



Planning Commission Agenda

Meeting of December 16, 2019 – 6:00 p.m.
Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950



The Planning Commission requests that all cellphones, pagers, and/or smart devices be turned off during the meeting.

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

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

Roll Call

Pledge of Allegiance by Commissioner Yamane

Approval of Minutes

1. Approval of Minutes from the Meeting of December 2, 2019

Approval of Agenda

2. Approval of the Agenda for the Meeting on December 16, 2019

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

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

PRESENTATIONS

3. Update on the establishment of the Housing Advisory Committee

CONTINUED PUBLIC HEARINGS

PUBLIC HEARINGS

4. Resolution Taking Action on a Tentative Parcel Map for the subdivision of one lot into three at 339-341 West 16th Street. (Case File No. 2019-12 LS)
5. Resolution Taking Action on a Code Amendment amending Section 18.29.070 (Floodway (-FW), floodway fringe (-FF-1), and floodway fringe-shallow flooding (-FF-2) zones of Title 18 (Zoning) of the National City Municipal Code. (Case File No. 2019-24 A)

OTHER BUSINESS

STAFF REPORTS

Senior Assistant City Attorney

Director of Community Development

Principal Planners

Commissioners

Chairperson

ADJOURNMENT

Adjournment to the regularly scheduled meeting on February 3, 2020 at 6:00 p.m.



Planning Commission Minutes

Planning Commission
Meeting of December 2, 2019
Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

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

Agenda Items

The meeting was called to order by Chair Sendt at 6:03 p.m.

Roll Call

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

Commissioners Absent: None.

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

Pledge of Allegiance Presented by Commissioner Garcia.

1. Approval of Minutes from the Meeting of November 18, 2019.

Motion by Natividad, second by Baca to approve the Minutes for the Meeting of November 18, 2019.

Motion carried by the following vote:

Ayes: Natividad, Baca, Flores, Sendt, Yamane, Dela Paz

Abstain: Garcia

Noes: None.

Absent: None.

Commissioner Garcia abstained due to his absence at the meeting of November 18, 2019.

2. Approval of the Agenda for the Meeting of December 2, 2019.

Motion by Baca, second by Natividad to approve the Agenda for the Meeting of December 2, 2019.

Motion carried by the following vote:

Ayes: Natividad, Baca, Flores, Sendt, Yamane, Garcia, Dela Paz

Abstain: None.

Noes: None.

Absent: None.

ORAL COMMUNICATION: None.

PRESENTATIONS: None.

CONTINUED PUBLIC HEARINGS: None.

PUBLIC HEARINGS

3. Resolution Taking Action on a Conditional Use Permit for the on-site sale of distilled spirits, extension of operating hours, and addition of a bar at an existing restaurant (Slappy's Burgers and Brews) located at 1105 E. Plaza Blvd., Ste. "D" (Case File No. 2019-28 CUP)

Presented by Principal Planner Martin Reeder.

Commissioner Natividad disclosed that he personally knows the applicant. Senior Assistant City Attorney Nicole Pedone advised that if the Commissioner believed he could be fair and unbiased he could hear and vote on the item.

National City Police Sergeant Wade Walters was present and answered questions posed by the Commissioners as it relates to crime in the area.

Mr. Steve Rawlings representing the applicant and owners Rafael Vasquez and Charlie Mujica were present and answered questions posed by the Commissioners.

Applicant Rafael Vasquez confirmed that he has read, understands, and accepts the conditions.

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

Motion carried by the following vote:

Ayes: Baca, Flores, Yamane, Garcia

Abstain: None.

Noes: Dela Paz, Sendt, Natividad

Absent: None.

Motion by Garcia, second by Yamane to approve a Resolution Taking Action on a Conditional Use Permit for the on-site sale of distilled spirits, extension of operating hours, and addition of a bar at an existing restaurant (Slappy's Burgers and Brews) located at 1105 E. Plaza Blvd., Ste. "D" (Case File No. 2019-28 CUP)

Motion carried by the following vote:

Ayes: Natividad, Baca, Flores, Sendt, Yamane, Garcia

Abstain: None.

Noes: Dela Paz

Absent: None.

OTHER BUSINESS:

4. Request for reduction in off-street commercial parking spaces for a proposed 16 unit mixed-use project to be located at 611 Highland Avenue (Case File No. 2019-32 SPR)

Presented by Principal Planner Martin Reeder.

Stephan Gaspar representing the applicant Kire Builders, confirmed that he had no issues with any of the conditions.

Motion by Dela Paz, second by Yamane to approve a Request for reduction in off-street commercial parking spaces for a proposed 16 unit mixed-use project to be located at 611 Highland Avenue (Case File No. 2019-32 SPR)

Motion carried by the following vote:

Ayes: Natividad, Baca, Flores, Sendt, Yamane, Garcia, Dela Paz

Abstain: None.

Noes: None.

Absent: None.

STAFF REPORTS:

Nicole Pedone, Senior Assistant City Attorney: As a follow-up from the meeting on November 18, 2019, Ms. Pedone advised that the two future Ex-Officio members for the newly created Housing Committee would be required to comply with the Brown Act and would have the power to vote.

Armando Vergara, Director of Community Development: Requested that the Commissioners make staff aware if they were interested in attending the 2020 League of California Cities Planning Commission Academy.

Principal Planner: Principal Planner Martin Reeder stated that he had attended a Local Agency Formation Commissions meeting and advised that two properties on Sweetwater Rd. were annexed.

COMMISSIONER REPORTS:

Natividad: None.

Baca: None.

Dela Paz: Stated that she didn't wish to attend the upcoming Planning Commission Academy, but would like to attend if it occurs in San Diego.

Garcia: None.

Yamane: Advised that she did not wish to attend the upcoming Planning Commission Academy since she had attended previously. Spoke to the passing of Senate Bill No. 13 as it relates to Accessory Dwelling Units.

Flores: None.

Sendt: Asked the Commissioners if they would like to attend the Planning Commission Academy. Principal Planner Martin Reeder requested that those who would like to attend coordinate with staff.

ADJOURNMENT by Chair Sendt at 7:27 p.m. to the meeting of December 16, 2019.

CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of December 16, 2019.



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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING - TENTATIVE PARCEL MAP
FOR THE SUBDIVISION OF ONE LOT INTO THREE
AT 339-341 WEST 16TH STREET

Case File No.: 2019-12 LS

Location: Northeast corner of Harding Avenue and West 16th
Street

Assessor's Parcel No.: 559-064-16

Staff report by: Chris Stanley, Assistant Planner

Applicant/Property owner: Justin Ruthenbeck

Zoning designation: RS-4 (single-family residential)

Adjacent land use/zoning:

North: Single-family residential / RS-4

East: Big B Market / RS-4

South: Single-family residential across W. 16th St./ RS-4

West: Single-family residential across Harding Ave./ RS-4

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

Staff Recommendation: Approve

Staff Recommendation

Staff recommends approval of a Tentative Parcel Map (TPM) for the subdivision of an existing parcel into three. The lot split will separate the existing single family residence addressed 339 West 16th St. and vacant building addressed 341 W. 16th St. into separate parcels, as well as a third vacant parcel that would allow for another single-family residence. The project is consistent with the General Plan and Subdivision Ordinance, and will provide new home-ownership opportunities.

Executive Summary

The applicant is applying for a TPM for the subdivision of an existing parcel into three. The existing house will reside on its own parcel, as will an existing vacant structure; the owner is proposing to convert the vacant structure into a single-family residence. The third proposed parcel will remain vacant, but will allow for a single-family residence to be built in the future. The parcel is 9,394 square feet in size.

Site Characteristics

The property is a 9,394 square-foot corner parcel on the northeast corner of Harding Ave. and West 16th St. The property currently has two driveways, one on Harding for the existing house and another off of West 16th St. for the vacant structure; a third driveway will be added for the third parcel. The lot dimensions are approximately 125 feet wide (east to west) and 75 feet deep (north to west).

Proposed Use

The applicant is proposing to subdivide the existing, 9,394 square-foot parcel into three. The property has two existing structures on-site, a single-family residence and a vacant structure that was previously a supermarket. The applicant plans to convert the vacant structure into a single family residence and build a single-family residence on the third proposed lot at a future date. The existing residence has access off of Harding Ave.; a curb cut is proposed to allow access to the converted structure and a second existing driveway will allow access to the vacant lot. The proposed driveway would be 12 feet in width in order to meet Land Use Code requirements. All lots would meet the setback requirements of the RS-4 zone, which are 10 feet for the front yard (15 for the garage), 10 for the exterior side yard, three for the interior side yard, and 15 for the rear.

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

Parcel 1 would have dimensions of 38 feet wide by 75 feet deep for a total square-footage of approximately 2,852 square feet.

Parcel 2 would have dimensions of 49 feet wide by 75 feet deep for a total square-footage of approximately 3,659 square feet.

Parcel 3 would have dimensions of 38 feet wide by 75 feet deep for a total square-footage of approximately 2,883 square feet.

Analysis

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

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

The proposal also provides two new home ownership opportunities, which is consistent with the City's Housing Element.

Subdivision Ordinance

The purpose of the Subdivision Ordinance, under Title 17 of the National City Municipal Code, is to regulate and control the division of land in the City. It specifies the procedures and requirements to divide land. One such requirement is that divisions of land that create four or less parcels prepare a tentative parcel map, hence this application. The Subdivision Ordinance also requires that all land proposed to be divided must conform with the Subdivision Map Act, the General Plan, and any specific plan or regulatory ordinance of the City of National City that may apply.

Westside Specific Plan

This project meets multiple goals and a strategy of the Westside Specific Plan:

Goal 3.1: Preserve and enhance residential characteristics of Westside.

Goal 3.2: *Encourage single-family residential development that is compatible with the neighborhood's traditional architecture, scale, and massing.*

Strategy 3.1: *All existing and future land use and development in the Specific Plan Area shall conform to land use designations, zoning, design guidelines, and programs reflected in this Specific Plan.*

Land Use Code

The Land Use Code establishes a minimum lot size of 2,500 square feet in the RS-4 zone and a maximum density of one dwelling unit per 2,500 square feet of lot size, as such, the proposed parcels would exceed the minimum lot size for the zone. The required minimum lot width is 25 feet, which is provided in this proposal.

Required Findings

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

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

The proposed single-family subdivision, allows for 3.75 units; with the proposed 3 units, the project is under the maximum density and is therefore consistent with the Single-Family Residential land use designation and Westside Specific Plan. In addition, infill development is encouraged by Land Use Policy 4.3.

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

The new parcels will allow for single-family homes to be constructed on level building pads and meet all applicable design standards (e.g. setbacks).

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

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

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

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

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

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

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

Access to sewer, water, and drainage utilities in the area or across the property will be maintained as required by all applicable easements.

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

Discharge of sewerage waste will be addressed through a sewer permit, which is required as part of construction of a future home.

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

The project will provide two new homeownership opportunities, which is consistent with and encouraged by the City's Housing Element.

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

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

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

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

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

Department Comments

Comments were received from the Engineering and Fire departments. The comments have been included as Conditions of Approval. The Engineering Department provided comments related to future grading and construction and Final Map requirements; the Fire Department is requiring compliance with codes related to fire protection and access for future housing.

Summary

The subject property is more than three times the minimum lot size required in the RS-4 zone and is therefore suitable for subdividing. The proposed project will meet all setback requirements per the RS-4 zone, as well as minimum lot size requirements. The proposal would be consistent with area development. If approved, the proposed subdivision will result in additional home ownership opportunities, which is consistent with the City's Housing Element. Conditions of Approval will ensure that the property is appropriately developed and will meet all requirements of the Land Use Code and pertinent construction codes at the time of future construction.

OPTIONS

1. Approve 2019-12 LS subject to the conditions listed below, based on the attached findings or findings to be determined by the Planning Commission; or
2. Deny 2019-12 LS based on the attached findings; findings to be determined by the Planning Commission; or,
3. Continue the item to a later date in order to obtain additional information

ATTACHMENTS

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Site Photos
5. Applicant's Plans (Exhibit A, Case File No. 2019-12 LS dated 11/18/2019)
6. Public Hearing Notice (Sent to 134 property owners and occupants)
7. CEQA Notice of Exemption
8. Resolution



CHRIS STANLEY
Assistant Planner



ARMANDO VERGARA
Director of Community Development

RECOMMENDED FINDINGS FOR APPROVAL
FOR THE TENTATIVE PARCEL MAP

2019-12 LS 339-341 W. 16th St.

APN: 559-064-16

1. The proposed map is consistent with the National City General Plan and applicable specific plans because the proposed single-family subdivision, allows for 3.75 units; with the proposed 3 units, the project is under the maximum density and is therefore consistent with the Single-family Residential land use designation and Westside Specific Plan. In addition, infill development is encouraged by Land Use Policy 4.3.
2. The site is physically suitable for the proposed type of development because the new parcels will allow for single-family homes to be constructed on a level building pads and meet all applicable design standards (e.g. setbacks).
3. The site is physically suitable for the proposed density of development because the proposed parcels can accommodate single family residences with suitable yard areas and still meet prescribed recommended density for the area.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because there is no natural habitat or body of water present nearby or on-site. The property is surrounded by urban development.
5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems because all necessary public services will be provided, as required by approvals required for new construction.
6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision because access to sewer, water, and drainage utilities in the area or across the property will be maintained as required by all applicable easements.
7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6 because discharge of sewerage waste will be addressed through a sewer permit, which is required as part of construction of a future home.

8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources because the project will provide two new homeownership opportunities, which is consistent with and encouraged by the City's Housing Element.
9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage because all new construction proposed in the future will be in compliance with the California Building Code, which takes such factors in to consideration.
10. The proposed project has been reviewed in compliance with CEQA because it is categorically exempt from environmental review pursuant to Class 15 Section 15315 (Minor Land Divisions), for which a Notice of Exemption will be filed subsequent to approval of this Tentative Parcel Map.

RECOMMENDED CONDITIONS OF APPROVAL

2019-12 LS 339-341 W. 16th St.

General

1. This *Tentative Parcel Map* authorizes the creation of three new parcels from one existing parcel. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform to Exhibit A, case file no. 2019-12 LS, dated 11/18/2019. No construction or demolition is approved as part of this approval.
2. Before this *Tentative Parcel Map* shall become effective, the applicant and/or property owner shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Tentative Parcel Map*. The applicant shall also submit evidence to the satisfaction of the City Manager or assign that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Tentative Parcel Map* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the City Manager or assign prior to recordation.
3. Approval of the tentative map expires two (2) years after adoption of the resolution of approval at 6:00 p.m. unless prior to that date a request for a time extension not exceeding three (3) years has been filed as provided by National City Municipal Code §17.04.070.
4. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Division.

Building

5. Building Plans and permits shall meet the current California Building, Mechanical, Electrical, Plumbing, Accessibility, Green, Energy and Fire Codes.

Engineering

6. A Hydrology study (100 year flood) is required for the new project. The study should consider the proposed project area to the closest municipal storm drain collection point. The study should consider the adequacy of the existing storm drain system to

convey any additional run off. All Hydrology study findings and recommendations are part of Engineering Department requirements.

7. The Storm Water BMP Requirements Applicability Form I-1 and if required I-2 checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Division web site at the link below *. If it is determined that the project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.

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

8. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.
9. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.
10. The property owner, or its successors and assigns shall be responsible for the maintenance, repair, or reconstruction of all irrigation and landscaping improvements installed within the public right-of-way. Sprinkler heads shall be adjusted so as to prevent overspray upon the public sidewalk or the street. The proposed sprinkler heads shall be installed behind the sidewalk, and the irrigation mainline upon private property only, as required by the City. The property owner or, its successors or assigns, shall be remove and relocate all irrigation items from the public right-of-way at no cost to the City, and within a reasonable time frame upon a written notification by the City Engineer.
11. Metallic identification tape shall be placed between the bottom layer of the finished surface and the top of all irrigation lines in the public right-of-way.
12. Separate street and sewer plans prepared by Registered Civil Engineer, shall be submitted showing all of the existing and proposed improvements. The plans shall be in accordance with City requirements.

13. A soils engineering report shall be submitted for the Engineering Department's review, after Planning Commission approval. The report shall address the stability of all of the existing and proposed slopes on the property. It shall also address the adequacy of the building pads, the criteria for any new retaining wall design, the maximum allowable soil bearing pressure and the required pavement structural sections for the proposed streets, the parking areas, and the driveways. As a minimum, the parking lot pavement sections shall be 2 inch A.C. over 4 inch Class II aggregate base. The street pavement sections shall be in accordance with National City modified Standard Drawing G-34. All soils report findings and recommendations shall be part of the Engineering Department requirements.
14. All existing survey monuments, including any benchmark, within the boundaries of the project shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall restore them after completion of the work. A Corner Record shall be filed with the County of San Diego Recorder. A copy of the documents filed shall be given to the City of National City Engineering Department as soon as filed.
15. A title report shall be submitted to the Engineering Department, after the Planning Commission approval, for review of all existing easements and the ownership at the property.
16. All electrical, telephone and similar distribution service wires for the new structure(s) shall be placed underground.
17. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping and retaining wall work shall be submitted with the plans. A performance bond equal to the approved cost estimate shall be posted. Three percent (3%) of the estimated cost shall also be deposited with the City as an initial cost for plan checking and inspection services at the time the plans are submitted. The deposit is subject to adjustment according to actual worked hours and consultant services.
18. A hydromodification plan or a letter sealed and signed by the Engineer of Work explaining why the project is exempt from hydromodification requirements shall be submitted.

Fire

19. The project shall be designed to the current editions of NFPA, CFC and the CCR.
20. Fire alarm and fire sprinkler shall be evaluated and installed for intended use per code.
21. Fire apparatus access roads shall comply with the requirements of this section (Section 5 CFC 2013) and shall extend to within 150 feet of **all** portions of the facility and **all** portions of the exterior walls of the first story of the building as measured by an **approved** route around the exterior of the building. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

22. The required width of emergency fire apparatus access roads shall not be **obstructed in any manner**, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all weathered road with the ability to support 75 thousand pounds or greater. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet. A 28 foot turning radius is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas.
23. Parking shall not impact requirements of turn-around provision or roadway at any time if required.
24. Approved signs or other approved notices or markings (*Red Curb*) that include NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designed shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. **All projects shall be evaluated for this necessary application.**
25. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
26. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. (CFC 2016 Edition - Section 503.1.2)
27. Grade of fire apparatus road shall be within the limits established (15% Grade) by the fire code official based on fire department's apparatus.
28. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
29. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
30. Every building 4 stories or more shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress of

construction is not more than 35 feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to such useable stairs and the standpipe outlets shall be located adjacent to such useable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. On each floor there shall be provided a 2 ½ -inch valve outlet for fire department use.

31. Where the roof has a slope less than four units vertical in 12 unit's horizontal, a hose connection shall be located to serve the roof of at the highest landing of a stairway with stair access to the roof provided in accordance with the current code.
32. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. (Measurement starts from nearest public fire hydrant to project)
33. The following items pertain to fire hydrants:
 - a) Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves.
 - b) Fire hydrant to be of three outlet design
34. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose. (4 inch)
35. Fire hydrants to be marked by use of blue reflective marker in the roadway.
36. Upon submittal for an underground permit, the following shall be included:
 - Data sheet for Back-Flows
 - Data sheets for Private and Commercial Hydrants
 - Data sheets for Post Indicator Valves

*Information on required fire hydrants back-flow devices, etc.; can be acquired from Sweetwater Authority.
All pipe and their appliances, shall meet industry/code standards for underground use*

37. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
38. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

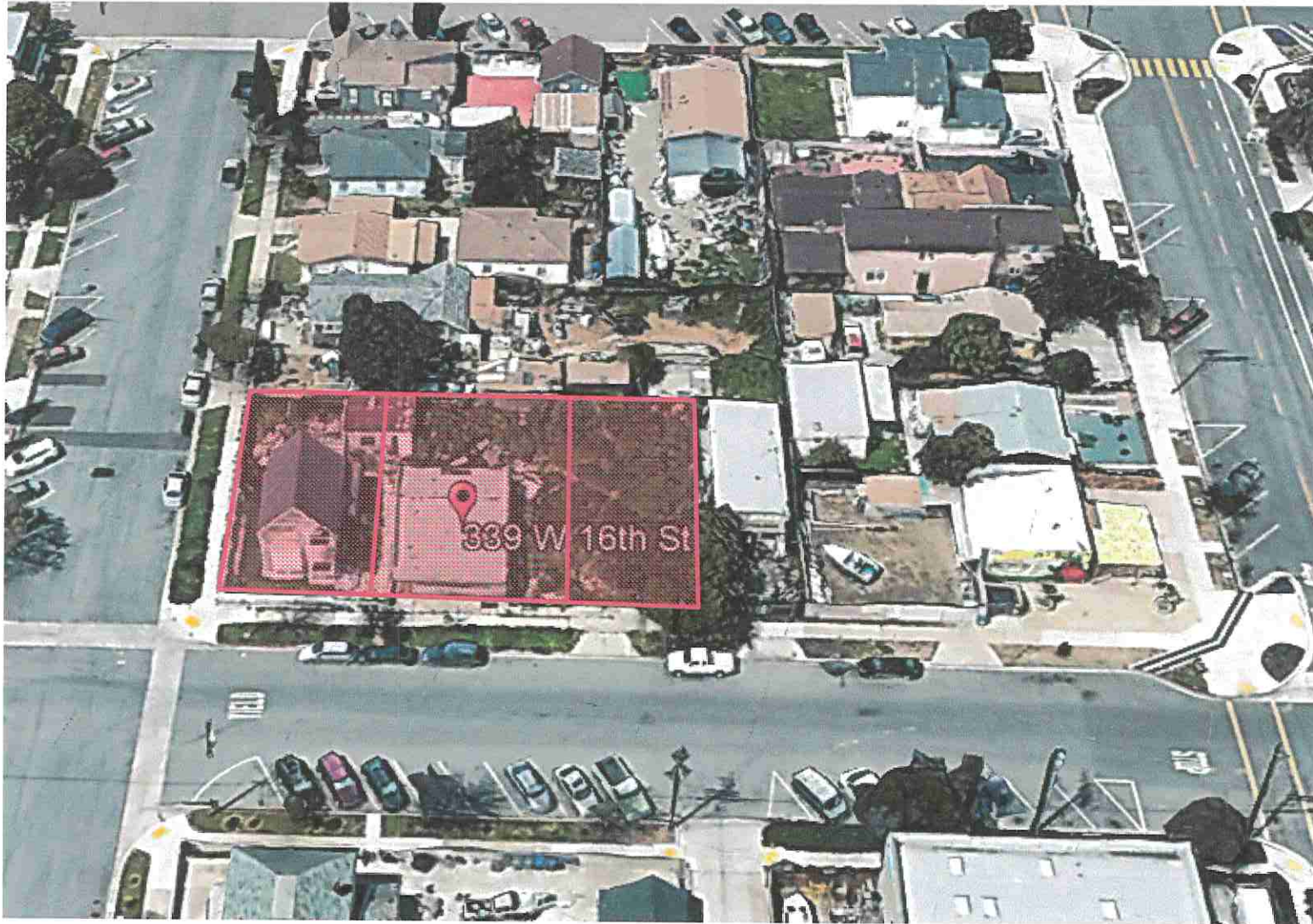
39. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

40. Should any plan corrections be required, contractor must correct the plan and re-submit to the Fire Department for approval once again prior to installation.

Planning

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

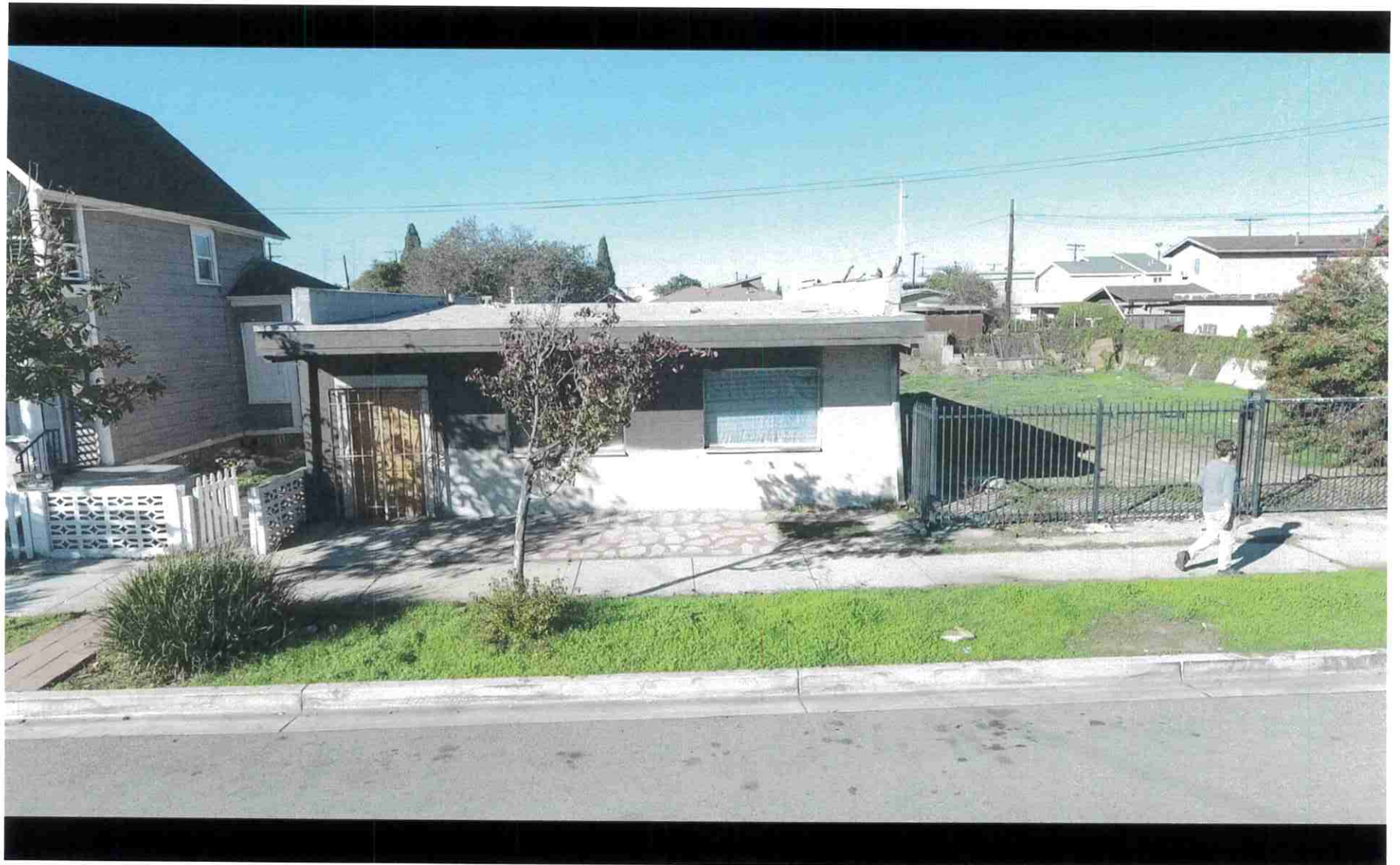
2019-12 CUP – 339-341 W. 16th St. – Overhead

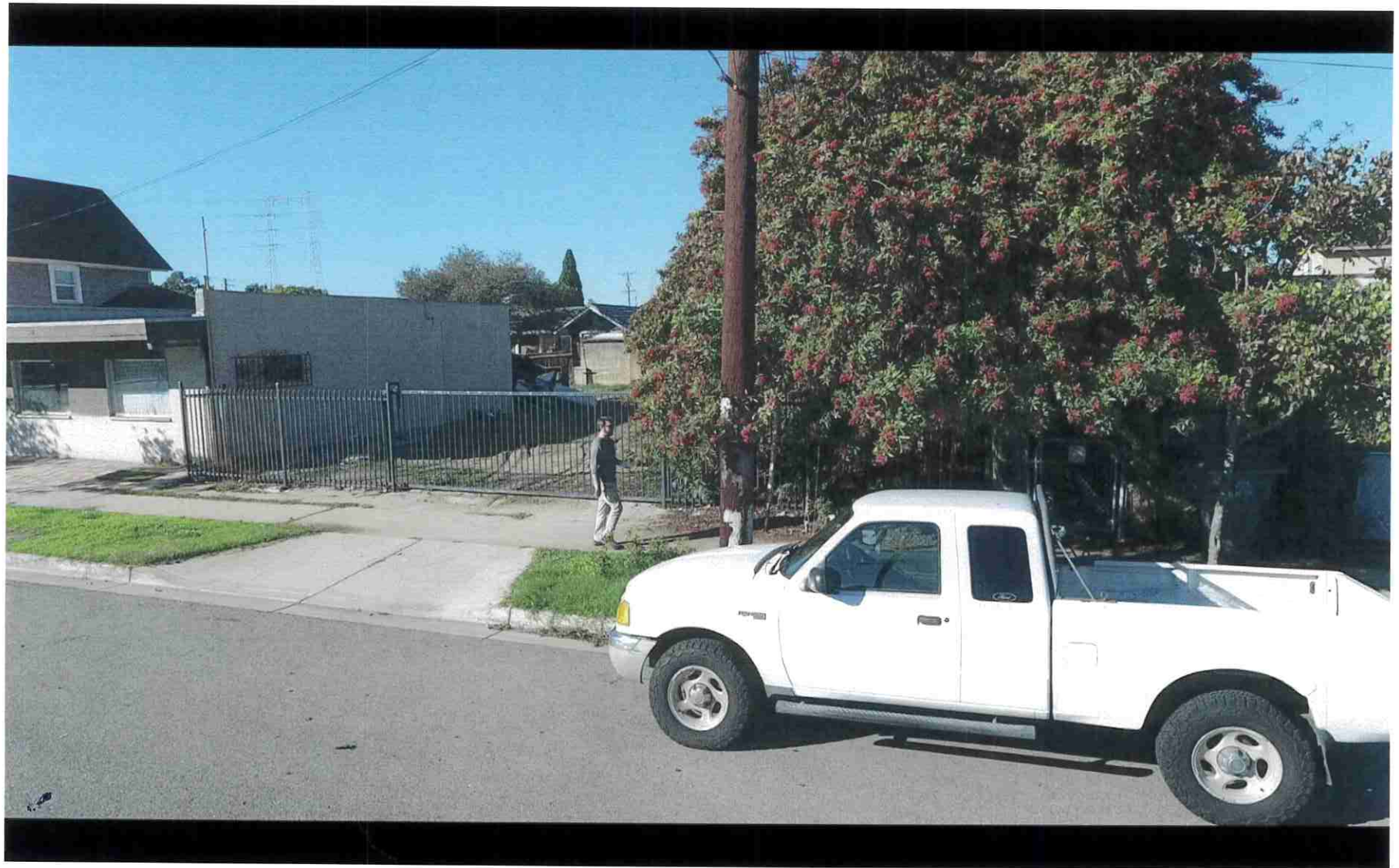


339 West 16th Street Vista Nine Properties









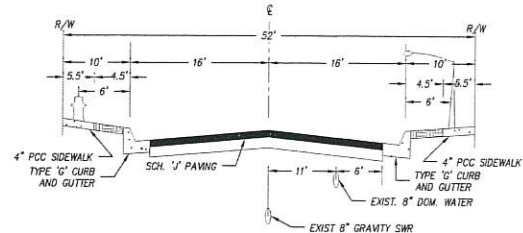
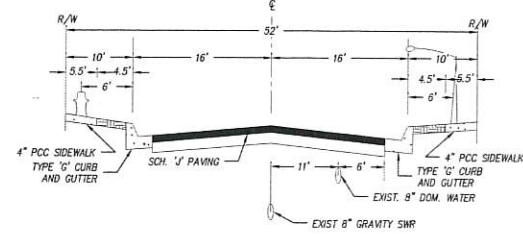
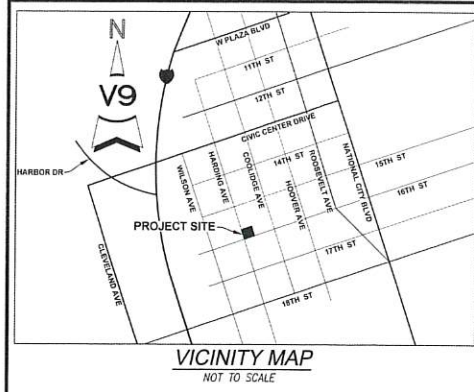








WEST 16TH STREET VISTA NINE PROPERTIES TENTATIVE PARCEL MAP NO. CITY OF NATIONAL CITY



LEGEND:

TM BOUNDARY	---
PROPOSED RIGHT OF WAY	---
PROPOSED LOT LINE	---
EXISTING PROPERTY LINE	---
EASEMENT	---
RADIAL BEARING	(R)
NEW LOT NUMBER	①
DAYLIGHT LINE (LIMIT OF WORK)	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
PROPOSED ROAD CENTERLINE	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
PROPOSED LOT NUMBER	①
PROPOSED PAD ELEV.	300.5
EX. UTILITY EASEMENT	---
PROPOSED RETAINING WALL	---
EXISTING RETAINING WALL	---
EXIST STORM DRAIN AND INLET	---
PROPOSED STORM DRAIN AND INLET	---
BIOFILTRATION BASIN	---
EX. WETLANDS AREA A	---
EX. WETLANDS AREA B	---
EX. UTILITY EASEMENT	---
EXISTING WATER MAIN	---
EXISTING SEWER MAIN	---
PROPOSED WATER MAIN	---

PROPOSED WATER SERVICE & METER

PROPOSED FIRE HYDRANT	---
PROPOSED END CAP	---
PROPOSED THRUST BLOCK	---
PROPOSED SEWER MAIN	---
PROPOSED PVT. SEWER FORCE MAIN	---
PROPOSED SEWER MANHOLE	---
PROPOSED PVT. SEWER LATERAL	---
BIOFILTRATION BASIN	---
REVERSE CURB OUTLET	---
HEADWALL	---
EXISTING STREET LIGHT	---
PROPOSED RIPRAP (PER SDD-104)	---

CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT.
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS.
- I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION.
- MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS.
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW.
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

RICHARD E. MATTER JR. P.E.
SIGNATURE: _____ DATE: _____

DEVELOPMENT REGULATION TABLE:

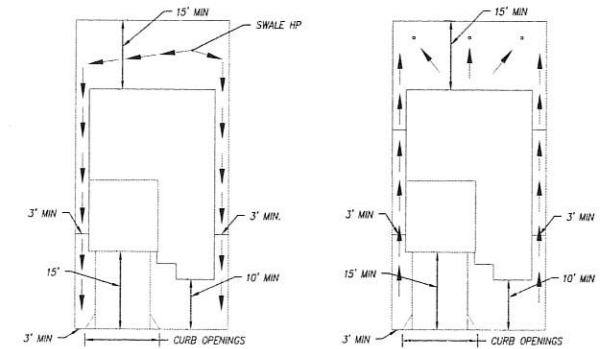
REGULATION	REGULATION REQUIREMENT	DEVIATION REQUEST/PROPOR EGULATION	LOTS REQUESTING DEVIATION
MINIMUM FRONT YARD SETBACK	10'-0"	10'-0"	N/A
MINIMUM GARAGE SETBACK	15'-0"	15'-0"	N/A
MINIMUM SIDE YARD SETBACK	3'-0"	3'-0"	N/A
MINIMUM STREET SIDE SETBACK	10'-0"	10'-0"	N/A
MINIMUM REAR YARD SETBACK	15'-0"	15'-0"	N/A
MINIMUM LOT AREA	2500 SF		
MINIMUM STREET FRONTAGE	25'-0"		
MAXIMUM DENSITY	1 DU PER 2,500 SF	1 DU PER 2,500 SF	N/A
MAXIMUM HEIGHT PRIMARY STRUCTURE	35'-0"	35'-0"	N/A
MAXIMUM STORIES PRIMARY STRUCTURE	3	3	N/A
MAXIMUM HEIGHT ACCESSORY STRUCTURE	35'-0"	35'-0"	N/A
MAXIMUM AREA ACCESSORY STRUCTURE	NONE	NONE	N/A

LOT AREA SUMMARY

LOT	AREA OF LOT (SF)	GFA (SF)	FAR	LOT COVERAGE (%)
1	2,852	1,220	0.43	43
2	3,659	1,250	0.34	34
3	2,883	-	-	-

LOT DIMENSIONS

LOT	AREA (AC)	WIDTH (FT)	DEPTH (FT)
1	0.065	38'	75'
2	0.084	49'	75'
3	0.066	38'	75'



*NOTES:
1. UNLESS OTHERWISE NOTED, THE DRIVEWAY CURB CUTS SHALL BE LOCATED A MINIMUM OF 3 FT FROM THE SIDE PROPERTY LINE TO ACCOMMODATE A STANDARD DRIVEWAY APRON.
2. AT ALL PROPOSED DRIVEWAY LOCATIONS, NO OBSTRUCTION INCLUDING SOLID WALLS IN THE SITE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, THAT IS LOCATED WITHIN SITE VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

- DEVELOPMENT SUMMARY**
- SUMMARY OF REQUEST:
A PLANNED DEVELOPMENT PERMIT, VESTING TENTATIVE SUBDIVISION MAP, AND SITE DEVELOPMENT PERMIT FOR 4 MARKET RATE SINGLE FAMILY RESIDENTIAL UNITS.
 - STREET ADDRESS: 339 W 16TH STREET NATIONAL CITY, CA 91950
 - SITE AREA:
TOTAL SITE AREA (GROSS): 0.22 ACRES, 9,394 SF.
NET SITE AREA: 0.22 ACRES, 8,394 SF. (NET SITE AREA EXCLUDES PUBLIC DEDICATIONS)
 - ZONING: WESTSIDE SPECIFIC PLAN/RS-4
 - USE:
EXISTING USE: MIXED-USE
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 - TYPE OF CONSTRUCTION: TYPE XX
 - OCCUPANCY CLASSIFICATION: R3
 - NOTE: NO EXISTING OR PROPOSED ADJACENT TRANSIT STOPS
 - YEAR CONSTRUCTED FOR EXISTING STRUCTURES: N/A
 - COVERAGE DATA:
MAXIMUM LOT COVERAGE: XXIX
MAXIMUM FLOOR AREA RATIO: 0.XX
GROSS FLOOR AREA: X,XXX SF & X,XXX SF
SEE LOT AREA SUMMARY TABLE BELOW FOR MORE DETAILS
 - DENSITY:
MAXIMUM PERMITTED DENSITY: 24 DU/AC MAX (10U/1815 SF)
NUMBER OF UNITS PROPOSED ONSITE: 4
 - SETBACKS: (PER XXXX)
REQUIRED MINIMUM FRONT YARD SETBACK: 10 FEET
PROPOSED FRONT YARD SETBACK: 10 FEET MIN
REQUIRED GARAGE SETBACK: 15 FEET
PROPOSED GARAGE SETBACK: 15 FEET MIN
REQUIRED SIDE YARD INTERIOR: 3 FEET
PROPOSED SIDE YARD INTERIOR: 3 FEET MIN
REQUIRED STREET SIDE SETBACK: 10 FEET
PROPOSED STREET SIDE SETBACK: 10 FEET
REQUIRED REAR YARD SETBACK: 15 FEET
PROPOSED REAR YARD SETBACK: 15 FEET MIN
SEE SHEET 3 FOR DIMENSIONS AND SETBACKS
 - DEVIATIONS: SEE DEVIATION TABLE BELOW
 - GEOLOGIC HAZARD CATEGORY: 23 AND 53
 - LANDSCAPE AREA SQUARE FOOTAGE: XX,XXX SF

LEGAL DESCRIPTION

LOTS 8, 9, 10 AND THE SOUTHERLY 75 FEET OF LOT 11 IN BLOCK 113 OF NATIONAL CITY, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 348, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 2, 1982, THE NORTHERLY LINE OF SAID SOUTHERLY 75 FEET OF LOT 11 BEING PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF HARDING AVENUE AS SHOWN ON ROS 9036, I.E. N74°44'14"W.

MAPPING NOTE

A FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE VESTING TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP.

ASSESSOR'S PARCEL NO.

559-064-18

NAD 83 COORDINATES

COS 83 COORDINATES: XX
LC COORDINATES: XX

SHEET SUMMARY

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	TENTATIVE PARCEL MAP

- CONSTRUCTION STORM WATER BMP NOTES**
- ALL APPLICABLE CONSTRUCTION BMPs AND NON-STORM WATER DISCHARGE BMPs SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CITY OF NATIONAL CITY MINIMUM BMP REQUIREMENTS INCLUDED IN THE NATIONAL CITY MUNICIPAL CODE AND THE CITY OF NATIONAL CITY JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (RMP). ALL STORM WATER BMPs SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
 - EROSION CONTROL BMPs SHALL BE IMPLEMENTED FOR ALL PORTIONS OF THE PROJECT AREA IN WHICH NO WORK HAS BEEN DONE OR IS PLANNED TO BE DONE OVER A PERIOD OF 14 OR MORE DAYS. ALL ONSITE DRAINAGE PATHWAYS THAT CONVEY CONCENTRATED FLOWS SHALL BE STABILIZED TO PREVENT EROSION.
 - RUN-ON FROM AREAS OUTSIDE THE PROJECT AREA SHALL BE DIVERTED AROUND WORK AREAS TO THE EXTENT FEASIBLE. RUN-ON THAT CANNOT BE DIVERTED SHALL BE MANAGED USING APPROPRIATE EROSION AND SEDIMENT CONTROL BMPs.
 - SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED, INCLUDING PROVIDING FIBER ROLLS, GRAVEL BAGS, OR OTHER EQUALLY EFFECTIVE BMPs AROUND THE PERIMETER OF THE PROJECT TO PREVENT TRANSPORT OF SOIL AND SEDIMENT OFFSITE. ANY SEDIMENT TRACKED ONTO OFFSITE PAVED AREAS SHALL BE REMOVED VIA SWEEPING AT LEAST DAILY. ALL BMPs SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE CASQA FACT SHEETS.
 - TRASH AND OTHER CONSTRUCTION WASTES SHALL BE PLACED IN A DESIGNATED AREA AT LEAST DAILY AND SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REQUIREMENTS.
 - MATERIALS SHALL BE STORED TO AVOID BEING TRANSPORTED IN STORM WATER RUNOFF AND NON-STORM WATER DISCHARGES. CONCRETE WASHOUT SHALL BE DIRECTED TO A WASHOUT AREA DESIGNED IN ACCORDANCE WITH CASQA STANDARDS; CONCRETE SHALL NOT BE WASHED OUT TO THE GROUND.
 - STOCKPILES AND OTHER SOURCES OF POLLUTANTS SHALL BE COVERED WHEN THE CHANCE OF RAIN WITHIN THE NEXT 48 HOURS IS AT LEAST 50%.
- PERMANENT STORM WATER BMP NOTES**
- LANDSCAPED AREAS SHALL BE DESIGNED IN ACCORDANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS.
 - ROOF DRAINAGE SHALL BE DIRECTED TO LANDSCAPED AREAS OR RAIN BARRELS.
 - WALKWAYS SHALL BE DESIGNED TO DRAIN TO ADJACENT LANDSCAPED OR NATURAL AREAS OR CONSTRUCTED USING PERMEABLE MATERIALS.
 - STREETS, SIDEWALKS, AND PARKING LOT AISLES SHALL BE CONSTRUCTED TO THE MINIMUM WIDTH NECESSARY, PROVIDED PUBLIC SAFETY IS NOT COMPROMISED.
 - EXISTING TREES AND NATURAL AREAS, INCLUDING BUT NOT LIMITED TO NATURAL WATER BODIES AND NATURAL STORAGE RESERVOIRS OR DRAINAGE CORRIDORS (E.G., TOPOGRAPHIC DEPRESSIONS, NATURAL SWALES, AND AREAS OF NATURALLY PERMEABLE SOILS), SHALL BE CONSERVED OR OTHERWISE PROTECTED TO THE EXTENT FEASIBLE.
 - THE IMPERVIOUS FOOTPRINT, INCLUDING ROOFED AREAS AND PAVED AREAS, OF THE PROJECT SHALL BE MINIMIZED TO THE EXTENT APPLICABLE AND FEASIBLE.
 - DUMPSTERS, OTHER TRASH RECEPTACLES, AND WASTE COOKING OIL CONTAINERS SHALL BE STORED INSIDE BUILDINGS OR IN FOUR-SIDED ENCLOSURES WITH A STRUCTURAL OVERHEAD CANOPY DESIGNED TO PREVENT PRECIPITATION FROM CONTACTING MATERIALS STORED IN THE ENCLOSURE.
 - ONSITE STORM DRAINS SHALL BE STENOILED OR OTHERWISE PERMANENTLY LABELED WITH "NO DUMPING, DRAINS TO OCEAN" OR OTHER EQUIVALENT LANGUAGE APPROVED BY THE CITY. OUTDOOR MATERIAL STORAGE AREAS AND OUTDOOR WORK AREAS SHALL BE PROTECTED FROM RAINFALL, RUN-ON, AND WIND DISPERSAL.

- GENERAL NOTES**
- LOT SUMMARY
LAND USE: SINGLE FAMILY RESIDENTIAL
 - TOTAL AREA WITHIN PROJECT BOUNDARY IS 0.22 ACRES GROSS
 - GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
 - TELEPHONE: AT&T
 - CABLE TELEVISION: COX COMMUNICATIONS
 - SEWER AND WATER: WATER - SWEETWATER AUTHORITY
SEWER - NATIONAL CITY PUBLIC WORKS
 - DRAINAGE SYSTEM: AS REQUIRED BY CITY ENGINEER
 - FIRE: NATIONAL CITY FIRE DEPARTMENT
 - SCHOOL DISTRICT: NATIONAL CITY SCHOOL DISTRICT
 - ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
 - CONTOUR INTERVAL: 2 FEET
DATUM: BRASS PLUG IN THE TOP OF CURB AT THE INTERSECTION OF SIXTEENTH STREET AND HARDING AVE LOCATED 15 FEET SOUTHERLY OF THE SOUTHEAST CURVE RETURN ELEVATION: 16.27 FT (MSL/NGVD29)
 - SOURCE: FIELD SURVEY PERFORMED BY OMEGA LAND SURVEYING, INC. COMPLETED ON MARCH 27, 2019
 - ALL PROPOSED SLOPES ARE 2:1 UNLESS NOTED OTHERWISE.
 - GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
 - LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
 - SOME EXISTING BUILDINGS AND STRUCTURES SHALL BE REMOVED AS NOTED ON THE PLANS.
 - AT NO TIME WILL THE DEVELOPER REQUEST, NOR THE CITY PERMIT, WATER METERS AND SERVICES WITHIN ANY VEHICULAR USE AREA TO SERVE THIS DEVELOPMENT.
 - ALL PUBLIC WATER & SEWER FACILITIES AND ASSOCIATED EASEMENTS WILL BE GRANTED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE WATER & SEWER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
 - PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH NATIONAL CITY GRADING REGULATIONS INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 - THE SUBDIVIDER SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER AND SEWER EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING. NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
 - NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.
 - BUILDING ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET PER FHPS POLICY PD-00-6 (VFC 901.4.4)
 - THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE PRIVATE DRAINAGE EASEMENT FOR THE PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE DRAINAGE EASEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF NATIONAL CITY IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

CONSTRUCTION STORM WATER BMP NOTES

- TOTAL AMOUNT OF SITE TO BE GRADED: 0.00 AC.
- PERCENT OF TOTAL SITE GRADED: 0.00
- AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER (> 4:1): 0.00 AC.
- PERCENT OF THE EXIST. SLOPES STEEPER THAN 25% PROPOSED TO BE GRADED: 0.00%
- PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 0.00%
- AMOUNT OF CUT: 0.00 CUBIC YARDS (ONSITE)
- AMOUNT OF FILL: 0.00 CUBIC YARDS (ONSITE)
- MAXIMUM HEIGHT OF FILL (SLOPE(S)): < 1 FEET
- MAXIMUM HEIGHT OF CUT (SLOPE(S)): < 1 FEET
- NOTE: ADDITIONAL WALLS UNDER 3' IN HEIGHT MAY BE REQUIRED IN RESIDENTIAL AREAS BASED ON PRECISE GRADING.

SOLAR ACCESS NOTE

THIS IS TO AFFIRM THAT THE DESIGN OF THIS PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES IN ACCORDANCE WITH THE PROVISIONS OF SECTION 96473.1 OF THE STATE SUBDIVISION MAP ACT.

OWNER/DEVELOPER:
VISTA NINE PROPERTIES
P.O. BOX 12288
SAN DIEGO, CA 92112
858-216-5241

ARCHITECT:
BALLERINO DESIGN ASSOCIATES
P.O. BOX 12288
SAN DIEGO, CA 92112
858-216-5241

PLANNING & CIVIL ENGINEERING:
RICHARD E. MATTER JR. P.E.
11351 MANZANITA ROAD
LAKEVIEW, CA 92040
619-392-9523

LANDSCAPE ARCHITECT:
BALLERINO DESIGN ASSOCIATES
P.O. BOX 12288
SAN DIEGO, CA 92112
858-216-5241

Prepared By:
Name: RICHARD E. MATTER JR. P.E.
Address: 11351 MANZANITA ROAD
LAKEVIEW, CA 92040
Phone #: 619-392-9523
Fax #:

Project Address:
339 W 16TH STREET
NATIONAL CITY, CA 91950

Project Name:
WEST 16TH STREET
VISTA NINE PROPERTIES

Sheet Title:
TENTATIVE PARCEL MAP
COVER SHEET

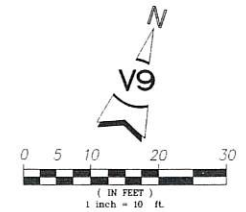
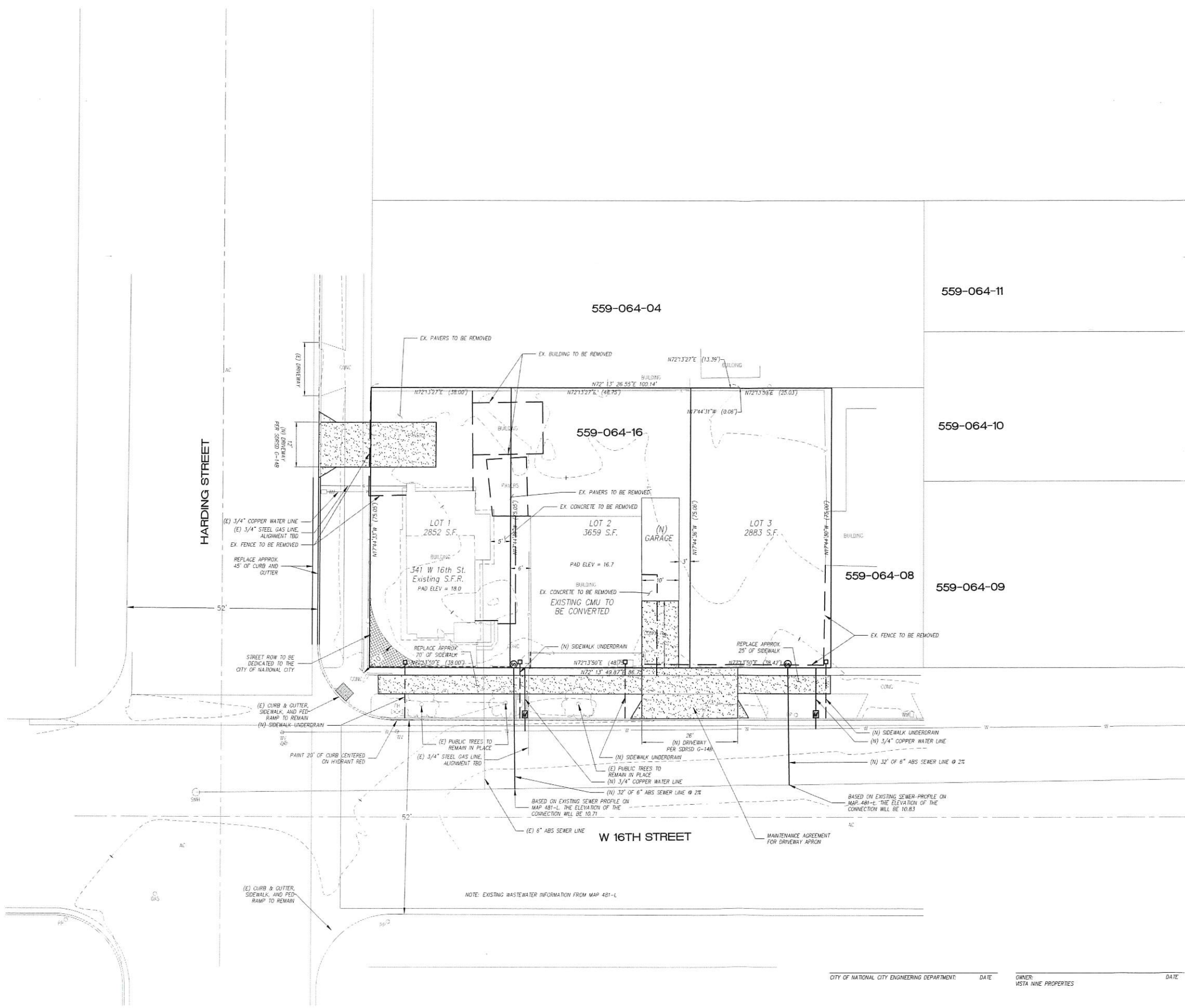
Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	_____

Original Date: 2019-03-20

Sheet: 1 of 2

CITY OF NATIONAL CITY ENGINEERING DEPARTMENT: _____ DATE _____
OWNER: VISTA NINE PROPERTIES _____ DATE _____

CITY OF NATIONAL CITY PLANNING DEPARTMENT: _____ DATE _____
PROJECT ENGINEER: RICHARD E. MATTER JR. P.E. _____ DATE _____
RCE 68721 EXP. 09-30-2019



Prepared By:
 Name: RICHARD E. MATTER JR., P.E. Revision 14: _____
 Address: 11351 MAZANITA ROAD Revision 13: _____
LAKEVIEW, CA 92040 Revision 12: _____
 Phone #: 619-992-9523 Revision 11: _____
 Fax #: _____ Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Project Address: Revision 7: _____
339 W 16TH STREET Revision 6: _____
NATIONAL CITY, CA 91950 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: _____

Project Name:
WEST 16TH STREET
VISTA NINE PROPERTIES
 Original Date: 2019-05-20
 Sheet Title: TENTATIVE PARCEL MAP
 Sheet 2 of 2

CITY OF NATIONAL CITY ENGINEERING DEPARTMENT: _____ DATE _____ OWNER: VISTA NINE PROPERTIES DATE _____

CITY OF NATIONAL CITY PLANNING DEPARTMENT: _____ DATE _____ PROJECT ENGINEER: RICHARD E. MATTER JR., PE DATE _____
RCE 68721 EXP. 09-30-2019

NOTE: EXISTING WASTEWATER INFORMATION FROM MAP 481-L



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

NOTICE OF PUBLIC HEARING

TENTATIVE PARCEL MAP FOR THE SUBDIVISION OF
ONE LOT INTO THREE AT 339-341 W. 16TH ST.
CASE FILE NO.: 2019-12 LS
APN: 559-064-16

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, December 16, 2019**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Justin Ruthenbeck)

The applicant proposes to split the existing 9,394 square-foot parcel into three new lots. There are currently two structures on the parcel – 339 W. 16th St., an existing house, and 341 W. 16th St., a vacant commercial structure that is proposed to be converted to a single-family residence. The two structures would be on their own parcels, with an empty third lot that could be developed with a new single-family residence in the future.

Plans are available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Division on or before 12:00 p.m., **December 16, 2019**, who can be contacted at 619-336-4310 or planning@nationalcityca.gov

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

NATIONAL CITY PLANNING DIVISION

ARAMANDO VERGARA
Director of Community Development

ATTACHMENT 6



NOTICE OF EXEMPTION

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

Lead Agency: City of National City

Project Title: 2019-12 LS

Project Location: 339-341 W. 16th St. National City, CA 91950

Contact Person: Chris Stanley

Telephone Number: (619) 336-4381

Description of Nature, Purpose and Beneficiaries of Project:

Tentative Parcel Map for the subdivision of an existing parcel into three located at the northeast corner of Harding Ave. and 16th St.

Applicant:

Justin Ruthenbeck
9871 Carmel Mountain Rd.
San Diego, CA 92129

Telephone Number:

(858) 375-4442

Exempt Status:

Categorical Exemption - Class 15 Section 15315 Minor Land Divisions

Reasons why project is exempt:

It can be seen with certainty that the project will not have a significant effect on the environment. The project involves no new development and will reside in an existing facility.

Date:

CHRIS STANLEY
Assistant Planner

RESOLUTION NO. 2019-24

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A TENTATIVE PARCEL MAP FOR
THE SUBDIVISION OF ONE PARCEL INTO THREE LOCATED AT
339-341 WEST 16TH ST
CASE FILE NO. 2019-12 LS
APN: 559-064-16

WHEREAS, the Planning Commission of the City of National City considered a Tentative Parcel Map for the subdivision of an existing parcel into three located at 339-341 West 16th Street at a duly advertised public hearing held on December 16, 2019, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2019-12 LS maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on December 16, 2019, support the following findings:

1. The proposed map is consistent with the National City General Plan and applicable specific plans because the proposed single-family subdivision, allows for 3.75 units; with the proposed 3 units, the project is under the maximum density and is therefore consistent with the Single-family Residential land use designation and Westside Specific Plan. In addition, infill development is encouraged by Land Use Policy 4.3.
2. The site is physically suitable for the proposed type of development because the new parcels will allow for single-family homes to be constructed on a level building pads and meet all applicable design standards (e.g. setbacks).

3. The site is physically suitable for the proposed density of development because the proposed parcels can accommodate single family residences with suitable yard areas and still meet prescribed recommended density for the area.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because there is no natural habitat or body of water present nearby or on-site. The property is surrounded by urban development.
5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems because all necessary public services will be provided, as required by approvals required for new construction.
6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision because access to sewer, water, and drainage utilities in the area or across the property will be maintained as required by all applicable easements.
7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6 because discharge of sewerage waste will be addressed through a sewer permit, which is required as part of construction of a future home.
8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources because the project will provide five new homeownership opportunities, which is consistent with and encouraged by the City's Housing Element.
9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage because all new construction proposed in the future will be in compliance with the California Building Code, which takes such factors in to consideration.
10. The proposed project has been reviewed in compliance with CEQA because it is categorically exempt from environmental review pursuant to Class 15 Section

15315 (Minor Land Divisions), for which a Notice of Exemption will be filed subsequent to approval of this Tentative Parcel Map.

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

General

1. This *Tentative Parcel Map* authorizes the creation of three new parcels from one existing parcel. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform to Exhibit A, case file no. 2019-12 LS, dated 11/18/2019. No construction or demolition is approved as part of this approval.
2. Before this *Tentative Parcel Map* shall become effective, the applicant and/or property owner shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Tentative Parcel Map*. The applicant shall also submit evidence to the satisfaction of the City Manager or assign that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Tentative Parcel Map* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the City Manager or assign prior to recordation.
3. Approval of the tentative map expires two (2) years after adoption of the resolution of approval at 6:00 p.m. unless prior to that date a request for a time extension not exceeding three (3) years has been filed as provided by National City Municipal Code §17.04.070.
4. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Division.

Building

5. Building Plans and permits shall meet the current California Building, Mechanical, Electrical, Plumbing, Accessibility, Green, Energy and Fire Codes.

Engineering

6. A Hydrology study (100 year flood) is required for the new project. The study should consider the proposed project area to the closest municipal storm drain collection point. The study should consider the adequacy of the existing storm drain system to

convey any additional run off. All Hydrology study findings and recommendations are part of Engineering Department requirements.

7. The Storm Water BMP Requirements Applicability Form I-1 and if required I-2 checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Division web site at the link below *. If it is determined that the project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.

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

8. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.
9. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.
10. The property owner, or its successors and assigns shall be responsible for the maintenance, repair, or reconstruction of all irrigation and landscaping improvements installed within the public right-of-way. Sprinkler heads shall be adjusted so as to prevent overspray upon the public sidewalk or the street. The proposed sprinkler heads shall be installed behind the sidewalk, and the irrigation mainline upon private property only, as required by the City. The property owner or, its successors or assigns, shall be remove and relocate all irrigation items from the public right-of-way at no cost to the City, and within a reasonable time frame upon a written notification by the City Engineer.
11. Metallic identification tape shall be placed between the bottom layer of the finished surface and the top of all irrigation lines in the public right-of-way.
12. Separate street and sewer plans prepared by Registered Civil Engineer, shall be submitted showing all of the existing and proposed improvements. The plans shall be in accordance with City requirements.

13. A soils engineering report shall be submitted for the Engineering Department's review, after Planning Commission approval. The report shall address the stability of all of the existing and proposed slopes on the property. It shall also address the adequacy of the building pads, the criteria for any new retaining wall design, the maximum allowable soil bearing pressure and the required pavement structural sections for the proposed streets, the parking areas, and the driveways. As a minimum, the parking lot pavement sections shall be 2 inch A.C. over 4 inch Class II aggregate base. The street pavement sections shall be in accordance with National City modified Standard Drawing G-34. All soils report findings and recommendations shall be part of the Engineering Department requirements.
14. All existing survey monuments, including any benchmark, within the boundaries of the project shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall restore them after completion of the work. A Corner Record shall be filed with the County of San Diego Recorder. A copy of the documents filed shall be given to the City of National City Engineering Department as soon as filed.
15. A title report shall be submitted to the Engineering Department, after the Planning Commission approval, for review of all existing easements and the ownership at the property.
16. All electrical, telephone and similar distribution service wires for the new structure(s) shall be placed underground.
17. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping and retaining wall work shall be submitted with the plans. A performance bond equal to the approved cost estimate shall be posted. Three percent (3%) of the estimated cost shall also be deposited with the City as an initial cost for plan checking and inspection services at the time the plans are submitted. The deposit is subject to adjustment according to actual worked hours and consultant services.
18. A hydromodification plan or a letter sealed and signed by the Engineer of Work explaining why the project is exempt from hydromodification requirements shall be submitted.

Fire

19. The project shall be designed to the current editions of NFPA, CFC and the CCR.
20. Fire alarm and fire sprinkler shall be evaluated and installed for intended use per code.
21. Fire apparatus access roads shall comply with the requirements of this section (Section 5 CFC 2013) and shall extend to within 150 feet of **all** portions of the facility and **all** portions of the exterior walls of the first story of the building as measured by an **approved** route around the exterior of the building. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

22. The required width of emergency fire apparatus access roads shall not be **obstructed in any manner**, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all weathered road with the ability to support 75 thousand pounds or greater. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet. A 28 foot turning radius is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas.
23. Parking shall not impact requirements of turn-around provision or roadway at any time if required.
24. Approved signs or other approved notices or markings (*Red Curb*) that include NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designed shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. **All projects shall be evaluated for this necessary application.**
25. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
26. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. (CFC 2016 Edition - Section 503.1.2)
27. Grade of fire apparatus road shall be within the limits established (15% Grade) by the fire code official based on fire department's apparatus.
28. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
29. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
30. Every building 4 stories or more shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress of construction is not more than 35 feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to such useable stairs and the

standpipe outlets shall be located adjacent to such useable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. On each floor there shall be provided a 2 ½ -inch valve outlet for fire department use.

31. Where the roof has a slope less than four units vertical in 12 unit's horizontal, a hose connection shall be located to serve the roof of at the highest landing of a stairway with stair access to the roof provided in accordance with the current code.
32. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. (Measurement starts from nearest public fire hydrant to project)
33. The following items pertain to fire hydrants:
 - a) Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves.
 - b) Fire hydrant to be of three outlet design
34. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose. (4 inch)
35. Fire hydrants to be marked by use of blue reflective marker in the roadway.
36. Upon submittal for an underground permit, the following shall be included:
 - Data sheet for Back-Flows
 - Data sheets for Private and Commercial Hydrants
 - Data sheets for Post Indicator Valves

Information on required fire hydrants back-flow devices, etc.; can be acquired from Sweetwater Authority. All pipe and their appliances, shall meet industry/code standards for underground use

37. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
38. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
39. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

40. Should any plan corrections be required, contractor must correct the plan and re-submit to the Fire Department for approval once again prior to installation.

Planning

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

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

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of December 16, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



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

PLANNING COMMISSION STAFF REPORT

TITLE: PUBLIC HEARING – CODE AMENDMENT AMENDING SECTION 18.29.070 (FLOODWAY (-FW), FLOODWAY FRINGE (-FF-1), AND FLOODWAY FRINGE-SHALLOW FLOODING (-FF-2) ZONES OF TITLE 18 (ZONING) OF THE NATIONAL CITY MUNICIPAL CODE.

Case File No.: 2019-24 A

Staff report by: Martin Reeder, AICP – Principal Planner

Project location: Citywide

Applicant: City-initiated Land Use Amendment

Environmental review: Not a project per CEQA

Staff recommendation: Recommend approval of the amendment to the City Council

BACKGROUND

Staff Recommendation

Staff recommends that the Planning Commission recommend approval of the amendments to section 18.29.070 to the City Council.

Previous Action

As you will recall, this item was recently acted upon by the Planning Commission (October 7, 2019), after which an Ordinance amending the Land Use Code was adopted by the City Council. Upon review of the City's changes, the Federal Emergency Management Agency (FEMA) has requested additional changes.

Overview

Chapter 18.29 (Overlay Zones) establishes overlay zones to provide supplemental regulations that have been tailored to specific geographic areas of the city. Overlay zones are applied in conjunction with a base zone and modify or add to the regulations of the base zone to address specific issues such as development within the coastal zone, special height restrictions, or supplemental processing requirements.

Section 18.29.070 of the Land Use Code makes specific reference to areas subject to flooding in the City. These areas are classified as Floodway (-FW), floodway fringe (-FF-1), and floodway fringe-shallow flooding (-FF-2) zones. These zones tie directly to flood-prone areas identified on Flood Insurance Rate Maps (FIRM) published by FEMA and on file with the City's Engineering Department.

Proposed Changes

In an email dated November 8, 2019, FEMA directed the City to make additional modifications to its Municipal Codes related to floodplain development to make them in conformance with FEMA regulations. In particular, a new overlay zone will be required in order to accommodate the V1-V30, VE, and V zones, as shown on the FIRM, which are considered to be Coastal High Hazard areas. The new overlay zone will be a Coastal High Hazard Flooding (-FF-4) zone. Another zone will also be added, which will be known as the Floodway Fringe Riverine Flooding (-FF-3) zone. In addition to the changes noted above (and other information related to defining said overlay zone), there are additional suggested changes, put forward by FEMA, that add clarification to existing language. Staff has incorporated these suggested changes along with the required changes per the email from FEMA.

A strikethrough/underline version of the changes are attached to this staff report.

Findings

There are two findings required for approval of a Code Amendment, one related to General Plan consistency and one related to compliance with the California Environmental Quality Act (CEQA).

General Plan Conformance

The requested amendments to this section are consistent with the General Plan, as both the Land Use and Safety Elements require the minimization of flood hazards through the following goals/policies:

Land Use

Policy LU-3.4: Regulate development in areas with a high threat to life and property, such as floodplains, to minimize adverse impacts. Areas covered by the General Plan that are subject to flooding are identified in Figures LU-4a and LU4b and will be reviewed annually.

Safety

Goal S-2: Minimized hazards relating to flooding and inundation.

Policy S-2.4: Adopt regulations that limit the risk of loss to reasonable levels within mapped floodplain hazard areas or areas subject to potential inundation by levee failure, dam failure, or as the result of a tsunami.

CEQA Compliance

These amendments are not considered to be a project under CEQA as there would be no physical impact as a result of the change. The regulations prohibit construction within any flood-prone areas, which already exist. The changes are primarily due to expanded definitions of FIRM flood zones, which necessitate new overlay zones in the City. The areas exist, but are for all intents and purposes being reclassified.

Summary and next steps

Staff is recommending changes to the City's Municipal Code related to construction of buildings in flood hazard areas and recommends that the Planning Commission support the amendments. The Commission's recommendation will be provided to the City Council at a subsequent public hearing at the City Council.

OPTIONS

1. Recommend approval of the amendments to Chapter 18.29.070 of the Land Use Code based on the attached findings or findings to be determined by the Planning Commission; or
2. Recommend denial of the amendment to Chapter 18.29.070 of the Land Use Code based on findings to be determined by the Planning Commission; or,
3. Continue the item to a specific date.

ATTACHMENTS

1. Findings
2. Proposed Code changes
3. Public Hearing Notice (published in the Star News)
4. Resolution



MARTIN REEDER, AICP
Principal Planner



ARMANDO VERGARA
Director of Community Development

RECOMMENDED FINDINGS FOR APPROVAL

1. That the proposed amendments to section 18.29.070 are consistent with the General Plan, as Land Use and Safety Policies LU-3.4, S-2.4, and Safety Goal S-2 require the minimization of flood hazards through the following goals/policies.
2. That the proposed amendments have been reviewed and been found to comply with the California Environmental Quality Act (CEQA); the amendments are not considered to be a project under CEQA as there would be no physical impact as a result of the change. The regulations prohibit construction within any flood-prone areas.

Deleted language

Proposed language

18.29.070 Floodway (-FW), Floodway Fringe (-FF-1), Floodway Fringe Shallow Flooding (-FF-2), Floodway Fringe Riverine Flooding (-FF-3), and Coastal High Hazard Flooding (-FF-4) zones.

- A. Statement of Purpose. It is the purpose of this chapter to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:
1. Protect human life and health;
 2. Minimize expenditure of public money for costly flood control projects;
 3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
 4. Minimize prolonged business interruptions;
 5. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
 6. Help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas;
 7. Ensure that potential buyers are notified that property is in an area of special flood hazard; and
 8. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
- B. Methods of Reducing Flood Losses. In order to accomplish its purposes, this chapter includes methods and provisions to:
1. Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
 2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
 3. Control the alteration of natural floodplains, stream channels and natural protective barriers, which help accommodate or channel floodwaters;

4. Control filling, grading, dredging, and other development which may increase flood damage; and
5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

C. **Warning and Disclaimer of Liability.** The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city, any officer or employee thereof, the state of California or the Federal Insurance Administration, Federal Emergency Management Agency for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

D. **Abrogation and Greater Restrictions.** This chapter is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this chapter and another chapter, easement, covenant or deed restrictions conflict or overlap, whichever imposes the more stringent restriction shall prevail.

E. **Definitions.** Unless specifically defined below, or in this Title, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

1. "Accessory use" means a use which is incidental and subordinate to the principal use of the parcel of land on which it is located.
2. "Adversely affects" means, for purposes of this chapter, that the cumulative effect of the proposed development when combined with all other existing and anticipated development will increase the water surface elevation of the base flood more than one foot at any point.
3. "Alluvial fan" means a geomorphologic feature characterized by a cone- or fan-shaped deposit of boulders, gravel, and fine sediments that have been eroded from slopes, transported by flood flows, and then deposited on the valley floor, and which is subject to flash flooding, high velocity flows, debris flows, erosion, sediment movement and deposition, and channel migration.
4. "Apex" means the point of highest elevation on an alluvial fan, which on undisturbed fans is generally the point where the major stream that formed the fan emerges from the slope.

5. "Appeal" means a request for a review of the floodplain administrator's interpretation of any provision of this chapter.
6. "Area of shallow flooding" means a designated AO or AH zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.
7. "Area of special flood hazard"—see "Special flood hazard area."
8. "Base flood" means a flood which has a one percent chance of being equaled or exceeded in any given year (also called the "one hundred year flood"). Base flood is the term used throughout this chapter.
9. "Base flood elevation" (BFE) means the elevation shown on the Flood Insurance Rate Map for Zones AE, A0, A1-30, VE and V1-V30 that indicates the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.
9. "Basement" means any area of the building having its floor subgrade—i.e., below ground level—on all sides.
10. "Breakaway walls" are any type of walls, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic or any other suitable building material which is not part of the structural support of the building and which is designed to break away under abnormally high tides or wave action without causing any damage to the structural integrity of the building on which they are used or any buildings to which they might be carried by flood waters. A breakaway wall shall have a safe design loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls must be certified by a registered engineer or architect and shall meet the following conditions:
 - a. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
 - b. The elevated portion of the building shall not incur any structural damage due to the effects of wind and water loads acting simultaneously in the event of the base flood.
10. "Building"—see "Structure."
11. "Coastal high hazard area" means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic

sources. It is an area subject to high velocity waters, including coastal and tidal inundation or tsunamis. The area is designated on a Flood Insurance Rate Map (FIRM) as Zone V1-V30, VE, or V.

11. "Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.
12. "Encroachment" means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain which may impede or alter the flow capacity of a floodplain.
13. "Exception". ~~See "Variance" means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.~~
14. "Existing manufactured home/mobile home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes/mobile homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before ~~the effective date of this chapter~~ February 15, 1979.
15. "Expansion to an existing manufactured home/mobile home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes/mobile homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or pouring of concrete pads).
16. "Flood, flooding or floodwater" means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, and/or the unusual and rapid accumulation or runoff of surface waters from any source.
17. "Flood Boundary and Floodway Map (FBFM)" means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the floodway.
18. "Flood Hazard Boundary Map" means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated the areas of flood hazards.

19. "Flood Insurance Rate Map (FIRM)" means the official map on which the Federal Emergency Management Agency or the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
20. "Flood Insurance Study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.
21. "Floodplain or flood-prone area" means any land area susceptible to being inundated by water from any source—see "Flooding."
22. "Floodplain administrator" means the individual appointed to administer and enforce the floodplain management regulations. This individual shall be the city engineer of the city.
23. "Floodplain management" means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.
24. "Floodplain management regulations" means this chapter and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other applications of police power which control development in flood-prone areas. The term describes federal, state or local regulations in any combination thereof which provide standards for preventing and reducing flood loss and damage.
25. "Flood-proofing" means any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
26. "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as "regulatory floodway."
27. "Floodway encroachment lines" means the lines marking the limits of floodways on [federal, state and local floodplain maps](#) [the effective Flood Insurance Rate Map](#).

28. "Floodway fringe" means that area of the floodplain on either side of the "regulatory floodway" where encroachment may be permitted. These areas are identified on the effective Flood Insurance Rate Map as 'Zone AE' and 'Zone AO'.
29. "Fraud and victimization," as related to subsection (Z CC) (Conditions for exceptions variances) of this chapter, means that the exception variance granted must not cause fraud on or victimization of the public. In examining this requirement, the planning commission will consider the fact that every newly constructed building adds to government responsibilities and remains a part of the community for fifty to one hundred years. Buildings that are permitted to be constructed below the base flood elevation are subject, during all those years, to increased risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. In addition, future owners may purchase the property, unaware that it is subject to potential flood damage, and can be insured only at very high flood insurance rates.
30. "Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.
31. "Habitable floor" means any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a "habitable floor."
32. "Hardship," as related to (Z CC) (Conditions for exceptions variances) of this chapter, means the unusual hardship that would result from a failure to grant the requested exception variance. The planning commission requires that the exception variance be unusual and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting an exception variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.
33. "Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
34. "Historic structure" means any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
 - d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states with approved programs.
35. "Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.
36. "Levee system" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.
37. "Lowest floor" means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area (see "Basement") is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this title.
- (Note: This definition allows attached garages to be built at grade. Below grade garages are not allowed as they are considered to be basements).
38. "Manufactured home" or "mobile home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include "recreational vehicles" or "travel trailers."

39. "Manufactured home/mobile home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for sale or rent.
40. "Mean sea level" means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, [North American Vertical Datum \(NAVD\) of 1988](#), or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.
41. "New construction" for floodplain management purposes means structures for which the "start of construction" commenced on or after ~~the effective date of floodplain management practices adopted by this community~~, [February 15, 1979](#), and includes any subsequent improvements to such structures.
42. "New manufactured home/mobile home park or subdivision" means a manufactured home/mobile home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes/mobile homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after ~~the effective date of the ordinance codified in this chapter~~ [February 15, 1979](#).
43. "Obstruction" means and includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, or along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.
44. "One hundred year flood"—see "Base flood."
45. ["Primary frontal dune" means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively mild slope.](#)
45. "Principal structure" means a structure used for the principal use of the property as distinguished from an accessory use.
46. "Public safety and nuisance," as related to subsection ([Z CC](#)) ([Conditions for variances](#)) of this chapter, means that the granting of an [exception variance](#) must

not result in anything which is injurious to the safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal or basin.

47. "Recreational vehicle" means a vehicle which is:
- a. Built on a single chassis;
 - b. Four hundred square feet or less when measured at the largest horizontal projection;
 - c. Designed to be self-propelled or permanently towable by a light-duty truck; and
 - d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
48. "Regulatory floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
49. "Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.
50. "Sheet flow"—see "Area of shallow flooding."
51. "Special flood hazard area (SFHA)" means an area having special flood or flood-related erosion hazards, and shown on a FBHM or FIRM as Zone A, AO, A1—A30, AE, A99, AH, [V1-V30](#), [VE](#) or [V](#).
52. "Start of construction" means and includes substantial improvement and other proposed new development, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred eighty days from the date of the permit. The actual start means either the first placement of permanent construction of a structure (other than a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction

means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building. For a structure (other than a mobile home) without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of the structure or any part thereof on its piling or foundation. For mobile homes not within a mobile home park or mobile home subdivisions, "start of construction" means the affixing of the mobile home to its permanent site. For mobile homes within mobile home parks or mobile home subdivisions, "start of construction" is the date on which the construction of facilities for servicing the site on which the mobile home is to be affixed (including, at a minimum, the construction of streets, either final site grading or the pouring of concrete pads, and installation of utilities) is completed.

53. "Structure" means a walled and roofed building that is principally aboveground. This includes a gas or liquid storage tank or manufactured/mobile home.
54. "Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.
55. "Substantial improvement" means any reconstruction, rehabilitation, addition or other proposed new development of a structure, the cost of which equals or exceeds fifty percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual work performed. The term does not, however, include either:
- a. Any project for improvement of a structure to correct violations or to comply with state or local health, sanitary, or safety code specifications which have been identified by a local code conformance official and which are solely necessary to assure safe living conditions; or
 - b. Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure."

56. "V Zone – see Coastal High Hazard Area.

57. "Variance", as used in this chapter, means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

56. "Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or

other evidence of compliance required in this chapter is presumed to be in violation until such time as that documentation is provided.

57. "Water surface elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, [North American Vertical Datum \(NAVD\) of 1988](#) (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

58. "Watercourse" means a lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

F. Lands to which Chapter Applies. This chapter shall apply to all areas of special flood hazards within the jurisdiction of National City.

1. No structure or land shall hereafter be constructed, located, extended, converted or altered without first submitting an application for a flood hazard area development permit to the flood plain administrator.

G. Basis for Establishing the Areas of Special Flood Hazard. The areas of special flood hazard as shown on the special flood hazard map as floodway (FW), floodway fringe (FF-1), and floodway fringe-shallow flooding (FF2) zones and conforming with the areas of special flood hazard identified by the Federal Insurance Administration (FIA) of the Federal Emergency Management Agency (FEMA) in the Flood Insurance Study (FIS) for National City dated August 4, 1988, and accompanying Flood Insurance Rate Maps (FIRMs) and Flood Boundary and Floodway Maps (FBFMs), dated August 4, 1988, and all subsequent amendments and/or revisions, are adopted by reference and declared to be a part of this chapter without a further action [by the City Council](#). This FIS and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the planning commission by the floodplain administrator. The study, FIRMs and FBFMs are on file at the office of the floodplain administrator at 1243 National City Boulevard, National City, California, 91950.

H. Compliance. No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of the requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Nothing herein shall prevent the city from taking such lawful action as is necessary to prevent or remedy any violation.

I. Interpretation. In the interpretation and application of this chapter, all provisions shall be:

- a. Considered as minimum requirements;
 - b. Liberally construed in favor of the city; and
 - c. Deemed neither to limit nor repeal any other powers granted under state statutes.
- J. Severability. This chapter and the various parts thereof are declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.
- K. Floodway Zone (FW) Established. There is established, on the special flood hazard map, a designated floodway zone. The FW zone shall be applied to those areas of special flood hazard designated as floodways on the "Flood Boundary and Floodway Map" of the Flood Insurance Study.
- L. Floodway Fringe Zone (FF-1) Established. There is established, on the special flood hazard map, a designated floodway fringe zone. The FF-1 zone shall be applied to those areas of special flood hazard designated as floodway fringe on the "Flood Boundary and Floodway Map" of the Flood Insurance Study, but excluding areas of shallow flooding designated AO or AH on the Flood Insurance Rate Map (FIRM).
- M. Floodway Fringe – Shallow Flooding Zone (FF-2) Established. There is established, on the special flood hazard map, a designated floodway fringe-shallow flooding zone. The FF-2 zone shall be applied to those areas of special flood hazard designated as floodway fringe on the "Flood Boundary and Floodway Map" of the Flood Insurance Study, and designated as areas of shallow flooding AO or AH on the Flood Insurance Rate Map (FIRM).
- N. Floodway Fringe – Riverine Flooding Zone (FF-3) established. There is established, on the special flood hazard map, a designated riverine flooding zone. The FF-3 zone is that area of the floodplain on either side of the "Regulatory Floodway" where encroachment may be permitted.
- O. Floodway Fringe – Coastal High Hazard Flooding Zone (FF-4) established. There is established, on the special flood hazard map, a designated coastal high hazard flooding zone. The FF-4 zone shall be applied to those areas of special flood hazard designated as areas of coastal flooding VE or V on the Flood Insurance Rate Map (FIRM).
- ~~N.~~ P. Standards Applicable to All Areas of Special Flood Hazard. In all areas of special flood hazards including the FW, FF-1, FF-2, FF-3, and FF-4 zones, the following standards are required:

1. Anchoring.

- a. All new construction and substantial improvements, shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - b. All manufactured/mobile homes shall meet the anchoring standards of subsection (Q S).
2. Construction Materials and Methods. All new construction and substantial improvements, including manufactured homes, shall be constructed:
- a. With materials and utility equipment resistant to flood damage
 - b. Using methods and practices that minimize flood damage;
 - c. With electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and
 - d. Within Zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.
3. Elevation and Flood-proofing. (See Section (E) definitions for "new construction," "substantial damage" and "substantial improvement.")
- a. Residential construction, new or substantial improvement, shall have the lowest floor, including basement:
 - i. In an AO zone, elevated above the highest adjacent grade to a height exceeding the depth number specified in feet on the FIRM by at least one foot, or elevated at least three feet above the highest adjacent grade if no depth number is specified;
 - ii. In an A AE, AH, or A1-30 zones, elevated at least one foot above the base flood elevation, as determined by the city;
 - iii. In all other zones, an A (Unnumbered/Approximate A Zone) Zone, without base flood elevations specified on the FIRM, elevated at least one foot above the base flood elevation, as determined by the City;

Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional civil engineer or surveyor to be properly elevated. Such certification or verification shall be provided to the floodplain administrator.

- b. Nonresidential construction, shall either be elevated to conform with subsection (3)a of this section or together with attendant utility and sanitary facilities:
 - i. Be completely flood-proofed below the elevation recommended under subsection (C)(1) of this section so that the structure is watertight with walls substantially impermeable to the passage of water; and
 - ii. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 - iii. Be certified by a registered professional civil engineer that the standards of this subsection (3)b of this section are satisfied. Such certification shall be provided to the floodplain administrator.
- c. All new construction and substantial improvements with fully enclosed areas below the lowest floor (excluding basement) that are usable solely for parking vehicles, building access or storage, and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must exceed the following minimum criteria:
 - i. Be certified by a registered professional civil engineer; or
 - ii. Be certified to comply with a local flood-proofing standard approved by the Federal Insurance Administration, Federal Emergency Management Agency; or
 - iii. Have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above adjacent natural grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- d. Manufactured homes shall also meet the standards in subsection (3)c of this section and subsection (~~Q~~ S).

4. Storage of Material and Equipment.

- a. The storage or processing of materials that are, in time of flooding, flammable, explosive, or could be injurious to human, animal or plant life is prohibited.
- b. Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.

~~Q~~ Q. Standards for Utilities.

1. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate:
 - a. Infiltration of floodwaters into the systems; and
 - b. Discharge from the systems into floodwaters.

2. On-site waste disposal systems shall be located to avoid impairment to them, or contamination from them during flooding.

P. R. Standards for Subdivision.

1. All preliminary subdivision proposals, including proposals for manufactured home parks and subdivisions, greater than 50 lots or 5 acres, whichever is the lesser, shall identify the flood hazard area and the elevation of the base flood.
2. All subdivision plans will provide the elevation of the lowest floors of all proposed structure(s) and pad(s). If the site is filled above the base flood elevation, the final first floor and pad elevations shall be certified by a registered professional civil engineer or surveyor and provided as part of an application for a Letter of Map Revision Based on Fill (LOMR-F) to the floodplain administrator.
3. All subdivision proposals shall be consistent with the need to minimize flood damage.
4. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
5. All subdivisions shall provide adequate drainage to reduce exposure to flood hazards.

Q. S. Standards for Manufactured Homes/Mobile Homes.

1. All manufactured homes that are placed or substantially improved, within Zones A1—30, AH, AE, V1-30, VE, or V on the Flood Insurance Rate Map, on sites located:
 - a. Outside of a manufactured home park or subdivision;
 - b. In a new manufactured home park or subdivision;
 - c. In an expansion to an existing manufactured home park or subdivision; or
 - d. In an existing manufactured home park or subdivision on a site upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated on a permanent foundation such that the lowest floor

of the manufactured home is elevated at least one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. Within Zones V1-30, V, and VE on the Flood Insurance Rate map shall meet the requirements of subsection (R).

2. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1—30, AH, AE, V1-30, V, and VE on the Flood Insurance Rate Map that are not subject to the provisions of subsection A of this section shall be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement, and be elevated so that either:
 - a. The lowest floor of the manufactured home is at least one foot above the base flood elevation; or
 - b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six inches in height above grade.
3. All mobile homes/manufactured homes shall be anchored to resist flotation, collapse or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that:
 - a. Over-the-top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations, with mobile homes less than fifty feet long requiring only one additional tie per side;
 - b. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points, with mobile homes less than fifty feet long requiring only four additional ties per side;
 - c. All components of the anchoring system be capable of carrying a force of four thousand eight hundred pounds; and
 - d. Any additions to the mobile home shall be similarly anchored.

R. I. Standards for Recreational Vehicles.

1. All recreational vehicles placed on sites within Zones A1—30, AH, AE, V1-30, VE, and V on the community's Flood Insurance Rate Map will either:
 - ~~1.~~ a. Be on the site for fewer than one hundred eighty consecutive days; or
 - ~~2.~~ b. Be fully licensed and ready for highway use—a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site

only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

3. ~~c.~~ Meet the permit requirements of subsection (~~T~~ W) of this chapter and the elevation and anchoring requirements for manufactured homes in subsection (~~Q~~ S)(1)a.

2. Recreational vehicles placed on sites within Zones V1-30, V, and VE on the community's Flood Insurance Rate Map will meet the requirements of subsection (R) and subsection (S).

~~S.~~ U. Floodways (FW). Located within areas of special flood hazard established in subsection (G) are areas designated as floodways to which the following provisions apply:

1. Until a regulatory floodway is adopted in Zone A Areas, no new construction, substantial development, or other development (including fill) shall be permitted within Zones A1-30 and AE, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other development, will not increase the water surface elevation of the base flood more than 1 foot at any point within the City of National City.
- ~~1.~~ 2. Within an adopted regulatory floodway, the City of National City shall prohibit ~~E~~ encroachments, including fill, new construction, manufactured homes, substantial improvements, and other development within Zones A1-30 and AE, unless certification by a registered professional civil engineer is provided demonstrating that the proposed encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- ~~2.~~ 3. If Section (~~S~~ U) ~~4~~ 2 is satisfied, all new construction, substantial improvements, and other new development shall comply with all other applicable flood hazard reduction provisions of subsections (~~N~~ P) through (~~S~~ U) and require approval of a Conditional Use Permit pursuant to Title 18 of the National City Municipal Code.

V. – Coastal High Hazard Area. Within coastal high hazard areas, Zones V, V1-30, and VE, as established under subsection (E)11 , the following standards shall apply:

1. All new residential and non-residential construction, including substantial improvement/damage, shall be elevated on adequately anchored pilings or columns and securely anchored to such pilings or columns so that the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse,

and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those required by applicable state or local building standards.

2. All new construction and other development shall be located on the landward side of the reach of mean high tide.
3. All new construction and substantial improvement shall have the space below the lowest floor free of obstructions or constructed with breakaway walls as defined in subsection (E) of this chapter. Such enclosed space shall not be used for human habitation and will be usable solely for parking of vehicles, building access or storage.
4. Fill shall not be used for structural support of buildings.
5. Man-made alteration of sand dunes which would increase potential flood damage is prohibited.
6. The Floodplain Administrator shall obtain and maintain the following records:
 - a. Certification by a registered engineer or architect that a proposed structure complies with this section; and
 - b. The elevation (in relation to mean sea level) of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings or columns) of all new and substantially improved structures, and whether such structures contain a basement.

F. W. Establishment of Development Permit. A development permit shall be obtained concurrently with or before issuance of any building, grading, conditional use, planned development, planned unit development permit, or site plan approval, including manufactured homes, and before construction or development begins within any area of special flood hazard established in subsection (G). Application for a development permit shall be on forms furnished by the floodplain administrator and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions and elevation of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

1. Identify and describe the work to be covered by the permit for which application is made;
2. Describe the land on which the proposed work is to be done by lot, block, tract, house and street address; or similar description that will readily identify and definitely locate the proposed building or work;
3. Indicate the use or occupancy for which the proposed work is intended;
4. Be accompanied by plans and specifications for proposed construction;

5. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority;
6. Proposed elevation in relation to mean sea level of the lowest floor (including basement) of all structures in AO zone elevation of highest adjacent grade and proposed elevation of lowest floor of all structures;
7. Proposed elevation in relation to mean sea level to which any structure will be flood-proofed, if required in subsection (~~N~~ P)(3)c;
8. All appropriate certifications listed in subsection (~~V~~ Y)(5) of this chapter;
9. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development;
10. Give such other information as reasonably may be required by the floodplain administrator, including but not limited to:
 - a. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be corrupted by the proposed development and higher water information,
 - b. Locations and elevations of streets, water supply, sanitary facilities, photographs showing existing land uses and vegetation upstream and downstream, soil types and other pertinent information,
 - c. Profile showing the slope of the bottom of the channel or flow line of the stream;
11. Evidence of prior or concurrent approval of any conditional use permit which may be required by subsection (~~V~~ Y) for alteration of watercourses.

~~U~~ X. Designation of the Floodplain Administrator. The city engineer is appointed to administer, implement and enforce this chapter by granting or denying development permits in accord with its provisions.

~~V~~ Y. Duties and Responsibilities of the Floodplain Administrator. The duties of the floodplain administrator shall include, but not be limited to the following:

1. Permit Review. Review all development permits to determine that:
 - a. Permit requirements of this chapter have been satisfied; including determination of substantial improvement and substantial damage of existing structures;
 - b. All other required state and federal permits have been obtained;

- c. The site is reasonably safe from flooding; and
 - d. The proposed development does not adversely affect the carrying capacity of the areas where base flood elevations have been determined but a floodway has not been designated.
 - e. All Letters of Map Revision (LOMR's) for flood control projects are approved prior to the issuance of building permits. Building Permits must not be issued based on Conditional Letters of Map Revision (CLOMR's). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.
2. Review ~~and~~ Use and Development of any Other Base Flood Data. When base flood elevation data have not been provided in accordance with subsection (G), the floodplain administrator shall obtain, review and reasonably utilize any base flood and floodway elevation data available from a federal or state agency or other source, in order to administer subsections (~~N~~ P) through (~~S~~ U), inclusive. Any such information shall be submitted to the city for adoption.
3. Information to be Obtained and Maintained.
- a. Obtain and record the actual elevation (in relation to mean sea level) of the lowest habitable floor (including basement) of all new or substantially improved structures;
 - b. For all new or substantially improved flood-proofed structures:
 - i. Verify and record the actual elevation (in relation to mean sea level); and
 - ii. Maintain the flood-proofing certifications required in subsection (3)a, b, and c of subsection (~~N~~ P), part (2) of subsection (~~P~~ R), and part (~~1~~ 2) of subsection (~~S~~ U);
 - c. Maintain for public inspection all records pertaining to the provisions of this chapter.
4. Conditional Use Permit Required. In alteration or relocation of a watercourse, a conditional use permit shall be required by the planning commission. Such permit shall include the following conditions:
- a. Notification of adjacent communities and the California Department of Water Resources prior to alteration or relocation;
 - b. Submission of evidence of such notification to the Federal Insurance Administration, Federal Emergency Management Agency;

- c. Assurance that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained;
 - d. The new channel shall be completed before the old channel is abandoned.
5. Base flood elevations are changed due to physical alterations:
 - a. Within 6 months of information becoming available or project completion, whichever comes first, the floodplain administrator shall submit or assure that the permit applicant submits technical or scientific data to FEMA for a Letter of Map Revision (LOMR).
 - b. All Letters of Map Revision (LOMR's) for flood control projects are approved prior to the issuance of building permits. Building Permits must not be issued based on Conditional Letters of Map Revision (CLOMR's). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.
6. Changes in corporate boundaries: Notify FEMA in writing whenever the corporate boundaries have been modified by annexation or other means and include a copy of a map of the community clearly delineating the new corporate limits.
7. Documentation of Floodplain Development. Obtain and maintain for public inspection and make available as needed the following:
 - a. Certification required by subsection (N)(3)a (floor elevations);
 - b. Certification required by subsection (N)(3)b (elevation or flood-proofing of nonresidential structures);
 - c. Certification required by subsection (N)(3)c (wet flood-proofing standard);
 - d. Certification of elevation required by subsection (P)(2) (subdivision standards);
 - e. Certification required by subsection (S)(1) (floodway encroachments).
8. Remedial Action. Take action to remedy violations of this chapter as specified in subsection (H).

~~W.~~ Z. Map Determination. The boundaries of the FW, FF-1, FF-2, FF-3 and FF-4 zones shall be determined by the scale contained on the special flood hazard map. Where interpretation is needed to the exact location of said boundaries (for example where there appears to be a conflict between a mapped boundary and actual field conditions), the planning commission shall make such determination in accordance with this Title based upon:

1. The recommendation of the floodplain administrator; and

2. A review of the Flood Hazard Boundary Maps adopted by reference and declared to be a part of this chapter; and
3. Technical evidence which may be presented by the applicant.

The regulatory flood elevation for the point in question shall be the governing factor in locating the boundary on land. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in subsection (~~X~~ AA).

~~X~~ AA. Appeals.

The planning commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination made by the floodplain administrator in the enforcement or administration of this chapter. Appeals may be filed and shall be processed in the same manner as for site plan review as provided in this Title.

~~Y~~ BB. Exceptions Variances.

1. Applications for exceptions variances from the terms of this chapter shall be submitted and processed in the same manner as conditional use permits, as provided in this Title.
2. In passing upon such applications for exceptions variances, the planning commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter and the:
 - a. Danger that materials may be swept onto other lands to the injury of others;
 - b. Danger to life and property due to flooding or erosion damage;
 - c. Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner and future property owners;
 - d. Importance of the services provided by the proposed facility to the community;
 - e. Necessity to the facility of a waterfront location where applicable;
 - f. Availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 - g. Compatibility of the proposed use with existing and anticipated development;
 - h. Relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - i. Safety of access to the property in times of flood for ordinary and emergency vehicles;

- j. Expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters expected at the site; and
 - k. Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
3. Any applicant to whom an **exception variance** is granted shall be given written notice over the signature of a community official that:
- a. The issuance of an **exception variance** to construct a structure below the base flood level will result in increased premium rates for flood insurance; and
 - b. Such construction below the base flood level increases risks to life and property.
 - c. A copy of the notice shall be recorded by the floodplain administrator in the office of the San Diego County Recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.
4. The floodplain administrator will maintain a record of all **exception variance** actions, including justification for their issuance, and report such **exceptions variances** issued in its biennial report submitted to the Federal Insurance Administration, Federal Emergency Management Agency.

Z. CC. – Conditions for **exceptions variances**.

1. Generally, **exceptions variances** may be issued for new construction and substantial improvements and other proposed development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items in subsections (**N P**) through (**U X**), inclusive, of this chapter have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the **exception variance** increases.
2. **Exceptions Variances** may be issued for the repair or rehabilitation of "historic structures" (as defined in subsection (E) of this chapter) upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the **exception variance** is the minimum necessary to preserve the historic character and design of the structure.
3. **Exceptions Variances** shall not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.

4. **Exceptions** Variations shall only be issued upon a determination that the **exception** variance is the "minimum necessary," considering the flood hazard, to afford relief. "Minimum necessary" means to afford relief with a minimum of deviation from the requirements of this chapter. For example, in the case of **exceptions** variances to an elevation requirement, this means the planning commission need not grant permission for the applicant to build at grade, or even to whatever elevation the applicant proposes, but only to that elevation which the planning commission believes will both provide relief and preserve the integrity of this chapter.
5. **Exceptions** Variations shall only be issued upon:
 - a. A showing of good and sufficient cause;
 - b. A determination that failure to grant the **exception** variance would result in exceptional hardship to the applicant; and
 - c. A determination that the granting of an **exception** variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in subsection (E) of this chapter, or conflict with existing local laws or ordinances.
6. **Exceptions** Variations may be issued for new construction, substantial improvement, and other proposed development necessary for the conduct of a functionally dependent use provided that the provisions of subsections (~~Z~~ CC) (1) through (5) are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and does not result in additional threats to public safety and does not create a public nuisance.
7. Upon consideration of the factors of subsection (~~Y~~ BB) and the purposes of this chapter, the planning commission may attach such conditions to the granting of **exceptions** variances as it deems necessary to further the purposes of this chapter.
8. The floodplain administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Emergency Management Agency.

~~AA.~~ DD. Fees.

1. A nonrefundable fee as established in the fee schedule adopted by the city shall be paid to the city at the time of filing an application for a development permit pursuant to subsection (~~T~~ W).

2. A nonrefundable fee as established in the fee schedule adopted by the city shall be paid to the city at the time of filing an appeal pursuant to subsection (~~X~~ AA).
3. A nonrefundable fee as established in the fee schedule adopted by the city shall be paid to the city at the time of filing for an ~~exception~~ variance pursuant to subsection (~~Y~~ BB).

NOTICE OF PUBLIC HEARING

CODE AMENDMENT AMENDING SECTION 18.29.070 (FLOODWAY (-FW), FLOODWAY FRINGE (-FF-1), AND FLOODWAY FRINGE-SHALLOW FLOODING (-FF-2) ZONES.) OF TITLE 18 (ZONING) OF THE NATIONAL CITY MUNICIPAL CODE.

CASE FILE NO.: 2019-24 A

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, December 16, 2019**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: City-initiated)

The amendment intends to modify existing Municipal Code language related to construction of buildings in flood hazard areas. These changes are in addition to those completed in November 2019.

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 12:00 p.m., **December 16, 2019**, who can be contacted at 619-336-4310 or planning@nationalcityca.gov.

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

RESOLUTION NO. 2019-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NATIONAL CITY, CALIFORNIA, RECOMMENDING ADOPTION TO THE CITY COUNCIL OF A CODE AMENDMENT AMENDING SECTION 18.29.070 (FLOODWAY (-FW), FLOODWAY FRINGE (-FF-1), AND FLOODWAY FRINGE-SHALLOW FLOODING (-FF-2) ZONES.) OF TITLE 18 (ZONING) OF THE NATIONAL CITY MUNICIPAL CODE.

APPLICANT: CITY-INITIATED.

CASE FILE NO. 2019-24 A

WHEREAS, pursuant to the terms and provisions of the Government Code of the State of California, proceedings were duly initiated for the amendment of the National City Municipal Code, per Chapter 18.12.150; and,

WHEREAS, In an email dated November 8, 2019, FEMA directed the City to make additional modifications to its Municipal Codes related to floodplain development to make them in conformance with FEMA regulations; and,

WHEREAS, the Planning Commission of the City of National City, California, considered said proposed amendment at a duly advertised public hearing held on December 16, 2019 at which time the Planning Commission considered evidence; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report provided for Case File No. 2019-24 A, which is maintained by the City and incorporated herein by reference; along with any other evidence presented at said hearing; and,

WHEREAS, the Planning Commission recommends adoption to the City Council of the City of National City amendment to Chapter 18.29.070 (Floodway (-FW), Floodway Fringe (-FF-1), and Floodway Fringe-Shallow Flooding (-FF-2) zones) of Title 18 (Zoning) of the National City Municipal Code; and,

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

WHEREAS, this action is taken in an effort to comply with applicable State and Federal law; and,

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

NOW, THEREFORE, BE IT RESOLVED by the City Planning Commission of the City of National City, California, that the evidence presented to the Planning Commission at the public hearing held on December 16, 2019, support the following findings:

1. That the proposed amendments to section 18.29.070 are consistent with the General Plan, as Land Use and Safety Policies LU-3.4, S-2.4, and Safety Goal S-2 require the minimization of flood hazards through the following goals/policies.
2. That the proposed amendments have been reviewed and been found to comply with the California Environmental Quality Act (CEQA); the amendments are not considered to be a project under CEQA as there would be no physical impact as a result of the change. The regulations prohibit construction within any flood-prone areas.

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of December 16, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON