



AGENDA

Regular Planning Commission Meeting

Monday, June 3, 2024 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

Richard Martin Miller, Chair

Randi Marie Castle, Vice-Chair

Claudia E. Valenzuela, Commissioner

Ricardo Sanchez, Commissioner

Liliana Armenta, Commissioner

Pearl Quinones, Commissioner

Beryl Forman, Commissioner

Aslin Y. Lutes, Deputy City Attorney

Carlos Aguirre, Director of Community Development

Martin Reeder, Assistant Director of Community Development

David Welch, Associate Planner

Sarah Esendencia, Executive Secretary

Thank you for participating in local government and the City of National Planning Commission Meetings.

Meetings: Regular Planning Commission Meetings are held on the first and third Mondays of the month at 6:00 p.m. Special Closed Session Meeting and Workshops may be same day, the start time is based on needs. Check Special Agendas for times.

Location: Regular Planning Commission Meetings are held in the Council Chamber located at City Hall, 1243 National City Boulevard, National City, CA 91950, the meetings are open to the public.

Agendas and Material: [Agendas and Agenda Packet](#) for items listed are available on the City website, and distributed to the Planning Commission no less than 72 hours prior to the Planning Commission Meeting. Sign up for [E-Notifications](#) to receive alerts when items are posted.

Public Participation: Encouraged in a number of ways as described below. Members of the public may attend the Planning Commission Meeting in person, watch the Planning Commission Meeting via [live](#) web stream, or participate remotely via Zoom. [Recording of Meetings](#) are archived and available for viewing on the City's website.

Public Comment: Persons wishing to address the Planning Commission on matters not on the agenda may do so under Public Comments. Those wishing to speak on items on the agenda may do so when the item is being considered. Please submit a Speaker's Slip to the Executive Secretary prior to the meeting or immediately following the announcement of the item. All comments will be limited up to three (3) minutes. The Presiding Officer shall have the authority to reduce the time allotted to accommodate for a large number of speakers. (*City Council Policy 104*)

If you wish to submit written comment [email](#) to the Planning Commission Secretary at least 4 hours prior to the Planning Commission Meeting to allow time for distribution to the Planning Commission.

American Disabilities Act Title II: In compliance with the American Disabilities Act (ADA) of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Title II. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Planning Department, Sarah Esendencia (619) 336-4227 at least 24 hours in advance of the meeting.



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Gracias por participar en las reuniones del gobierno local y del Consejo de la Ciudad de National City.

Reuniones: Las reuniones regulares del Comisión de Planificación se llevan a cabo el primer y tercer martes del mes a las 6:00 p.m. La reunión especial de sesión privada y los talleres pueden ser el mismo día, la hora de inicio se basa en las necesidades. Consulte las agendas especiales para conocer los horarios.

Ubicación: Las reuniones regulares del Comisión de Planificación se llevan a cabo en la Cámara del Consejo ubicada en el Ayuntamiento, 1243 National City Boulevard, National City, CA 91950, las reuniones están abiertas al público.

Agendas y Material: Las Agendas y el Paquete de Agenda para los temas enumerados están disponibles en el sitio web de la Ciudad y se distribuyen al Comisión de Planificación no menos de 72 horas antes de la Reunión del Concejo Municipal. Regístrese para recibir notificaciones electrónicas cuando se publiquen artículos.

Participación pública: Se fomenta de varias maneras como se describe a continuación. Los miembros del público pueden asistir a la Reunión del Comisión de Planificación en persona, ver la Reunión del Concejo Municipal a través de la transmisión web en vivo o participar de forma remota a través de Zoom. Las grabaciones de las reuniones están archivadas y disponibles para su visualización en el sitio web de la Ciudad.

Comentario Público: Las personas que deseen dirigirse al Comisión de Planificación sobre asuntos que no están en la agenda pueden hacerlo bajo Comentarios públicos. Quienes deseen hacer uso de la palabra sobre los temas del programa podrán hacerlo cuando se esté examinando el tema. Por favor, envíe una solicitud del orador al Secretario de la Ciudad antes de la reunión o inmediatamente después del anuncio del artículo. Todos los comentarios estarán limitados a tres (3) minutos. El Presidente tendrá la autoridad para reducir el tiempo asignado para dar cabida a un gran número de oradores. (Política del Concejo Municipal 104)

Si desea enviar comentarios por escrito, envíe un correo electrónico a la Oficina del Secretario de la Ciudad al menos 2 horas antes de la Reunión del Comisión de Planificación para dar tiempo a la distribución al Consejo Municipal.

Servicios de interpretación en español: Los servicios de interpretación en español están disponibles, comuníquese con el Secretario de la Ciudad antes del inicio de la reunión para obtener ayuda.

Título II de la Ley de Discapacidades Americanas: En cumplimiento con la Ley de Discapacidades Americanas de 1990, las personas con discapacidad pueden solicitar una agenda en formatos alternativos apropiados según lo requerido por el Título II. Cualquier persona con una discapacidad que requiera un modificación o adaptación para participar en una reunión debe dirigir dicha solicitud a la Oficina del Secretario de la Ciudad (619) 336-4228 al menos 24 horas antes de la reunión.



AGENDA

Regular Planning Commission Meeting

Monday, June 3, 2024 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

1. Approval of the Agenda for the Meeting on June 3, 2024.

PUBLIC COMMENT (Limited up to three (3) minutes)

In accordance with State law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the Planning Commissioners will not be able to discuss or take action on any issue not included on the agenda. Speakers will have up to three (3) minutes.

PUBLIC HEARINGS

2. Public Hearing – Conditional Use Permit for the sale of beer, wine, and distilled spirits (ABC Type-21) at an existing grocery store (Grocery Outlet) located at 3446 Highland Avenue. Case File No.: 2024-06 CUP APN: 562-323-32
3. Public Hearing – Recommendation for adoption by the City Council of the City of National City an Ordinance adopting the City Zoning Map Amendment to implement the Focused General Plan Update. Case file no.: 2021-14 ZC

PUBLIC HEARINGS

4. Fiscal Year 2024-2025 Capital Improvement Program – General Plan Conformity Review

STAFF REPORTS

ADJOURNMENT

Adjournment to the regularly scheduled meeting on July 15, 2024 at 6:00 p.m.



AGENDA

Regular Planning Commission Meeting

Monday, June 3, 2024 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

AFFIDAVIT OF POSTING
MEETING AGENDA

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS
CITY OF NATIONAL CITY)

I, Sarah Esendencia, Executive Secretary of the City of National City, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the Planning Commission of the City of national City, California, was delivered and/or notice by email no less than 72 hours, before the hour of 6:00 p.m. on June 3, 2024, to the members of the Planning Commission, and caused the agenda to be posted on the City's website at www.nationalcityca.gov and at National City Hall, 1243 National City Blvd., National City, California 91950.

/s/: Sarah Esendencia

Sarah Esendencia, Executive Secretary



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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 OF THE CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES) AND CONDITIONAL USE PERMIT FOR THE SALE OF BEER, WINE, AND DISTILLED SPIRITS (ABC TYPE-21) AT AN EXISTING GROCERY STORE (GROCERY OUTLET) LOCATED AT 3446 HIGHLAND AVENUE.

Case File No.: 2024-06 CUP

Location: Gateway Marketplace

Assessor’s Parcel No.: 562-323-32

Staff report by: David Welch, Associate Planner

Applicant: Grocery Outlet Inc. c/o: Rawlings Consulting

Zoning designation: Major Mixed-Use District (MXD-2)

Adjacent use and zoning:

North: Commercial across State Highway 54 / MXD-2

East: U-Haul and building material supply across Highland Ave. / City of Chula Vista

South: Retail and light industrial / City of Chula Vista

West: Wal-Mart and other retail / City of Chula Vista

Environmental review: Categorically exempt from environmental review pursuant to Class 1, Section 15301 (Existing Facilities)

Staff recommendation: Approve

Staff Recommendation

Staff recommends approval of the sale of off-sale beer, wine, and distilled spirits, subject to the recommended conditions in the attached resolution and a determination that the project is exempt from CEQA. The sale of alcohol is a conditionally-allowed use in the Major Mixed-Use District (MXD-2) zone and would be accessory to the retail sales at the existing grocery store.

Executive Summary

The applicant (Grocery Outlet) proposes to upgrade their existing ABC Type-20 license (off-sale beer and wine) to an ABC Type-21 (off-sale beer, wine, and distilled spirits). Existing and proposed hours of alcohol sales are 7:00 a.m. to 11:00 p.m. daily.

Site Characteristics

Grocery Outlet is an existing 22,560 square-foot grocery store located within the Gateway Marketplace shopping center. The center is located on the south side of National City, south of State Highway 54 on a 14-acre site in the Major Mixed-Use District (MXD-2) zone. The site is bordered by the City of Chula Vista to the east, south, and west, and surrounded by various commercial uses.

The location was previously approved for the sale of beer and wine for off-site consumption and pre-packaged fish within a retail grocery store in 2001.

Proposed Use

The business is proposing to sell distilled spirits in addition to the currently-licensed beer and wine for off-site consumption (ABC Type-21 alcohol license). The location currently has an approved Conditional Use Permit and ABC license for the sale of beer and wine. The previously approved hours for alcohol sales were 7:00 a.m. to 12:00 a.m. daily. The applicant's request for the proposed hours of 7:00 a.m. to 11:00 p.m. daily reflect the current hours of operation at the store. Per the applicant's floor plan, the total area dedicated to alcohol sales is approximately 628 square feet with only one additional fixture proposed for the sale of distilled spirits. This represents approximately 2.8% of the floor area of the grocery store.

Analysis

Section 18.30.050 of the Land Use Code allows for on-site alcohol sales with an approved Conditional Use Permit (CUP). Additional requirements for alcohol

CUPs include expanded notification, a community meeting, and distance requirements. City Council Policy 707 also regulates alcohol sales in the city.

Hours of Operation for Alcohol Sales

Conditions of approval for alcohol sales reflect what the applicant has requested (7:00 a.m. to 11:00 p.m. daily).

Mailing

All property owners and occupants within a distance of 660 feet are required to be notified of a public hearing for alcohol-related CUP applications. Notice of this public hearing was sent to 64 occupants and owners.

Public Comment

No public comment was received as part of the public hearing notice as of the writing of this staff report.

Community Meeting

Pursuant to Section 18.30.050 (C) of the National City Zoning Code, a community meeting was held on Monday, April 29, 2024 at 6:00 p.m. at the store. The meeting advertisement is attached (Attachment 8). No one came to the meeting.

Alcohol Sales Concentration/Location

According to the California Department of Alcoholic Beverage Control (ABC), there are currently three off-sale licenses in census tract 116.02, where a maximum of two are recommended. The applicant holds one of the existing licenses. The census tract is considered over concentrated with off-site alcohol sales outlets by ABC. No increase in the amount of licenses would occur.

Many of the issues related to off-sale licenses sales are related to the availability of smaller quantities and cheaper products, most of which are related to businesses not subject to CUPs due to legal nonconforming status. However, businesses with CUPs are limited to the quantity and size of beer bottles (e.g., no sale of single cans or bottles) and the size of wine bottles and their alcoholic content (e.g., containers less than 750 milliliters nor greater than 15% content by volume). Modifications to the limitations on these products may only be approved by City Council.

Police Department (PD)

The ABC Risk Assessment provided by PD allocated a total of 11 points, which places it in the Low Risk category (Low Risk is considered 12 points or less). The risk assessment is included as Attachment 6.

Institute for Public Strategies (IPS)

Comments were received from IPS with the following considerations:

1. Require in-person Responsible Beverage Sales and Service (RBSS) training for all staff.
2. Require daily litter removal and timely graffiti removal from areas under control of the licensee.
3. Ensure no more than 33 percent of windows and clear doors bear advertising or signs in order to ensure the public and law enforcement have an unobstructed view of the interior, including cash registers, from the exterior entrance.
4. Post in English and Spanish a notice that state law prohibits sales of alcoholic beverages to persons under age 21.
5. Post and maintain signage stating that no open alcoholic beverage containers are allowed on the premises and no loitering is allowed on or in front of the premises.
6. Store signage currently indicates the store closes at 9:00 p.m. in conflict with the requested hours of alcohol sales.

Staff has included conditions of approval in the attached draft resolution pertaining to all of the above recommendations. IPS comments are included as Attachment 7.

Findings for Approval

The following are the required findings in the attached draft resolution:

1. Allowable Use: Alcohol sales in conjunction with a grocery store are allowable within the Major Mixed-Use District zone, pursuant to a CUP, and the proposed use meets the required guidelines in the Land Use Code (LUC) for alcohol sales, as discussed in the staff report. Sales will be incidental to the existing grocery store in a commercial area.
2. General Plan Consistency: Alcohol sales are permitted, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. In

addition, a grocery store with alcohol sales is consistent with the Major Mixed-Use District zone land use designation contained in the Land Use Code and Community Character element of the General Plan.

3. Compatibility, LUC, and Traffic: No expansion of the building is proposed. The proposal involves an existing commercial space, which was previously analyzed for traffic impacts when it was constructed. 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 proposed uses would be incidental to the primary use of a grocery store.
4. No Nuisance: The proposed use will be subject to conditions that limit hours and the manner in which alcohol is sold. In addition, all staff members serving alcohol are required to receive RBSS training.
5. California Environmental Quality Act (CEQA): The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 1, Section 15301 (Existing Facilities) for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit. The reason for the exemption is that the use is proposed within an existing commercial building, and the use is similar to other commercial uses in the area, which are permitted in the Major Mixed-Use District zone.
6. Public Convenience and Necessity: The grocery store, a permitted use in the Major Mixed-Use District zone, will benefit from the sale of alcohol. The sale of beer, wine, and distilled spirits will contribute to a diversity of local commercial offerings in the area.

Findings for Denial

The following are findings for denial due to nearby businesses that sell beer and wine together with live entertainment:

1. The proposed use is not deemed essential to the public necessity, as there are already three retail outlets in the same census tract that sell alcohol, including the existing license on site.

2. Based on the above finding, public convenience and necessity will not be served by a proposed use of the property for off-site sales of alcoholic beverages pursuant to law.

Conditions of Approval

Standard Conditions of Approval have been included with this permit as well as conditions specific to off-site alcohol sales per Council Policy 707 (hours of operation, employee training, and accessory sales, etc.).

Summary

The proposed use is consistent with the General Plan due to alcohol sales for off-site consumption being a conditionally-allowed use in the Major Mixed-Use District zone. The addition of distilled spirits to the sale of beer and wine at an existing grocery store will contribute to the diversity of commercial offerings in the area. Conditions requiring compliance with City Council Policy 707 are intended to alleviate concerns relate to area impacts should the CUP be approved. The decision of the Planning Commission will be sent to the City Council.

Options

1. Find the project exempt from CEQA under Class 1 of the CEQA Guidelines Section 15301 or other exemption and approve 2024.02 CUP subject to the conditions included in the Resolution, or other conditions, and based on the findings included in the Resolution, or other findings to be determined by the Planning Commission; or,
2. Find the project not exempt from CEQA and/or deny 2024.02 CUP based on the attached findings, or findings to be determined by the Planning Commission; or,
3. Continue the item to a specific date in order to obtain additional information.

Attachments

1. Draft Resolutions
2. Overhead
3. Applicant's Plans (Exhibit A, Case File No. 2024.06 CUP, dated 4/24/2024)
4. Public Hearing Notice (Sent to 64 property owners & occupants)
5. Census Tract & Police Beat Maps
6. Police Department Comments
7. IPS Comments
8. Community Meeting Information

RESOLUTION NO. 2024-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NATIONAL CITY, CALIFORNIA DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 OF THE CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES) AND APPROVING A CONDITIONAL USE PERMIT FOR THE SALE OF BEER, WINE, AND DISTILLED SPIRITS (ABC TYPE-21) AT AN EXISTING GROCERY STORE (GROCERY OUTLET) LOCATED AT 3446 HIGHLAND AVENUE.
CASE FILE NO. 2024-06 CUP
APN: 562-323-32

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for off-site sale of beer, wine, and distilled spirits at an existing grocery store (Grocery Outlet) located at 3446 Highland Avenue. At a duly advertised public hearing held on June 3, 2024, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearing, the Planning Commission considered the staff report contained in Case File No. 2024-06 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.

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 June 3, 2024, support the following findings:

1. The Applicant (Grocery Outlet) proposes to upgrade their existing ABC Type-20 license (off-sale beer and wine) to an ABC Type-21 (off-sale beer, wine and distilled spirits). The proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code because alcohol sales in conjunction with a grocery store are allowable within the Major Mixed-Use District zone, pursuant to a CUP, and the proposed use meets the required guidelines in the Land Use Code for alcohol sales, as discussed in the staff report. Sales will be incidental to the existing grocery store in a commercial area.
2. The proposed use is consistent with the General Plan and any applicable specific plan, because alcohol sales are permitted, subject to a CUP, by the

Land Use Code, which is consistent with the General Plan. In addition, a grocery store with alcohol sales is consistent with the Major Mixed-Use District zone land use designation contained in the Land Use Code and Community Character element of the General Plan.

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, because no expansion of the building is proposed. The proposal involves an existing commercial space, which was previously analyzed for traffic impacts when it was constructed.
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, because no expansion of the building is proposed. The proposed uses would be incidental to the primary use of a grocery store.
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, because the proposed use will be subject to conditions that limit hours and the manner in which alcohol is sold. In addition, all staff members serving alcohol are required to receive RBSS training.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 1, Section 15301 (Existing Facilities) for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit. The reason for the exemption is that the use is proposed within an existing commercial building and the use is similar to other commercial uses in the area, which are permitted in the Major Mixed-Use District zone.
7. The proposed use is deemed essential and desirable to the public convenience or necessity, because the grocery store, a permitted use in the Major Mixed-Use District zone, will benefit from the sale of alcohol. The sale of beer, wine, and distilled spirits will contribute to a diversity of local commercial offerings in the area.
8. Based on findings 1 through 7 above, public convenience and necessity will be served by a proposed use of the property for the off-site sales of alcoholic beverages in accordance with applicable law and the recommended conditions. The use, as proposed and conditioned, will operate in harmony with surrounding

uses, will not cause a nuisance, and will benefit the community with a more diverse selection of goods to purchase from the grocer.

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

General

1. This Conditional Use Permit authorizes the sale of beer, wine, and distilled spirits for off-site consumption at an existing grocery store (Grocery Outlet) located at 3446 Highland Avenue. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2024.06 CUP, dated 4/24/2024.
2. Unless specifically modified by this resolution, all Conditions of Approval of Planning Commission Resolution No. 33-2001 shall remain in full force and effect.
3. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner shall both 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 or owner 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 or owner 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 Director of Community Development prior to recordation.
4. This permit shall become null and void at such time as there is no longer a Type 21 California Department of Alcoholic Beverage Control license associated with the property.
5. 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 the Municipal Code.
6. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
7. This *Conditional Use Permit* may be revoked if the operator is found to be in violation of any Conditions of Approval or applicable law.

Planning

8. No sales of distilled spirits shall be permitted until the applicant has been issued a Type 21 license from the California Department of Alcoholic Beverage Control.
9. All sellers and servers of alcohol shall receive Responsible Beverage Service and Sales (RBSS) training, including all owners, and managers. The RBSS training must be certified by the Department of Alcoholic Beverage Control (ABC). Proof of completion of an approved RBSS program must be provided prior to issuance of a city business license. As part of the RBSS training, the Permittee shall make available a domestic violence training session as provided by the Institute of Public Strategies.
10. The sale of alcoholic beverages shall only be permitted between the hours of 7:00 a.m. and 11:00 p.m. daily. Sales are only permitted during times when the store is open for the purchase of general commodities.
11. All required signage related to the sale of alcohol shall be written in both English and Spanish translation.
12. Window signs on the premises shall not exceed fifteen percent of the transparent area of a window or twelve square feet, whichever is less.
13. The premises shall be kept free of graffiti and litter in conformance with the National City Municipal Code. The operator or property manager shall take responsive action within a 24-hour period upon the receipt of any notice provided by Code Enforcement pertaining to graffiti or litter.
14. No display of alcohol within 20 feet of the exit is permitted.
15. Containers of alcoholic beverages may not be stored on the premises, after being sold to patrons, for the purpose of later consumption.
16. The operator of the business shall maintain an active business license and ensure that the business license is renewed annually.

Police

17. The permittee shall comply with all applicable law, including, but not limited to the regulatory provisions of the Business and Professions Code that pertain to the sale, advertising, or display of alcoholic beverages.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in

its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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 June 3, 2024, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2024-08

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
DENYING A CONDITIONAL USE PERMIT
FOR THE SALE OF BEER, WINE, AND DISTILLED SPIRITS (ABC TYPE-21)
AT AN EXISTING GROCERY STORE (GROCERY OUTLET)
LOCATED AT 3446 HIGHLAND AVENUE
CASE FILE NO. 2024-06 CUP
APN: 562-323-32

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for off-site sale of beer, wine, and distilled spirits at an existing grocery store (Grocery Outlet) located at 3446 Highland Avenue. At a duly advertised public hearing held on June 3, 2024, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearing, the Planning Commission considered the staff report contained in Case File No. 2024-06 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.

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 June 3, 2024, support the following findings:

1. The proposed use is not deemed essential to the public necessity, as there are already three retail outlets in the same census tract that sell alcohol, including the existing license on site.
2. Based on the above finding, public convenience and necessity will not be served by a proposed use of the property for on-site sales of alcoholic beverages pursuant to law.

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 June 3, 2024, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

2024-06 CUP – 3446 Highland Avenue – Overhead



GROCERY OUTLET #145

ADDRESS:
3446 HIGHLAND AVENUE

PROPERTY OWNER:
Southbay Marketplace Holdings LLC
c/o American Assets Trust
3420 Carmel Mountain Rd, Suite 100,
San Diego CA 92121

APPLICANT:
Grocery Outlet Stores
c/o Rawlings Consulting
26023 Jefferson Ave., Suite D
Murrieta, CA 92562

PROPOSED USE:
Finding of public convenience or necessity
and permit to sell beer, wine, and distilled
spirits for off-site consumption (ABC Type 21
License) at an existing grocery store that
currently sells beer and wine.
All improvements are existing; no new
construction proposed.

SITE PLAN

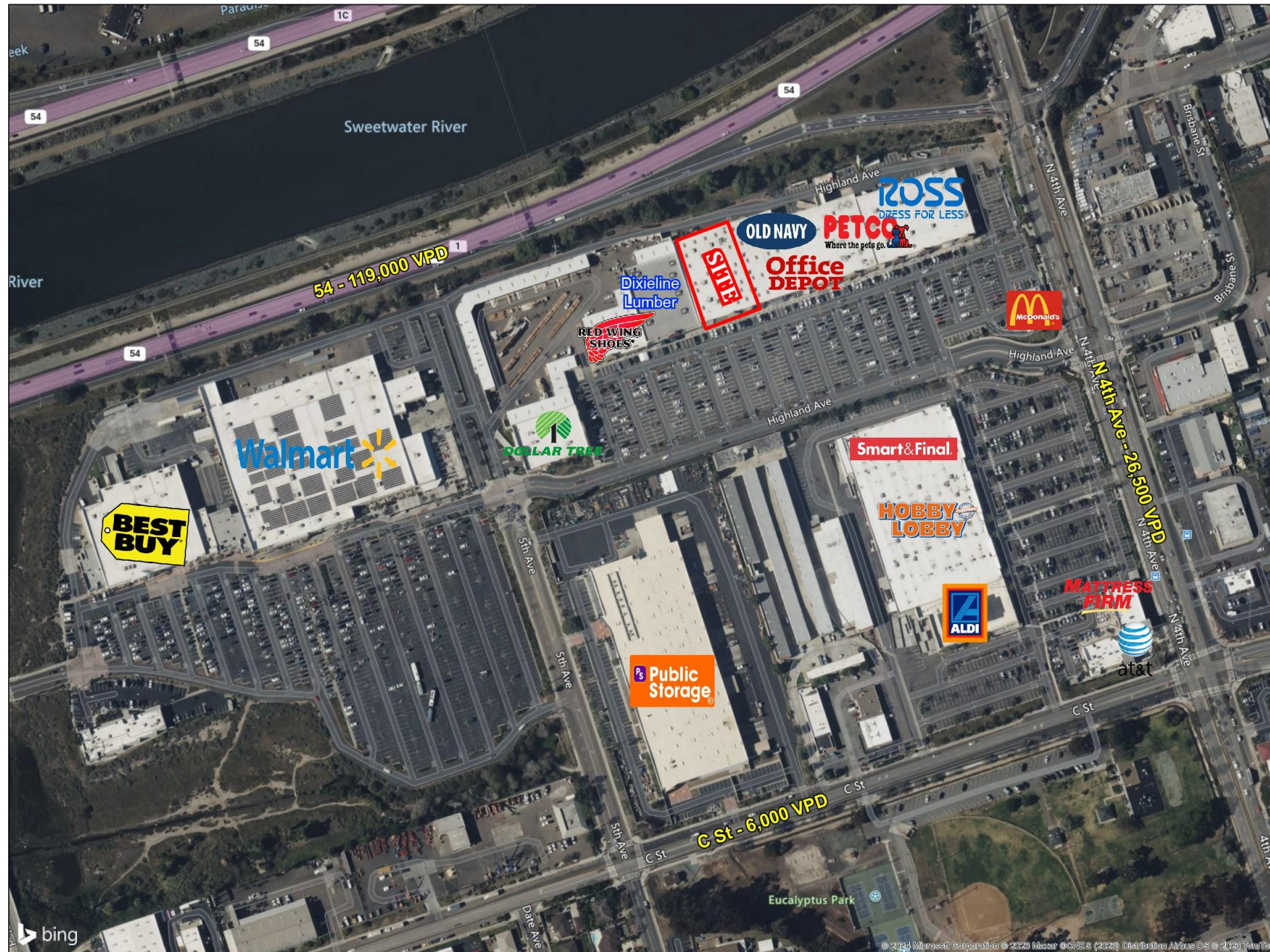
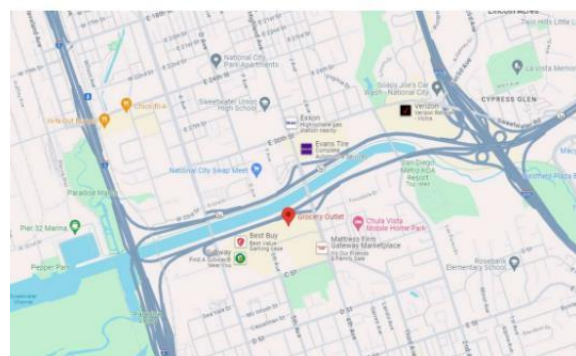
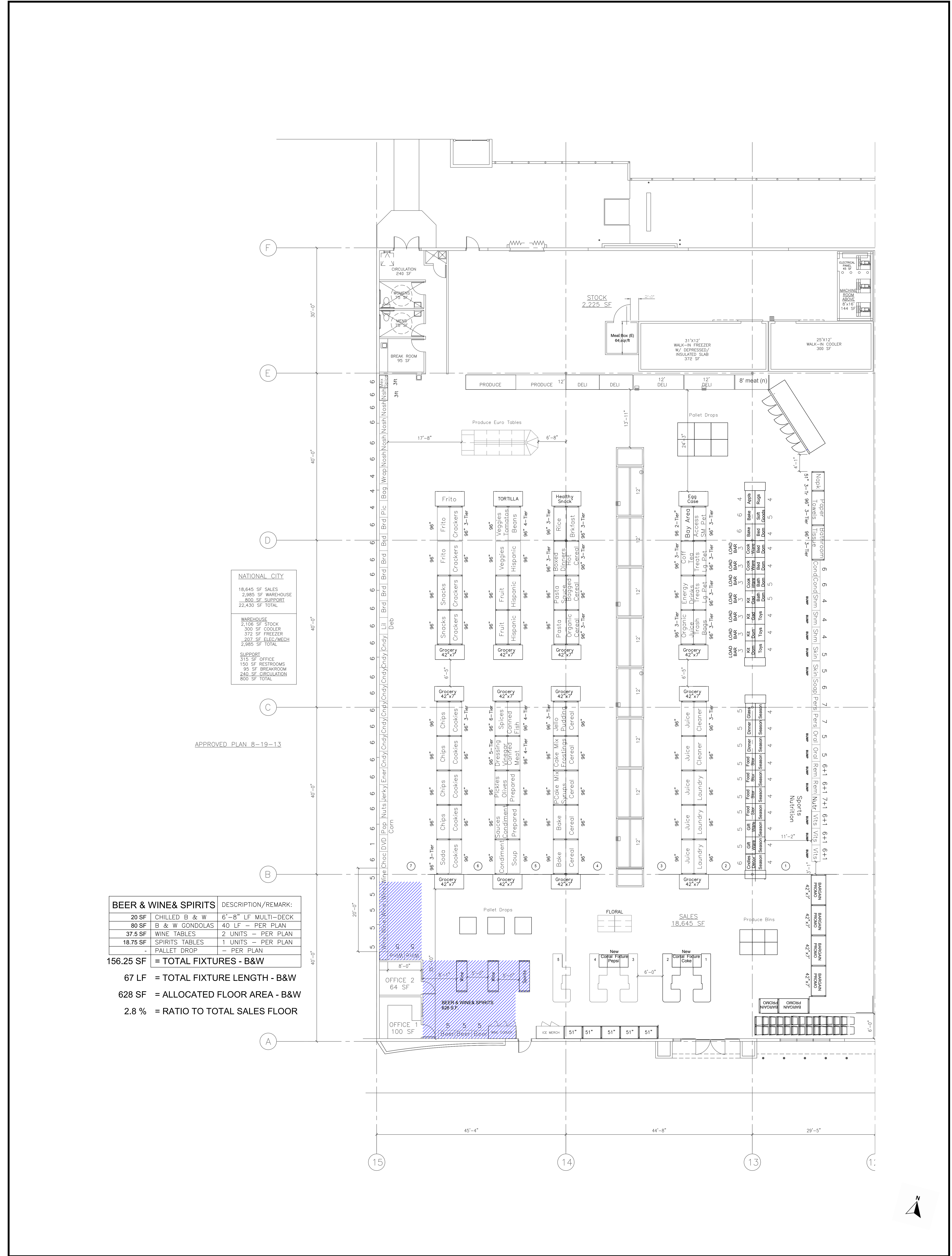


EXHIBIT A
CASE FILE NO.: 2024-06
DATE: 4/24/2024





NATIONAL CITY

18,645 SF SALES
2,985 SF WAREHOUSE
800 SF SUPPORT
22,430 SF TOTAL

WAREHOUSE
2,106 SF STOCK
300 SF COOLER
372 SF FREEZER
207 SF ELEC/MECH
2,985 SF TOTAL

SUPPORT
515 SF OFFICE
150 SF RESTROOMS
95 SF BREAKROOM
240 SF CIRCULATION
800 SF TOTAL

APPROVED PLAN 8-19-13

BEER & WINE & SPIRITS	DESCRIPTION/REMARK:
20 SF	CHILLED B & W 6'-8" LF MULTI-DECK
80 SF	B & W GONDOLAS 40 LF - PER PLAN
37.5 SF	WINE TABLES 2 UNITS - PER PLAN
18.75 SF	SPIRITS TABLES 1 UNITS - PER PLAN
-	PALLET DROP - PER PLAN
156.25 SF	= TOTAL FIXTURES - B&W

- 67 LF = TOTAL FIXTURE LENGTH - B&W
- 628 SF = ALLOCATED FLOOR AREA - B&W
- 2.8 % = RATIO TO TOTAL SALES FLOOR

GROCERY OUTLET #145
3446 HIGHLAND AVE.
NATIONAL CITY, CA

FLOOR PLAN



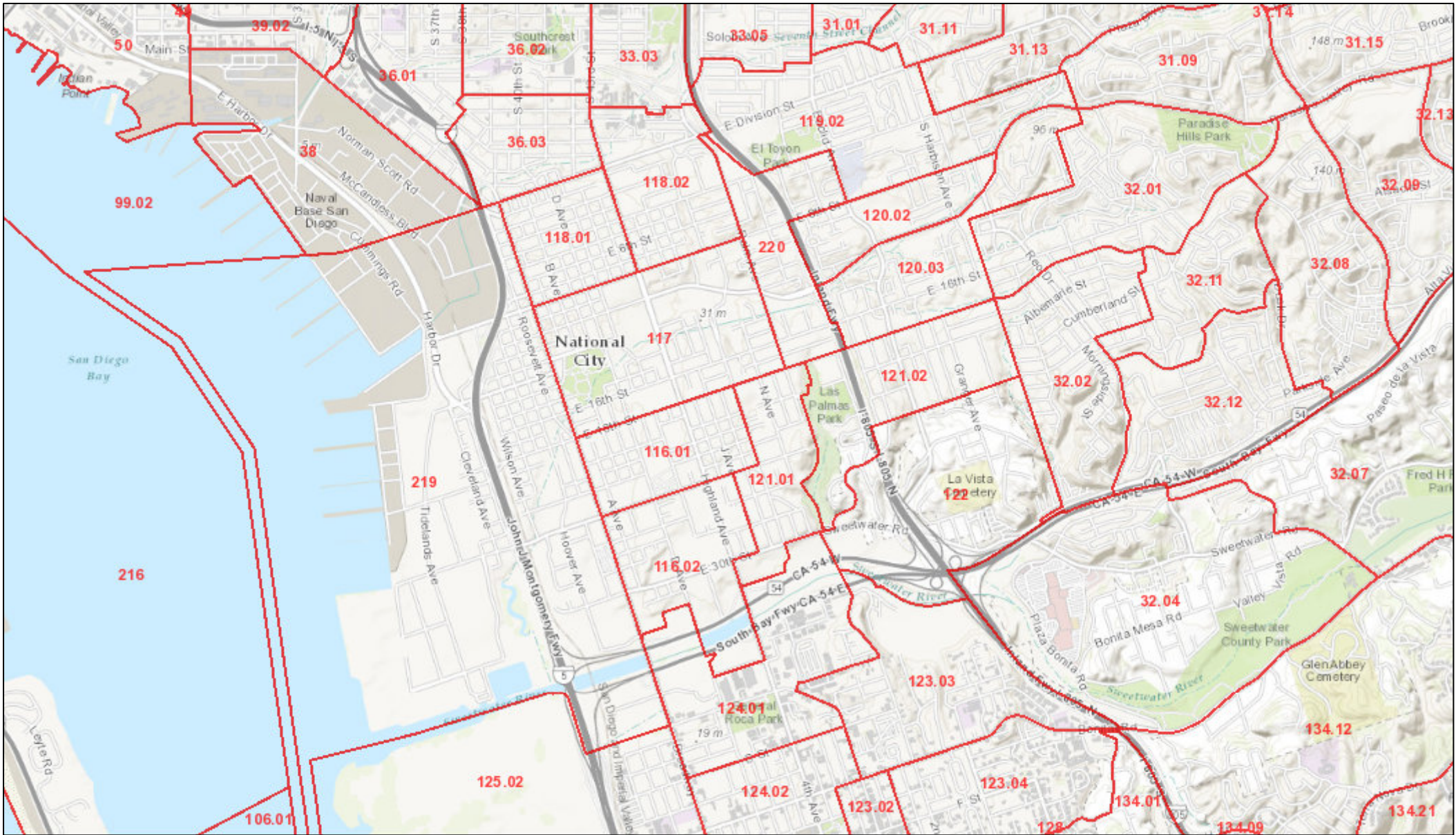
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT FOR THE SALE OF BEER, WINE, AND DISTILLED SPIRITS
(ABC TYPE-21) AT AN EXISTING GROCERY STORE (GROCERY OUTLET)
LOCATED AT 3446 HIGHLAND AVENUE.
CASE FILE NO.: 2024-06 CUP
APN: 562-323-32

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, June 3, 2024**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Grocery Outlet Inc. c/o Rawlings Consulting)

The applicant (Grocery Outlet) proposes to upgrade their existing ABC Type-20 license (off-sale beer and wine) to an ABC Type-21 (off-sale beer, wine, and distilled spirits) Existing and proposed hours of alcohol sales are 7 a.m. to 11 p.m. daily. The Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 (Existing Facilities).

Information is 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 2:00 p.m., **June 3, 2024** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff 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.

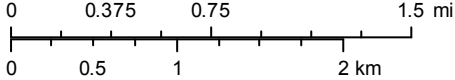


August 25, 2014

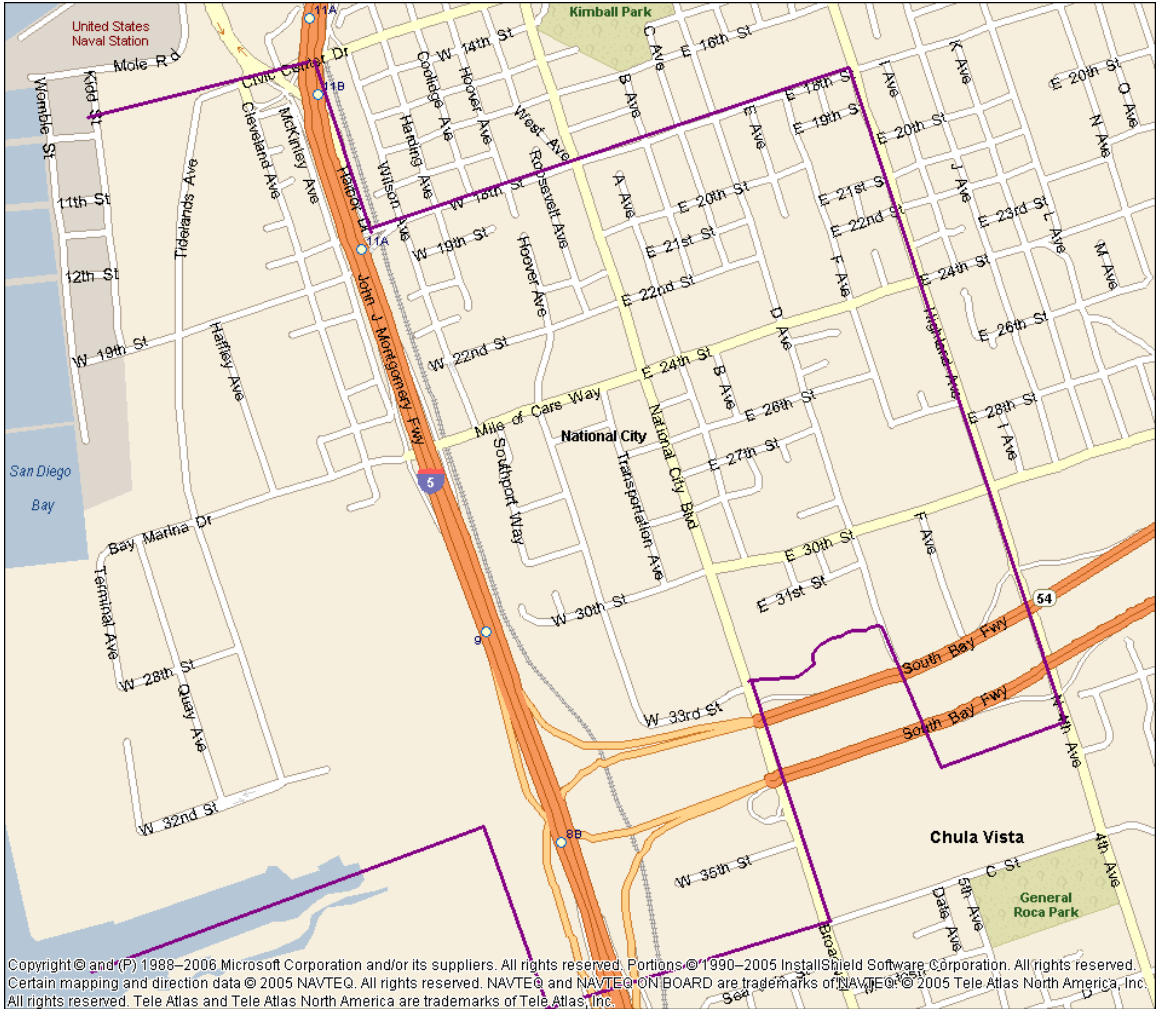
CensusTracts 2010

ATTACHMENT 5

1:45,467



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



City of National City Beat 24

Source: Microsoft Mappoint
NCPD CAU, 4/18/07

VI. Calls for Service at Location (for previous 6 months)

- Below (1 pt)
- Average (2 pts)
- Above (3 pts)

VII. Proximity Assessment (1/4 mile radius of location)

- Mostly commercial businesses (1 pt)
- Some businesses, some residential (2 pts)
- Mostly residential (3 pts)

Low Risk (12pts or less) Medium Risk (13 – 18pts) High Risk (19 – 24pts) Total Points _____
--

VIII. Owner(s) records check

- No criminal incidents (0 pts)
- Minor criminal incidents (2 pts)
- Multiple/Major criminal incidents (3 pts)

OWNER NAME: _____ DOB: _____

OWNER ADDRESS: _____

OWNER NAME: _____ DOB: _____

OWNER ADDRESS: _____

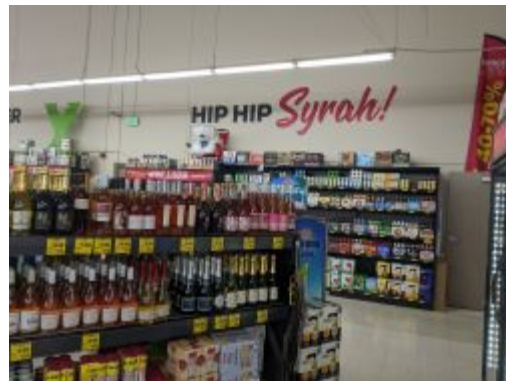
Recommendation:

Completed by: _____ Badge ID: _____

Environmental Scan for Proposed Type 21 Alcohol CUP

3446 Highland Ave., National City, CA 91950

Conducted: April 23, 2024



Photos of the proposed location

An environmental scan was conducted on Tuesday, April 23, 2024, for a proposed upgrade of an existing Type 20 off-sale alcohol license to a Type 21 at 3446 Highland Avenue. The proposed location is within a large shopping center surrounded by other commercial uses including a Mexican restaurant, clothing store, dollar store, McDonald's restaurant and pet supply store.

During a scan of the business and premises, the following was noted:

- There is a Smart & Final grocery store selling beer, wine and distilled spirits 450 feet from the location.
- An encampment of unhoused individuals was observed along the perimeter of the Wal-Mart property approximately 530 feet from the location. One unhoused individual with belongings in a shopping cart was observed in the parking lot perimeter directly in front of the location.
- The business offered a selection of alcopops, sweetened alcoholic beverages that are sold in single-serving cans. They are fruit-flavored and resemble soda or and don't taste, smell, or look like alcohol, packaged in youth-oriented, bright, eye-catching colors and graphics.

Youth Sensitive Areas

Eucalyptus Park (approximately 2,640 feet away)

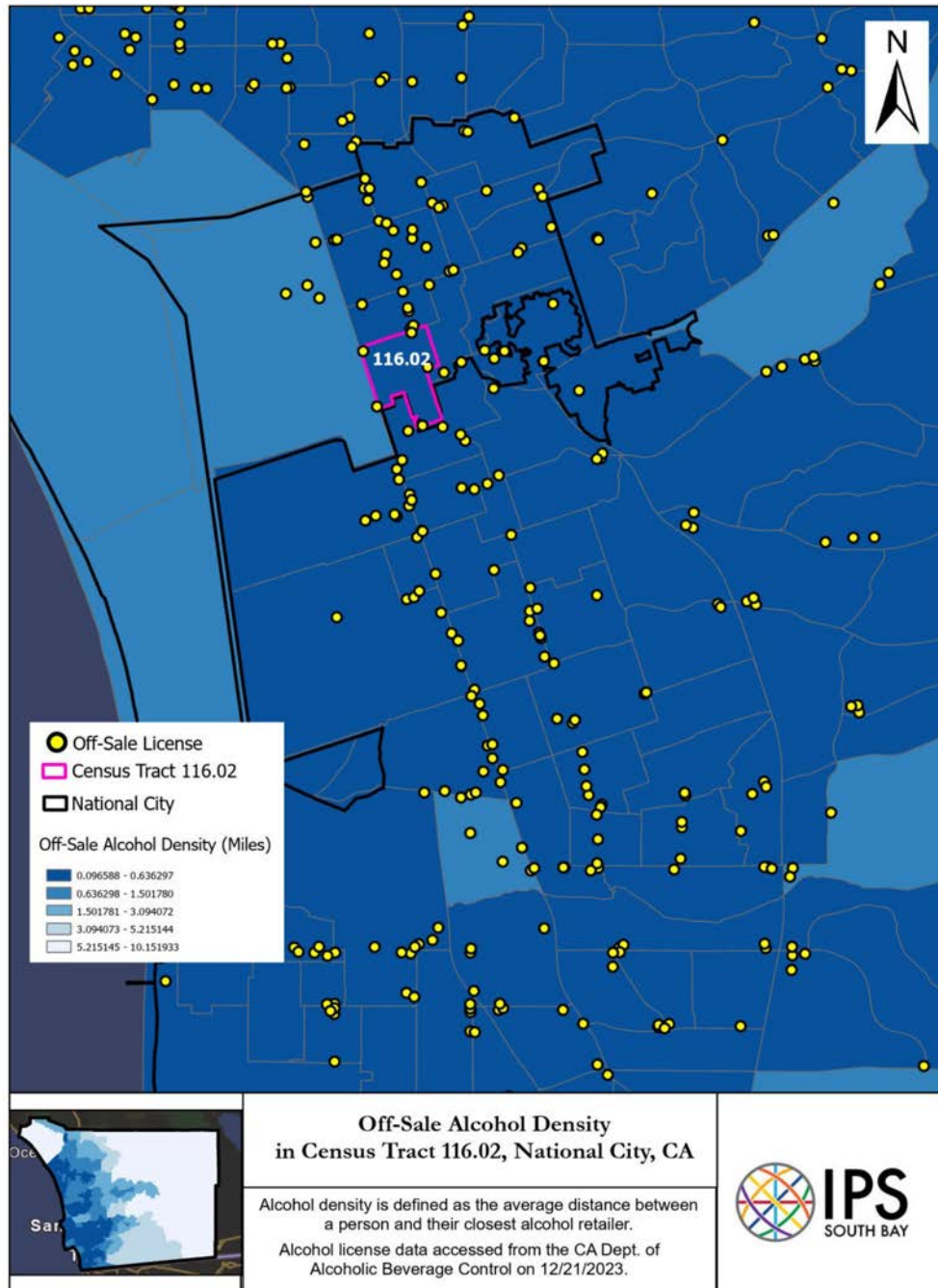
Feaster Charter School (approximately 5,280 feet away)

Churches

Family Revival Church (approximately 2,640 feet away) is the closest one to this location.

Outlet Density

According to the ABC, one (1) off-sale license is authorized per 2,500 people living in the Census Tract. The population for Census Tract #116.02, where 3446 Highland Ave. is located is 4,031. There is currently 1 on-sale license for this census tract according to ABC records.



Crime Rate

A request for crime-related information from personnel within the City of National City Police Department should determine whether existing violations against the property or Applicant have occurred that would discourage the issuance of a Type 21 alcohol license.

Considerations

The following are considerations if a CUP is issued:

1. Require that staff and management attend an in-person Responsible Beverage Sales and Service training.
2. Require daily litter removal and timely graffiti removal from areas under control of the licensee.
3. Ensure no more than 33 percent of windows and clear doors bear advertising or signs in order to ensure the public and law enforcement personnel have an unobstructed view of the interior, including cash registers, from the exterior entrance.
4. Post in English and Spanish a notice that state law prohibits sales of alcoholic beverages to persons under age 21.
5. Post and maintain signage stating that no open alcoholic beverage containers are allowed on the premises and no loitering is allowed on or in front of the premises.
6. According to the CUP application, alcohol sales will take place from 7 a.m. to 11 p.m. daily. However, signage in the store window currently indicates that the store closes at 9 p.m.

You are invited to attend a:
COMMUNITY MEETING

Date: Monday, April 29th, 2024

Time: 6 PM – 7 PM

Address: Grocery Outlet – 3446 Highland Avenue, National City, CA

This meeting is to inform citizens of a finding of public convenience or necessity and use permit application to sell beer, wine, and distilled spirits for off-site consumption (ABC Type 21 License) at an existing grocery store that currently sell beer and wine. Store hours are 7:00 am to 11:00 pm daily.

We are looking forward to meeting you and discussing any concerns or questions you may have regarding the proposed operations. If you can't attend the meeting, or if you have any questions before then, please feel free to contact Steve Rawlings, the Applicant's representative, at 951-667-5152 or via email at SER@Rawlingspm.com.

This notice is being sent to you in fulfillment of the City of National City requirements. This outreach effort to our neighbors is necessary because an application for development or use has been filed with the City of National City Planning Department.



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

PLANNING COMMISSION STAFF REPORT

Title: RECOMMENDATION FOR ADOPTION BY THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AN ORDINANCE ADOPTING THE ZONING MAP AMENDMENT TO IMPLEMENT THE FOCUSED GENERAL PLAN UPDATE.

Case File No.: 2021-14 ZC

Location: Citywide

Staff report by: Martin Reeder – Assistant Director of Community Development

Applicant: City-Initiated

Environmental review: Supplemental Program Environmental Impact Report (SPEIR)

Staff Recommendation: Approve

Staff Recommendation

Staff is recommending the adoption of the attached Resolution recommending the City Council adopt the Zoning Map Amendment in order to implement the Focused General Plan Update. The Focused General Plan was adopted by the City Council on March 19, 2024.

BACKGROUND

The City's General Plan serves as the guiding document for achieving the community's vision for the future. Since the last update in 2011, new State legislation and other regional and local changes have taken effect. As result, in March 2020, National City initiated the FGPU to support housing-related goals, comply with changes in State legislation, update per City planning studies, and coordinate growth through a holistic process. To follow the adoption of the Housing Element on August 3, 2021, the Land Use Element, Transportation Element, Safety Element, Zoning Map, and Climate Action Plan have been updated. The Downtown Specific Plan, Westside Specific Plan, and Municipal Code have been updated for consistency, as well. Additionally, new Objective Design Standards Floor Area Ratio Bonus Regulations have been created to comply with State legislation and streamline the housing approval process. The Zoning Map has been updated to comply with the FGPU, the Westside Specific Plan update, and the Municipal Code update. One environmental document, a Supplemental Program Environmental Impact Report (SPEIR), was prepared to analyze these actions.

The goals, policies, and actions in the General Plan will guide development in National City through the horizon year 2050. These documents will supersede the current Land Use Element, Transportation Element, and Safety Element of the City of National City General Plan, which were last updated in 2011, and portions of the current Municipal Code, including the Zoning Map.

The City of National City has an adopted zoning program that supports implementation of the General Plan. The zoning and rezoning procedures are laid out in Chapter 18.20 of the Zoning Code. The zoning program for the City is implemented by both the Zoning Code and the associated Zoning Map that identifies each piece of property in the City and its assigned zone. In accordance with Section 18.20.020, the Zoning Map is a zoning regulation within the context of and adopted pursuant to Title 18. Changes in the boundaries of the zones shall be made by ordinance adopting an amended Zoning Map.

One environmental document, a Supplemental Program Environmental Impact Report (SPEIR), was prepared to analyze the Focused General Plan Update (FGPU) and related documents. The SPEIR includes the adoption of the Land Use Element, Transportation Element, Safety Element, Zoning Map, Climate Action Plan, the Downtown Specific Plan, Westside Specific Plan, and Municipal Code amendments.

Outreach Summary

The FGPU, which includes the Zoning Map update, is the product 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 and on the project's website (www.nationalcityca.gov/fgpu).

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 in both English and Spanish. Since the project kickoff in March 2020, the project team has conducted a total of seven webinars to gather public input. Of these webinars, six were conducted in English with live Spanish interpretation and one was conducted primarily in Spanish. The combined total attendance over the course 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.

Events and notices were marketed via the City's email listserv, FGPU stakeholder list, and the City's social media sites to share the dates and times of outreach events and opportunities to get involved. Additionally, an interactive map link was made available on the project's website from November 14, 2021, to June 30, 2022, to collect input through an on-going basis on the proposed land use changes, as well.

As part of the FGPU, areas of the city are being proposed to be rezoned to help implement the goals, policies, and objectives of the housing, land use, and mobility elements; the CAP; the INTRACONnect plan; the Transit Oriented Development Overlay plan; and House National City.

Zoning Map Update

The six areas proposed for rezone include:

- 18th Street Area: Proposed rezoning from RS-2 (9 DU/AC) to MXT (24 DU/AC) to be in alignment with neighboring properties along 18th that are mixed-use. The MXT is a proposed new zone and is a lower density than the current lowest mixed-use zone, MXC-1 which is 48 DU/AC. This lower density allows a transition to nearby lower-density zones. The factors that promote the above goals and objectives are as follows: the area is on a transit corridor and other adjacent mobility options exist (bus line along E. 18th Street and class II bike lanes), it is within a Transit Priority Area, multifamily uses are present with similar proposed density in the area, it is close to schools and services, and the INTRACONnect Plan identifies this as a high-propensity area for a 10-minute neighborhood.
 - Rezone to Mixed-Use Transitions (MXT) and Open Space (OS)
 - Density: 24 DU/AC
 - Height: 4 stories or 45 feet

- 4th Street Area: Proposed rezoning from WS-2 (9 DU/AC) to RM-1 (23 DU/AC). The factors that promote the above goals and objectives are as follows: the area is on a transit corridor with other mobility options (bus line runs along 4th Street and there are class II bike lanes, within a Transit Priority Area, there are existing multifamily uses on blocks with similar proposed density, and the INTRACONnect plan identifies it as a high-propensity area for a 10-minute neighborhood.
 - Rezone to Medium-Density Multi-Unit Residential (RM-1)
 - Density: 23 DU/AC

- Height: 4 stories or 45 feet
- D Avenue Area: Proposed rezoning from RS-2 (9 DU/AC to RM-1 23 DU/AC). The factors that promote the above goals and objectives are as follows: the area is on a transit corridor (bus line runs along D Street), within a Transit Priority Neighborhood, within ¼ mile of downtown, close to services, existing multifamily on blocks with similar proposed density, the INTRACConnect plan identifies this area as having a high-propensity for a 10-minute neighborhood.
 - Rezone to Medium-Density Multi-Unit Residential (RM-1)
 - Density: 23 DU/AC
 - Height: 4 stories or 45 feet
- Hospital Area: Proposed rezoning from a mix of RS-2, RS-3, RM-2, and Institutional to MXC-1 (48 DU/AC). The factors that promote the above goals and objectives are as follows: Adding housing next to a large employer, being on a transit corridor along E. 4th Street, being in a transit priority area, and continuing a pattern of mixed-use zoning and development along E. 4th Street, E. 8th Street, and Euclid Avenue.
 - Rezone to Minor Mixed-Use Corridor (MXC-1)
 - Density: 48 DU/AC
 - Height: 3 stories or 50 feet
- 16th Street Area: Proposal to add the overlay zone, Mixed-Use Overlay, which will allow a housing density of 24 DU/AC. This keeps the original base zone intact, CS and CL, but allows residential to be built through the overlay zone. These areas were chosen because some properties are already residential and this will allow this transition from a commercial and service commercial to a more mixed-use and residential area.
 - Rezone to Mixed Use Overlay
 - Density: 24 DU/AC
 - Height: 5 stories or 65 feet
- 24th Street Transit Area: Proposed rezoning from CL to MCR-1 (24-60 DU/AC). The factors that promote the above goals and objectives are as follows: adjacent to the Trolley station, along a transit corridor (bus line on 18th Street), continues the pattern of mixed-use zoning, in a Transit Priority Area, and the INTRACConnect plan identifies this area as having a high-propensity for a 10-minute neighborhood.

FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (FINAL SPEIR) ADDENDA

The City of National City, as lead agency, has prepared a Final Supplemental Program Environmental Impact Report (Final SPEIR) to provide information to the public, agencies and policy makers about the potential environmental effects that could occur with implementation of the Focused General Plan Update (FGPU). The Zoning Map amendment is included in this. The California Environmental Quality Act (CEQA) requires a process through which agencies and the public can evaluate the potential environmental effects of implementing the FGPU (the “project”), understand the potential scale of any environmental impacts to the degree feasible, and develop measures to reduce these impacts.

Impacts identified in the Final SPEIR will be mitigated through application of federal, State, and local laws and regulations; through the application of General Plan policies and programs; and through application of the mitigation framework during project level environmental review and that reflects the implementation of General Plan goals, policies, and actions.

The Final SPEIR was certified by City Council on March 19, 2024.

ATTACHMENTS

1. Resolution
2. Zoning Map Amendment
3. Public Notice
4. PowerPoint Presentation

RESOLUTION NO. 2024-09

A RESOLUTION OF THE PLANNING COMMISSION OF NATIONAL CITY, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADOPT AN ORDINANCE AMENDING THE ZONING MAP IN ORDER TO IMPLEMENT THE FOCUSED GENERAL PLAN UPDATE.

APPLICANT: CITY-INITIATED
CASE FILE NO. 2021-14 ZC

WHEREAS, the City of National City proposes an amendment to the City of National City Zoning Map (Attachment 2 of the staff report); and,

WHEREAS, the amendment to the Zoning Map is intended to ensure compliance with recently adopted Focused General Plan Update; and,

WHEREAS, Section 65300 et seq. of the California Government Code requires each city to prepare and adopt a comprehensive, long-term general plan for the physical development of the city; and,

WHEREAS, the City determined that a Supplemental Program Environmental Impact Report (SPEIR) should be prepared to analyze the potential environmental impacts and identify any necessary mitigation measures for the Focused General Plan Update project; and,

WHEREAS, on March 19, 2024, the City Council adopted City Council Resolution No. 2024-19 certifying the SPEIR and adopted City Council Resolution No. 2024-20, approving the Focused General Plan Update and its related land use map, including minor text and map amendments, and replacing the 2011 Land Use, Transportation, and Safety Elements, and Climate Action Plan; and,

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the evidence presented to the Planning Commission at the public hearing held on June 3, 2024, support the following findings:

1. The Planning Commission has considered the administrative record and all public comment received on the Zoning Map Amendment, and utilized its independent judgment in acting on the information contained in this resolution.
2. In accordance with Government Code Section 65302 and other applicable provisions of State law, the Zoning Map Amendment has been prepared in compliance with state law and local ordinance.

3. The City has conducted extensive public outreach efforts in the development of the Zoning Map Amendment, and public input has been considered prior to the adoption of the Zoning Map Amendment.
4. The proposed project is in compliance with provisions of the California Environmental Quality Act (CEQA). A Supplemental Program Environmental Impact report was prepared for the project in conformance with CEQA Guidelines Sections 15163 and 15168.

BE IT FURTHER RESOLVED that based upon the findings set forth above, the Planning Commission recommends that the City Council adopt the Ordinance amending National City Zoning Map.

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of June 3, 2024, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, ADOPTING THE AMENDMENT TO THE CITY OF NATIONAL CITY ZONING MAP TO IMPLEMENT THE FOCUSED GENERAL PLAN UPDATE.

WHEREAS, the City of National City proposes an amendment to the City of National City Zoning Map attached as Exhibit B to the staff report; and

WHEREAS, the amendment to the Zoning Map made by this ordinance is intended to ensure compliance with recently adopted Focused General Plan Update; and

WHEREAS, Section 65300 et seq. of the California Government Code requires each city to prepare and adopt a comprehensive, long-term general plan for the physical development of the city; and

WHEREAS, commencing in March 2020, the City initiated a multi-year focused update to the General Plan by approving a work plan and budget, hiring consultants, and conducting public workshops; and

WHEREAS, the City has held visioning and outreach workshops, office hours, and public meetings on multiple occasions including but not limited to August 24, 2020, August 25, 2020, August 26, 2020, August 27, 2020, August 28, 2020, and August 29, 2020; March 23, 2021, March 24, 2021, March 25, 2021, and March 30, 2021; and December 9, 2021, December 13, 2021, and December 15, 2021; for the Focused General Plan Update and proposed Zoning Map changes; and

WHEREAS, the Planning Commission and City Council received periodic briefings to consider public and agency input, to receive information relevant to the specific topics addressed in the General Plan Update, and to provide direction and guidance to staff and the consultant team regarding policies and land use designations for development of the General Plan and its land use diagram (map); and

WHEREAS, the City Council considered public input on the draft General Plan Elements at duly advertised meetings on January 26, 2021 and June 20, 2023; and

WHEREAS, notices of the Focused General Plan Update were mailed to affected public entities and agencies in compliance with State law (Government Code Sections 65302(g)(7), 65302.5, 65302.7, 65352, 65352(a)(9)), and in accordance with Government Code Sections 65352.3 the City contacted California Native American tribes that are on the contact list maintained by the Native America Heritage Commission to invite those tribes to consult on the proposed Focused General Plan Update; and

WHEREAS, the City released the Public Review Focused General Plan, including the Land Use, Transportation, and Safety Elements in their entirety on February 17, 2023, and invited

comments by the public and affected agencies as required by law from February 17, 2023, through April 3, 2023; and

WHEREAS, the City determined that a Supplemental Program Environmental Impact Report (SPEIR) should be prepared to analyze the potential environmental impacts and identify any necessary mitigation measures for the Focused General Plan Update project; and

WHEREAS, on March 19, 2024, the City Council adopted City Council Resolution No. 2024-19 certifying the SPEIR and adopted City Council Resolution No. 2024-20 approving the Focused General Plan Update and its related land use map, including minor text and map amendments, and replacing the 2011 Land Use, Transportation, and Safety Elements, and Climate Action Plan; and

WHEREAS, the Planning Commission adopted Planning Commission Resolution No. 2024-04, on May 6, 2024, on file with the Office of the City Clerk and incorporated by this reference, recommending the City Council adopt the Zoning Map Amendment; and

WHEREAS, a notice of the City Council public hearing to consider adoption of the Zoning Map Amendment was published in the Star News, a newspaper of general circulation on April 26, 2024, and was posted in the Star News and on the City of National City website, in accordance with City policies and Government Code Section 65090; and

WHEREAS, the City Council has reviewed and considered all evidence in the record submitted in connection with the Focused General Plan Update, the Zoning Map Amendment and the Programmatic Environmental Impact Report, including the staff report, public testimony, and other documents and evidence that are the City administrative record for these actions.

NOW, THEREFORE, THE CITY COUNCIL OF NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: The testimony and evidence presented to the City Council at the Public Hearing held on May 7, 2024, support the following findings:

1. The City Council has considered the administrative record and all public comment received on the Zoning Map Amendment, and utilized its independent judgment in acting on the information contained in this resolution.
2. In accordance with Government Code Section 65302 and other applicable provisions of State law, the Zoning Map Amendment has been prepared in compliance with state law and local ordinance.
3. The City has conducted extensive public outreach efforts in the development of the Zoning Map Amendment, and public input has been considered prior to the adoption of the Zoning Map Amendment.

Section 2: The City Council does hereby adopt the Zoning Map Amendment, attached to the staff report as Exhibit B, consistent with the certified Supplemental Program Environmental Impact Report and the Focused General Plan Update.

Section 3: The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolution.

INTRODUCED at a regular meeting of the City Council of the City of National City, held on this 7th day of May, 2024.

PASSED and ADOPTED this _____ day of _____, 2024.

Ron Morrison, Mayor

ATTEST:

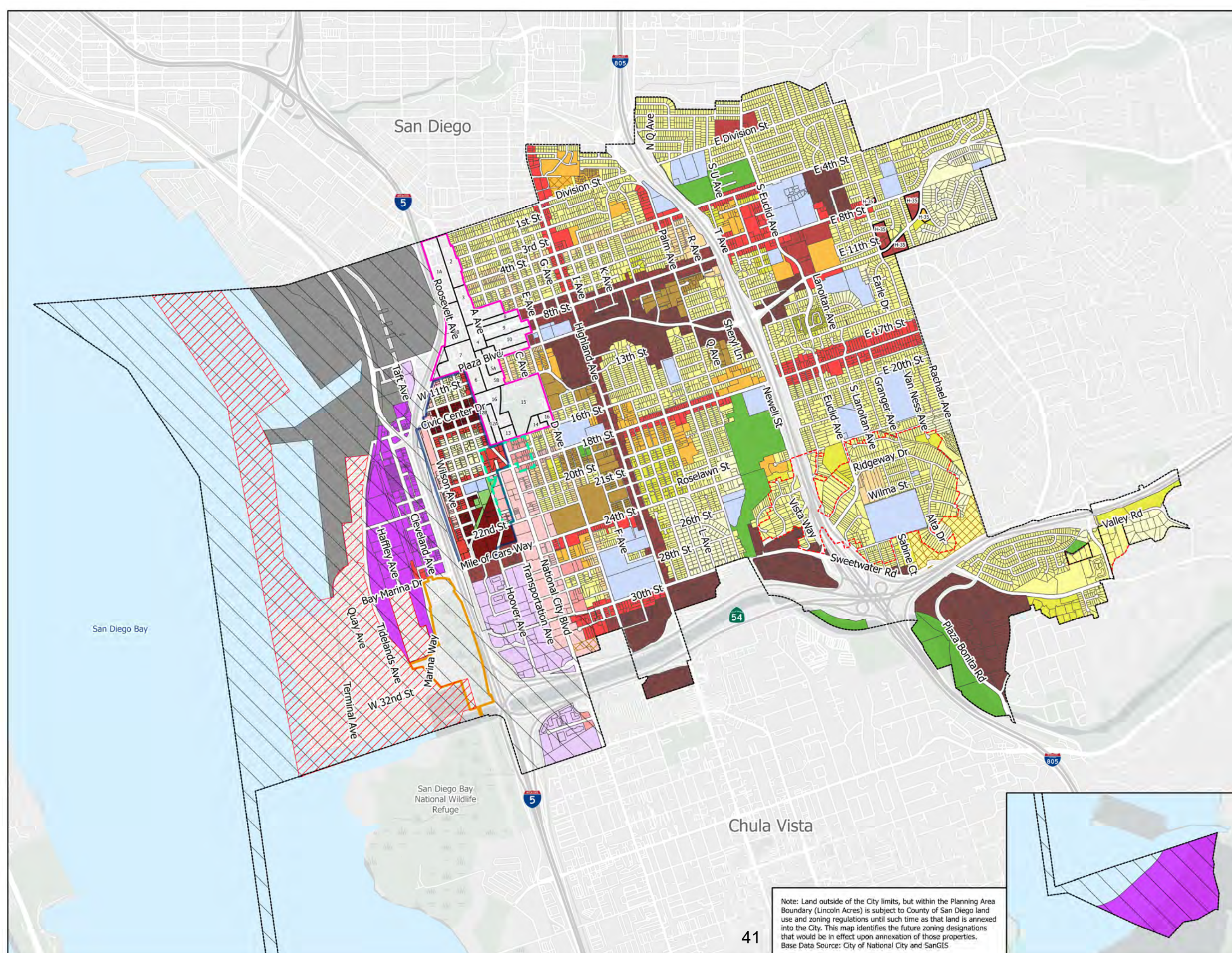
Shelley Chapel, City Clerk

APPROVED AS TO FORM:

Barry J. Schultz, City Attorney

Attachment No. 2 Zoning Map Amendment

www.nationalcityca.gov/FGPU



Legend

- Residential**
- RS-1 Large Lot Res.
- RS-2 Small Lot Res.
- RS-3 Medium-Low Den. Multi-Unit Res.
- RM-1 Medium Den. Multi-Unit Res.
- RM-2 High Den. Multi-Unit Res.
- RM-3 Very High Den. Multi-Unit Res.
- Mixed-Use**
- MXC-1 Minor Mixed-Use Corridor
- MXD-1 Minor Mixed-Use District
- MXC-2 Major Mixed-Use Corridor
- MXD-2 Major Mixed-Use District
- MXT Mixed-Use Transition
- Commercial**
- CA Commercial Automotive
- CS Service Commercial
- Industrial**
- ML Light Industrial
- MM Medium Industrial
- MH High Industrial
- Institutional**
- I Institutional
- Open Space**
- OS Open Space
- Military Reservation**
- MLR Military
- Westside Specific Plan**
- RS-4 Single-Family Residential (17.4 du/ac max)
- MCR-1 Multi-Use Commercial-Residential (24 du/ac max)
- MCR-2 Multi-Use Commercial-Residential (48 du/ac max)
- CL Limited Commercial
- IC Civic Institutional
- OSR Open Space Reserve
- Downtown Specific Plan**
- Refer to the Downtown Specific Plan
- # Applicable Development Zone
- Harbor District Specific Area Plan**
- Refer to the Harbor District Specific Area Plan
- Port Master Plan**
- San Diego Unified Port District Permitting Authority
- Overlays**
- CZ Coastal Zone
- H - # Height Restriction
- MHP Mobile Home Park
- Mixed-Use Overlay
- Boundaries**
- City Boundary / Planning Area Boundary
- Unincorporated

N

0 0.5 1

Miles

NATIONAL CITY
1887
INCORPORATED

Note: Land outside of the City limits, but within the Planning Area Boundary (Lincoln Acres) is subject to County of San Diego land use and zoning regulations until such time as that land is annexed into the City. This map identifies the future zoning designations that would be in effect upon annexation of those properties. Base Data Source: City of National City and SanGIS

NOTICE OF PUBLIC HEARING

RECOMMENDATION FOR ADOPTION BY THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, AMENDING THE CITY OF NATIONAL CITY ZONING MAP. CASE FILE NO: 2021-14 ZC

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, June 3, 2024**, in the City Council Chambers Civic Center, 1243 National City Boulevard, National City, California, on the proposed request (Applicant: City-initiated).

As part of the recently adopted Focused General Plan Update (FGPU), areas of the City are being proposed to be rezoned to help implement the goals, policies, and objectives of the housing, land use, and mobility elements; the Climate Action Plan (CAP); the INTRACConnect plan; the Transit Oriented Development Overlay plan; and House National City. The six areas proposed for rezone include:

- East 18th Street
- East 4th Street
- D Avenue
- Paradise Hospital
- East 16th Street
- 24th Street Transit Station

Information is 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 2:00 p.m. **June 3, 2024**, by submitting it to PlcPubComment@nationalcityca.gov. Planning Division staff may 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 ⁴²or 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.

TOGETHER WE

PLAN

NATIONAL CITY

Zoning Map Amendment



Contents



Staff Recommendation



Previous Hearing Refresher



General Plans Overview



Zoning



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Staff Recommendation



Introduce the Ordinance by First Reading, Entitled, “An Ordinance of the City Council of the City of National City, California, Adopting an Amendment to the City of National City Zoning Map to Implement the Focused General Plan Update.”

Previous Hearing Refresher

City Council Previous Actions



1. Certified the SPEIR, adopting findings of fact, statement of overriding considerations, and Mitigation, Monitoring, and Reporting Program (MMRP) with the selection of the proposed project
2. Adopted the Focused General Plan Update which includes the Climate Action Plan
3. Adopted Municipal Code Amendments
4. Adopted Westside Specific Plan and the Downtown Specific Plan Amendments
5. Adopted the Bicycle Master Plan Update

March 19, 2024 Meeting
Second Reading on April 2, 2024

“ A city is not gauged by its length and width, but by the broadness of its vision and the height of its dreams.”
Herb Caen

General Plans

- ✓ Blueprint for the long-term future
- ✓ Expresses community's development goals and embodies public policy relative to the future distribution of land use
- ✓ Promotes better projects, streamlined processes, integrated planning, and improved access and use of available resources
- ✓ It's required by State law

The Update Included

Housing Element

Land Use Element

Transportation Element

Safety Element

Climate Action Plan

House National City

Westside and Downtown Specific Plans

Bicycle Master Plan

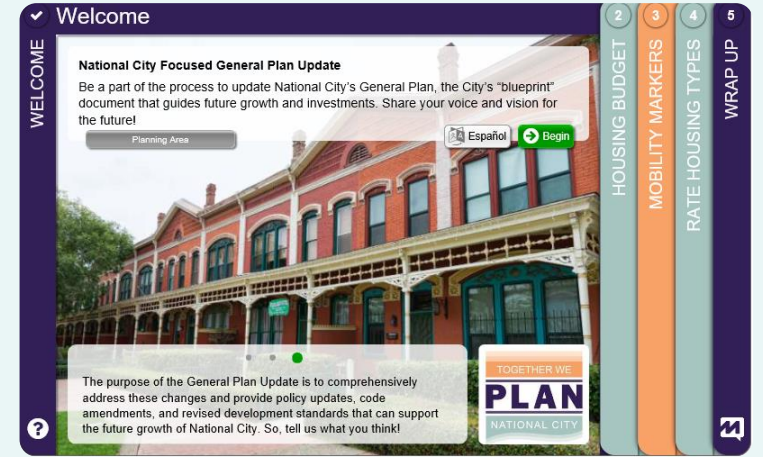
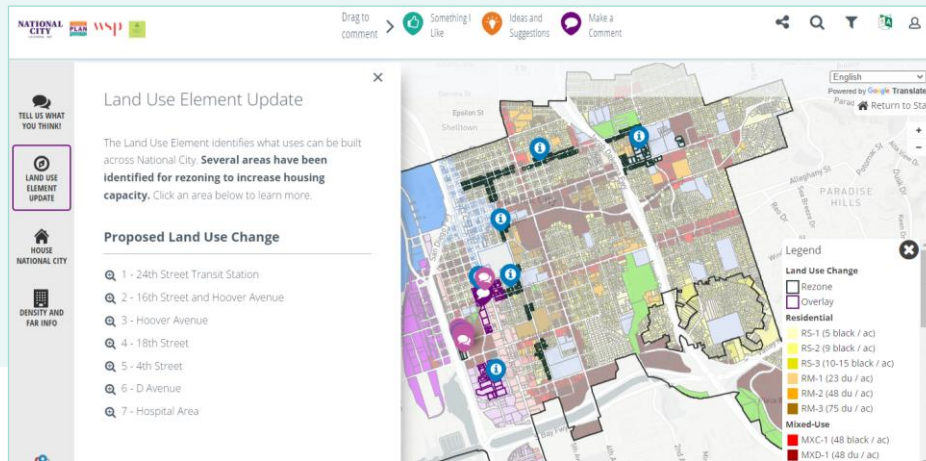
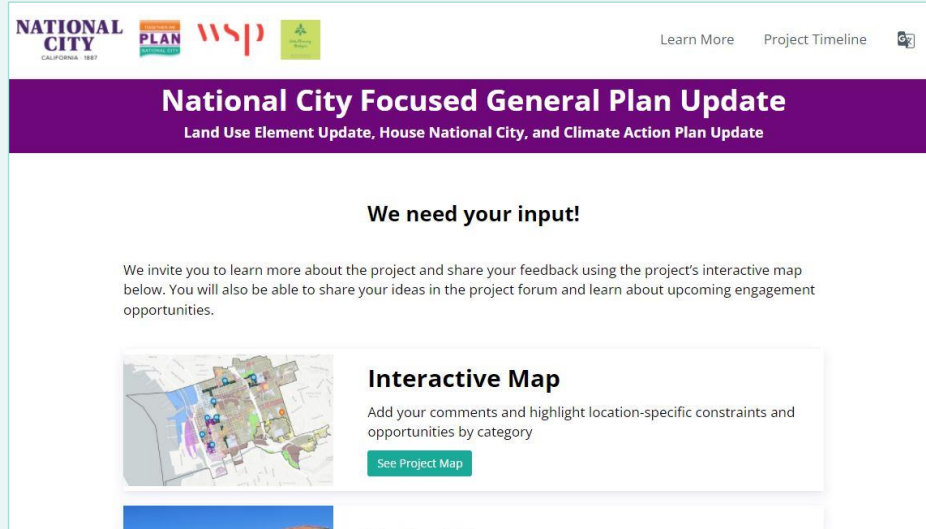
Objective Design Standards

Updates to the Municipal Code

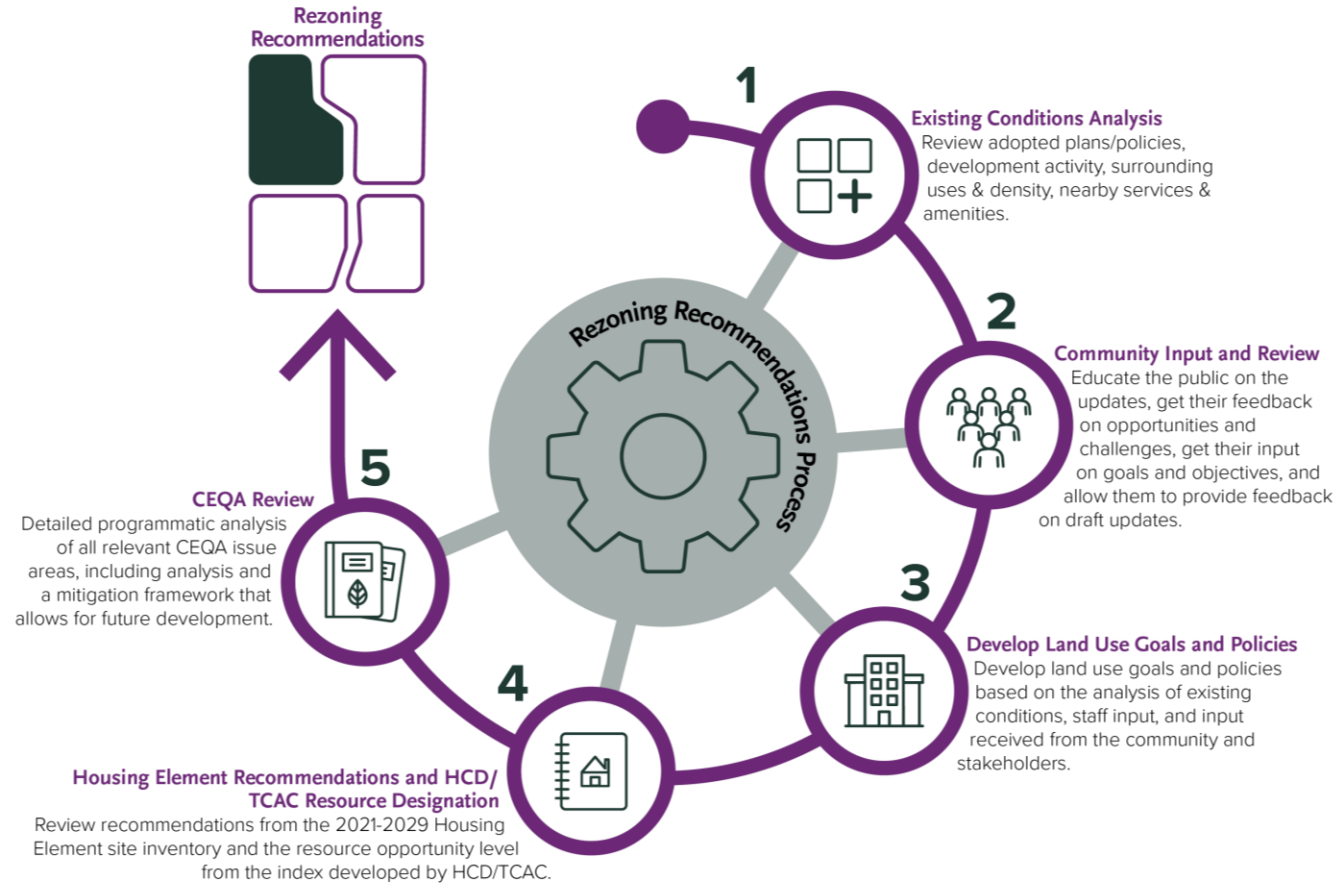
Community Engagement

Community Engagement Completed to Date: 2020 – 2023

- Project Website
- Online Survey
- Webinars (7 total)
- Telephone Office Hours
- Interactive Map
- Stakeholder Interviews
- Planning Commission & City Council Briefings
- Workshops & Hearings (for Housing Committee, Planning Commission, and City Council)



Rezoning Recommendation Process



Why the Zoning Changes

- ✓ Create an integrated development pattern
- ✓ Develop 10-minute neighborhoods
- ✓ Help to meet the CAP and other sustainability goals
- ✓ Aid in increasing housing in areas that have access to transit and resources
- ✓ Assist in adding housing units to meet housing-related needs
- ✓ Encourage the development of a diverse housing stock that can meet the needs of National City residents of all ages, abilities, and incomes.
- ✓ Encourage and facilitate the construction of new housing consistent with the City's RHNA allocation.
- ✓ Create opportunities for infill and transit-oriented development

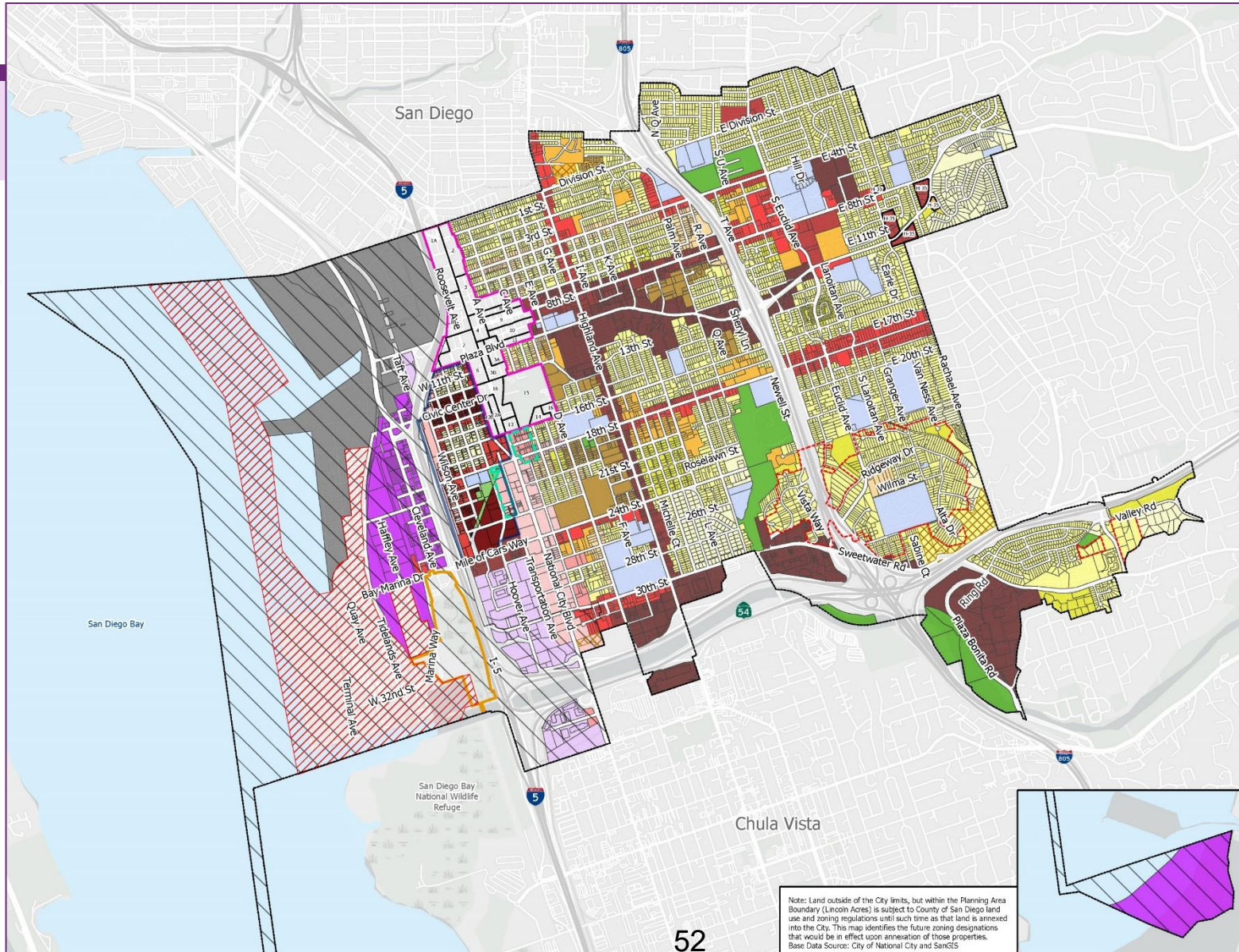


Proposed Zoning Map Amendment



Legend

- Residential**
- RS-1 Large Lot Res.
 - RS-2 Small Lot Res.
 - RS-3 Medium-Low Den. Multi-Unit Res.
 - RM-1 Medium Den. Multi-Unit Res.
 - RM-2 High Den. Multi-Unit Res.
 - RM-3 Very High Den. Multi-Unit Res.
- Mixed-Use**
- MXC-1 Minor Mixed-Use Corridor
 - MXD-1 Minor Mixed-Use District
 - MXC-2 Major Mixed-Use Corridor
 - MXD-2 Major Mixed-Use District
 - MXT Mixed-Use Transition
- Commercial**
- CA Commercial Automotive
 - CS Service Commercial
- Industrial**
- ML Light Industrial
 - MM Medium Industrial
 - MH High Industrial
- Institutional**
- I Institutional
- Open Space**
- OS Open Space
- Military Reservation**
- MLR Military



- Westside Specific Plan**
- RS-4 Single-Family Residential (17.4 du/ac max)
 - MCR-1 Multi-Use Commercial-Residential (24 du/ac max)
 - MCR-2 Multi-Use Commercial-Residential (48 du/ac max)
 - CL Limited Commercial
 - IC Civic Institutional
 - OSR Open Space Reserve
- Downtown Specific Plan**
- Refer to the Downtown Specific Plan
 - # Applicable Development Zone
- Harbor District Specific Area Plan**
- Refer to the Harbor District Specific Area Plan
- Port Master Plan**
- San Diego Unified Port District Permitting Authority
- Overlays**
- CZ Coastal Zone
 - H - # Height Restriction
 - MHP Mobile Home Park
 - Mixed-Use Overlay
- Boundaries**
- City Boundary / Planning Area Boundary
 - Unincorporated
- N
 0 0.5 1
 Miles

Note: Land outside of the City limits, but within the Planning Area Boundary (Lincoln Acres) is subject to County of San Diego land use and zoning regulations until such time as that land is annexed into the City. This map identifies the future zoning designations that would be in effect upon annexation of those properties. Base Data Source: City of National City and SANCIS

Growth Projections

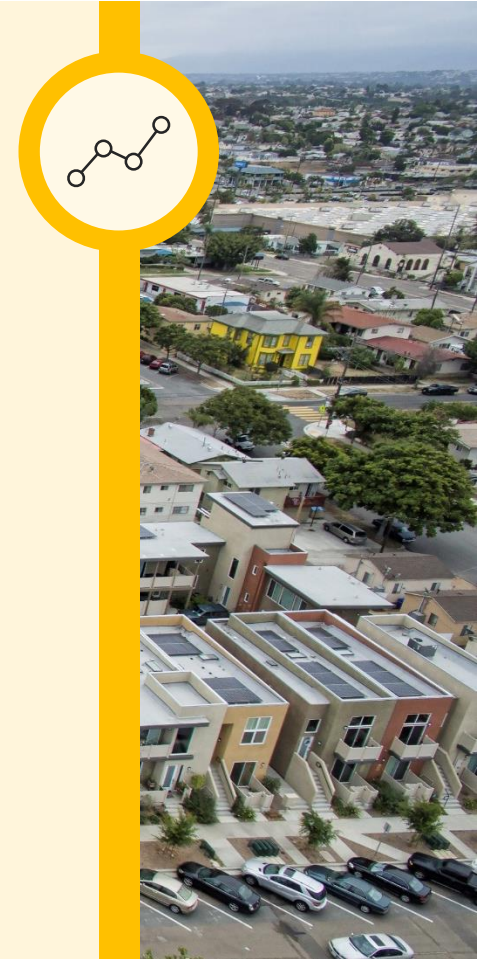


	Existing Development	Total 2050 Buildout (Adopted Land Use - No Build)	Delta (Change existing to 2050 Project)	Total 2050 FGPU Horizon Buildout (Project)	Delta (Change between 2050 No Build to 2050 Project)
Dwelling Units	18,179	22,729	4,550	23,325	+595
Retail/Office Space (square feet)	6,858,359	13,133,424	6,275,065	13,332,112	+198,688
Industrial Space (square feet)	4,031,983	5,772,092	1,740,109	5,772,092	(0)
Population	58,582	72,961	14,379	74,872	+1,911

Growth Projections

Assumptions Explained

- ✓ Assessed Value Ratio (AVR) – used to determine which parcels are most likely to redevelop
- ✓ Assessed building value compared to the land value of each site (building value/land value)
- ✓ If the land value is greater than the building value, it will have a lower AVR and therefore likely to redevelop
- ✓ Only parcels zoned for residential uses with an AVR of less than 1 (and less than 0.75 for commercial and industrial uses) were assumed to be redeveloped
- ✓ Vacant land and redevelopment sites were assumed to build out at 75% of capacity

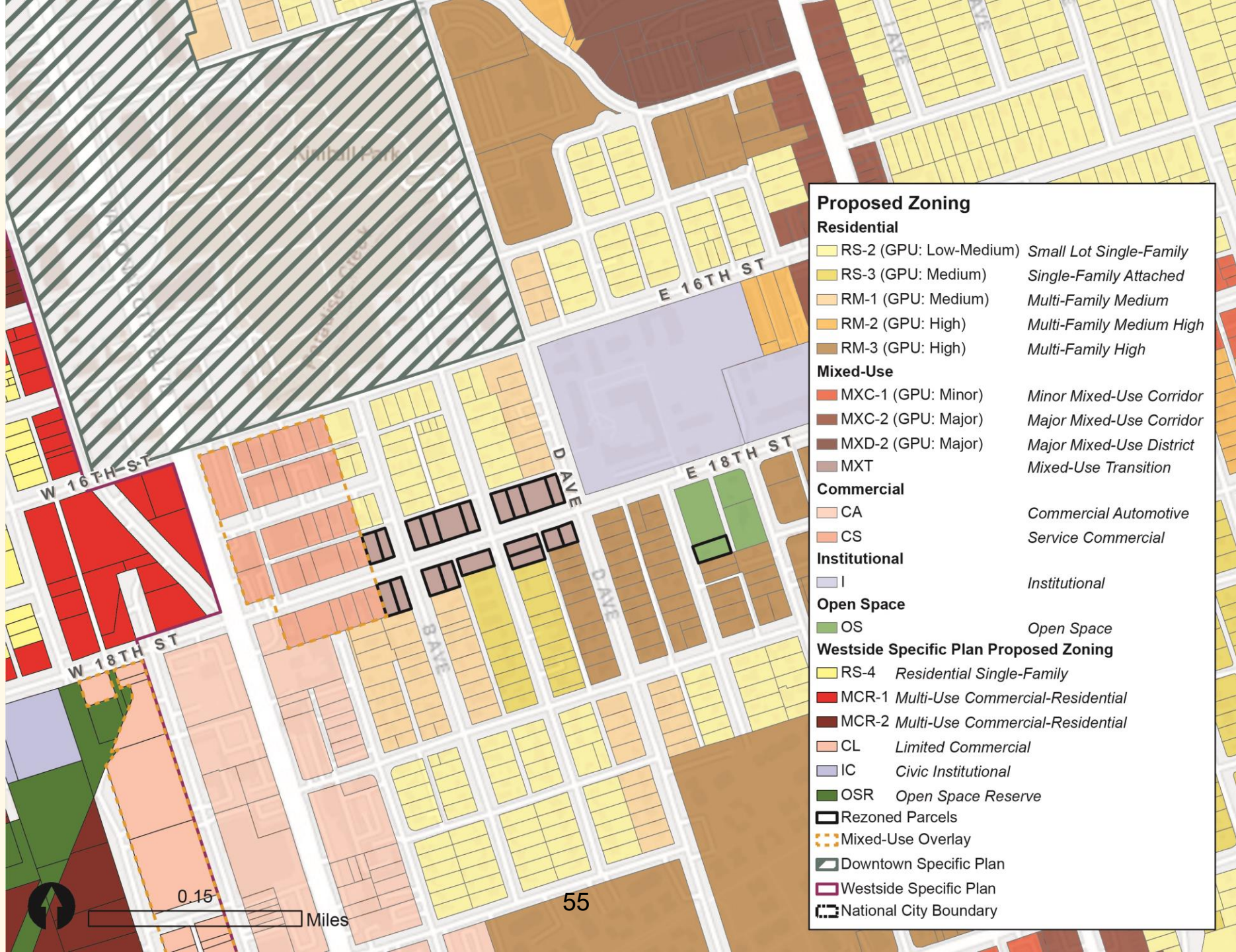


18th Street

Rezone to:
 Mixed-Use Transition (MXT) and Open Space (OS)

Density:
 24 DU/AC

Height:
 4 Stories/45ft



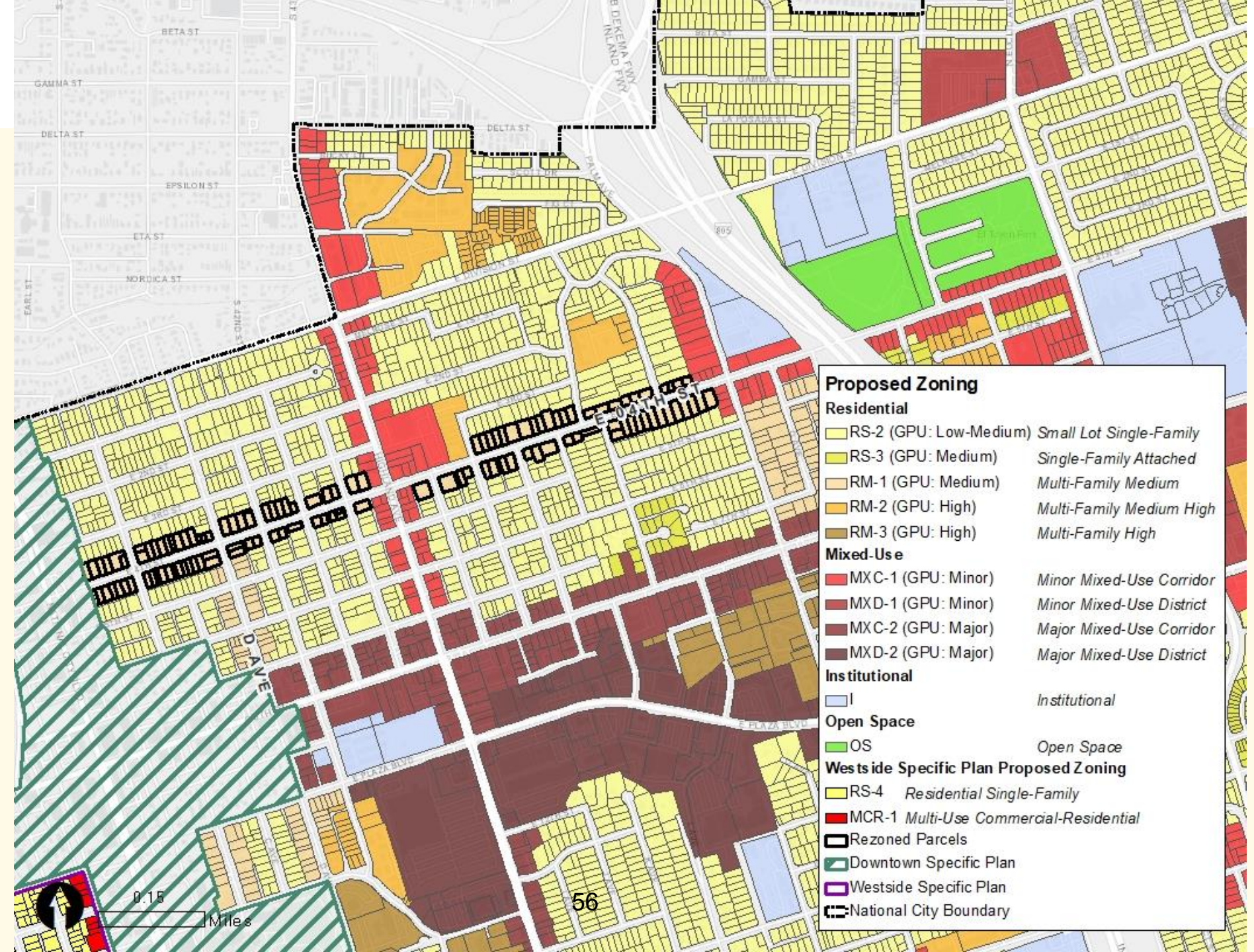
Proposed Zoning	
Residential	
RS-2 (GPU: Low-Medium)	Small Lot Single-Family
RS-3 (GPU: Medium)	Single-Family Attached
RM-1 (GPU: Medium)	Multi-Family Medium
RM-2 (GPU: High)	Multi-Family Medium High
RM-3 (GPU: High)	Multi-Family High
Mixed-Use	
MXC-1 (GPU: Minor)	Minor Mixed-Use Corridor
MXC-2 (GPU: Major)	Major Mixed-Use Corridor
MXD-2 (GPU: Major)	Major Mixed-Use District
MXT	Mixed-Use Transition
Commercial	
CA	Commercial Automotive
CS	Service Commercial
Institutional	
I	Institutional
Open Space	
OS	Open Space
Westside Specific Plan Proposed Zoning	
RS-4	Residential Single-Family
MCR-1	Multi-Use Commercial-Residential
MCR-2	Multi-Use Commercial-Residential
CL	Limited Commercial
IC	Civic Institutional
OSR	Open Space Reserve
[Black Outline]	Rezoned Parcels
[Dashed Orange Border]	Mixed-Use Overlay
[Diagonal Hatching]	Downtown Specific Plan
[Purple Border]	Westside Specific Plan
[Dashed Black Border]	National City Boundary

4th Street

Rezone to:
 Medium Density
 Multi-Unit Residential
 (RM-1)

Density:
 23 DU/AC

Height:
 4 Stories/45ft



Proposed Zoning

Residential

- RS-2 (GPU: Low-Medium) *Small Lot Single-Family*
- RS-3 (GPU: Medium) *Single-Family Attached*
- RM-1 (GPU: Medium) *Multi-Family Medium*
- RM-2 (GPU: High) *Multi-Family Medium High*
- RM-3 (GPU: High) *Multi-Family High*

Mixed-Use

- MXC-1 (GPU: Minor) *Minor Mixed-Use Corridor*
- MXD-1 (GPU: Minor) *Minor Mixed-Use District*
- MXC-2 (GPU: Major) *Major Mixed-Use Corridor*
- MXD-2 (GPU: Major) *Major Mixed-Use District*

Institutional

- I *Institutional*

Open Space

- OS *Open Space*

Westside Specific Plan Proposed Zoning

- RS-4 *Residential Single-Family*
- MCR-1 *Multi-Use Commercial-Residential*

Other Symbols:

- Rezoned Parcels
- Downtown Specific Plan
- Westside Specific Plan
- National City Boundary



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D Avenue

Rezone to:
 Medium Density
 Multi-Unit Residential
 (RM-1)

Density:
 23 DU/AC

Height:
 4 Stories/45ft



Proposed Zoning	
Residential	
RS-1 (GPU: Low-Medium)	Large Lot Single-Family
RS-2 (GPU: Low-Medium)	Small Lot Single-Family
RS-3 (GPU: Medium)	Single-Family Attached
RM-1 (GPU: Medium)	Multi-Family Medium
RM-2 (GPU: High)	Multi-Family Medium High
RM-3 (GPU: High)	Multi-Family High
Mixed-Use	
MXC-1 (GPU: Minor)	Minor Mixed-Use Corridor
MXC-2 (GPU: Major)	Major Mixed-Use Corridor
MXD-2 (GPU: Major)	Major Mixed-Use District
MXT	Mixed-Use Transition
Commercial	
CA	Commercial Automotive
CS	Service Commercial
Industrial	
ML	Light Manufacturing
MM	Medium Manufacturing
MH	Heavy Manufacturing
Institutional	
I	Institutional
Open Space	
OS	Open Space
Military Reservation	
MLR	Military Reservation
Westside Specific Plan Proposed Zoning	
RS-4	Residential Single-Family
MCR-1	Multi-Use Commercial-Residential
MCR-2	Multi-Use Commercial-Residential
CL	Limited Commercial
IC	Civic Institutional
OSR	Open Space Reserve
[Black Outline]	Rezoned Parcels
[Dotted Outline]	Mixed-Use Overlay
[Hatched Outline]	Downtown Specific Plan
[Green Outline]	Harbor District Plan
[Purple Outline]	Westside Specific Plan
[Dashed Outline]	National City Boundary



0.35 Miles

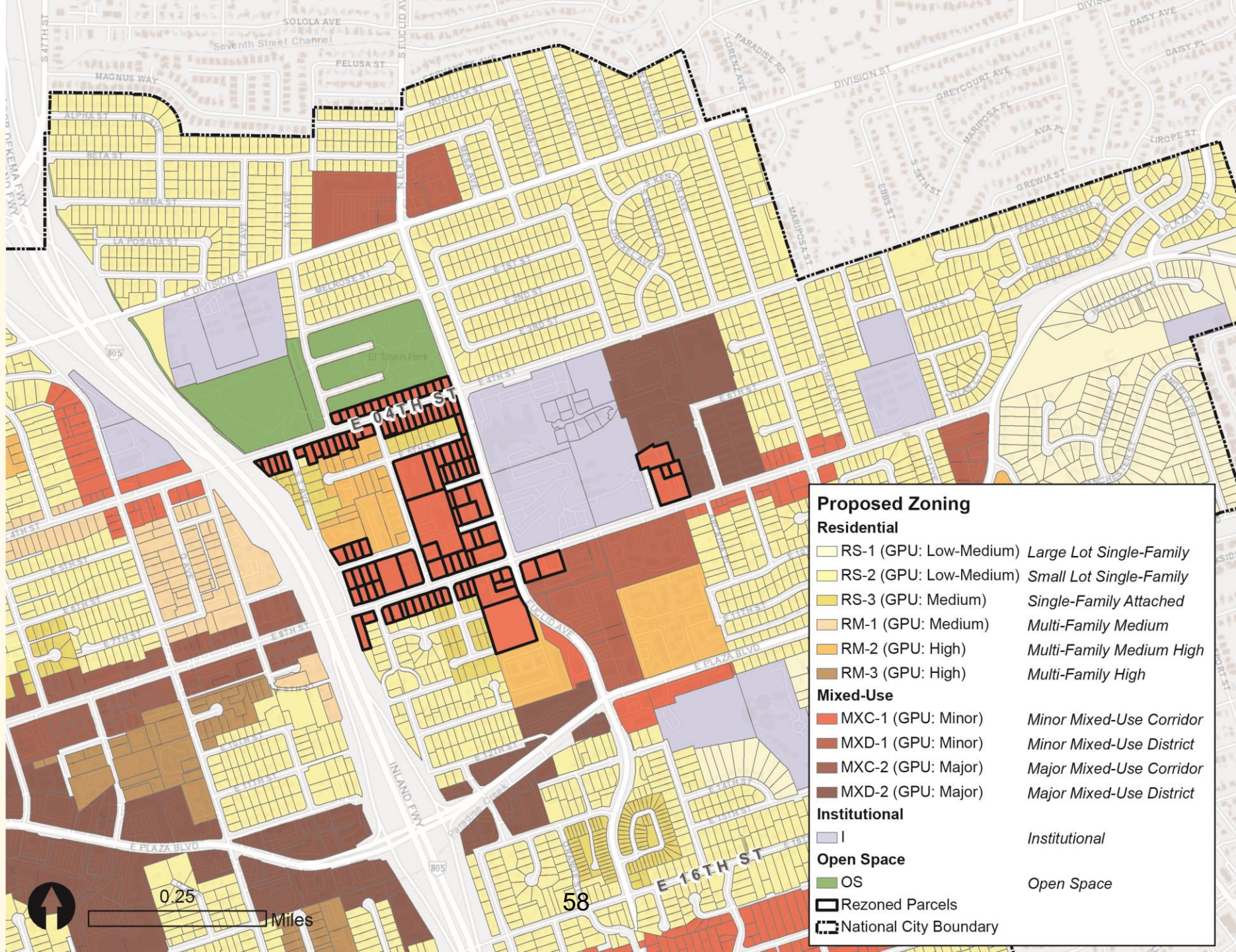
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Hospital Area

Rezone to:
 Minor Mixed-Use
 Corridor (MXC-1)

Density:
 48 DU/AC

Height:
 3 Stories/50ft



Proposed Zoning

Residential

- RS-1 (GPU: Low-Medium) *Large Lot Single-Family*
- RS-2 (GPU: Low-Medium) *Small Lot Single-Family*
- RS-3 (GPU: Medium) *Single-Family Attached*
- RM-1 (GPU: Medium) *Multi-Family Medium*
- RM-2 (GPU: High) *Multi-Family Medium High*
- RM-3 (GPU: High) *Multi-Family High*

Mixed-Use

- MXC-1 (GPU: Minor) *Minor Mixed-Use Corridor*
- MXD-1 (GPU: Minor) *Minor Mixed-Use District*
- MXC-2 (GPU: Major) *Major Mixed-Use Corridor*
- MXD-2 (GPU: Major) *Major Mixed-Use District*

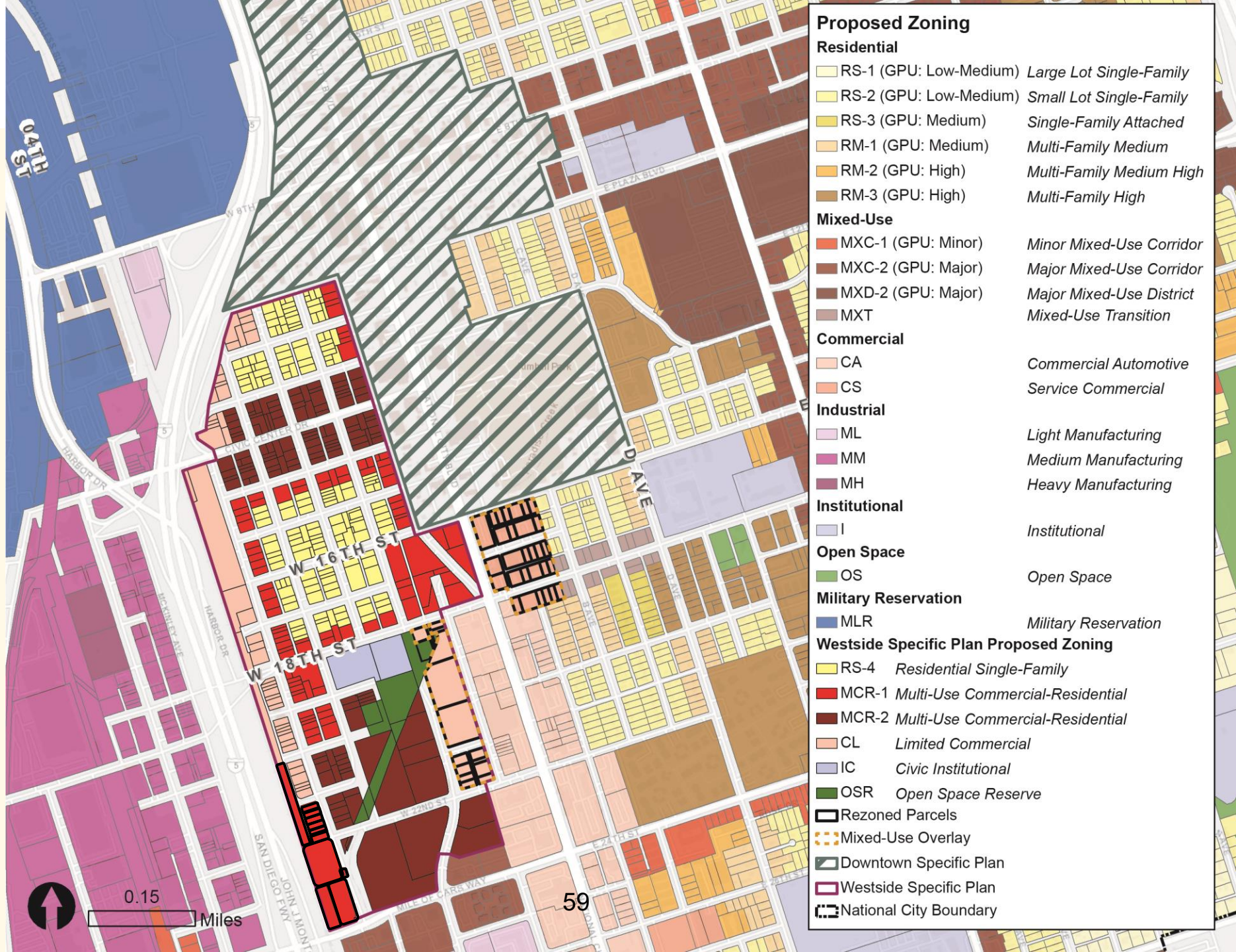
Institutional

- I *Institutional*

Open Space

- OS *Open Space*

Rezoned Parcels
 National City Boundary



16th Street

Addition of:
 Mixed-Use Overlay

Density:
 24 DU/AC

Height:
 5 Stories/65ft

24th Street Transit Area

Rezone to:
 MCR-1

Density:
 24-60 DU/AC

Height:
 3 Stories/50ft

Proposed Zoning

Residential

- RS-1 (GPU: Low-Medium) *Large Lot Single-Family*
- RS-2 (GPU: Low-Medium) *Small Lot Single-Family*
- RS-3 (GPU: Medium) *Single-Family Attached*
- RM-1 (GPU: Medium) *Multi-Family Medium*
- RM-2 (GPU: High) *Multi-Family Medium High*
- RM-3 (GPU: High) *Multi-Family High*

Mixed-Use

- MXC-1 (GPU: Minor) *Minor Mixed-Use Corridor*
- MXC-2 (GPU: Major) *Major Mixed-Use Corridor*
- MXD-2 (GPU: Major) *Major Mixed-Use District*
- MXT *Mixed-Use Transition*

Commercial

- CA *Commercial Automotive*
- CS *Service Commercial*

Industrial

- ML *Light Manufacturing*
- MM *Medium Manufacturing*
- MH *Heavy Manufacturing*

Institutional

- I *Institutional*

Open Space

- OS *Open Space*

Military Reservation

- MLR *Military Reservation*

Westside Specific Plan Proposed Zoning

- RS-4 *Residential Single-Family*
- MCR-1 *Multi-Use Commercial-Residential*
- MCR-2 *Multi-Use Commercial-Residential*
- CL *Limited Commercial*
- IC *Civic Institutional*
- OSR *Open Space Reserve*

Other Symbols

- Rezoned Parcels
- Mixed-Use Overlay
- Downtown Specific Plan
- Westside Specific Plan
- National City Boundary

Staff Recommendation



Introduce the Ordinance by First Reading, Entitled, “An Ordinance of the City Council of the City of National City, California, Adopting an Amendment to the City of National City Zoning Map to Implement the Focused General Plan Update.”

TOGETHER WE

PLAN

NATIONAL CITY

Thank You



Item No. **4**
June 3, 2024

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

PLANNING COMMISSION STAFF REPORT

Title: FISCAL YEAR 2024-2025 CAPITAL IMPROVEMENT PROGRAM – GENERAL PLAN CONFORMITY REVIEW

Staff report by: Martin Reeder, AICP – Asst. Director of Community Development

Applicant: City

Location: Citywide

Environmental review: Environmental review will be conducted for projects pursuant to the California Environmental Quality Act.

Background

As part of the annual budget process, the City considers potential capital improvement projects. These projects are listed as proposed public works in the annual Capital Improvement Program (CIP). Government Code Section 65401 requires that the Planning Commission review the list of proposed public works and report to the City Council on the conformity of the CIP with the General Plan. The proposed projects for Fiscal Year 2024-25 are attached along with a conformity review, which identifies the General Plan policies that support each project.

Recommendation

Determine that the proposed CIP projects for Fiscal Year 2024-25 are in conformity with the adopted General Plan.

Attachments

1. Conformity Review
2. Government Code Section 65401

Proposed Projects/General Plan Conformity Review

8th Street Mobility Hub for FRANCO NEV Shuttles (CIP# 22-25)

Project Description: Project will utilize a small portion of the 8th Street MTS Transit Station to install solar panels on shade structures, a cage for overnight storage and charging stations for FRANCO NEV Shuttles, LED lighting and security cameras.

Implementing General Plan Policies:

- Policy LU-3.4: 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.
- Policy T-4.6: Partner with other agencies, such as the San Diego Association of Governments (SANDAG), the Port of San Diego, U.S. Navy, and MTS, to address mobility challenges, expand transportation options and mode choice, and pursue funding opportunities.
- Policy T-10.5: Encourage the use of alternative transportation modes.
- Policy T-11.5: Identify opportunities for implementation of electric vehicle (EV) infrastructure in coordination with the private sector, prioritizing EV infrastructure targeted to communities most impacted by air pollution.

El Toyon Park Improvements (CIP# 22-26)

Project Description: Project will renovate El Toyon Park through the construction and/or renovation of shared use paths, shade structures, sports lighting, artificial turf sports field, dog park, scoreboard, community garden, children play structures, community event area, pickleball courts, basketball courts, tennis courts, park lighting, and public art.

Implementing General Plan Policies:

- Policy LU-1.3: Support urban greening efforts and the creation and maintenance of community gardens and community-run green spaces.
- Policy T-1.1: Create a network of safe and comfortable walking environments.
- Policy OS-5.1: To the extent feasible, distribute parks and recreational facilities equally throughout National City's neighborhoods, with a focus on neighborhoods that are currently underserved from a public recreation perspective.
- Policy OS-5.12: Provide and promote a variety of high quality active and passive recreation programs that meet the needs of and benefit the community.
- Policy HEJ-1.3: Consider environmental justice issues as they are related to the equitable provision of desirable public amenities such as parks, recreational facilities, community gardens, and other beneficial uses that improve the quality of life.



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GOVERNMENT CODE - GOV

TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] (*Heading of Title 7 amended by Stats. 1974, Ch. 1536.*)

DIVISION 1. PLANNING AND ZONING [65000 - 66301] (*Heading of Division 1 added by Stats. 1974, Ch. 1536.*)

CHAPTER 3. Local Planning [65100 - 65763] (*Chapter 3 repealed and added by Stats. 1965, Ch. 1880.*)

ARTICLE 7. Administration of General Plan [65400 - 65404] (*Article 7 added by Stats. 1965, Ch. 1880.*)

65401. If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.

(Amended by Stats. 1970, Ch. 1590.)



**FY 2024-2025
CAPITAL IMPROVEMENT PROGRAM
GENERAL PLAN CONFORMITY REVIEW**

June 3, 2024





CIP Overview

PURPOSE

- Evaluate, prioritize and identify funding options for the repair, replacement and expansion of the City's physical infrastructure, facilities, parks and vehicle fleet

PROCESS

- “Sliding” five-year budgeting process where the first year of five-year program represents the “approved” capital budget, which is incorporated into the City’s annual budget
- Projects programmed for subsequent years are for planning purposes only and do not receive expenditure authority
- City staff develop projects based on community input, needs assessments, focused studies, and consistency with the City Council’s Strategic Plan and long-range plans
- Planning Commission reviews new projects proposed for inclusion in the CIP for conformity with the General Plan prior to City Council approval and budget adoption



CIP Assets

Infrastructure

Streets
Sidewalks
Pedestrian Ramps
Bicycle Facilities
Streetlights
Traffic Signals
Sewer System
Storm Drains & Open Channels
Communications &
Information Technology

Parks and Facilities

City Offices
Public Works Yard
Police Station
Fire Stations
Community & Rec Centers
Public Library
Community Parks
Athletic Fields & Skate Park
Basketball & Tennis Courts
Municipal Swimming Pool
Public Restrooms
Public Safety Cameras
Lighting & Landscaping
Walking Paths

Vehicle Fleet

Light Duty Trucks
Medium and Heavy-Duty Trucks
Sedans
SUVs
Specialty Vehicles
Police Patrol Vehicles
Fire Apparatus
Heavy Equipment



CIP Project Prioritization

Categories

Tier 1 – Annual Project / Urgent
(address immediate health & safety concerns)

Tier 2 – Near-Term (1-2 years)

Tier 3 – Near-Term (3-5 years)

Tier 4 – Long-Term (6-10 years)

Evaluation Criteria

Public Health & Safety
Quality of Life
Community Support
Costs & Schedule
Available Funding
Consistency with City Council Strategic Plan, Focused Studies and Long-Range Plans
(General Plan, Bike Master Plan, CAP)

Funding Sources

Competitive Grants
State Gas Tax
TransNet
Sewer Service Fund
Development Impact Fees (DIF)
Facilities Maintenance Fund
Vehicle Replacement Fund
General Fund



Annual Projects

STREET RESURFACING

- Prioritized based on Pavement Condition Assessments, Equitable Approach
- Pavement Condition Index (PCI) Target of 75 (scale of 1 to 100)
- Primary Funding – State Gas Tax (SB1 RMRA), TransNet, Active Transp. Grants

SEWER REPLACEMENT / UPSIZING

- Prioritized based on Sewer Master Plan and inspections
- Primary Funding – Sewer Service Fund

DRAINAGE IMPROVEMENTS

- Replacement of Corrugated Metal Pipe (CMP) – prone to causing sinkholes
- Mitigate ponding and flooding
- Implement Stormwater Best Management Practices (BMPs)
- Primary Funding – General Fund, Environmental Grants



Annual Projects

TRAFFIC SIGNAL UPGRADES

- Prioritized based on Traffic Signal System Assessments
- Various traffic signal equipment and infrastructure upgrades to enhance safety, operations and accessibility
- Primary Funding – TransNet, Traffic Safety Grants

COMMUNICATIONS INFRASTRUCTURE EXPANSION

- Prioritized based on system operations needs – coordination with NCPD and IT
- Expand fiber optics and communications infrastructure; replace, upgrade and/or install new public safety cameras
- Primary Funding – General Fund, Traffic Safety Grants

TRAFFIC SAFETY ENHANCEMENTS

- Prioritized based on long-range transportation plans, site evaluations, technical studies, and feedback from the Community
- Various infrastructure improvements to the City's transportation network to enhance safety and accessibility for all users
- Primary Funding – TransNet, General Fund, Traffic Safety and Active Transp. Grants



Annual Projects

AMERICANS WITH DISABILITY ACT (ADA) COMPLIANCE

- Prioritized based on ADA Transition Plan – Infrastructure, Parks & Facilities assessments for accessibility
- Sidewalks, curb ramps, path of travel, accessible doors and restrooms, etc.
- Primary Funding – State Gas Tax (SB1 RMRA), Grants, General Fund

FACILITIES MAJOR MAINTENANCE & UPGRADES

- Prioritized based on needs assessments and inspections
- Support safety, operations and public services – roof replacement, structural repairs, mechanical, electrical and plumbing (MEP) upgrades, etc.
- Primary Funding – General Fund

FLEET MODERNIZATION & ELECTRIFICATION PROGRAM

- Prioritized based on operational needs and State mandates for vehicle electrification
- Identify opportunities for EV Charging
- Primary Funding – Vehicle Replacement Fund, Lease Program



Grant Funded Projects

TRAFFIC SAFETY

- Implement traffic safety enhancements for all roadway users

ACTIVE TRANSPORTATION

- Enhance pedestrian and bicycle safety, access to schools, parks, transit, employment centers and community services

ENVIRONMENTAL

- Implement Stormwater BMPs, expand creeks and wetlands

PARKS AND QUALITY OF LIFE

- Enhance parks and open space, amenities, recreation facilities

SMART GROWTH DEVELOPMENT

- Infrastructure and streetscape enhancements to support smart growth development



CIP Projects – Completed (FY24)

Projects	Project Scope	Start Date	End Date	Expenditures	Budget	Funding Sources / Amounts	
Las Palmas Pool Widening (22-01)	This project will re-plaster, re-deck and expand the width of the pool by 10 feet.	Jul-22	May-24	\$4,239,766	\$4,239,766	Grant (State DHCS)	\$1,000,000
						ARPA	\$2,910,907
						General Fund	\$328,859
Kimball Park Dog Park and Tot Lot & Las Palmas Park Dog Park (23-06)	Construct dog parks with minor grading, pedestrian pathways, concrete paving, children's play areas and structures, fencing and gates, landscape drainage, irrigation adjustments, and park maintenance.	Jul-23	May-24	\$1,292,609	\$1,292,609	Grant (Prop 68)	\$216,033
						Park DIF	\$576,576
						ARPA	\$500,000
P1 Sewer Upsize Project - Phase II (20-01)	Replace approximately 600 linear feet of existing 8-inch sewer main with new 12-inch sewer main near E. 30th Street, east of National City Blvd.	Feb-23	May-24	\$2,225,952	\$2,225,952	Sewer Fund	\$2,225,952
Sweetwater Road Protected Bikeway (19-20)	Provide nearly 1.2 miles of protected bike facilities along Sweetwater Road and extend the Class 1 bike path on Plaza Bonita Road to Sweetwater Road (0.4 miles). The proposed bicycle facilities will directly link the City's bike network to the regional network.	Dec-22	May-24	\$4,258,838	\$4,258,838	Grant (ATP)	\$2,154,141
						Gas Tax	\$618,604
						Transnet	\$709,215
						General Fund	\$776,878
MLK Jr. Community Center Kitchen (22-06)	Removal and replacement of existing flooring and commercial kitchen equipment, patch existing kitchen floor and re-finish where damaged, patch roof as needed for new roof vents, revision of plumbing waste and vent piping to accommodate kitchen revisions, and installation of new electrical equipment to support existing and new kitchen equipment.	Feb-23	May-24	\$798,569	\$798,569	Grant (CDBG)	\$493,471
						Facilities Maint (GF)	\$305,098



CIP Projects – Completed (FY24)

Projects	Project Scope	Start Date	End Date	Expenditures	Budget	Funding Sources / Amounts
City Hall Server Room AC Units Replacement (20-02)	Replace AC units in City Hall Server Room.	Jul-23	Jan-24	\$101,573	\$101,573	Facilities Maint (GF) \$101,573
MLK Office Improvements (23-10)	Installation of a new office space and storage room at HR Department; covert storage space into an office space for Housing Authority.	Sep-23	Oct-23	\$66,474	\$66,474	Facilities Maint (GF) \$66,474
FY23 - Street Resurfacing (22-19)	Resurfacing of various City streets.	Nov-22	Oct-23	\$2,363,026	\$2,363,026	Gas Tax \$1,272,519 Transnet \$1,038,705 General Fund \$51,802
City Hall Server Room AC Units Replacement (20-02)	Electrical room upgrades for City Hall Basement.	Jan-22	Jun-23	\$452,277	\$452,277	Facilities Maint (GF) \$452,277
Parking Deck Waterproofing (22-42)	Waterproof parking deck at National City Police Department	Apr-23	Jun-23	\$224,555	\$224,555	Facilities Maint (GF) \$224,555



CIP Projects – Under Construction

Projects	Project Scope	Start Date	End Date	Expenditures	Budget	Funding Sources / Amounts
Police Firearms Training Facility (22-05)	The project will address insufficient air filtration of metal contaminated dust from the firing range located in the Police Dept. building and enhance laminar air flow during multiple user training exercises.	Feb-24	Jun-24	\$700,000	\$786,633	Facilities Maint (GF) \$274,133
						General Fund \$512,500
Casa De Salud Roofing (23-14)	Re-roof Casa de Salud building.	May-24	Aug-24	\$10,000	\$68,226	Facilities Maint (GF) \$68,226
Paradise Creek Water Quality and Community Enhancement Project - Phase II (19-11)	The project consists of repairing sections of Paradise Creek at Plaza Blvd, including removal of existing concrete lining on south creek bank, earthwork and regrading, and installing rip rap, articulated concrete blocks and cutoff wall. Other site improvements include retaining walls, concrete driveways, ADA compliant curb ramps, decomposed granite (DG) access road, and perimeter wrought iron fencing with access gates.	Nov-23	Aug-24	\$3,567,087	\$3,681,056	Grant (IRWM) \$3,681,056
National City Bicycle Wayfinding Signage (19-25)	This project will install more than 100 signs at decision points along bicycle corridors throughout the City.	Apr-24	Oct-24	\$580,730	\$942,040	Grant (ATP) \$942,040
Police Department Generator and Electrical Upgrades / Back-up Power Supply (20-04)	This project upgrades the electrical standby power system in the Civic Center basement to allow for continued operation of the city's command center and computer servers throughout a citywide power outage.	Jun-24	Feb-25	\$299,675	\$1,390,150	Facilities Maint (GF) \$1,250,000
						General Fund \$140,150
National City Eastside I-805 Community Greenbelt Project (22-09)	This project include improvements along the east side of I-805 from Plaza to Division Street will include improved paved paths for bikes and pedestrians, new fencing along the freeway, lighting, public art, educational signage, and landscape improvements.	Mar-24	Mar-25	\$3,940,646	\$5,018,761	Grant (Clean CA) \$4,998,761
						General Fund \$20,000



CIP Projects – Construction Bidding

Projects	Project Scope	Start Date	End Date	Expenditures	Budget	Funding Sources / Amounts	
8th Street Mobility Hub for FRANC NEV Shuttles (22-25)	This project will install solar panels on shade structures, a cage for overnight storage and charging stations for FRANC NEV Shuttles, LED lighting and security cameras.	Aug-24	Feb-25	\$149,865	\$500,000	Grant (CALSTART CMO Voucher Program)	\$500,000
FY24 & FY25 Pavement Rehabilitation (23-15)	Citywide street resurfacing, neighborhood slurry seals and sidewalk improvements for ADA accessibility.	Sep-24	Mar-25	\$92,477	\$6,000,000	Gas Tax	\$3,500,000
						Transnet	\$2,500,000
Pedestrian Safety Enhancements (22-16)	This project will install crosswalk striping, pedestrian countdown signal heads, and Leading Pedestrian Interval (LPI) signal timing at various intersections.	Sep-24	Mar-25	\$59,292	\$427,000	Grant (HSIP)	\$427,000
El Toyon Park Improvements (22-26)	The proposed project will renovate El Toyon Park through the construction and/or renovation of shared use paths, shade structures, sports lighting, artificial turf sports field, dog park, scoreboard, community garden, children play structures, community event area, pickleball courts, basketball courts, tennis courts, park lighting, and public art.	Sep-24	Oct-25	\$501,630	\$5,632,600	Grant (Prop 68)	\$5,632,600



CIP Projects – Design

Projects	Project Scope	Start Date	End Date	Expenditures	Budget	Funding Sources / Amounts	
P-2 Sewer Upsizing (24-03)	The P2 Sewer Upsize Project will replace existing 6" sewer main with new 10" sewer main along 4th Street east of I-805 to Harbison Ave.	Sep-24	May-25	\$30,000	\$4,500,000	Sewer Fund	\$4,500,000
Citywide Protected Left Turn Enhancements (19-22)	Modify permissive left-turn phasing at various signalized intersections to include protected left-turn phasing to enhance safety; improvements include new signal heads, poles, signal equipment, wiring, signing and striping, and ADA accessibility upgrades.	Oct-24	Jun-25	\$188,922	\$2,211,590	Grant (HSIP)	\$1,390,590
						Transnet	\$800,000
						General Fund	\$21,000
Central Community Mobility Enhancements (19-23)	The project will provide approximately 1.7 miles of bicycle facilities providing north-south connections through the Central, Olivewood and Las Palmas neighborhoods in National City, including accessibility improvements on N Ave north of Plaza Boulevard; on-street parking will be maintained in residential neighborhoods.	Dec-24	Aug-25	\$153,780	\$1,750,000	Grant (ATP)	\$1,286,000
						Gas Tax	\$442,000
						Transnet	\$22,000
Paradise Creek Wetland Expansion and Park Site (21-28)	This project consists of demolition of the existing welding shop, wetlands expansion, creation of a park/educational area, installation of trash control devices, interpretive signage, ADA accessibility improvements, public art, and public restrooms.	Feb-25	Dec-25	\$402,512	\$1,457,000	Grant (CNRA)	\$957,000
						General Fund	\$500,000
Retroreflective Back-Plates (23-04)	Install crosswalk striping, new signal backplates with retroreflective borders, and Leading Pedestrian Interval (LPI) signal timing at various intersections.	Apr-25	Oct-25	\$0	\$863,180	Grant (HSIP)	\$852,930
						Transnet	\$10,250
Pedestrian Crossing Enhancements (22-28)	Install high visibility pedestrian striping, curb extensions, pedestrian refuge islands, ADA curb ramps, pedestrian push button poles, and pedestrian lighting.	Apr-25	Oct-25	\$0	\$343,000	Grant (HSIP)	\$243,000
						Transnet	\$100,000



CIP Projects – Design

Projects	Project Scope	Start Date	End Date	Expenditures	Budget	Funding Sources / Amounts
Highland Avenue Inter-City Bicycle Connections (22-13)	This project will construct Class IV and II bicycle facilities, traffic calming, signing and striping, signal modifications, and ADA curb ramps on Highland Ave from 30th Street across SR-54 to the southern City boundary with Chula Vista; travel lanes will be maintained.	Apr-25	Dec-25	\$288,996	\$1,897,000	Grant (ATP) \$1,895,000 General Fund \$2,000
W. 19th Street Ped & Bike Safety Enhancements (21-25)	This project will close W. 19th St between Wilson Ave and McKinley Ave to traffic to construct a Class IV bikeway and pedestrian path to enhance safety and accessibility. W. 18th St will be restriped for two-way traffic. All-Way Stop Control will be implemented on McKinley Ave. Other improvements include vandal resistant fencing, LED lighting and public safety cameras.	Jun-25	Mar-26	\$440,000	\$1,959,680	Grant (CNRA) \$1,659,680 Transnet \$200,000 General Fund \$100,000
24th Street Transit Center Connections project (22-13)	Construct new bicycle facilities on Hoover Avenue from 22nd Street to 33rd Street, 30th Street from Hoover Ave to Highland Ave, and 22nd Street from Wilson Ave to D Ave; on-street parking will be maintained in high-demand areas.	Jul-25	Dec-26	\$373,341	\$10,120,781	Grant (CPFCDs) \$3,332,781 Grant (ATP) \$3,496,000 Grant (ATP) \$3,288,000 General Fund \$4,000
Bayshore Bikeway - Segment 5 (19-24)	This project will install 1.5 miles of protected bicycle facilities along McKinley Ave and Marina Way.	Feb-26	Jun-27	\$1,367,396	\$9,359,976	Port of San Diego \$900,000 Grant (ATP) \$5,421,000 Grant (ATP) \$2,072,000 Grant (AHSC) \$299,756 Grant (CPFCDs) \$299,180 Transnet \$167,640 General Fund \$200,000
8th Street and Roosevelt Avenue Active Transportation Corridor (19-44)	Enhance pedestrian and bicycle connections between Naval Base San Diego, 8th Street Trolley Station and Downtown National City; improvements include protected bicycle facilities, decorative street lighting, landscaping, signing and striping, and ADA accessibility upgrades.	Feb-26	Jun-27	\$757,822	\$5,942,822	Grant (ATP) \$5,185,000 Gas Tax \$265,850 Transnet \$269,841 General Fund \$222,131



CIP Projects – Design

Projects	Project Scope	Start Date	End Date	Expenditures	Budget	Funding Sources / Amounts
Drainage Improvements	Replace corrugated metal storm drain pipes and provide other high priority drainage improvements Citywide and in flood-prone areas.	Ongoing	Ongoing	\$200,000	\$1,200,000	General Fund \$1,200,000
Facilities Upgrades	Complete high priority major maintenance and upgrades to City facilities to support safety, operations and public services. Projects prioritized through needs assessments and inspections of City facilities.	Ongoing	Ongoing	\$300,000	\$2,000,000	Facilities Maint (GF) \$2,000,000



General Plan Conformity Review

- As part of the annual budget process, the City considers potential capital improvement projects, which are listed as proposed public works in the annual Capital Improvement Program (CIP)
- CA Government Code Section 65401 requires that the Planning Commission review the list of proposed public works and report to the City Council on the conformity of the CIP with the General Plan
- Planning Commission reviews proposed CIP projects for conformity with the General Plan
- Projects previously determined to conform with the General Plan (including annual projects) do not require additional review unless there is a substantive change in project scope



FY 24-25 GP Conformity Review

8th Street Mobility Hub for FRANC NEV Shuttles (CIP# 22-25)

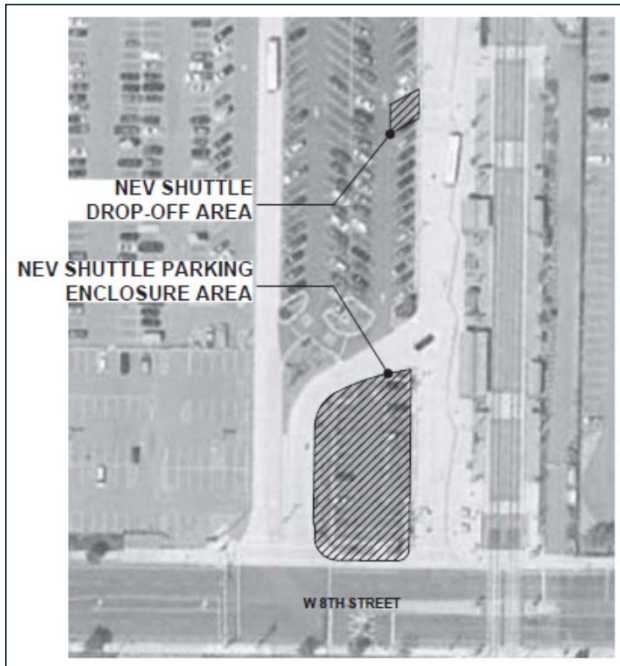
- Project will utilize a small portion of the 8th Street MTS Transit Station to install solar panels on shade structures, a cage for overnight storage and charging stations for FRANC NEV Shuttles, LED lighting and security cameras.

Implementing General Plan Policies

- Policy LU-3.4: 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.
- Policy T-4.6: Partner with other agencies, such as the San Diego Association of Governments (SANDAG), the Port of San Diego, U.S. Navy, and MTS, to address mobility challenges, expand transportation options and mode choice, and pursue funding opportunities.
- Policy T-10.5: Encourage the use of alternative transportation modes.
- Policy T-11.5: Identify opportunities for implementation of electric vehicle (EV) infrastructure in coordination with the private sector, prioritizing EV infrastructure targeted to communities most impacted by air pollution.



FY 24-25 GP Conformity Review





FY 24-25 GP Conformity Review

El Toyon Park Improvements (CIP# 22-26)

- Project will renovate El Toyon Park through the construction and/or renovation of shared use paths, shade structures, sports lighting, artificial turf sports field, dog park, scoreboard, community garden, children play structures, community event area, pickleball courts, basketball courts, tennis courts, park lighting, and public art.

Implementing General Plan Policies

- Policy LU-1.3: Support urban greening efforts and the creation and maintenance of community gardens and community-run green spaces.
- Policy T-1.1: Create a network of safe and comfortable walking environments.
- Policy OS-5.1: To the extent feasible, distribute parks and recreational facilities equally throughout National City's neighborhoods, with a focus on neighborhoods that are currently underserved from a public recreation perspective.
- Policy OS-5.12: Provide and promote a variety of high quality active and passive recreation programs that meet the needs of and benefit the community.
- Policy HEJ-1.3: Consider environmental justice issues as they are related to the equitable provision of desirable public amenities such as parks, recreational facilities, community gardens, and other beneficial uses that improve the quality of life.



Staff Recommendation

Determine that the following projects for FY 2024-25 are in conformity with the adopted General Plan:

- 8th Street Mobility Hub for FRANC NEV Shuttles (CIP# 22-25)
- El Toyon Park Improvements (CIP# 22-26)



Questions?

National City CIP website

<http://nationalcityprojects.com>

City of National City

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