



# Planning Commission Agenda

Meeting of February 3, 2020 – 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.

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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 Natividad**

## **Approval of Minutes**

1. Approval of Minutes from the Meeting of December 16, 2019

## **Approval of Agenda**

2. Approval of the Agenda for the Meeting on February 3, 2020

## **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**

## **CONTINUED PUBLIC HEARINGS**

**PUBLIC HEARINGS**

3. Resolution Taking Action on a Tentative Parcel Map for the subdivision of one lot into four at the 3100 block of East 2<sup>nd</sup> Street and an exception for the required street frontage.

**OTHER BUSINESS**

**STAFF REPORTS**

Senior Assistant City Attorney

Director of Community Development

Principal Planners

Commissioners

Chairperson

**ADJOURNMENT**

Adjournment to the regularly scheduled meeting on March 2, 2020 at 6:00 p.m.



## Planning Commission Minutes

Planning Commission  
Meeting of December 16, 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 6:00 p.m.

### **Roll Call**

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

Commissioners Absent: Baca

Staff Also Present: Mayor Sotelo-Solis, Director of Community Development Armando Vergara, Housing Director Carlos Aguirre, Senior Assistant City Attorney Nicole Pedone, Principal Planner Martin Reeder, Assistant Planner Chris Stanley

**Pledge of Allegiance** Presented by Commissioner Yamane.

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

Motion by Yamane, second by Natividad to approve the Minutes for the Meeting of December 2, 2019.

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

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

**Abstain:** None.

**Noes:** None.

**Absent:** Baca

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

Motion by Natividad, second by Flores to approve the Agenda for the Meeting of December 16, 2019.

**Motion carried by the following vote:**

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

**Abstain:** None.

**Noes:** None.

**Absent:** Baca

**ORAL COMMUNICATION:**

Joan Rincon spoke to parking issues surrounding mixed-use development.

**PRESENTATIONS:**

3. Update on the establishment of the Housing Advisory Committee

Principal Planner Martin Reeder introduced the item. Housing Director Carlos Aguirre provided background information. Mayor Alejandra Sotelo-Solis spoke to the purpose, roles, and responsibilities of the Housing Advisory Committee.

Commissioner Natividad requested that Commissioners be provided information for any past and on-going housing projects. In response, Mr. Aguirre advised that a State of the Housing Authority meeting was planned for February 2020 where recent past and on-going projects would be discussed. He further advised that he would provide Commissioners with housing-related training opportunities.

Commissioner Natividad suggested that outreach to residents of new housing developments be initiated to inform them of events and amenities throughout the City.

In response to a query made by Commissioner Dela Paz as it relates to possible expansion in the future of National City schools as the community grows, Mr. Aguirre advised that staff could provide data detailing the flow of students and matriculation rates in the City. He advised that staff could reach out to Sweetwater and National City School districts to make a presentation on school capacity and trends. Commissioner Dela Paz suggested that a yearly presentation from SANDAG on transit-oriented housing would also be beneficial.

Commissioner Sendt spoke to the importance of housing-related training opportunities for the Commissioners.

**CONTINUED PUBLIC HEARINGS:** None.

**PUBLIC HEARINGS**

4. Resolution Taking Action on a Tentative Parcel Map for the subdivision of one lot into three at 339-341 West 16<sup>th</sup> Street. (Case File No. 2019-12 LS)

Presented by Assistant Planner Chris Stanley.

Public Speaker Joan Rincon spoke in support of the item.

Applicant Justin Ruthenback confirmed that he has read, understands, and accepts the conditions.

Motion by Natividad, second by Flores to close the Public Hearing and approve a Resolution Taking Action on a Tentative Parcel Map for the subdivision of one lot into three at 39-341 West 16<sup>th</sup> Street. (Case File No. 2019-12 LS)

**Motion carried by the following vote:**

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

**Abstain:** None.

**Noes:** None.

**Absent:** Baca

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)

Presented by Principal Planner Martin Reeder.

Motion by Dela Paz, second by Natividad to close the Public Hearing and approve a 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)

**Motion carried by the following vote:**

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

**Abstain:** None.

**Noes:** None.

**Absent:** Baca

**OTHER BUSINESS:** None.

**STAFF REPORTS:**

Staff and the Commissioners wished everyone a Happy Holiday and New Year.

Commissioner Garcia announced the 34<sup>th</sup> Annual Land Use Law & Planning Conference occurring on January 24, 2020 in Los Angeles.

**ADJOURNMENT** by Chair Sendt at 7:23 p.m. to the meeting of February 3, 2020.

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CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of February 3, 2020.



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

**PLANNING COMMISSION STAFF REPORT**

Title: PUBLIC HEARING - TENTATIVE PARCEL MAP FOR THE SUBDIVISION OF ONE LOT INTO FOUR AT THE 3100 BLOCK OF EAST 2ND STREET AND AN EXCEPTION FOR THE REQUIRED STREET FRONTAGE

Case File No.: 2019-35 LS

Location: Southeast corner of Harbison Place and East 2nd Street

Assessor's Parcel No.: 554-112-15

Lot Size: 0.65 Acres

Staff report by: Chris Stanley, Assistant Planner

Applicant/Property owner: Jonathan Bender

Zoning designation: RS-2 (Small Lot Residential)

Adjacent land use/zoning:

North: Single-family residential / RS-2

East: Single-family residential / City of San Diego

South: Single-family residential / RS-2

West: Single-family residential / RS-2

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 four. The project is consistent with the General Plan and Subdivision Ordinance, except for the required street frontage; the project would provide four new home-ownership opportunities.

Executive Summary

The applicant is applying for a TPM for the subdivision of an existing parcel into four, to allow for single-family residences to be built in the future, with an exception for less than the required street frontage. (The parcel is 28,236 square feet in size, with more than five times the minimum lot size required in the zone).

Site Characteristics

The property is a 28,236 square-foot parcel off of the southeast corner of Harbison Pl. and East 2nd St. The property has a single driveway and will require easements for access to the parcels from the street. The lot dimensions are approximately 80 feet wide (east to west) and 314 feet deep (north to south).

Proposed Use

The applicant is proposing to subdivide the vacant, 28,236 square-foot parcel into four. The applicant plans to build single-family residences on the four proposed parcels at a future date. While the first parcel (farthest north) would have access from the street, each parcel farther south would require an easement from the parcels to the north for access. The proposed driveway would be 20 feet in width in order to meet minimum Land Use Code requirements as well as Fire Department requirements for access. Because there is no street frontage for any of the proposed parcels, they are considered side yard setbacks (five feet). Rather than have five-foot setbacks on all sides, the applicant has kept the RS-2 setbacks in mind to provide larger, more useable rear yards. Parcels one through three have a 32-foot front yard setback and five-foot side yard setbacks, to mirror the usual RS-2 setback requirement; the provided rear yard setback is 20 feet rather than the usual 25. Parcel 4 provides the 25-foot rear yard setback and the five-foot side yard setbacks, but differs on the front yard setback; rather than provide the 20-foot front yard setback, the applicant has provided a nine-and-a-half foot front yard setback.

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



**Parcel 1** would have dimensions of 79.56 feet deep by 80 feet wide, in addition to a 125-foot deep by 20-foot wide panhandle (driveway) for a total square-footage of approximately 8,865 square feet.

**Parcel 2** would have dimensions of 86.07 feet deep by 80 feet wide for a total square-footage of approximately 6,886 square feet.

**Parcel 3** would have dimensions of 86.07 feet deep by 80 feet wide for a total square-footage of approximately 6,886 square feet.

**Parcel 4** would have dimensions of 62.5 feet deep by 80 feet wide for a total square-footage of 5,000 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 four 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.

#### Land Use Code

The Land Use Code establishes a minimum lot size of 5,000 square feet in the RS-2 zone and a maximum density of nine dwelling units per acre. The proposed parcels would meet the minimum lot size and density for the zone. The applicant must request

an exception for minimum street frontage of 50 feet because the parcels are behind an existing residence.

#### 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 applicable specific plans.

The proposed single-family subdivision, at a density of 6.3 units per acre, is consistent with the Low-Medium Density Residential land use designation, which specifies a maximum density of 9.0 units per acre. In addition, infill development is encouraged by Land Use Policy 4.3. There are no specific plans applicable to the site.

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 four 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 California Environmental Quality Act. 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.

The City's Subdivision Ordinance, Title 17 of the National City Municipal Code, contains separate findings required for the requested exceptions, which are as follows:

1. The property to be divided is of such size and shape that it is impossible or impracticable in the particular case to conform fully to the subdivision requirements, more specifically the minimum street frontage requirement.

The property is accessed from a 20-foot-wide driveway off of East 2<sup>nd</sup> Street; therefore, it cannot meet this requirement.

2. The exception will not be detrimental to the public health, safety, or welfare, or be detrimental to the use of other properties in the vicinity.

Adequate access will be provided for all lots from East 2<sup>nd</sup> Street via easements allowing access to the properties.

3. Granting of the exception is in accordance with the intent and purposes of this title, and is consistent with the General Plan and with all applicable specific plans or other plans of the City.

The proposal will create additional homeownership opportunities, consistent with Land Use Policy 4.3, which the requested exception facilitates. In addition, the property is not located within any specific plan area.

#### 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.

Public Comments

In response to the required mailing to residents within 300 feet of the property, two emails were received from residents on Mariposa Street (the street directly east of the subject site) with concerns of their views being blocked by the potential new homes. Mariposa Street is located in the City of San Diego. While the RS-2 zone does allow for up to two stories and 35 feet in height, they are only proposing single-story homes with a height of approximately 15 feet.

Summary

The subject property is more than five times the minimum lot size required in the RS-2 zone and is therefore suitable for subdividing. Because the parcels have no street frontage, they are considered side yard setbacks. The applicant has proposed setbacks that are closer to traditional setbacks, for example lots 1, 2 and 3 are meeting the front and side yard setbacks requirements of the RS-2 zone, but are providing 20-foot rear yard setbacks instead of 25 feet; lot 4 meets the traditional rear and side yard setbacks, but proposes a nine and a half-foot front yard setback. If approved, the proposed subdivision will result in four 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 2019-35 LS subject to the conditions listed within, based on the attached findings or findings to be determined by the Planning Commission; or
2. Deny 2019-35 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. 2019-35 LS dated 12/5/2019)
6. Public Hearing Notice (Sent to 140 property owners and occupants)
7. Public Comments
8. CEQA Notice of Exemption
9. Resolution



CHRIS STANLEY  
Assistant Planner



ARMANDO VERGARA  
Director of Community Development

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

2019-35 LS - East 2<sup>nd</sup> Street

APN: 554-112-15

1. The proposed map is consistent with the National City General Plan and applicable specific plans because the proposed single-family subdivision, at a density of 6.3 units per acre, is consistent with the Low-Medium Density Residential land use designation, which specifies a maximum density of 9.0 units per acre. In addition, infill development is encouraged by Land Use Policy 4.3. There are no specific plans applicable to the site.
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 four 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 the California Environmental Quality Act 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 FINDINGS FOR APPROVAL**  
**FOR THE EXCEPTION FOR LESS THAN REQUIRED STREET FRONTAGE**

1. The property to be divided is of such size and shape that it is impossible or impracticable in the particular case to conform fully to the subdivision requirements, more specifically the minimum street frontage requirement because the property is accessed from a 20-foot driveway off of East 2<sup>nd</sup> Street; therefore, it cannot meet this requirement.
2. The exception will not be detrimental to the public health, safety, or welfare, or be detrimental to the use of other properties in the vicinity because adequate access will be provided for all lots from East 2<sup>nd</sup> Street via easements allowing access to the properties.
3. Granting of the exception is in accordance with the intent and purposes of this title, and is consistent with the General Plan and with all applicable specific plans or other plans of the City because the proposal will create additional homeownership opportunities, consistent with Land Use Policy 4.3, which the requested exception facilitates. In addition, the property is not located within any specific plan area.



**RECOMMENDED FINDINGS FOR DENIAL**

2019-35 LS - East 2<sup>nd</sup> Street

APN: 554-112-15

1. Development of the site is detrimental to the public health, safety, or welfare because it is not meeting the minimum 50-foot street frontage requirement per the RS-2 zone; in order for each residence to access East 2<sup>nd</sup> Street, they must drive through other parcels, increasing traffic and potentially raising noise concerns.

## RECOMMENDED CONDITIONS OF APPROVAL

2019-35 LS E. 2<sup>nd</sup> Street

### General

1. This *Tentative Parcel Map* authorizes the creation of four new parcels from one existing parcel. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform to Exhibit A, case file no. 2019-35 LS, dated 12/5/2019. 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 Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *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.

### Engineering

5. 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.
6. 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>.

7. 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.
8. 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.
9. 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.
10. A grading and drainage plan shall be submitted showing all of the proposed and existing on-site and off-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed parking lot or development shall be implemented with the design of the grading. This shall include the provision of such devices as storm drain interceptors, clarifiers, or filters. Best Management Practices for the maintenance of the parking lot, including sampling, monitoring, and cleaning of private catch basins and storm drains, shall be undertaken in accordance with the National Pollution Discharge Elimination System (NPDES) regulations. A private storm water treatment maintenance agreement shall be signed and recorded. A check list for preparation of the grading plan/drainage plan is available at the Engineering Department.

11. All existing and proposed curb inlet on property shall be provided with a "No Dumping" signage in accordance with the NPDES program.
12. A sewer permit will be required. The method of sewage collection and disposal shall be shown on the grading/drainage plan. Any new sewer lateral in the City right-of-way shall be 6 inch in size with a clean out. A sewer stamp "S" shall be provided on the curb to mark the location of the lateral.
13. 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.
14. 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.
15. The deteriorated portions of the existing street improvements along the property frontages shall be removed and replaced. Specifically the driveway and sidewalk.
16. Two pedestrian ramps should be installed on both sides of the driveway. The pedestrian ramp(s) should be in compliance with the ADA requirements and the Regional Standard Drawings
17. The existing street improvements along the property frontage(s) shall be kept free from weed growth by the use of special weed killers, or other approved methods.
18. 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.
19. Two pedestrian ramps should be installed on both sides of the driveway.
20. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property.

21. Street improvements shall be in accordance with the City Standards. All missing street improvements shall be constructed. Abandoned driveway aprons shall be replaced with curb, gutter, and sidewalks.
22. Plans are incomplete. Need additional information, prior to making a detailed review. Please refer to the "Plan Check List: Grading, Drainage, St. Improvement & Retaining Wall" located under the "Online Services, Forms & Fees" of the City's website.
23. 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.
24. All NEW dwellings are subject to a Transportation Development Impact Fee of \$2,534.00. This includes new homes, condos and apartments. Separate traffic signal plans will be required.
25. 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. A deposit in the amount of three percent (3%) of the estimated cost or \$5,000 (whichever is greater) 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.
26. 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.
27. The final parcel map shall meet all of the requirements of the Subdivision Map Act, and the City of National City Municipal Codes including certification, acknowledgement, complete boundary information and monumentation.
28. The developer shall submit to the Fire Department a letter from Sweetwater Authority stating existing fire flow. If determined by the Fire Department that additional improvements are needed, the developer shall enter into an agreement for the water improvements with the Sweetwater Authority prior to obtaining the final map approval.
29. Separate water and sewer laterals shall be provided to each lot/parcel.
30. The developer shall bond for the monumentation, the public improvements and the on-site grading, drainage, landscaping, and other improvements through an agreement with the City prior to the approval of the final map.
31. The creation of an easement for ingress and egress to and from parcel/lot 1, 2, 3 and 4 across parcel/lot 1, 2 and 3 from 2<sup>nd</sup> Street will be required. The easement shall be created on the final map.

32. SUSMP documentation must be submitted and approved.
33. All utilities distribution facilities within the boundaries of the subdivision, and within the half street abutting the new subdivision, shall be placed underground.
34. The final map shall be recorded prior to issuance of any building permit.
35. All new property line survey monuments shall be set on private property, unless otherwise approved.
36. The parcel map/final map shall use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearings in terms of the system. The angle of grid divergence from a true meridian, and the north point shall appear on the map. Two measured ties from the boundary of the property to existing horizontal control stations shall be shown.

#### Fire

37. Project shall be designed to the current editions of NFPA, CFC and CCR.
38. Fire alarm and fire sprinkler shall be evaluated and installed for intended use per code.
39. 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.
40. 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.
41. Parking shall not impact requirements of turn-around provision or roadway at any time if required.
42. 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.

43. 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.
44. Grade of fire apparatus road shall be within the limits established (15% Grade) by the fire code official based on fire department's apparatus.
45. 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.
46. 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.
47. 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.
48. 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.
49. 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)
50. 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

51. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose (4 inch).

52. Fire hydrants to be marked by use of blue reflective marker in the roadway.

53. 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.

54. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.

55. 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.

56. 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.

57. Address wayfinding signage, shall be posted at entrance to driveway in addition to individual residential addressing.

58. 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.

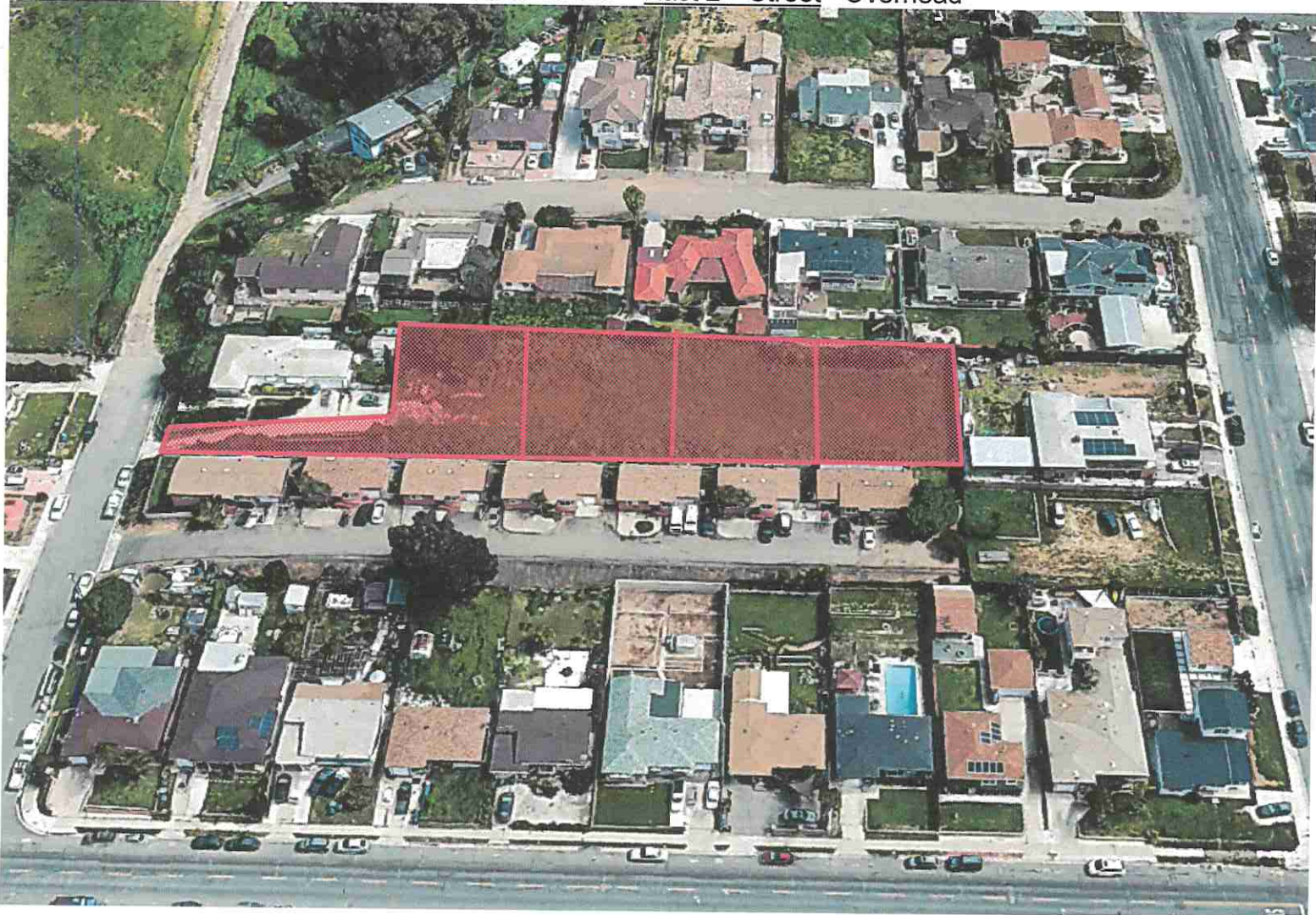
#### Planning

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

60. The applicant shall record a maintenance agreement for the maintenance of the access easement for lots two through four, approved as to form and content by the City Attorney, and recorded with the County Recorder with the Final Map.



2019-35 LS – East 2<sup>nd</sup> Street– Overhead







ATTACHMENT 4



























# Site Plan E 2nd Street

APN 554-112-15-00

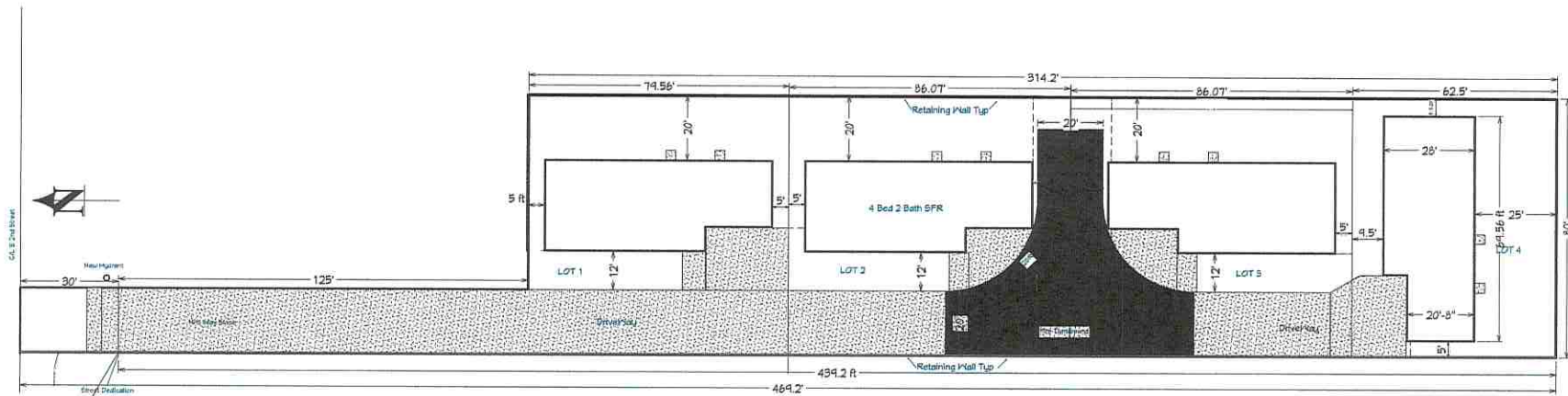
Owner: J Bender  
619-253-9342

Lot Areas	Gross	Private	Landscape Area
Lot 1	8864	4774	2500 (50%)
Lot 2	6886	4496	2150 (50%)
Lot 3	6886	4496	2150 (50%)
Lot 4	5000	5000	2500 (50%)

Gross SqFt 28236  
Net SqFt 27636  
Site Density 6.3 DU per acre  
Allowable Density 6-10 DU per acre

Parking  
4 - 2 Car Garages

**EXHIBIT: A**  
**CASE FILE NO.:** 2019-35 LS  
**DATE:** 12-5-19



Fire Department Note:  
NO PARKING Fire Lane Signs shall be posted per CFC D103.6  
Fire Lane boundary shall be painted red

See TPM for additional details

REVISION NUMBER	DATE	DESCRIPTION

ATTACHMENT 5

DRAWINGS PROVIDED BY:
DATE: 1/22/2020
SCALE: 1/16" = 1 foot
SHEET: S-1

**LEGEND:**

- ⊙ = FOUND MONUMENT PER MAP NO. 2475 "RANCHO HILLS, UNIT 5"
- ⊠ = FOUND MONUMENT PER PARCEL MAP 13613
- = DIMENSION MARKS.
- < > = RECORD PER MAP NO. 2475 "RANCHO HILLS, UNIT 5"
- [ ] = RECORD PER PARCEL MAP 13613
- O.R. = OFFICIAL RECORDS OF SAN DIEGO COUNTY.
- BK. = BOOK
- PG. = PAGE
- R/S = RECORD OF SURVEY
- CONC. = CONCRETE
- MON. = MONUMENT
- IP = IRON PIPE
- = EXISTING MAJOR CONTOUR
- - - = EXISTING MINOR CONTOUR
- = PROPOSED CONTOURS



VICINITY MAP

# TENTATIVE PARCEL MAP NO.

BEING A DIVISION OF THE EASTERLY 80 FEET OF LOT 40, RANCHO HILLS UNIT NO. 5, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 2475, FILED IN THE OFFICE OF THE COUNTY RECORDER. EXCEPTING THEREFROM THE NORTHERLY 30 FEET AS GRANTED TO THE CITY OF NATIONAL CITY BY DEED RECORDED JANUARY 21, 1952 IN BOOK 4349, PAGE 94 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM THE SOUTHEASTERLY 125.00 FEET OF THE NORTHWESTERLY 155.00 FEET OF THE NORTHEASTERLY 80.00 FEET OF LOT 40, AS DISCLOSED IN DEED RECORDED SEPTEMBER 16, 1958 IN BOOK 7256 PAGE 533, OF OFFICIAL RECORDS.



**SURVEYOR**  
**JEFFREY A. GUTIERREZ**  
 1930 22ND STREET  
 BAKERSFIELD, CA 93301  
 (861) 323-4600  
 PLS# 7579

**BASIS OF BEARINGS**  
 THE BEARING OF N 18°25'10" W FOR THE EAST LINE OF LOT 40, RANCHO HILLS UNIT NO. 5, AS SHOWN ON PARCEL MAP 13613, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

**NOTES**  
 THE DISTINCTIVE BORDER ——— INDICATES THE BOUNDARY OF LAND TO BE SUBDIVIDED BY THIS MAP. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.  
 EXISTING AND PROPOSED ZONING: RS-2  
 SEWER: CITY OF NATIONAL CITY  
 WATER: SWEET WATER AUTHORITY  
 FIRE PROTECTION: CITY OF NATIONAL CITY  
 GAS & ELECTRIC: SDGE CO.  
 TELEPHONE: ATT  
 CABLE TV: COX  
 TOPOGRAPHY: NV5 LIDAR AND AERIAL SURVEY 8/9/19

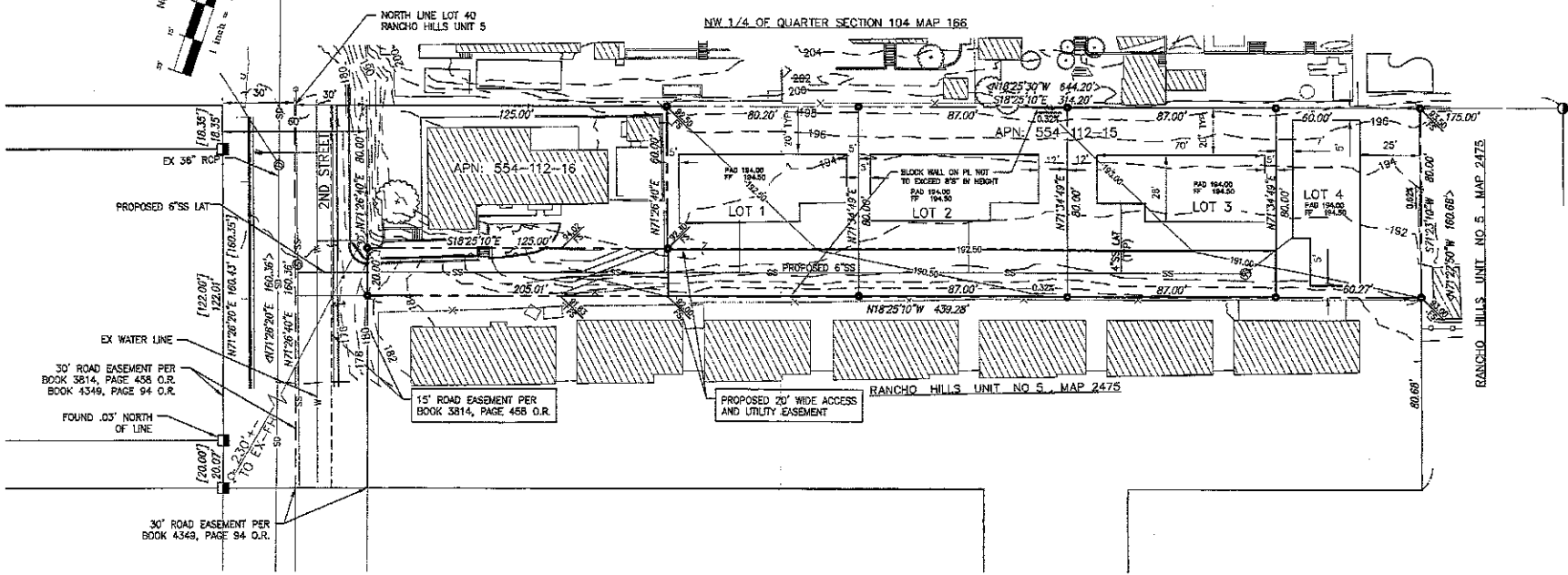
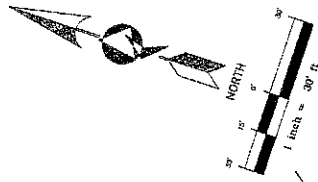
**NAME OF SUBDIVISION**  
 3120 EAST SECOND STREET HOMES  
 APN# 554-112-1500

**OWNER / SUBDIVIDER**  
 JONATHAN D. AND SARAH J. BENDER  
 10509 ENGER STREET  
 BAKERSFIELD, CA 93312  
 (819) 253-9347 (819) 253-9342  
 DATE 11/25/19

*Jonathan Bender Sarah J. Bender*  
 JONATHAN BENDER SARAH J. BENDER

**NOTES**

GROSS SQFT	28,236
NET SQFT	27,636
SITE DENSITY	6.3 DU/ACRE
ALLOWABLE	6-10 DU/ACRE
LOT AREAS	GROSS PRIVATE
LOT 1	8916 4816
LOT 2	6980 4312
LOT 3	6980 4312
LOT 4	4800 4800





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

NOTICE OF PUBLIC HEARING

TENTATIVE PARCEL MAP FOR THE SUBDIVISION OF  
ONE PARCEL INTO FOUR AT 3120 E. 2<sup>ND</sup> ST.  
CASE FILE NO.: 2019-35 LS  
APN: 554-112-15

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, February 3, 2020**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Jonathan Bender)

The applicant is proposing to split an existing 28,236 square-foot single-family zoned lot into four parcels for the future construction of four single-family residences. Access to the proposed lots would be from East 2<sup>nd</sup> Street.

Plans are available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Division on or before 12:00 p.m., **February 3, 2020**, who can be contacted at 619-336-4310 or [planning@nationalcityca.gov](mailto:planning@nationalcityca.gov).

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

NATIONAL CITY PLANNING DIVISION

ARMANO VERGARA  
Community Development Director

ATTACHMENT 6

## Chris Stanley

---

**From:** Daniel Sutton <djsutton27@aol.com>  
**Sent:** Saturday, January 25, 2020 8:40 AM  
**To:** Planning  
**Subject:** CASE FILE NO. 2019-35LS APN:554-112-15

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sir/Ma'am,

I am writing to you to voice my concerns about the proposed building of 4 units on said property. My first concern is what that will do to my property value as my house on 1448 Mariposa St. San Diego borders and overlooks said lot. I purchased my home because of the great view I currently concern is I my loose that view if said owner of the lot builds 2 story homes instead of single lever homes as he has stated to myself and others on my street that have the same view. My second concern is before the owner of the lot had is surveyed he took it upon himself to cross over my property line and rip out my 12 foot hedges instead of just trimming them, it was a good thing I have a long fence that was on the other side of my hedges located in my yard. Now with the hedges gone I lost the protection from the sun on the fence and the natural barrier that the hedges provided, at no time did he let myself or others on the street know he was going to do that I was at work at the time and received a call from a family member letting me know what the owner of the property had done, which I feel was dishonest and the owner of the property should of spoken to us first. Thanks you for your time in this matter.

Daniel J. Sutton  
1448 Mariposa St. San Diego Ca 92114  
750-258-6406

## Chris Stanley

---

**From:** Martin Reeder  
**Sent:** Monday, January 27, 2020 3:04 PM  
**To:** Chris Stanley  
**Subject:** FW: 3120 E. 2nd Street

FYI

**Martin Reeder, AICP**  
Principal Planner  
City of National City  
1243 National City Boulevard  
National City, CA 91950  
Office: (619) 336-4313  
Fax: (619) 336-4321



*City Hall Hours: M-Th 7a-6p*

**From:** Richard Holly [mailto:ricksfaroutnova@msn.com]  
**Sent:** Monday, January 27, 2020 2:16 PM  
**To:** Martin Reeder <mreeder@nationalcityca.gov>  
**Subject:** 3120 E. 2nd Street

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Reeder, thank you for meeting with me this afternoon. As I mentioned earlier I have some concerns regarding the height of the homes to be built below my resident at 1430 Mariposa St. San Diego, CA 92114. I have a 180 degree view, overlooking the San Diego bay and Pacific Ocean from Tijuana to Point Loma. I would like to review all information you currently have in regards to this property. Thanks in advance for any information you may be able to provide. I am also requesting that this email can be used for discussion at the February 3, 2020 meeting, should I not come up with any other concerns. Should I come up with any additional concerns I will provide an additional email. Again thank you for all your help.

[ricksfaroutnova@msn.com](mailto:ricksfaroutnova@msn.com)  
619-987-7803



## Chris Stanley

---

**From:** Richard Holly <ricksfaroutnova@msn.com>  
**Sent:** Wednesday, January 29, 2020 5:13 PM  
**To:** Martin Reeder  
**Cc:** Chris Stanley  
**Subject:** RE: 3120 E. 2nd Street

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

**From:** Richard Holly [<mailto:ricksfaroutnova@msn.com>]  
**Sent:** Monday, January 29, 2020  
**To:** Martin Reeder <[mreeder@nationalcityca.gov](mailto:mreeder@nationalcityca.gov)>  
**Subject:** 3120 E. 2nd Street

Mr. Reeder I have a couple of other issues concerning safety.

1. I do not see any fire hydrants noted nor where any that are existing are located.
2. If the street is to remain 20'-0" wide I would like to see both curbs East and West side of the street painted red as a fire lane. If the street is widened to 24'-0" I don't see any problem with on street parking.
3. My original issue of blocking my view, I would like to request that storie poles be erected to allow us to review the height of the proposed homes to determine if these homes would block our view thus devaluing our homes.

Thanks for your help in the review of the proposed lot split and new homes. Please provide this email to the City Council so we can discuss these issues at the Monday February 3, 2020 meeting at 6:00 pm

**From:** Martin Reeder <[mreeder@nationalcityca.gov](mailto:mreeder@nationalcityca.gov)>  
**Sent:** Monday, January 27, 2020 3:26 PM  
**To:** Richard Holly <ricksfaroutnova@msn.com>  
**Cc:** Chris Stanley <[cstanley@nationalcityca.gov](mailto:cstanley@nationalcityca.gov)>  
**Subject:** RE: 3120 E. 2nd Street

Good afternoon Mr. Holly,

I have attached the site plan and tentative map for the proposed project. We do not have any elevations at this time, but the project materials include describing the number of stories as one. Therefore, we will be conditioning the project based on that description. I have passed along your information to the project planner who is copied on this email. The staff report for this item will be available on the City's website [here](#) this coming Thursday afternoon.

Best,

**Martin Reeder**, AICP  
Principal Planner  
City of National City  
1243 National City Boulevard  
National City, CA 91950  
Office: (619) 336-4313  
Fax: (619) 336-4321



**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:** 2019-35 LS

**Project Location:** 3100 Block of E. 2nd St. National City, CA 91950 (APN: 554-112-15)

**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 28,236 square-foot parcel into four located at a property located at the intersection of East 2nd Street and Harbison Way.

**Applicant:**

Jonathan Bender  
10509 Enger St.  
Bakersfield, CA 93312

**Telephone Number:**

(619) 253-9347

**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 is a minor land division within the city limits of National City, an urbanized area. The .65-acre property has no value as habitat. The division fulfills the General Plan's intent for this land use designation with regard to providing new homeownership opportunities.

Date:

CHRIS STANLEY  
Assistant Planner

RESOLUTION NO. 2020-01

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 FOUR AT A PROPERTY LOCATED AT  
THE 3100 BLOCK OF EAST 2ND STREET AND AN EXCEPTION FOR LESS THAN  
REQUIRED STREET FRONTAGE  
CASE FILE NO. 2019-35 LS  
APN: 554-112-15

WHEREAS, the Planning Commission of the City of National City considered a Tentative Parcel Map for the subdivision of an existing parcel into four located at East Second Street at a duly advertised public hearing held on February 3, 2020, 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. 2019-35 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 February 3, 2020, 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, at a density of 6.3 units per acre, is consistent with the Low-Medium Density Residential land use designation, which specifies a maximum density of 9.0 units per acre. In addition, infill development is encouraged by Land Use Policy 4.3. There are no specific plans applicable to the site.
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 four 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 the California Environmental Quality Act 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.

11. The property to be divided is of such size and shape that it is impossible or impracticable in the particular case to conform fully to the subdivision requirements, more specifically the minimum street frontage requirement because the property is accessed from a 20-foot driveway off of East 2<sup>nd</sup> Street; therefore, it cannot meet this requirement.
12. The exception will not be detrimental to the public health, safety, or welfare, or be detrimental to the use of other properties in the vicinity because adequate access will be provided for all lots from East 2<sup>nd</sup> Street via easements allowing access to the properties.
13. Granting of the exception is in accordance with the intent and purposes of this title, and is consistent with the General Plan and with all applicable specific plans or other plans of the City because the proposal will create additional homeownership opportunities, consistent with Land Use Policy 4.3, which the requested exception facilitates. In addition, the property is not located within any specific plan area.

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

General

1. This *Tentative Parcel Map* authorizes the creation of four new parcels from one existing parcel. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform to Exhibit A, case file no. 2019-35 LS, dated 12/5/2019. 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 Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *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.

### Engineering

5. 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.
6. 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>.

7. 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.
8. 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.

9. 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.
10. A grading and drainage plan shall be submitted showing all of the proposed and existing on-site and off-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed parking lot or development shall be implemented with the design of the grading. This shall include the provision of such devices as storm drain interceptors, clarifiers, or filters. Best Management Practices for the maintenance of the parking lot, including sampling, monitoring, and cleaning of private catch basins and storm drains, shall be undertaken in accordance with the National Pollution Discharge Elimination System (NPDES) regulations. A private storm water treatment maintenance agreement shall be signed and recorded. A check list for preparation of the grading plan/drainage plan is available at the Engineering Department.
11. All existing and proposed curb inlet on property shall be provided with a "No Dumping" signage in accordance with the NPDES program.
12. A sewer permit will be required. The method of sewage collection and disposal shall be shown on the grading/drainage plan. Any new sewer lateral in the City right-of-way shall be 6 inch in size with a clean out. A sewer stamp "S" shall be provided on the curb to mark the location of the lateral.
13. 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.
14. 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.

15. The deteriorated portions of the existing street improvements along the property frontages shall be removed and replaced. Specifically the driveway and sidewalk.
16. Two pedestrian ramps should be installed on both sides of the driveway. The pedestrian ramp(s) should be in compliance with the ADA requirements and the Regional Standard Drawings
17. The existing street improvements along the property frontage(s) shall be kept free from weed growth by the use of special weed killers, or other approved methods.
18. 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.
19. Two pedestrian ramps should be installed on both sides of the driveway.
20. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property.
21. Street improvements shall be in accordance with the City Standards. All missing street improvements shall be constructed. Abandoned driveway aprons shall be replaced with curb, gutter, and sidewalks.
22. Plans are incomplete. Need additional information, prior to making a detailed review. Please refer to the "Plan Check List: Grading, Drainage, St. Improvement & Retaining Wall" located under the "Online Services, Forms & Fees" of the City's website.
23. 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.
24. All NEW dwellings are subject to a Transportation Development Impact Fee of \$2,534.00. This includes new homes, condos and apartments. Separate traffic signal plans will be required.
25. 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. A deposit in the amount of three percent (3%) of the estimated cost or \$5,000 (whichever is greater) 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.

26. 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.
27. The final parcel map shall meet all of the requirements of the Subdivision Map Act, and the City of National City Municipal Codes including certification, acknowledgement, complete boundary information and monumentation.
28. The developer shall submit to the Fire Department a letter from Sweetwater Authority stating existing fire flow. If determined by the Fire Department that additional improvements are needed, the developer shall enter into an agreement for the water improvements with the Sweetwater Authority prior to obtaining the final map approval.
29. Separate water and sewer laterals shall be provided to each lot/parcel.
30. The developer shall bond for the monumentation, the public improvements and the on-site grading, drainage, landscaping, and other improvements through an agreement with the City prior to the approval of the final map.
31. The creation of an easement for ingress and egress to and from parcel/lot 1, 2, 3 and 4 across parcel/lot 1, 2 and 3 from 2<sup>nd</sup> Street will be required. The easement shall be created on the final map.
32. SUSMP documentation must be submitted and approved.
33. All utilities distribution facilities within the boundaries of the subdivision, and within the half street abutting the new subdivision, shall be placed underground.
34. The final map shall be recorded prior to issuance of any building permit.
35. All new property line survey monuments shall be set on private property, unless otherwise approved.
36. The parcel map/final map shall use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearings in terms of the system. The angle of grid divergence from a true meridian, and the north point shall appear on the map. Two measured ties from the boundary of the property to existing horizontal control stations shall be shown.

#### Fire

37. Project shall be designed to the current editions of NFPA, CFC and CCR.

38. Fire alarm and fire sprinkler shall be evaluated and installed for intended use per code.
39. 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.
40. 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.
41. Parking shall not impact requirements of turn-around provision or roadway at any time if required.
42. 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.
43. 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.
44. Grade of fire apparatus road shall be within the limits established (15% Grade) by the fire code official based on fire department's apparatus.
45. 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.
46. 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.

47. 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.
48. 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.
49. 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)
50. 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
51. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose (4 inch).
52. Fire hydrants to be marked by use of blue reflective marker in the roadway.
53. 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.
54. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
55. 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.

56. 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.

57. Address wayfinding signage, shall be posted at entrance to driveway in addition to individual residential addressing.

58. 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

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

60. The applicant shall record a maintenance agreement for the maintenance of the access easement for lots two through four, approved as to form and content by the City Attorney, and recorded with the County Recorder with the Final Map.

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

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of February 3, 2020, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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CHAIRPERSON

RESOLUTION NO. 2020-01

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA,  
DENYING A TENTATIVE PARCEL MAP FOR  
THE SUBDIVISION OF ONE PARCEL INTO FOUR AT A PROPERTY LOCATED AT  
THE 3100 BLOCK OF EAST 2ND STREET AND AN EXCEPTION FOR LESS THAN  
REQUIRED STREET FRONTAGE  
CASE FILE NO. 2019-35 LS  
APN: 554-112-15

Tentative Parcel Map for the subdivision of an existing parcel into four located at East Second Street at a duly advertised public hearing held on February 3, 2020, 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. 2019-35 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 February 3, 2020, support the following findings:

1. Development of the site is detrimental to the public health, safety, or welfare because it is not meeting the minimum 50-foot street frontage requirement per the RS-2 zone; in order for each residence to access East 2<sup>nd</sup> Street, they must drive through other parcels, increasing traffic and potentially raising noise concerns.

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

**CERTIFICATION:**

This certifies that the Resolution was adopted by the Planning Commission at their meeting of February 3, 2020, by the following vote:

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

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**CHAIRPERSON**