mentioned above. This is a shortage of one space, which was caused by the installation of a handicapped-accessible space, which has a van-accessible space next to the parking space. The van-accessible area and pedestrian path of travel removed the area for another parking space. This frequently occurs due to tenant improvement-related ADA (Americans with Disabilities Act) upgrades. Staff does not require replacement of spaces lost to such upgrades, as the ADA is a federal statute that typically supersedes local regulations. Therefore, 13 parking spaces need to be accounted for.

Analysis

As mentioned above, the applicant is showing nine parking spaces on site, seven along the Hoover Avenue side of the building and two in the loading area (one standard space and one handicapped-accessible space). The remaining four required spaces would be on-street spaces. Four angled parking spaces are located on the south end of the building on West 30th Street.

While the reorganization of the property has resulted in a loss of parking (from 13+ spaces to nine), the new use (restaurant food distribution) will only have eight employees, as opposed to the 40 to 50 with the previous use. Thus, the overall impact from employee parking would be greatly reduced.

Land Use Code authorization of the parking reduction

The Land Use Code allows for reductions in required parking for six separate scenarios:

1. Transportation Demand Management Program – not applicable.
2. Proximity to Transit (transit center within a ¼ mile) – not applicable.
3. Shared parking – not applicable.
4. Adjacent on-street parking – on a one-for-one basis.
5. Car sharing – not applicable.
6. Motorcycle parking Spaces – not applicable.

With the exception of motorcycle parking spaces, all the stated scenarios require approval of the Planning Commission. The project qualifies for one of the six reductions

(adjacent on-street parking), due to the space available for on-street angled parking adjacent to the project.

Authority of the Planning Commission to approve the parking reduction

The Planning Commission, appealable to the City Council, may approve a reduction in off-street parking spaces otherwise required by the strict application of this section, subject to conditions it deems appropriate, when the applicant has demonstrated to the City's satisfaction that the spaces proposed to be eliminated for the subject development are unnecessary and that the reduction will not adversely affect the site or the adjacent area. A reduction in parking spaces will only be allowed for adjacent on-street parking when said spaces are located along the public street frontage shared with the building's façade. For example, if a building fronting a public street measures 100 linear feet and four parking spaces are located adjacent to the 100 linear feet of frontage, the parking reduction may be four spaces. Fractions of spaces will not be permitted to count towards the reduction allowance. The applicant is showing four additional spaces adjacent to the property. Therefore, the project would qualify for a reduction of four on-site parking spaces.

General Plan Conformance

There are two General Plan policies and one goal that would apply to this type of development (restaurant food distribution):

Policy HEJ-4.9: Assess and plan for local food processing, wholesaling, and distribution facilities to connect local agriculture to markets such as retailers, restaurants, schools, hospitals, and other institutions and encourage these markets to carry and serve locally grown or harvested foods.

Policy C-6.1: Work with the responsible and affected agencies to enhance infrastructure to facilitate timely movement of goods and security of trade, including facilities used for efficient intermodal transfer between truck, rail, and marine transport.

Goal C-6: A safe and efficient system for the movement of goods that supports commerce while enhancing the livability of the community.

The parking reduction would allow for the business to load and unload their products on site, which will improve the efficiency of food distribution to area restaurants.

California Environmental Quality Act

The potential impacts associated with this type of development, including those related to parking reductions, were analyzed in the Environmental Impact Report for the Comprehensive Land Use Update in May 2011. The finding is based on qualitative information provided in Appendix F of the General Plan (Circulation Element), which took into account available street parking and the likelihood of the reduction in vehicle use due to high density development (among other types of development). The street in this location did not exceed parking capacity during peak times, as noted in Appendix F.

Department Comments

Comments were received from the Engineering and Fire departments. The comments have been included as Conditions of Approval. The Engineering Department provided comments related to site plan requirements and required right-of-way improvements in compliance with the Americans with Disabilities Act. The Fire Department is requiring compliance with codes related to fire protection.

Summary

With all factors taken into account, staff is satisfied that the spaces proposed to be eliminated for the subject business are unnecessary and that the reduction will not adversely affect the site or the adjacent area. In addition, four extra angled parking spaces are being provided, on top of those already available. A building of this size requires 13 parking spaces. The proposal provides 13 parking spaces, including the four angled spaces on West 30th Street. Therefore, the four-space on-site parking deficit can be accommodated on the adjacent right-of-way.

OPTIONS

1. Approve reduction of off-street parking spaces subject to the conditions listed within, based on the attached findings, or findings to be determined by the Planning Commission; or
2. Deny reduction in off-street parking spaces, based on attached findings or findings to be determined by the Planning Commission; or,

3. Continue the item for additional information.

ATTACHMENTS

1. Recommended Findings
2. Recommended Conditions of Approval
3. Overhead
4. Site photos
5. Applicant's Plans (Exhibit A, Case File No. 2021-28 SPR, dated 12/1/2021)
6. Resolution



MARTIN REEDER, AICP
Principal Planner



ARMANDO VERGARA
Director of Community Development

RECOMMENDED FINDINGS FOR APPROVAL
OF THE PARKING REDUCTION REQUEST
2021-28 SPR – 2940 Hoover Avenue

1. That the on-site spaces proposed to be eliminated for the subject development are unnecessary, because the spaces are provided adjacent to the property on an adjacent street.

2. That the reduction will not adversely affect the site or the adjacent area, because there is adequate on-street parking area available adjacent to the property and because there is no established parking district in this area.

RECOMMENDED CONDITIONS OF APPROVAL

2021-28 SPR – 2940 Hoover Avenue

General

1. This Parking Reduction Request allows for the reduction of on-site parking by four parking spaces in relation to an existing 15,300 square-foot industrial building located at 2940 Hoover Avenue. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2021-28 SPR, dated 12/1/2021.
2. Within four (4) days of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. **Checks shall be made payable to the County Clerk** and submitted to the National City Planning Department.
3. Plans submitted for demolition and construction improvements shall comply with the current editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

Engineering

4. Site plan shall show locations of sewer, water, and gas service laterals from the main in the street to the property line(s).
5. The site plan shall show all utility mains in the street. Mains shall be identified and dimensioned from the curb line to the main. Street(s) shall be dimensioned, provide total street width, half street width, centerline street to curb face, curb face to property line, curb face to back of sidewalk and back of sidewalk to property line if applicable.
6. Show existing power poles and guy lines.
7. Show driveway wings and dimension between them.
8. Show existing "STOP" sign.
9. Show existing utility boxes and identify them.
10. Show existing curb return on the southerly end of the north driveway.
11. Remove the existing 145' +/- driveway apron along Hoover Avenue and replace it with full height SDRSD G-4A Type A Rolled Curb & Gutter and SDRSD G-7 Sidewalk. A transition area of five feet (5') minimum to ten feet (10') maximum to transition into the existing curb and gutter on either end per SDRSD G-04B shall be installed.
12. A new pedestrian ramp per SDRSD G-29 shall be installed at the curb return on the southerly side of the north driveway along Hoover Avenue. The curb return at this

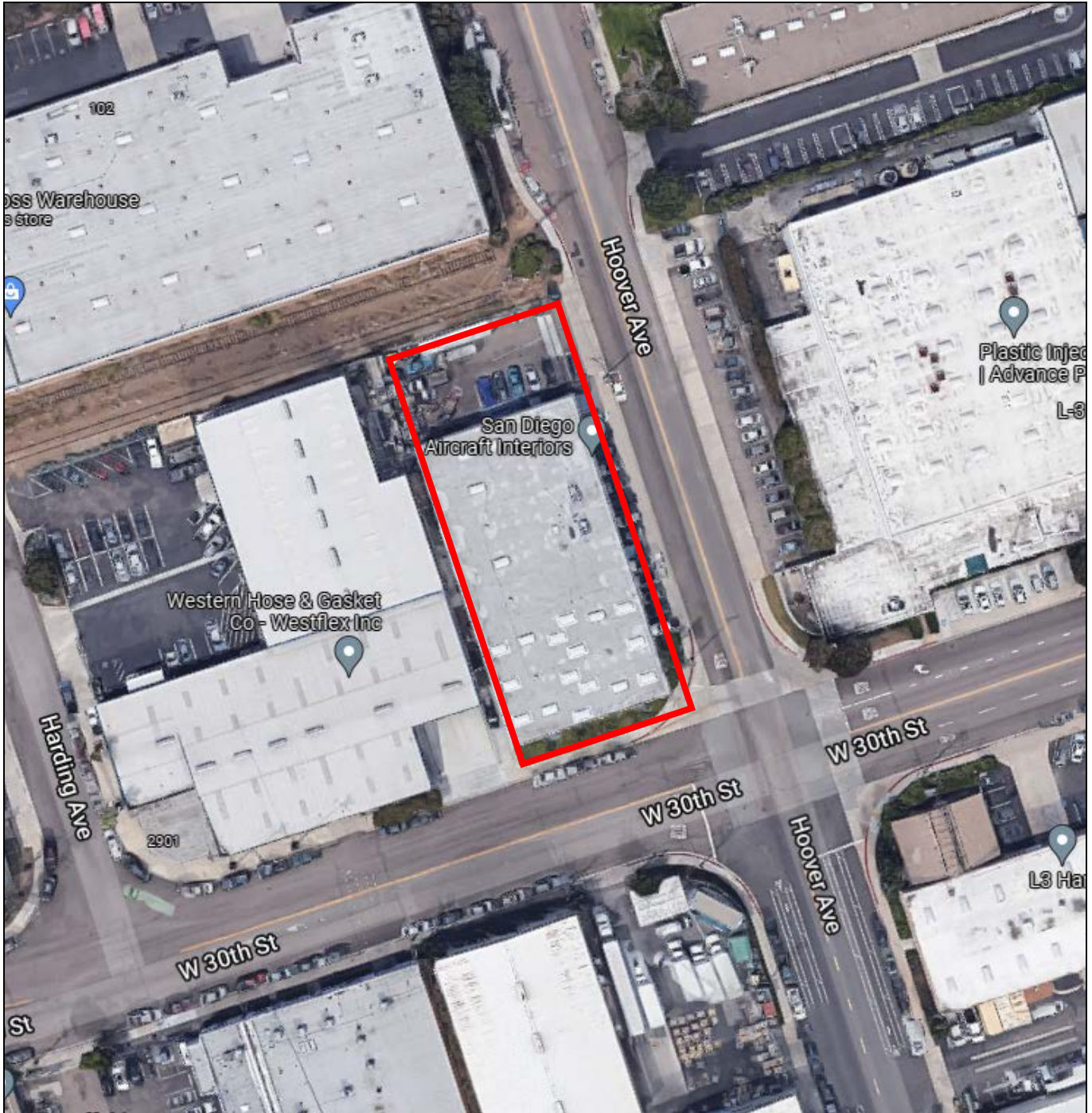
location shall be painted red and the red curb shall extend eight feet (8') southerly from PRC along Hoover Avenue.

13. All new curb and gutter installation shall include the removal of the asphalt out from the gutter edge a distance of twelve inches (12"). Said asphalt shall be replaced after the curb and gutter have cured, PG-64-10 hot mix asphalt and shall rise above the gutter edge a minimum of 3/8" in accordance with National City Modified SDRSD G-2.

Fire

14. Plans are to be designed, fabricated and installed to code.
15. Project to be in compliance with the current editions of NFPA, CFC, Title 19 and local City of National City Municipal Codes.
16. If the demo building has a fire sprinklers system, an authorized fire sprinkler company will be required to dismantle sprinkler. A fire inspection permit will be required for existing building prior to final.
17. The fire code official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions.

2021-28 SPR – 2940 Hoover Avenue – Overhead



202128 SPR –2940 Hoover Avenue – Site Photos



Hoover Avenue and West 30th Street intersection looking northwest



Hoover Avenue looking west towards loading area

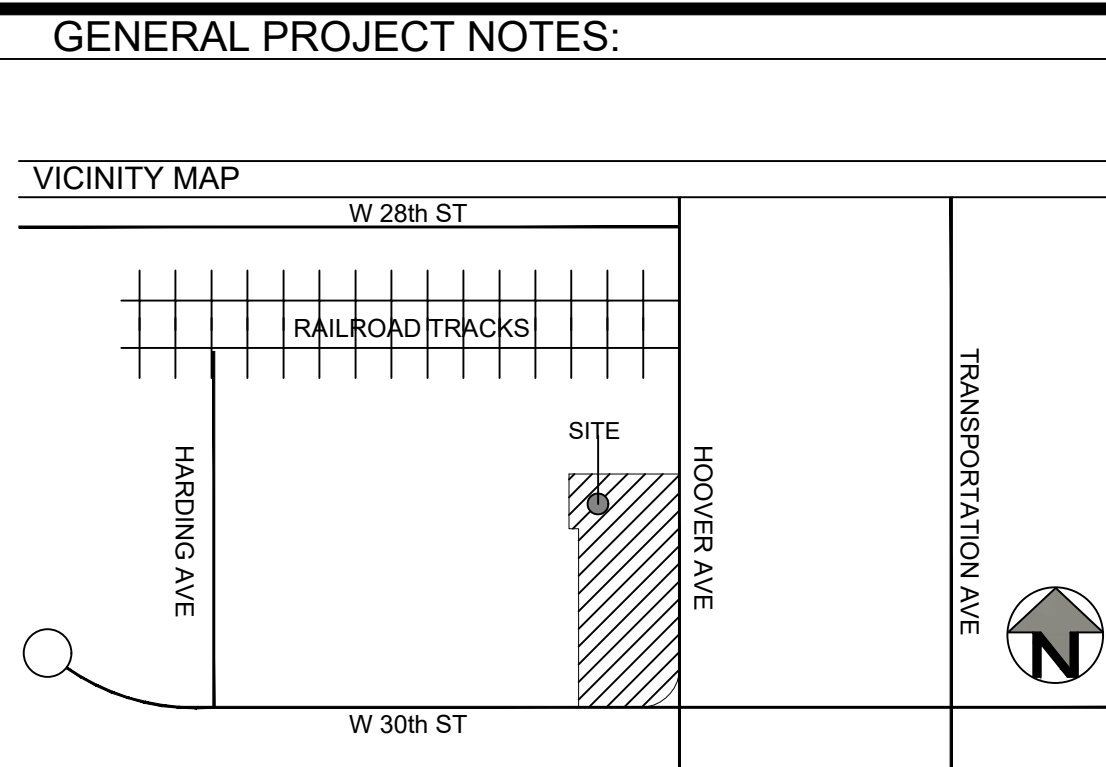


West 30th Street looking north towards angled street parking

EXISTING AREAS:
 LOT AREA = 23,522.0 SF
 EXISTING BUILDING = 15,300.0 SF
 PROPOSED INTERIOR TENANT IMPOTENTS = 4,500.0 SF

LOT COVERAGE (FAR) = 2,206.0 / 5,295.0 = 41.6 % < 75 %

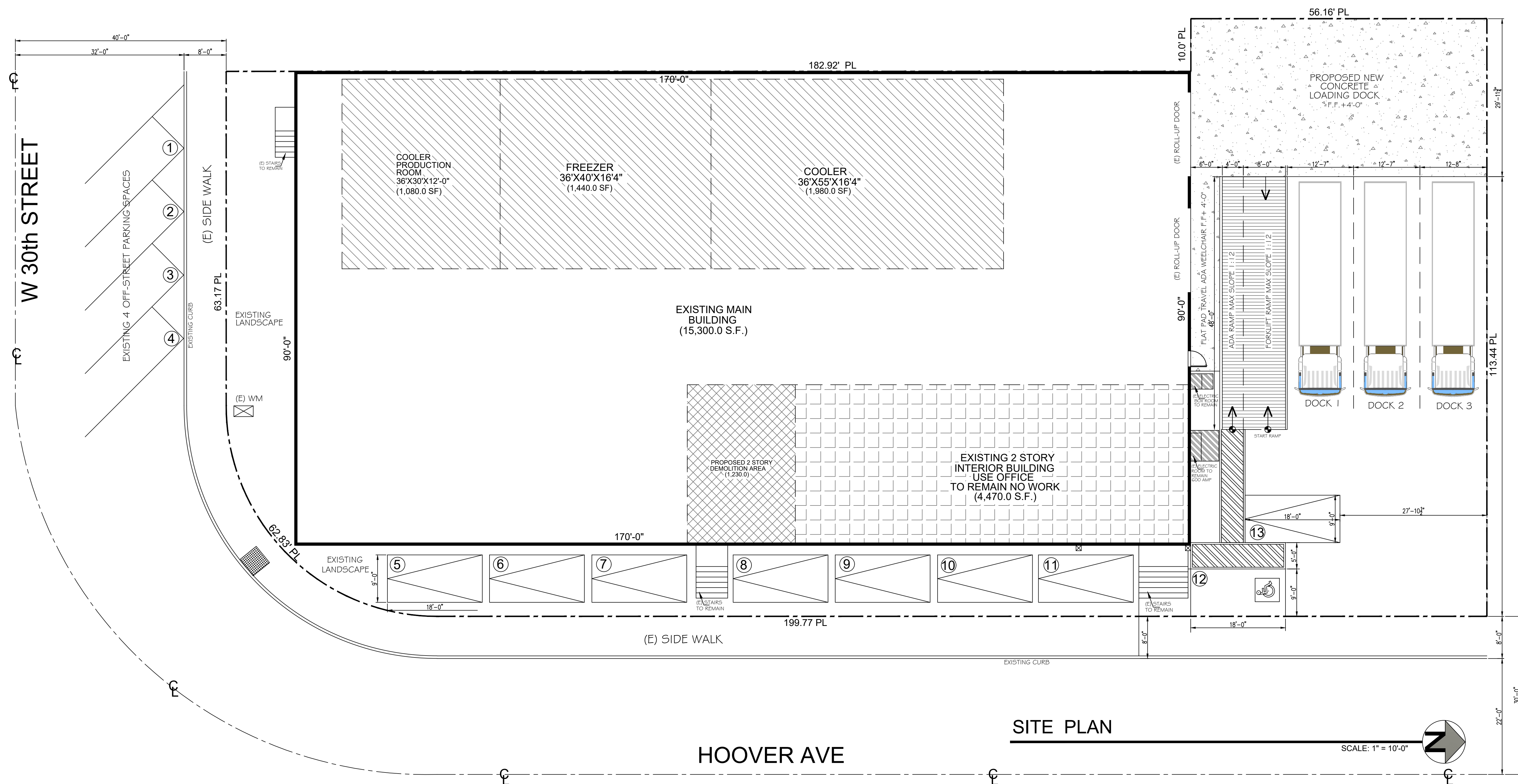
APPLICABLE CODES:
 "THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES
 2019 EDITION OF THE CALIFORNIA MECHANICAL CODE
 2019 EDITION OF THE CALIFORNIA PLUMBING CODE
 2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE
 2019 EDITION OF THE CALIFORNIA FIRE CODE
 2019 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS
 PLANS TO COMPLY WITH 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS



SCOPE OF WORK :
 1.- PROPOSED ACCESSIBLE AND FORKLIFT NEW RAMP = 650.0 S.F.
 2.- PROPOSED LOADING AND UNLOADING DOCK AREA = 1,988.0 S.F.
 3.- PROPOSED THE EXISTING 4 OFF-STREET PARKING SPACES LOCATED AT W 30th ST.
 (THEY MAY BE INCORPORATED FOR OUR BUSINESS USE TO HAVE 13 TOTAL PARKING SPACES)

PROJECT DATA:
 ADDRESS: 2940 HOOVER AVE
 NATIONAL CITY, CA. 91950
 APN: 559-200-43-00
 YEAR BUILT: 1967
 LEGAL: TR 2042 LOT L*WLY 17.50 FT LOT K&/EXC W 8.75 FT/
 SUBDIVISION: MILLS ADD
 OWNER: DIAZ FOOD SERVICE LLC
 ADDRESS: 2940 HOOVER AVE
 NATIONAL CITY, CA. 91950
 PH. (619) 829-7015
 ZONE: M INDUSTRIAL
 OCCUPANCY: R-3
 CONSTR. TYPE: V-B

SHEET INDEX:
 A 1 COVER SHEET / SITE PLAN
 A 2 PROPOSED 1st FLOOR PLAN
 A 3 PROPOSED 2nd FLOOR PLAN
 A 4 SECTIONS & ELEVATIONS



SITE PLAN
 SCALE: 1" = 10'-0"

PROJECT TITLE:
HOOVER (TENANT IMPROVEMENTS)
 2940 HOOVER AVE
 NATIONAL CITY CA 91950

REVISIONS

NOTES:

DATE: 12.01.2021



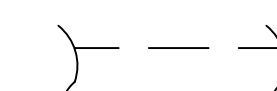

DESIGNER:
 ARNULFO VALDEZ
 222 H ST. SUITE B
 CHULA VISTA CA. 91910
 PH. (619) 621-7642
 E-MAIL
 arkysale@hotmail.com

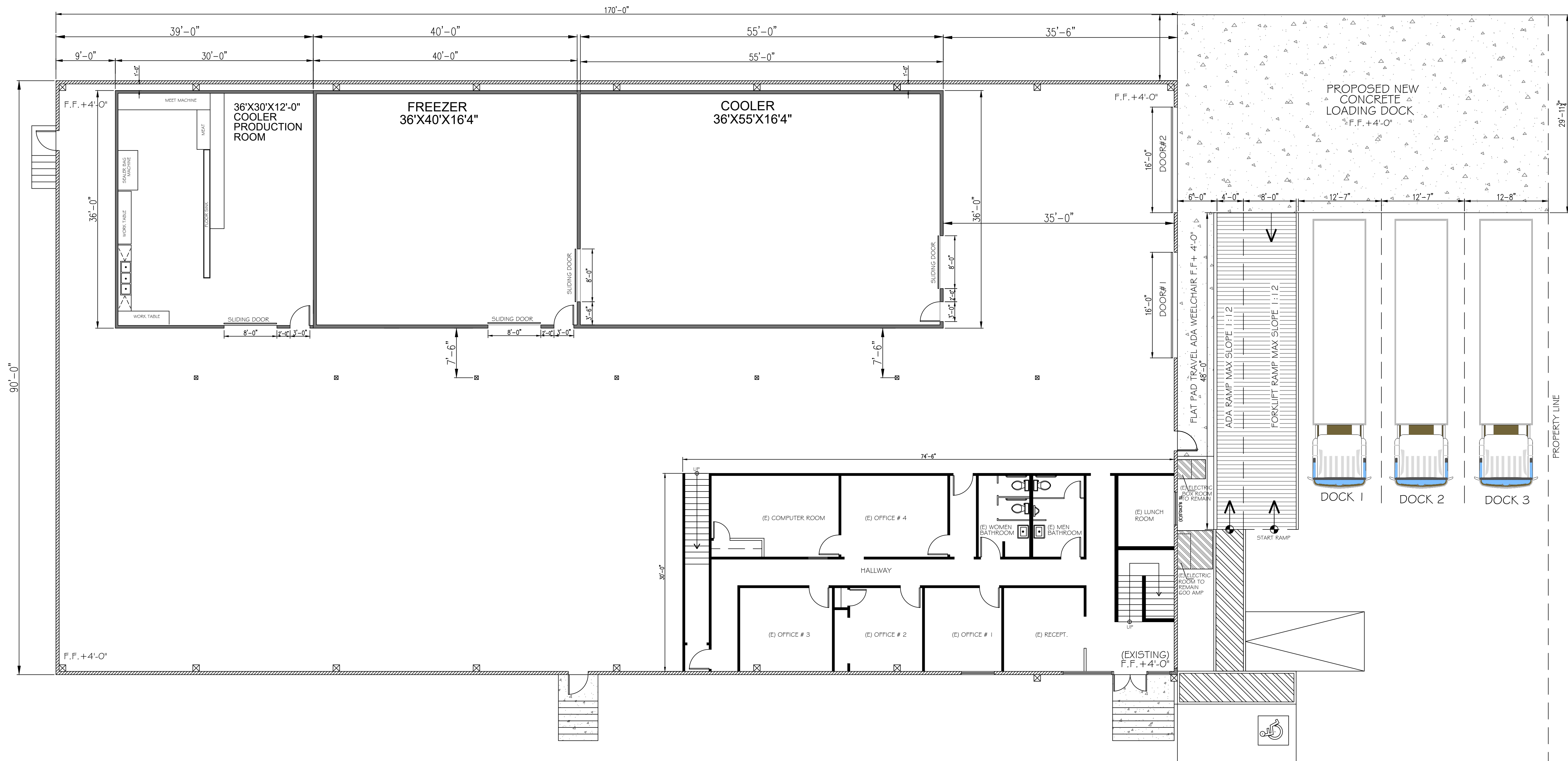
ARNULFO VALDEZ

SHEET TITLE
 SITE PLAN
 GENERAL
 NOTES

SHEET
 A 1

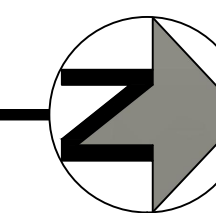
WALL LEGEND

-  EXISTING CONCRETE
-  EXISTING 2 x WOOD WALLS
-  PORTION OF WALL TO BE REMOVED
-  NEW COOLER AND FREEZERS WALLS



PROPOSED 1st FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROJECT TITLE:
HOOVER (TENANT IMPROVEMENTS)

2940 HOOVER AVE
 NATIONAL CITY CA 91950

REVISIONS

NOTES:

DATE: 12.01.2021

DESIGNER:
 ARNULFO VALDEZ
 222 H ST. SUITE B
 CHULA VISTA CA. 91910
 PH. (619) 621-7642
 E-MAIL
 arkysale@hotmail.com

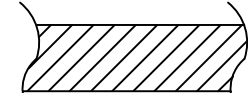

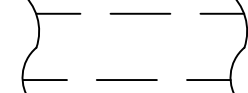
ARNULFO VALDEZ

SHEET TITLE
 PROPOSED
 1st FLOOR
 PLAN

SHEET


A 2

WALL LEGEND

-  EXISTING CONCRETE
-  EXISTING 2 x WOOD WALLS
-  PORTION OF WALL TO BE REMOVED



PROPOSED 2nd FLOOR PLAN

SCALE: 1/8" = 1'-0" 

PROJECT TITLE:
HOOVER (TENANT IMPROVEMENTS)
 2940 HOOVER AVE
 NATIONAL CITY CA 91950

REVISIONS

NOTES:

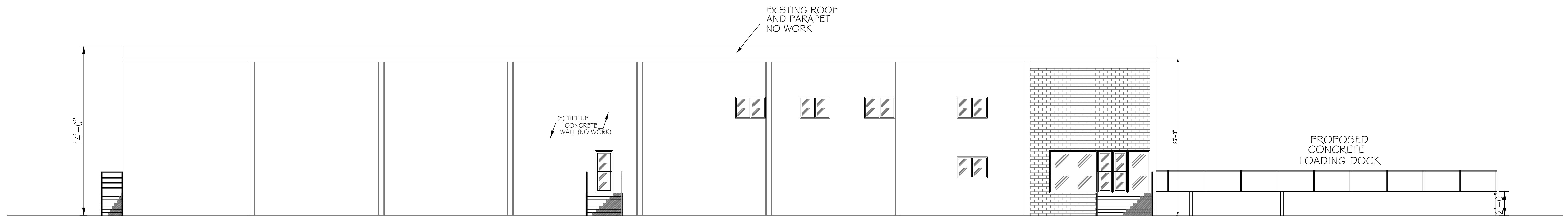
DATE: 12.01.2021

DESIGNER:
 ARNULFO VALDEZ
 222 H ST. SUITE B
 CHULA VISTA CA. 91910
 PH. (619) 621-7642
 E-MAIL
 arkysale@hotmail.com

ARNULFO VALDEZ

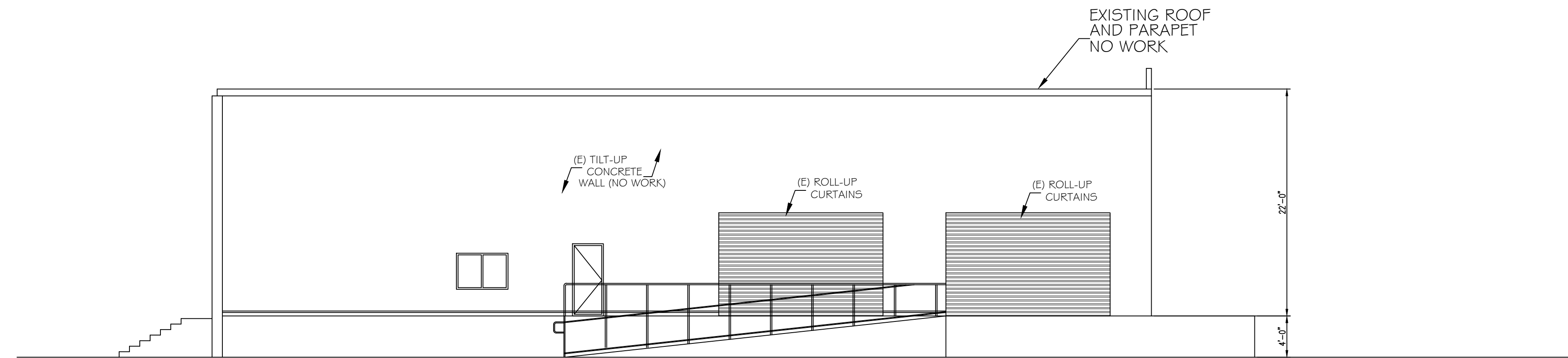
SHEET TITLE
 PROPOSED
 2nd FLOOR

SHEET
 A 3



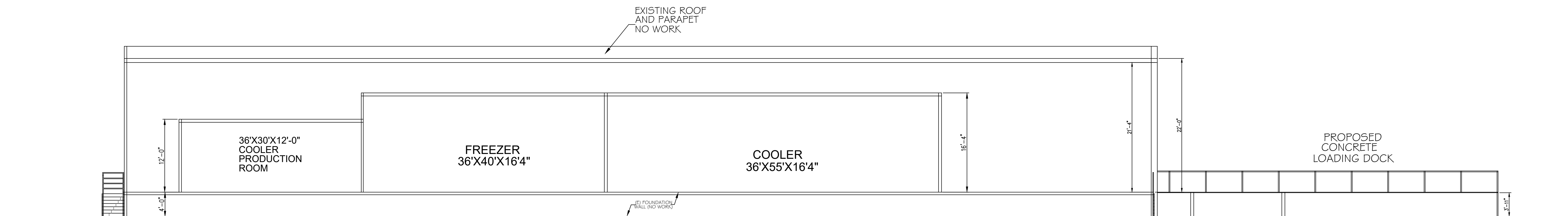
EAST ELEVATION

SCALE : 1/4" = 1'- 0"



NORTH ELEVATION

SCALE : 1/4" = 1'- 0"



SECTION A

SCALE : 3/8" = 1'- 0"

PROJECT TITLE:
HOOVER (TENANT IMPROVEMENTS)
 2940 HOOVER AVE
 NATIONAL CITY CA 91950

REVISIONS

NOTES:

DATE: 12.01.2021

DESIGNER:

ARNULFO VALDEZ
 222 H ST. SUITE B
 CHULA VISTA CA. 91910
 PH. (619) 621-7642
 E-MAIL
 arkysale@hotmail.com

ARNULFO VALDEZ

SHEET TITLE

SECTION AND ELEVATION

SHEET

A 4

RESOLUTION NO. 2022-05

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A REDUCTION IN OFF-STREET COMMERCIAL
PARKING SPACES FOR AN EXISTING INDUSTRIAL BUILDING
LOCATED AT 2940 HOOVER AVENUE.
CASE FILE NO. 2021-28 SPR
APN: 559-200-43

WHEREAS, the Planning Commission of the City of National City considered a request for a reduction in off-street commercial parking spaces for an existing industrial building located at 2940 Hoover Avenue at a duly advertised public hearing held on February 7, 2022, 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. 2021-28 SPR 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,

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

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 the public hearing held on February 7, 2022, support the following findings:

1. That the on-site spaces proposed to be eliminated for the subject development are unnecessary, because the spaces are provided adjacent to the property on an adjacent street.
2. That the reduction will not adversely affect the site or the adjacent area, because there is adequate on-street parking area available adjacent to the property and because there is no established parking district in this area.

BE IT FURTHER RESOLVED that the application for Site Plan Review is approved subject to the following conditions:

General

1. This Parking Reduction Request allows for the reduction of on-site parking by four parking spaces in relation to an existing 15,300 square-foot industrial building located at 2940 Hoover Avenue. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2021-28 SPR, dated 12/1/2021.
2. Within four (4) days of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. **Checks shall be made payable to the County Clerk** and submitted to the National City Planning Department.
3. Plans submitted for demolition and construction improvements shall comply with the current editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

Engineering

4. Site plan shall show locations of sewer, water, and gas service laterals from the main in the street to the property line(s).
5. The site plan shall show all utility mains in the street. Mains shall be identified and dimensioned from the curb line to the main. Street(s) shall be dimensioned, provide total street width, half street width, centerline street to curb face, curb face to property line, curb face to back of sidewalk and back of sidewalk to property line if applicable.
6. Show existing power poles and guy lines.
7. Show driveway wings and dimension between them.
8. Show existing "STOP" sign.
9. Show existing utility boxes and identify them.
10. Show existing curb return on the southerly end of the north driveway.
11. Remove the existing 145' +/- driveway apron along Hoover Avenue and replace it with full height SDRSD G-4A Type A Rolled Curb & Gutter and SDRSD G-7 Sidewalk. A transition area of five feet (5') minimum to ten feet (10') maximum to transition into the existing curb and gutter on either end per SDRSD G-04B shall be installed.
12. A new pedestrian ramp per SDRSD G-29 shall be installed at the curb return on the southerly side of the north driveway along Hoover Avenue. The curb return at this location shall be painted red and the red curb shall extend eight feet (8') southerly from PRC along Hoover Avenue.

13. All new curb and gutter installation shall include the removal of the asphalt out from the gutter edge a distance of twelve inches (12"). Said asphalt shall be replaced after the curb and gutter have cured, PG-64-10 hot mix asphalt and shall rise above the gutter edge a minimum of 3/8" in accordance with National City Modified SDRSD G-2.

Fire

- 14. Plans are to be designed, fabricated and installed to code.
- 15. Project to be in compliance with the current editions of NFPA, CFC, Title 19 and local City of National City Municipal Codes.
- 16. If the demo building has a fire sprinklers system, an authorized fire sprinkler company will be required to dismantle sprinkler. A fire inspection permit will be required for existing building prior to final.
- 17. The fire code official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of February 7, 2022, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



Item no. **11**
February 7, 2022

CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: DISCUSSION – NEWLY AMENDED CITY COUNCIL POLICY #107 –
APPOINTMENT TO BOARDS, COMMISSION, AND COMMITTEES

SUMMARY

At the City Council meeting of November 16, 2021 the City Council amended City Council Policy #107 – Appointments to Boards, Commission and Committees.

Staff is bringing this item forward to make Commissioners aware of the revision, specifically to Section 14 entitled Resignations, Attendance, Training and Removals. This is a new section and contains new requirements.

Attachment
City Council Policy #107

ARMANDO VERGARA
Director of Community Development

CITY COUNCIL POLICY CITY OF NATIONAL CITY

TITLE: Appointments to Boards, Commission and Committees	POLICY # 107
ADOPTED: June 17, 1986	AMENDED: November 16, 2021

PURPOSE

To establish a procedure to serve as a guide in making appointments to various City Boards, Commissions, and Committees. The City currently has the following Boards, Commissions, and Committees to which this Policy applies:

Mayor's Appointments:

1. Board of Library Trustees
2. Community and Police Relations Commission
3. Park, Recreation, and Senior Citizens Advisory Committee
4. Public Art Committee
5. Sweetwater Authority
6. Traffic Safety Committee
7. Veterans and Military Families Advisory Committee

City Council Appointments:

1. Civil Service Commission
2. Planning Commission
3. Housing Advisory Committee including Ex-Officio Members
4. Port Commission

POLICY

Appointment Process

- A. Opportunity to apply. All interested individuals shall be given an opportunity to submit applications for vacancies on City Boards, Commissions, and Committees. Incumbent Appointees are not automatically re-appointed but are required to fill out an abbreviated application provided by the City Clerk, indicating their interest in continuing to serve.
- B. Unexpired terms. If an incumbent Appointee was appointed to fill an unexpired term and the Appointee serves for less than one year in that position, the Council may re-appoint the incumbent without considering other applicants.
- C. Vacancies. When vacancies occur, the following procedure shall be followed:
 1. Schedule vacancy. When a term is expiring or expires, public notice of the vacancy shall be made, inviting interested individuals to submit applications for the vacancy on a form provided by the City Clerk on the City website.

Unscheduled vacancy. An unscheduled vacancy shall be filled according to

CITY COUNCIL POLICY CITY OF NATIONAL CITY

TITLE: Appointments to Boards, Commission and Committees	POLICY # 107
ADOPTED: June 17, 1986	AMENDED: November 16, 2021

Government Code Section 54974, which generally provides as follows: Whenever an unscheduled vacancy occurs, whether due to resignation, death, termination, or other causes, a special vacancy notice shall be posted in the Office of the City Clerk, the City website, outside City Hall on the Bulletin Board, and on City social media platforms not earlier than twenty (20) days before or not later than twenty (20) days after the vacancy occurs. The City Council shall not make a final appointment for at least ten (10) working days after posting the notice in designated locations. The notice's posting and application period shall be thirty (30) calendar days. However, if it finds that an emergency exists, the City Council may, fill the unscheduled vacancy immediately. According to this section, a person appointed to fill the vacancy shall serve only on an interim basis until the final appointment.

The end of term for the members of Boards, Commissions, and Committees generally occurs in an annual rotation during the months of March and September. Appointments will be considered at those times unless a vacancy resulting from a resignation results in the lack of a Quorum on the Board, Commission, or Committee, in which case the appointment could occur at the time of the unscheduled vacancy in accordance with the procedure set out above.

3. Government Code Section 40605, and National City Municipal Code Title 16, grants the Mayor, with the City Council's approvals, the authority to make all appointments unless otherwise explicitly provided by statute. The exceptions are:
 1. Civil Service Commission
 2. Planning Commission
 3. Housing Advisory Committee including Ex-Officio Members
 4. Planning Commission

The City Council fills vacancies on these bodies.

- D. Implementation. Implementation of Council policy for appointment to Boards, Commissions, and Committees requires the following:
 1. Per Government Code Section 54972, on or before December 31 of each year, the City Council shall prepare a list of appointments of all regular and ongoing Boards, Commissions, and Committees appointed by the City Council. The City Clerk will prepare the list of all regular and ongoing Boards, Commissions, and Committees appointed by the Mayor or the City Council. The list shall contain a list of all terms that will expire during the next calendar year, the incumbent appointee's name, the appointment date, the term's expiration date, and the position's necessary qualifications. It shall also include a list of all

CITY COUNCIL POLICY CITY OF NATIONAL CITY

TITLE: Appointments to Boards, Commission and Committees	POLICY # 107
ADOPTED: June 17, 1986	AMENDED: November 16, 2021

Boards, Commissions, and Committees whose members serve at the City Council's pleasure and the qualifications required for each position. This Local Appointments List shall be made available to the public on the City website.

2. Notice. A public notice for vacancies must be placed in the newspaper of general circulation within the City, on the City's website, City Hall Bulletin Boards, and City social media platforms.
3. Expiration of term. All appointees will receive a letter as their terms expire asking if they would like to re-apply for the position.
4. Applications. Applications shall be available on the City website and in the City Clerk's Office. Submissions must be received before the advertised deadline for consideration for the appointment. All applications will be retained in the City Clerk's Office for one year from the date the application was submitted. During the one-year retention period of the application, an applicant shall be considered for other vacancies on Boards, Commissions, and Committees. The City Clerk's Office will notify the applicant being considered for an appointment to confirm that they are still interested in volunteering.
5. A member may only serve on one (1) Board, Commission, or Committee at a time. If an applicant applies for another position on a different Board, Commission, or Committee, that applicant will forfeit the prior seat and a vacancy will occur per policy.
6. Interviews:
 - a. Mayor Appointments: Interviews for Mayoral appointments will be conducted by the Mayor outside of the public meeting and scheduled by the Mayor's Office.
 - b. City Council Appointments: Interviews for the four (4) Civil Service Commission, Planning Commission, Housing Advisory Committee, and Port Commission who serve at the City Council's pleasure and are appointed by the City Council as a body will be interviewed in the public forum at a City Council Meeting as described below.

7. Mayoral Appointments:

The Mayor will make the motion to appoint (naming the appointee) and Councilmembers may second the motion. The City Clerk will then take a roll call

CITY COUNCIL POLICY CITY OF NATIONAL CITY

TITLE: Appointments to Boards, Commission and Committees	POLICY # 107
ADOPTED: June 17, 1986	AMENDED: November 16, 2021

vote of the City Council. A majority vote of the City Council will be required for the appointment. If the majority of the City Council choose to deny the proposed appointment, the Mayor shall either propose an alternative candidate from the current application pool or choose to reopen the application period and return to the City Council at a future City Council Meeting with a different applicant for consideration. If a Mayoral Appointment is not approved by the majority of the City Council by confirmation, that applicant is removed from the pool for that seat. The Mayor will return to a future meeting with a substitute Mayoral appointment.

8. For City Council Appointments, the Interview Process is as follows:
 - a. The City Clerk will provide an overview of the Board, Commission, or Committee(s) with current vacancy (ies). The Mayor will introduce the applicant and two (2) questions will be asked of each applicant on behalf of the City Council.
 - b. Each applicant is given two (2) minutes to make a brief introduction of themselves and their qualifications to the City Council.
 - c. Mayor and City Councilmembers will ask questions of each applicant. All applicants must be asked the same questions.
 - d. Total time per applicant is five (5) timed minutes with time allowed for clarification at the discretion of the City Council, not to exceed ten (10) minutes total per applicant.
 - e. All appointments and interviews before the City Council will be scheduled as needed to fill unexpected vacancies, with every effort to be made before an individual's term expires. Interviews may take place at one meeting, with appointments made at a subsequent meeting.

9. Vacancies for City Council Appointed Positions. If the vacancy is for a City Council appointed position, and there is more than one (1) applicant for a given position, the voting process will proceed as follows: Once the interviews are complete, each Councilmember votes for their choice via a written ballot provided by the City Clerk. Each Councilmember shall print and sign their name on the ballot. All ballots shall be considered a public record and be open to inspection by the public. The ballots are passed to the City Clerk who announces the number of votes for each candidate.

CITY COUNCIL POLICY CITY OF NATIONAL CITY

TITLE: Appointments to Boards, Commission and Committees	POLICY # 107
ADOPTED: June 17, 1986	AMENDED: November 16, 2021

If the appointment process is conducted via a virtual meeting the process is the same except the ballot/vote process. The City Clerk's Office will provide a Vote Sheet (a piece of paper electronically) with the name of each applicant to be considered. The Mayor will count to three (3) and the Council will hold their vote sheet up in front of their face to make sure it is captured on the camera during the live virtual meeting. The City Clerk will tally the votes and will then confirm the votes with a verbal roll call. The applicant with the most votes is appointed.

In the event of a tie, each Councilmember votes again until one (1) candidate has the majority vote and is declared to be the newly-appointed member of the Board, Commission, or Committee.

10. Re-appointment beyond two terms. Anyone wishing to be re-appointed to any Board, Commission, or Committee and has served two or more full terms already must be approved by a four-fifths vote of the City Council. If all five members of the City Council are not present, or if one member abstains or recuses their vote, the four-fifths requirement shall be changed to require only a simple majority.

11. Report to Council:

All applications received for vacancies, whether Mayoral Appointment or City Council Appointment, will be attached to the staff report to Council. All applications will have private personal information redacted (name, street numbers and name of street address, and phone number). This redacted information is in alignment with Government Code Section 6255(a) because the public interest served by not disclosing the applicant's personal, private information and protection of the applicant's right to privacy outweighs the public interest served by disclosing that information.

12. An automatic vacancy upon becoming a Non-Resident. An unscheduled vacancy automatically occurs when a resident holding an appointment position on a City Board, Committee, or Commission becomes a non-resident by moving out of National City limits. When an unscheduled vacancy occurs due to a resident becoming a non-resident, the unscheduled vacancy may be filled as follows:

- a. A special vacancy notice shall be posted in the Office of the City Clerk, and in other places as directed by the City Council, not earlier than 20 days before or not later than 20 days after the vacancy occurs. Final Appointment at a City Council Meeting shall not be made by the Appointing Authority for at least 10 working days after the posting of the notice in the City Clerk's Office.

CITY COUNCIL POLICY CITY OF NATIONAL CITY

TITLE: Appointments to Boards, Commission and Committees	POLICY # 107
ADOPTED: June 17, 1986	AMENDED: November 16, 2021

- b. The Appointing Authority may appoint the former resident to a Non-Residential position if a Non-Residential position is vacant.

However, the Appointing Authority may, if it finds that an emergency exists, fill the unscheduled vacancy immediately. A person appointed to fill the vacancy shall serve only on an acting basis until the final appointment is made pursuant to this section.

- 13. Only City Residents may be elected to Chair and Vice-Chair positions. To be eligible to be elected as the Chairperson of a City Board, Committee, or Commission, the member must be a resident of the City.
- 14. Resignations, Attendance, Training, and Removals

Resignation:

If a Commissioner or Member of a Board, Committee, or Commission is unable to continue serving because of health, business requirements, or personal reasons, a letter of resignation shall be submitted to the City Clerk, who will present to the City Council.

Attendance:

Regular attendance at meetings is critical to be effective operation of City Boards, Commissions, and Committees. The City Council relies on the advice of the City's Boards, Commissions, and Committees, which is the result of discussions among appointed members. The City Council anticipates that members of Boards, Committees, and Commissions shall make every reasonable effort to attend all regular and special meetings of their respective Boards, Commissions, and Committees, and to be prepared to discuss matters on their respective agendas.

A Commissioner or Member of a Board, Committee, or Commission shall be considered removed from any advisory board under the following conditions:

- 1. A Commissioner or Member of a Board, Committee, or Commission with unexcused absences from three consecutive regularly scheduled meetings.
- 2. A Commissioner or Member of a Board, Committee, or Commission misses more than 25% of the advisory body's meetings in a calendar year.

CITY COUNCIL POLICY CITY OF NATIONAL CITY

TITLE: Appointments to Boards, Commission and Committees	POLICY # 107
ADOPTED: June 17, 1986	AMENDED: November 16, 2021

3. A Commissioner or Member of a Board, Committee, or Commission must be present at least one hour, or 50% of the entire meeting, whichever is less, to be counted as present for purposes of attendance.

Excused Absences:

An “excused absence” is only granted when absolutely necessary and pre-approved if at all possible. The City Council encourages Boards, Commissions, and Committees to refrain from scheduling meetings on cultural and religious holidays in order to encourage full participation by all Commissioners, Board Members, and the public. The pre-approval of excused absences will be by the body as a whole and documented in the meeting minutes.

Excused absences are listed as follows:

1. Illness of the Commissioner or Member of the Board, Committee, or Commission, their family member, or their personal friend;
2. Business commitment of the Commissioner or Member of the Board, Committee, or Commission that interferes with the attendance at a meeting;
3. Attendance of the Commissioner or Member of the Board, Committee, or Commission at a funeral, religious service or ceremony, wedding, or other similarly-significant event; or
4. Other reason for which the Commissioner or Member of the Board, Committee, or Commission has given notice to the Chairperson or Secretary of their unavailability fifteen (15) days in advance, as long as the unavailability is not expected to last longer than 30 days.

Removal:

The Secretary or Lead of each Board, Commission, or Committee will report the attendance to the Office of the City Clerk on a monthly basis. If the attendance or absences fall within these guidelines, the Office of the City Clerk will prepare a report to City Council for review and possible removal of the Commissioner, Member, or Alternate sitting on the Board, Committee, or Commission. Any Commissioner, Member, or Alternate sitting on a Board, Committee, or Commission may be removed from office at any time by a simple majority vote of the City Council at a regularly scheduled Council meeting with or without cause.

Mandatory Training and Filing Requirements:

Commissioners and Members of Board, Committee, or Commission, as appointed by the legislative body, are entrusted with certain responsibilities and

CITY COUNCIL POLICY CITY OF NATIONAL CITY

TITLE: Appointments to Boards, Commission and Committees	POLICY # 107
ADOPTED: June 17, 1986	AMENDED: November 16, 2021

concomitant training and reporting. The following are requirements of Commissioners and Members of Boards, Commissions, and Committees. This training is required to be completed within 30 days of appointment or notification.

1. Oath of Office (Article XX of the California Constitution, and California Government Code Section 36507)
2. Fair Political Practices Commission (FPPC) Statement of Economic Interest Form 700 Filing (California Government Code Section 87100 et seq)
3. AB1234 Ethics Training (California Government Code Section 53235.1(b))
4. Sexual Harassment Training
5. Brown Act Training
6. Social Media Training
7. Any training required by State Law, Federal Law, or City Policies.

All training is offered in a variety of formats including in person, via Zoom, training website/software, and pre-recorded video. Currently, these are all requirements of the Mayor and City Council, and City staff.

Removal:

Failure to complete any of these requirements within 30 days of the appointment date or date of notification is cause for automatic removal.

Related Policy References

Government Code Section 40605
Government Code Section 54970, et seq.
Article XX of the California Constitution, and California Government Code Section 36507
California Government Code Section 53235(b)
California Government Code Section 87100 et seq
National City Municipal Code Title 16 (pending)

Prior Policy Amendments:

February 2, 2021 (Resolution No. 2021-08)
May 19, 2020 (Resolution No. 2020-95)
November 9, 1993 (Resolution No. 93-173)
June 11, 2013 (Revised – No Resolution – Refer to Meeting Minutes)
October 8, 2013 (Resolution No. 2013-147)
May 19, 2020 (Resolution No. 2020-20)