



Planning Commission Agenda

Meeting of April 17, 2017
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 Baca

Approval of Minutes

1. Approval of Minutes from the Meeting of March 6, 2017

Approval of Agenda

2. Approval of Agenda for the Meeting on April 17, 2017

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. Conditional Use Permit for a proposed gym (Planet Fitness) to be located at 2530 Southport Way. (Case File No.: 2017-01 CUP)
4. Resolution 2017-10 taking action on a Conditional use Permit for a proposed gym (Planet Fitness) to be located at 2530 Southport Way. (Case File No.: 2017-01 CUP)
5. Zone Variance to allow a residential addition in the front yard setback and a parking space in the exterior side yard setback for a single-family home located at 641 East 5th Street. (Case File No.: 2017-02 Z)
6. Resolution 2017-11 taking action on a Zone Variance to allow a residential addition in the front yard setback and a parking space in the exterior side yard setback for a single-family home located at 641 East 5th Street. (Case File No.: 2017-02 Z)

OTHER BUSINESS

7. Fiscal Year 2017-2018 Capital Improvement Program General Plan Consistency. (Case File No.: 2017 CIP)
8. Time Extension Request – Tentative Parcel Map for the subdivision of one lot into two at 1305 East 17th Street. (Case File No.: 2017-10 TE)

STAFF REPORTS

Senior Assistant City Attorney

Deputy City Manager

Principal Planners

Commissioners

Chairperson

ADJOURNMENT

Adjournment to next regularly scheduled meeting on May 1, 2017.



Planning Commission Minutes

Planning Commission
Meeting of March 6, 2017
City 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 Garcia at 6:02 p.m.

Roll Call

Commissioners Present: Bush, Baca, Yamane, Garcia, Sendt, Flores, Dela Paz (6:58 pm arrival)

Commissioners Absent: None.

Staff Also Present: Deputy City Manager Brad Raulston; Senior Assistant City Attorney Nicole Pedone, Principal Planner Martin Reeder

Pledge of Allegiance Presented by Commissioner Baca.

1. Approval of the Minutes of the Meeting of February 6, 2017.

Motion by Baca, second by Yamane to approve the Minutes for the Meeting of February 6, 2017.

Motion carried by the following vote:

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

Abstain: None

Noes: None

Absent: Dela Paz

2. Approval of the Agenda for the Meeting of March 6, 2017.

Motion by Bush, second by Baca to approve the Agenda for the Meeting of March 6, 2017.

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: Deia Paz

ORAL COMMUNICATION: None.

PRESENTATIONS: None.

CONTINUED PUBLIC HEARINGS: None.

PUBLIC HEARINGS

3. Consideration of certification of a Mitigated Negative Declaration for a Planned Development Permit and Coastal Development Permit for a gas station, convenience store, and automatic car wash to be located at 3200 National City Blvd. in the Coastal Zone. (Case File No.: 2016-16 PD, CDP, IS)

Presented by Principal Planner Martin Reeder

Applicant: Bryan Underwood representing Caster Properties, Inc. has read, understands, and accepts the conditions of the CUP.

Motion by Bush, second by Sendt to close the Public Hearing on the Certification of a Mitigated Negative Declaration for a Planned Development Permit and Coastal Development Permit for a gas station, convenience store, and automatic car wash to be located at 3200 National City Blvd. in the Coastal Zone. (Case File No.: 2016-16 PD, CDP, IS)

Motion carried by the following vote:

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

Abstain: None

Noes: None

Absent: Dela Paz

4. Resolution 2017-5 making a finding of no significant environmental effect for a gas station, convenience store, and automatic car wash to be located at 3200 National City Blvd. in the Coastal Zone. (Case File No.: 2016-16 IS)

Motion by Flores, second by Bush to approve Resolution 2017-5 making a finding of no significant environmental effect for a gas station, convenience store, and automatic car wash to be located at 3200 National City Blvd. in the Coastal Zone. (Case File No.: 2016-16 IS)

Motion carried by the following vote:

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

Abstain: None

Noes: None

Absent: Dela Paz

5. Resolution 2017-6 taking action on a Planned Development Permit and Coastal Development Permit for a gas station, convenience store, and automatic car wash to be located at 3200 National City Blvd. in the Coastal Zone. (Case File No.: 2016-16 PD, CDP)

Motion by Yamane, second by Sendt to approve Resolution 2017-6 taking action on a Planned Development Permit and Coastal Development Permit for a gas station, convenience store, and automatic car wash to be located at 3200 National City Blvd. in the Coastal Zone. (Case File No.: 2016-16 PD, CDP)

Motion carried by the following vote:

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

Abstain: None

Noes: None

Absent: Dela Paz

6. Conditional Use Permit for alcohol sales at a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-32 CUP)

Presented by Principal Planner Martin Reeder

Applicant: Zapher Dajani has read, understands, and accepts the conditions of the CUP.

Motion by Bush, second by Baca to close the Public Hearing on a Conditional Use Permit for alcohol sales at a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-32 CUP)

Note: Commissioner Dela Paz entered Council Chambers at 6:58 pm.

Motion carried by the following vote:

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

Abstain: Dela Paz

Noes: None

Absent: None

7. Resolution 2017-7 taking action on a Conditional Use Permit for alcohol sales at a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-32 CUP)

Motion by Bush, second by Sendt to approve Resolution 2017-7 taking action on a Conditional Use Permit for alcohol sales at a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-32 CUP)

Motion carried by the following vote:

Ayes: Bush, Baca, Garcia, Sendt, Flores

Abstain: Dela Paz

Noes: Yamane

Absent: None

OTHER BUSINESS:

8. Parking reduction request for a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-20 SPR)

Presented by Principal Planner Martin Reeder

Applicant: Zapher Dajani has read, understands, and accepts the conditions of the Site Plan Review.

No vote required.

9. Resolution 2017-8 taking action on a parking reduction request for a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-20 SPR)

Principal Planner Martin Reeder noted that the resolution originally provided to the Commissioners contained an error and a hard copy of the corrected resolution was provided.

Motion by Flores, second by Bush to approve the corrected Resolution 2017-8 taking action on a parking reduction request for a proposed restaurant to be located at 1302 National City Blvd. (Case File No.: 2016-20 SPR)

Motion carried by the following vote:

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

Abstain: Dela Paz

Noes: None

Absent: None

10. Parking reduction request for a proposed 12-unit mixed-use project to be located at 341 East 30th Street. (Case File No.: 2016-24 SPR)

Presented by Principal Planner Martin Reeder.

Applicant: Project Engineer Stephen Ott, representing the owner, has read, understands, and accepts the conditions of the Site Plan Review.

No vote required.

11. Resolution 2017-9 taking action on a parking reduction request for a proposed 12-unit mixed-use project to be located at 341 East 30th Street. (Case File No.: 2016-24 SPR)

Motion by Yamane, second by Sendt to approve Resolution 2017-9 taking action on a parking reduction request for a proposed 12-unit mixed project to be located at 341 East 30th Street. (Case File No.: 2016-24 SPR)

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: None.

STAFF REPORTS:

Deputy City Attorney: Senior Assistant City Attorney Nicole Pedone wished departing Commissioner Bush good luck on his next endeavor.

Brad Raulston, Deputy City Manager: Wished Commissioner Bush well in the future. Informed the Commissioners that a Request for Proposals would be released to identify a development team to develop the properties located at 130 E. 8th Street and 921 National City Boulevard and encouraged the Commissioners to forward it to anyone who may be interested in submitting a proposal. He further spoke to the recent budget workshop held on February 28, 2017 regarding Capital Needs Assessment and stated that the first preliminary budget would likely be presented to the City Council in late April 2017.

Principal Planners: Principal Planner Martin Reeder echoed the sentiments made for Commissioner Bush. He commented that the CarMax project was expected to move to the next step in the process in the next several months.

COMMISSIONER REPORTS:

Bush: Thanked Deputy City Manager Brad Raulston for his support. He further asked if the Land Use Code would be updated to clearly define transit-oriented projects. In response, Brad explained that several updates were needed to the Land Use Code and that this would be added to the list.

Dela Paz: Spoke to the unattractive retaining wall adjacent the Dunkin Donuts and noted that in the future, staff and the Commissioners should encourage design guidelines to enhance the entrances to National City.

Sendt: Wished Commissioner Bush good luck.

Yamane: Wished Commissioner Bush good luck.

Baca: Wished Commissioner Bush good luck.

Flores: Wished Commissioner Bush good luck. In response to a question posed by Commissioner Flores, Principal Planner Martin Reeder advised that Chick-fil-A was expected to open by early 2018.

Garcia: Wished Commissioner Bush good luck. Expressed that it was a pleasure to see more projects coming to National City and complimented City staff and the fellow Commissioners on their work.

In closing, Commissioner Bush thanked the Commissioners.

ADJOURNMENT by Chair Garcia at 7:48 p.m. to the next meeting scheduled for April 3, 2017 at 6:00 pm. The meeting of March 20, 2017 was adjourned due to lack of agenda items.

CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of April 17, 2017.



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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – CONDITIONAL USE PERMIT FOR A PROPOSED GYM (PLANET FITNESS) TO BE LOCATED AT 2530 SOUTHPORT WAY

Case File No.: 2017-01 CUP

Location: 2530 Southport Way

Assessor's Parcel Nos.: 562-340-46

Staff report by: Michael Fellows, Assistant Planner

Applicant: Adam Van Dale for Planet Fitness

Zoning designation: IL (Light Industrial)

Adjacent land use / zoning:

North: Industrial & Fast Food Restaurant / IL & MXC-2 (Major Mixed-Use Corridor)

East: Industrial / IL (Light Industrial)

South: Industrial / IL (Light Industrial)

West: Interstate 5 / OS (Open Space)

Environmental review: Categorically Exempt pursuant to Class 1 Section 15301 (Existing Facilities)

Staff recommendation: Approve

BACKGROUND

The applicant who represents Planet Fitness is applying for a Conditional Use Permit (CUP) for a gym / health club in an existing building at 2530 Southport Way. National City Municipal Code (NCMC) §18.25.020 requires a CUP for this use in the Light Industrial (IL) zone. Use of this building would be a conversion from an industrial use to an indoor commercial recreation use in an existing industrial park.

Site characteristics

The subject property is 3.51 acres in size and is one of several properties that compose the Southport Industrial Park. The property is developed with a 14,441 square-foot, tilt-up type building designed for industrial uses. The subject property has approximately 115 feet of frontage on West 26th Street and is approximately 450 feet deep and 315 feet wide. The property is zoned IL (Light Industrial). The surrounding area is developed with an industrial park, a fast food restaurant (In-N-Out Burger), and an asphalt parking lot with drive aisles and parking spaces serving the subject and neighboring uses.

Proposed use

The applicant is proposing to convert the industrial building into a gym. Construction would include a 4,574 square foot mezzanine, façade improvements, and tenant improvements. The gym is proposed to operate 24 hours per day, seven days per week. The gym proposes to provide workout equipment (exercise bikes, treadmills, etc.), tanning services, and hydro massage chairs.

Analysis

General Plan

The General Plan Land Use Element designates the property as Industrial which is intended to provide areas for employment-intensive, light manufacturing, large format retail, supporting retail services, and other compatible uses.

The proposed gym use is consistent with the intent of the Industrial land use designation described above, as the gym would create job opportunities and is compatible with the existing industrial uses.

Additionally, the General Plan contains City-wide goals and implementing policies.

Land Use Element Goal LU-2: Calls for a mix of land uses including residential, commercial, employment, service, agricultural, open space, and recreational uses that accommodate the needs of persons from all income groups and age levels. Policies implementing this goal include:

- **Policy HEJ-3.5:** Raise awareness about the importance of healthy behaviors and physical fitness to overall well-being.

The proposal is consistent with this policy, as the gym provides both fitness instruction and fitness classes to members that raise awareness about the importance of healthy behaviors and physical fitness for overall well-being.

- **Policy LU-5.1:** Support, stimulate, and foster increased activity of existing businesses within the city through the establishment of mixed-use areas that will promote activity during more hours of the day.

Peak hours for the gym are predicted to be nights and weekends; whereas, peak hours for the industrial uses in the industrial park are weekdays. This mix of hours will promote more activity during more hours of the day, consistent with the aforementioned policy.

- **Policy LU-5.11:** Support efforts to reduce unemployment rates for city residents. The proposed business expansion supports efforts to reduce unemployment rates because the business will create new employment opportunities.

Land Use Code (LUC)

LUC Section 18.25.020 establishes permitted uses in the IL zone. Gyms are classified by the LUC as an indoor commercial recreation use that require a CUP in the IL zone.

LUC Section 18.25.050 requires all uses to be housed in completely enclosed buildings, provided that uses which customarily include outdoor use may be permitted outside. In this case, the gym is not a use that customarily includes outdoor use and must be conducted in the building. A Condition of Approval has been included requiring that all gym activities be conducted in the building.

Parking Requirement – LUC Section 18.45.050 prescribes the required number of off-street parking spaces by land use. This Code section requires that Indoor Commercial

Recreation uses provide 2.5 spaces for each 1,000 square feet. This equates to 48 parking spaces required for the 19,015 square foot gym; whereas, most industrial uses operating in the building would require 19 parking spaces.

The subject property is developed with 93 parking spaces either fully or partially located on the property. The property would be shared by two uses, the proposed gym and a sign and graphics supply company (N. Glantz & Son). The two uses combined would require 56 parking spaces, far below the 93 spaces provided on the property.

The subject property is only one of multiple properties that compose the Southport Industrial Park. The industrial park was developed as one project and subsequently divided into multiple parcels; therefore, limiting analysis to the single property has limited use. For this reason Planning Department staff conducted site inspections at various times throughout the week to observe parking at the site, including:

- Monday 4/3/17 at 2:30 p.m.
- Tuesday 4/4/17 at 12:45 p.m.
- Thursday 4/6/17 at 5:45 p.m.

The three site inspections found the west and east parking lots nearly empty, and the north parking lot near In-N-Out Burger consistently used to about 50% capacity. These customers appeared to be In-N-Out Burger customers who walked into the restaurant.

Noise – Gyms can be noisy and incompatible with neighboring uses. In this case, noise is not a concern, because neighboring uses are manufacturing uses in an industrial zone where moderately noisy uses are expected.

A Condition of Approval has been added requiring all aspects of the gym (training, exercising, etc.) to be conducted within the building at all times to help reduce noise impacts on neighboring uses.

Façade Improvement

The applicant has constructed metal siding façade improvements that include a front tower and window coverings. The tower is 10 feet tall, three-sided, and intended to be used for signage advertising the business. The appearance of the tower could be greatly improved by fully enclosing all four sides of the tower. A condition of approval requiring this change has been added to the permit.

Gym locations – The proposed gym will provide fitness opportunities for residents on the west side of the City, as there are currently two major gyms located in the City (Chuze Fitness and L.A. Fitness). Both gyms are located on the southeast side of the City with L.A Fitness being the closest, located approximately 1.5 miles from the project site.

Mailing – All property owners and occupants within a distance of 300 feet are required to be notified of a public hearing for CUP applications. In this case, the Planning Department encouraged the applicant to notify owners and occupants beyond the 300-foot notice requirement because potentially impacted property owners would not have been notified of the CUP application because the owner of the Southport Industrial Park owns the surrounding properties. The applicant chose to notify owners and occupants within a distance of 600 feet of the subject property. There were a 274 property owners and applicants notified by mail of this public hearing, which meets the intent of the noticing requirement.

Required findings

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

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

Indoor Commercial Recreation is permitted in the IL zone subject to a CUP per LUC section 18.25.020, and the gym complies with all provisions of the LUC as discussed in the staff report.

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

The proposed land use is consistent with the General Plan because the General Plan designates the property as *Industrial* Land Use that provides for employment intensive uses, light manufacturing, large format retail, supporting retail services, and other compatible uses that are consistent with the use proposed by the applicant.

The proposed land use is also consistent with General Plan Policies HEJ-3.5, LU-5.1, and LU-5.11 because the proposal would raise awareness about the importance of

healthy behaviors and physical fitness to overall well-being, promote activity during more hours of the day, and will provide jobs.

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

The proposed gym use is located in an Industrial Zone surrounded by industrial uses on a 3.51-acre lot that far exceeds the 5,000 square foot minimum lot size in the zone.

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

This proposal is to convert the industrial use to a gym (indoor commercial recreation) of an existing building located on a property that has suitable access and utilities for the proposed use.

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

The proposed indoor commercial recreation use would not be injurious or detrimental to the public, as it is a gym located in an industrial zone in an industrial park surrounded by industrial uses that primarily operate during weekdays; whereas, the proposed gym peak hours are night time and weekends. All training will be conducted indoors to prevent impacts on neighboring uses.

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

Staff has determined that the proposed use is categorically exempt from environmental review pursuant to Class 1 Section 15301 (Existing Facilities) for which a Notice of Exemption will be filed subsequent to approval of this CUP. The reason for the exemption is that the use is proposed in an existing building and no expansion of the building is proposed.

Department and Agency Comments

The application was routed to the City's Building, Fire, and Engineering Departments. The Building Department provided a standard comment that the construction meet current building codes. The Fire Department requires that a fire alarm system be installed in the building. There were no comments provided by the Engineering Department.

Conditions of Approval

Standard Conditions of Approval have been included with this permit. Additionally, conditions have been added prohibiting outdoor training and requiring that trash enclosures be modified or re-constructed to provide a non-combustible cover.

Summary

The proposed gym use is consistent with the General Plan, as the property is designated *Industrial* and is intended to provide areas for employment intensive uses, light manufacturing, large format retail, supporting retail services, and other compatible uses. Furthermore, the proposed gym is consistent with General Plan Policies because it would raise awareness about the importance of healthy behaviors and physical fitness to overall well-being. The proposal is also consistent with the LUC because Indoor Commercial Recreation is permitted in the IL zone with a CUP and because the proposal meets all requirements of the LUC.

OPTIONS

1. Approve 2017-01 CUP subject to the conditions listed below, based on attached findings and/or findings to be determined by the Planning Commission; or
2. Deny 2017-01 CUP based on findings to be determined by the Planning Commission; or,
3. Continue the item in order to obtain additional information.

ATTACHMENTS

1. Recommended Findings for Approval
2. Recommended Conditions
3. Overhead
4. Site photos
5. Applicant's Plans (Exhibit A, case file no. 2017-01 CUP, dated 3/2/2017)
6. Public Hearing Notice (Sent to 274 property owners)



MICHAEL FELLOWS
Assistant Planner



BRAD RAULSTON
Deputy City Manager

RECOMMENDED FINDINGS FOR APPROVAL
OF CONDITIONAL USE PERMIT

Case File No. 2017-01 CUP – 2530 Southport Way

1. That the proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit (CUP) and complies with all other applicable provisions of the Land Use Code (LUC), because Indoor Commercial Recreation is permitted in the Light Industrial (IL) zone subject to a CUP per LUC section 18.25.020, and the gym / health club complies with all provisions of the LUC as discussed in the staff report.
2. That the proposed use is consistent with the General Plan and any applicable specific plans, because the General Plan designates the property as *Industrial Land Use* that provides for employment intensive uses, light manufacturing, large format retail, supporting retail services, and other compatible uses that is consistent with the use proposed by the applicant. In addition, the proposed land use is consistent with General plan Policies HEJ-3.5, LU-5.1, and LU-5.11 because the proposal would raise awareness about the importance of healthy behaviors and physical fitness to overall well-being, promote activity during more hours of the day, and will provide jobs.
3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the proposed gym use is located in an industrial zone surrounded by industrial uses on a 3.51 acre lot that far exceeds the 5,000 square foot minimum lot size in the zone.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because this proposal is to convert the industrial use to a gym (indoor commercial recreation) of an existing building located on a property that has suitable access and utilities for the proposed use.
5. That granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed indoor commercial

recreation use would not be injurious or detrimental to the public, as it is a gym located in an industrial zone in an industrial park surrounded by industrial uses that primarily operate during on weekdays; whereas, the proposed gym peak hours are night time and weekends. All training will be conducted indoors to prevent impacts on neighboring uses.

6. Staff has determined that the proposed use is categorically exempt from environmental review pursuant to Class 1 Section 15301 (Existing Facilities) for which a Notice of Exemption will be filed subsequent to approval of this CUP. The reason for the exemption is that the use is proposed in an existing building and no expansion of the building is proposed.

RECOMMENDED CONDITIONS OF APPROVAL

2017-01 CUP – 2530 Southport Way

General

1. This *Conditional Use Permit* authorizes a gym at 2530 Southport Way. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibit A, Case File No. 2016-06 CUP, dated 3/2/2016).
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning 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 *Conditional Use Permit*. The applicant shall also submit evidence to the satisfaction of the Planning Department that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the City Manager or assignee prior to recordation.
3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of the Municipal Code.

Building

5. Plans submitted for improvements must comply with the 2016 edition of the California Building, Electrical, Plumbing, Mechanical, Energy, Green and Fire, Codes. This will require upgrading all accessibility code requirements.

Fire

6. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA). A code compliant fire alarm system must be installed at the site.

Planning

7. All training and gym-related activities must be conducted within the building.
8. Trash enclosures must be modified or re-constructed to provide a non-combustible cover.
9. The tower at the primary entrance must be fully enclosed on all sides.
10. No massage, as defined by Chapter 10.79 of the National City Municipal Code, is permitted as part of this Conditional Use Permit.

2016-06 CUP – 2530 Southport Way – Planet Fitness Gym – Overhead



2017-01 CUP – Planet Fitness
Site Photos – Existing Building

Main Entrance



North side



East side



2017-01 CUP – Planet Fitness
Parking Survey 4/3/17 2:30 P.M.

West Parking Lot



East Parking Lot



North Parking Lot



2017-01 CUP – Planet Fitness
Parking Survey 4/4/17 12:30 P.M.

West Parking Lot



East Parking Lot



North Parking Lot



2017-01 CUP – Planet Fitness
Parking Survey 4/6/17 5:45 P.M.

West Parking Lot



East Parking Lot



North Parking Lot





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

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR
A PROPOSED GYM (PLANET FITNESS)
TO BE LOCATED AT 2530 SOUTHPORT WAY.
CASE FILE NO.: 2017-01 CUP
APN: 562-340-46

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, April 17, 2017**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Adam Van Dale for Planet Fitness)

Planet Fitness proposes to operate a gym in the existing industrial park. The proposal would require remodeling an existing industrial building into a gym. Operating hours of the business are 24 hours a day, seven days a week.

Information is available for review at the City's Planning Department, Civic Center. Members of the public are invited to comment. Written comments should be received on or before 12:00 p.m., **April 17, 2017** by the Planning Department, 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 DEPARTMENT

FOR

BRAD RAULSTON
Deputy City Manager

RESOLUTION NO. 2017-10

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT FOR A
PROPOSED GYM (PLANET FITNESS)
TO BE LOCATED AT 2530 SOUTHPORT WAY.
CASE FILE NO. 2017-01 CUP
APN: 562-340-46

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a proposed gym (Planet Fitness) to be located at 2530 Southport Way at a duly advertised public hearing held on April 17, 2017, 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. 2017-01 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on April 17, 2017, support the following findings:

1. That the proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit (CUP) and complies with all other applicable provisions of the Land Use Code (LUC), because Indoor Commercial Recreation is permitted in the Light Industrial (IL) zone subject to a CUP per LUC section 18.25.020, and the gym / health club complies with all provisions of the LUC as discussed in the staff report.
2. That the proposed use is consistent with the General Plan and any applicable specific plans, because the General Plan designates the property as *Industrial* Land Use that provides for employment intensive uses, light manufacturing, large format retail, supporting retail services, and other compatible uses that is consistent with the use proposed by the applicant. In addition, the proposed land use is consistent with General plan Policies HEJ-3.5, LU-5.1, and LU-5.11 because the proposal would raise awareness about the importance of healthy –

behaviors and physical fitness to overall well-being, promote activity during more hours of the day, and will provide jobs.

3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the proposed gym use is located in an industrial zone surrounded by industrial uses on a 3.51 acre lot that far exceeds the 5,000 square foot minimum lot size in the zone.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because this proposal is to convert the industrial use to a gym (indoor commercial recreation) of an existing building located on a property that has suitable access and utilities for the proposed use.
5. That granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed indoor commercial recreation use would not be injurious or detrimental to the public, as it is a gym located in an industrial zone in an industrial park surrounded by industrial uses that primarily operate during on weekdays; whereas, the proposed gym peak hours are night time and weekends. All training will be conducted indoors to prevent impacts on neighboring uses.
6. Staff has determined that the proposed use is categorically exempt from environmental review pursuant to Class 1 Section 15301 (Existing Facilities) for which a Notice of Exemption will be filed subsequent to approval of this CUP. The reason for the exemption is that the use is proposed in an existing building and no expansion of the building is proposed.

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

General

1. This *Conditional Use Permit* authorizes a gym at 2530 Southport Way. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibit A, Case File No. 2016-06 CUP, dated 3/2/2016).

2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning 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 *Conditional Use Permit*. The applicant shall also submit evidence to the satisfaction of the Planning Department that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the City Manager or assignee prior to recordation.
3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of the Municipal Code.

Building

5. Plans submitted for improvements must comply with the 2016 edition of the California Building, Electrical, Plumbing, Mechanical, Energy, Green and Fire, Codes. This will require upgrading all accessibility code requirements.

Fire

6. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA). A code compliant fire alarm system must be installed at the site.

Planning

7. All training and gym-related activities must be conducted within the building.
8. Trash enclosures must be modified or re-constructed to provide a non-combustible cover.
9. The tower at the primary entrance must be fully enclosed on all sides.

10. No massage, as defined by Chapter 10.79 of the National City Municipal Code, is permitted as part of this Conditional Use Permit.

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 April 17, 2017 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – ZONE VARIANCE TO ALLOW A RESIDENTIAL ADDITION IN THE FRONT YARD SETBACK AND A PARKING SPACE IN THE EXTERIOR SIDE YARD SETBACK FOR A SINGLE-FAMILY HOME LOCATED AT 641 EAST 5TH STREET

Case File No.: 2017-02 Z

Location: 641 East 5th Street

Assessor's Parcel Nos.: 556-233-08

Staff report by: Jessica Madamba, Planning Technician

Applicant: Sarah Ascolese

Zoning designation: Small Lot Residential (RS-2)

Adjacent land use / zoning:

North: Single Family Residential / RS-2

East: Single Family Residential / RS-2

South: Single Family Residential / RS-2

West: Single Family Residential / RS-2

Environmental review: Not a project per California Environmental Quality Act (CEQA)

Staff recommendation: Approve

BACKGROUND

The applicant is proposing to construct an addition to a single family house in the front yard setback and a parking space in the exterior side yard setback. In order to do so, a Zone Variance must be approved to allow these developments based on the small size of the lot, which restricts the normal buildable area afforded standard-sized lots.

Site characteristics

The 2,160 square-foot lot is located on the northwest corner of "G" Avenue and East 5th Street in the Small Lot Residential (RS-2) zone. The property is roughly 36 feet wide and 60 feet deep and is developed with a 528 square-foot one bedroom house. The property has a 10-foot rear yard setback, where 25 feet is normally required, and a nine-foot exterior side yard setback where 10 feet is normally required. There is no parking on site.

Proposed use

The applicant is proposing to build a 315-foot addition to the existing house in the front yard setback, which would include a second bedroom and a bathroom. With the addition, the property will have a five-foot front yard setback where 20 feet is normally required in the RS-2 zone. Because the property lacks onsite parking, the applicant is also requesting to install an uncovered parking space. In order to fit the parking space on the property, approximately 245 square feet of the existing family room and bathroom, towards the rear of the residence, will be demolished and a new driveway and curb cut will be installed. The proposed parking space will have a five-foot setback where 10 feet is normally required for an exterior side yard.

Analysis

The Land Use Code (LUC) prohibits the location of a building in a setback and a parking space in a street setback – the front yard and exterior side yard setback in this case. The required front yard setback in the RS-2 zone is 20 feet and the required exterior side yard setback is 10 feet. The subject property has 20 feet between the house and the front property line and after the demolition, will have approximately 10 feet to the rear property line; therefore, the applicant is proposing the addition in the front yard setback. The LUC also prohibits parking in the side yard exterior setbacks. However, because the property would only have a 23-foot by 16-foot area for parking after the demolition, the parking space will have a five-foot exterior side yard setback where a

10-foot setback is required (the minimum dimensions for a standard parking space are nine feet by 18 feet).

The property has a rough dimension of 36 feet by 60 feet and a size of approximately 2,160 square feet. The minimum lot size required by the LUC is 5,000 square feet in the RS-2 zone; therefore, the property is restricted due to its size. Almost all other lots on this street in the same block meet the minimum lot size. The subject property and the adjacent property to the west were likely divided into two separate lots from one larger lot. Another contributing factor to the variance request is the location of the existing house, which spans almost the entirety of the lot. The existing exterior side yard setback is nine feet, where 10 feet is required. The proposed rear yard setback will be approximately 10 feet, where 25 feet is required. The existing condition (less than required setbacks) is considered legal nonconforming. The approval of this Variance, while not bringing the property up to current requirements, will lessen the nonconformity. The same can be said for the existing lack of parking.

Three specific findings must be made in order to approve a Zone Variance request. The first is that the lot is affected by special circumstances, including size, shape, or topography, that deprive the lot of the ability to develop per the LUC as others in the area have. In this case the property is less than half the minimum lot size required in the zone, which restricts the normal buildable area afforded standard-sized lots. Given the location of the existing house, there is no room to locate an addition or parking area on the lot without encroaching into the required property setbacks.

The second finding is that granting of the Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated. In this case, there are multiple properties in the same neighborhood in the same zone which meet the minimum lot size, but have reduced front yard setbacks and/or do not meet the minimum 20-foot front yard setback.

The third finding is that the Variance does not authorize a use that is not otherwise allowed in the zone. In this case, the addition is for a single-family home, which is a permitted use in the RS-2 zone. The property is also required to have at least two parking spaces per the LUC, where there are none. With regard to the parking space, parking in and of itself is required and allowed in all zones throughout the City.

Mailing – All property owners and occupants within a distance of 300 feet are required to be notified of a public hearing for Zone Variance applications. Ninety-seven people were notified by mail of this public hearing, which is consistent with this requirement.

Conditions of Approval

Comments were received from the City's Engineering Department related to drainage, runoff, and permitting for a new driveway. The comments are included as Conditions of Approval along with standard Conditions of Approval.

Summary

Because of special circumstances applicable to the property, including the small size of the lot, there is no room to install an addition and a parking space on the property without encroaching into the required property setbacks. In addition, allowing parking on site and in the exterior side yard will alleviate on-street parking issues. Granting of the Variance would not be a privilege inconsistent with other properties in the area as there are multiple lots in this block with reduced front yard setbacks and access to onsite parking. The proposal is consistent with all required findings of approval and would be consistent with all other regulations.

OPTIONS

1. Approve 2017-02 Z subject to the conditions listed below, based on attached findings and/or findings to be determined by the Planning Commission; or
2. Deny 2017-02 Z based on findings to be determined by the Planning Commission; or,
3. Continue the item in order to obtain additional information.

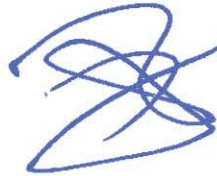
ATTACHMENTS

1. Recommended Findings for Approval
2. Recommended Conditions
3. Overhead
4. Site photos
5. Applicant's Plans (Exhibit A, case file no. 2017-02 Z, dated 2/22/2017)
6. Public Hearing Notice (Sent to 97 property owners and occupants)

Planning Commission
Meeting of April 17, 2017
Page 4



JESSICA MADAMBA
Planning Technician



BRAD RAULSTON
Deputy City Manager

RECOMMENDED FINDINGS FOR APPROVAL
OF CONDITIONAL USE PERMIT
Case File No. 2017-02 Z – 641 East 5th Street

1. Because of special circumstances applicable to the property, including size, shape, or topography, the strict application of Title 18 of the Municipal Code (Zoning) deprives such property of privileges enjoyed by other properties in the vicinity and under the identical zone classification, because the property is less than half the minimum lot size required in the zone, which restricts the normal buildable area afforded standard-shaped lots, and given the location of the existing house, there is no room to locate an addition to the single-family residence and parking area – covered or otherwise – on the lot without encroaching into the required front yard and exterior side yard setback.
2. The requested Variance is subject to such conditions which will assure that the adjustment authorized will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated, because there are multiple properties in the same neighborhood in the same zone which meet the minimum lot size and encroach into the front yard setback, and because conditions ensure that appropriate permits will be submitted for construction of the driveway to meet City standards.
3. The Variance does not authorize a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property, because a single-family home and parking spaces are allowed uses per the Land Use Code.

RECOMMENDED CONDITIONS OF APPROVAL

2017-02 Z – 641 East 5th Street

General

1. This *Zone Variance* authorizes a residential addition to be located in the front yard setback and a parking space to be located in the exterior side yard setback at 641 East 5th Street. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibit A, Case File No. 2017-02 Z, dated 2/22/2017).
2. Before this *Zone Variance* shall become effective, the applicant and the property owner both 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 *Zone Variance*. The applicant shall also submit evidence to the satisfaction of the Planning Department 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 *Zone Variance* 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 Executive Director prior to recordation.
3. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of the Municipal Code.

Building

4. Plans submitted for demolition or improvements must comply with the 2016 edition of the California Building, Electrical, Fire, Plumbing, and Mechanical Codes.

Engineering

5. A drainage plan shall be incorporated into the site plan. In particular, the plan shall show existing and proposed drainage flow at a minimum of 2% away from all structures and foundations for a distance of five feet, methods of collecting runoff and how it will be directed to the street gutters.
6. No runoff will be permitted to flow over the sidewalk or driveway apron. Adjacent properties shall be protected from surface run-off resulting from this development.
7. As a minimum, the parking pavement sections shall be 2 inch A.C. over 4 inch Class II aggregate base or 5 ½-inch Portland Cement Concrete (PCC).

8. The proposed driveway shall be constructed in accordance with the San Diego Regional Standard Drawing (SDRSD) G-14 B.
9. The deteriorated portions of the existing sidewalk improvements along the property frontages shall be removed and replaced as marked out in the field. Sidewalk shall conform to SDRSD G-7, G-9, G-10, and G-11.
10. 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.
11. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way including driveway, sidewalk, and onsite parking area. The fee for the sidewalk permit is \$297, the fee for the driveway permit is \$297, and the fee for the onsite pavement section is \$396. In the event that closing any portion of the street is required for construction a Traffic Control Plan (TCP) shall be submitted for review and approval. The fee for the review of the TCP is \$496.
12. The drawing indicates that the proposed driveway is to be ten feet two inches wide, all proposed new driveways shall be a minimum twelve feet wide, if this is not possible the owner shall apply for a special driveway permit that allows for the installation of a smaller than standard driveway. A nonrefundable fee of \$368 shall be submitted with the special driveway permit application.

Fire

13. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA).

Planning

14. The proposed addition shall match the architectural style of the existing residence
15. Any gates on the property providing access to the proposed parking area shall swing or slide within the property and shall not impede the public right-of-way at any time.

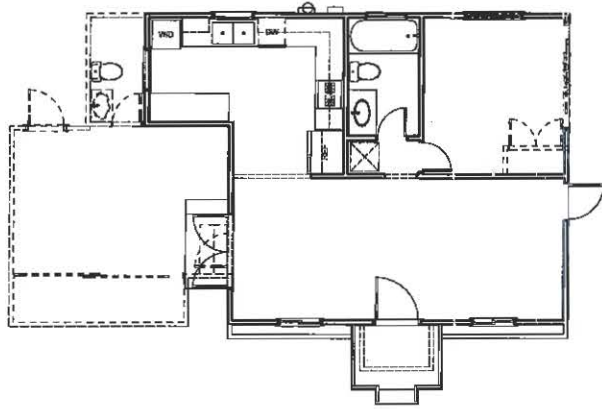
2017-02 Z – 641 East 5th Street – Overhead



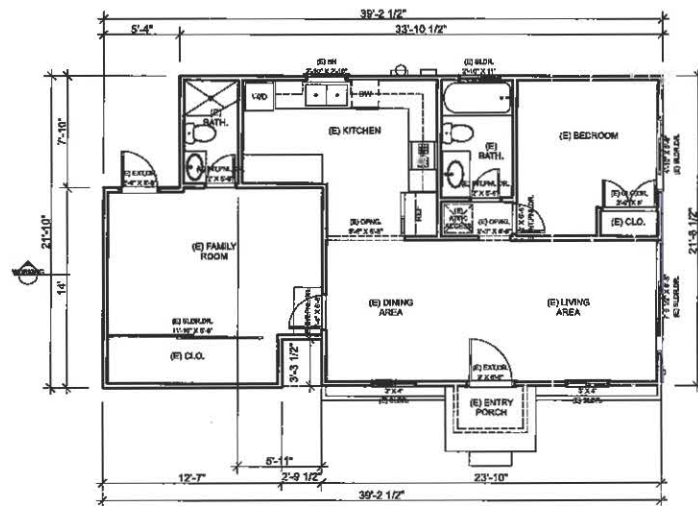


Attachment 4

THESE DRAWINGS ARE SOLE PROPERTY OF SALESIGN architecture, ONLY TO BE USED FOR 1273 GOSHEN.



DEMOLITION PLAN
1/4" = 1'-0"



EXIST. FLOOR PLAN
1/4" = 1'-0"

E. 5TH ST.
REMODEL/ADDITION

641 E. 5TH ST.
NATIONAL CITY, CA. 91950

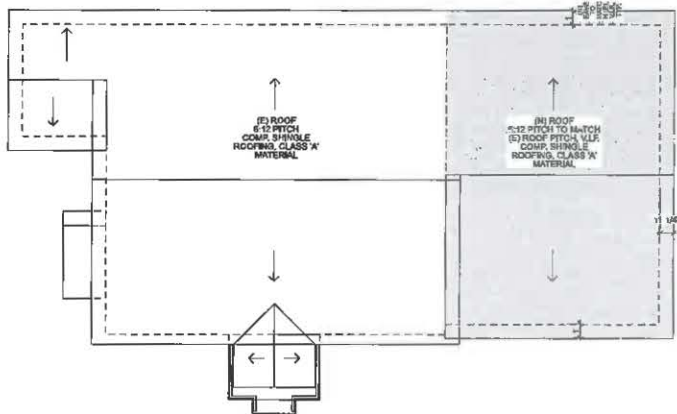
OWNER: CHRIS KENNEDY

MARK	DATE	DESCRIPTION
	02/22/17	VARIANCE SUBMITTAL

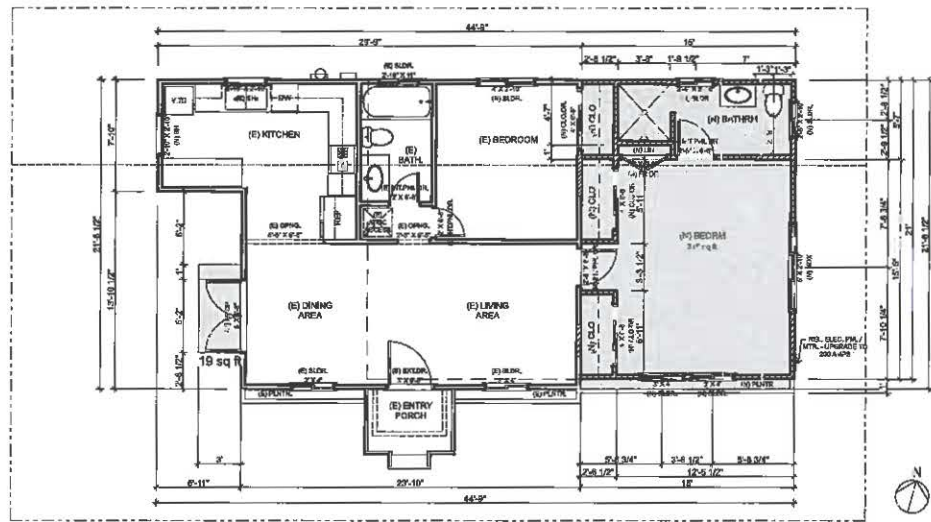
PROJECT NO:
MODEL FILE:
DRAWN BY:
CHECK BY:
COPYRIGHT

SHEET TITLE
EXISTING & DEMOLITION
PLANS

A-1.0



EXIST. PROPOSED ROOF PLAN
1/4" = 1'-0"



EXIST. PROPOSED FLOOR PLAN
1/4" = 1'-0"

E. 5TH ST.
REMODEL/ADDITION

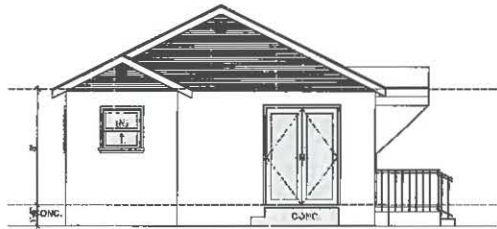
641 E. 5TH ST.
NATIONAL CITY, CA. 91950

OWNER: CHRIS KENNEDY

MARK	DATE	DESCRIPTION
	02/27/17	VARIANCE SUBMITTAL

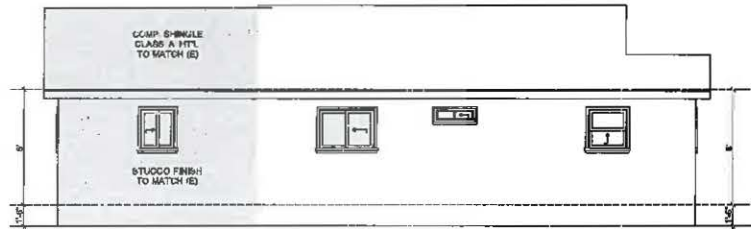
SHEET TITLE
EXISTING/ PROPOSED PLANS

THESE DRAWINGS ARE SOLE PROPERTY OF SA DESIGN ARCHITECTURE. ONLY TO BE USED FOR 1273 GOSHEN.



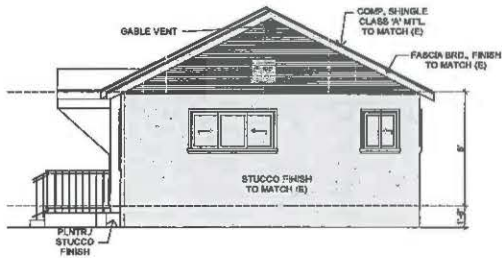
EXIST PROPOSED WEST ELEVATION

1/4" = 1'-0"



EXIST PROPOSED NORTH ELEVATION

1/4" = 1'-0"



EXIST PROPOSED EAST ELEVATION

1/4" = 1'-0"



EXIST PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

**E. 5TH ST.
REMODEL/ADDITION**

641 E. 5TH ST.
NATIONAL CITY, CA. 91950

OWNER: CHRIS KENNEDY

MARK	DATE	DESCRIPTION
	02/22/17	VARIANCE SUBMITTAL

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHKD BY:
COPYRIGHT

SHEET TITLE
**EXISTING/ PROPOSED
EXTERIOR ELEVATIONS**

A-4.0



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

NOTICE OF PUBLIC HEARING

ZONE VARIANCE TO ALLOW A RESIDENTIAL ADDITION IN THE FRONT YARD
SETBACK AND A PARKING SPACE IN THE EXTERIOR SIDE YARD SETBACK FOR
A SINGLE-FAMILY HOME LOCATED AT 641 EAST 5TH STREET
CASE FILE NO.: 2017-02 Z
APN: 556-233-08

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, April 17, 2017**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Sarah Ascolese)

The applicant is requesting to be able to construct an addition to the front of the property and to park in the exterior side yard, which would necessitate a driveway and curb cut to be installed.

Information is available for review at the City's Planning Department, Civic Center. Members of the public are invited to comment. Written comments should be received on or before 12:00 p.m., **April 17, 2017** by the Planning Department, 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 DEPARTMENT

FOR BRAD RAULSTON
Deputy City Manager

RESOLUTION NO. 2017-11

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
APPROVING A ZONE VARIANCE TO ALLOW
A RESIDENTIAL ADDITION IN THE FRONT YARD SETBACK
AND A PARKING SPACE IN THE EXTERIOR SIDE YARD SETBACK
FOR A SINGLE-FAMILY HOME LOCATED AT 641 EAST 5TH STREET
CASE FILE NO. 2017-02 Z
APN: 556-233-08**

WHEREAS, the Planning Commission of the City of National City considered a Zone Variance to allow a residential addition in the front yard setback and a parking space in the exterior side yard setback for a single-family home located at 641 East 5th Street at a duly advertised public hearing held on April 17, 2017, 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. 2017-02 Z maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on April 17, 2017, support the following findings:

1. Because of special circumstances applicable to the property, including size, shape, or topography, the strict application of Title 18 of the Municipal Code (Zoning) deprives such property of privileges enjoyed by other properties in the vicinity and under the identical zone classification, because the property is less than half the minimum lot size required in the zone, which restricts the normal buildable area afforded standard-shaped lots, and given the location of the existing house, there is no room to locate an addition to the single-family residence and parking area – covered or otherwise – on the lot without encroaching into the required front yard and exterior side yard setback.
2. The requested Variance is subject to such conditions which will assure that the adjustment authorized will not constitute a grant of special privileges inconsistent

with the limitations upon other properties in the vicinity and zone in which such property is situated, because there are multiple properties in the same neighborhood in the same zone which meet the minimum lot size and encroach into the front yard setback, and because conditions ensure that appropriate permits will be submitted for construction of the driveway to meet City standards.

3. The Variance does not authorize a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property, because a single-family home and parking spaces are allowed uses per the Land Use Code.

BE IT FURTHER RESOLVED that the application for a Zone Variance is approved subject to the following conditions:

General

1. This *Zone Variance* authorizes a residential addition to be located in the front yard setback and a parking space to be located in the exterior side yard setback at 641 East 5th Street. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibit A, Case File No. 2017-02 Z, dated 2/22/2017).
2. Before this *Zone Variance* shall become effective, the applicant and the property owner both 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 *Zone Variance*. The applicant shall also submit evidence to the satisfaction of the Planning Department 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 *Zone Variance* 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 Executive Director prior to recordation.
3. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of the Municipal Code.

Building

4. Plans submitted for demolition or improvements must comply with the 2016 edition of the California Building, Electrical, Fire, Plumbing, and Mechanical Codes.

Engineering

5. A drainage plan shall be incorporated into the site plan. In particular, the plan shall show existing and proposed drainage flow at a minimum of 2% away from all

structures and foundations for a distance of five feet, methods of collecting runoff and how it will be directed to the street gutters.

6. No runoff will be permitted to flow over the sidewalk or driveway apron. Adjacent properties shall be protected from surface run-off resulting from this development.
7. As a minimum, the parking pavement sections shall be 2 inch A.C. over 4 inch Class II aggregate base or 5 ½-inch Portland Cement Concrete (PCC).
8. The proposed driveway shall be constructed in accordance with the San Diego Regional Standard Drawing (SDRSD) G-14 B.
9. The deteriorated portions of the existing sidewalk improvements along the property frontages shall be removed and replaced as marked out in the field. Sidewalk shall conform to SDRSD G-7, G-9, G-10, and G-11.
10. 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.
11. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way including driveway, sidewalk, and onsite parking area. The fee for the sidewalk permit is \$297, the fee for the driveway permit is \$297, and the fee for the onsite pavement section is \$396. In the event that closing any portion of the street is required for construction a Traffic Control Plan (TCP) shall be submitted for review and approval. The fee for the review of the TCP is \$496.
12. The drawing indicates that the proposed driveway is to be ten feet two inches wide, all proposed new driveways shall be a minimum twelve feet wide, if this is not possible the owner shall apply for a special driveway permit that allows for the installation of a smaller than standard driveway. A nonrefundable fee of \$368 shall be submitted with the special driveway permit application.

Fire

13. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA).

Planning

14. The proposed addition shall match the architectural style of the existing residence
15. Any gates on the property providing access to the proposed parking area shall swing or slide within the property and shall not impede the public right-of-way at any time.

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 April 17, 2017, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



Item no. 7
April 17, 2017

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

PLANNING COMMISSION STAFF REPORT

Title: FISCAL YEAR 2017-2018 CAPITAL IMPROVEMENT PROGRAM GENERAL PLAN CONSISTENCY

Staff report by: Raymond Pe - Principal Planner

Applicant: City Initiated

Location: Citywide

Environmental review: Environmental review will be conducted prior to construction.

Background

As part of the annual budget process, the City considers potential capital improvements or major renovations to existing facilities. These projects are listed as proposed public works in the annual Capital Improvement Program (CIP). Government Code Section 65401 requires that the City review the list of proposed public works and determine conformity of the CIP with the General Plan. The proposed CIP for Fiscal Year 2017-18 is attached along with a consistency review, which identifies the General Plan policies that support each project.

Recommendation

Determine that the Capital Improvement Program is consistent with the General Plan.

Attachments

1. Proposed Capital Improvement Program FY 2017-2018.
2. Consistency Review.

RAYMOND PE
Principal Planner

BRAD RAULSTON
Deputy City Manager

ATTACHMENT 1

Proposed Capital Improvement Program FY 2017-2018

Project	Type	Description (FY 2018)	General Fund (001)	Information Systems Maintenance Fund (629)	Total
Drainage Improvements (001-409-500-598-7049)	Infrastructure	Replace corrugated metal storm drain pipes and provide other high priority drainage improvements Citywide	\$ 200,000		\$ 200,000
Public Safety Cameras (629-409-500-598-8040)	Infrastructure	Replace existing cameras that are no longer operational and/or require upgrades; install new cameras and associated infrastructure; locations prioritized by public safety needs based on collaboration between NCPD, MIS and Engineering		\$ 200,000	\$ 200,000
Traffic Monitoring / Safety Enhancements (001-409-500-598-6573)	Infrastructure	Provide traffic safety enhancements, roadway rehab, new sidewalks and curb ramps for Americans with Disabilities Act (ADA) compliance; traffic data collection, analysis and reporting; funding provides local match for transportation grant projects and <i>TransNet</i> Maintenance of Effort (MOE)	\$ 1,000,000		\$ 1,000,000
Paradise Creek Park Site Remediation (001-409-500-598-1597)	Parks & Recreation	Provide site remediation, grading and infrastructure improvements to construct a new approximately 4-acre Community Park with amenities on the west side of Paradise Creek between W. 22nd Street and W. 19th Street; General Fund will be reimbursed through the Recognized Obligation Payment Schedule (ROPS)	\$ 2,000,000		\$ 2,000,000
Total			\$ 3,200,000	\$ 200,000	\$ 3,400,000

Note: Refer to individual project summary sheets for details on project improvements, budgets, and funding sources.

ATTACHMENT 2
General Plan Consistency Review

Drainage Improvements

Project Description: Replace corrugated metal storm drain pipes and provide other high priority drainage improvements Citywide.

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy S-2.1: Prioritize funding and implementation of needed flood control and drainage improvements.

Policy CS-3.1: Protect rivers, watersheds, reservoirs and groundwater as a water supply source through flood control measures and the use of storm water best management practices (BMPs) that protect water quality.

Policy CS-8.1: Control sources of pollutants and improve and maintain urban runoff water quality through storm water protection measures that are at a minimum consistent with the City's National Pollution Discharge Elimination System (NPDES) Permit.

Public Safety Cameras

Project Description: Replace existing cameras that are no longer operational and/or require upgrades; install new cameras and associated infrastructure. Locations prioritized by public safety needs based on collaboration between NCPD, MIS and Engineering.

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy E-8.4: Work with telecommunications infrastructure operators to ensure that National City has state-of-the-art internet and telecommunication facilities, system upgrades, features, and coverages.

Traffic Monitoring / Safety Enhancements

Project Description: Provide traffic safety enhancements, roadway rehab, new sidewalks and curb ramps for Americans with Disabilities Act (ADA) compliance; traffic data collection, analysis and reporting. Funding provides local match for transportation grant projects and TransNet Maintenance of Effort (MOE).

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy C-2.2: Enhance connectivity by eliminating gaps and barriers in roadways, bikeways and pedestrian networks.

Policy C-2.6: Enhance the quality of life in the City's Neighborhoods and minimize impacts on schools, hospitals, convalescent homes and other sensitive facilities through the implementation of traffic calming measures in these areas to reduce vehicle speeds and discourage cut-through traffic.

Policy C-8.5: Improve pedestrian safety at intersections and mid-block crossings.

Paradise Creek Park Site Remediation

Project Description: Provide site remediation, grading and infrastructure improvements to construct a new approximately 4-acre Community Park with amenities on the west side of Paradise Creek between W. 22nd Street and W. 19th Street. General Fund will be reimbursed through the Recognized Obligation Payment Schedule (ROPS).

Implementing General Plan Policies:

Policy LU-8.5: Update the capital improvement program for the improvement of existing public facilities and the development of new facilities and plan for the equitable distribution of infrastructure improvements and public facilities and services considering both number/size and access/distance to facilities.

Policy S-8.1: Promote the clean-up and reuse of contaminated sites and prioritize remediation and redevelopment of brownfield sites within and adjacent to residential and mixed-use areas.

Policy OS-5.1: To the extent feasible, distribute parks and recreational facilities equally throughout National City's neighborhoods, with a focus on neighborhoods that are currently underserved from a public recreation perspective.



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

PLANNING COMMISSION STAFF REPORT

Title: TIME EXTENSION REQUEST – TENTATIVE PARCEL MAP FOR THE SUBDIVISION OF ONE LOT INTO TWO AT 1305 EAST 17TH STREET.

Case File No.: 2017-10 TE (2015-12 LS)

Staff report by: Martin Reeder, AICP

Applicant: Jose Alberdi for BDS Engineering

Zoning designation: Small Lot Residential (RS-2)

Parcel size: 11,641 square feet

Recommendation: Extend for three years

BACKGROUND

The applicant received Planning Commission approval for a two-lot split for the subject property on July 20, 2015. The Final Map is currently with the Engineering Department and is being reviewed. However, the applicant does not expect the final map process to be complete by the expiration date of July 20, 2017. The applicant has requested an extension in order to continue the process.

Site characteristics

The approximately quarter-acre property is located on the north side of East 17th Street in the RS-2 Zone west of "N" Avenue. The property interrupts the continuity of "M" Avenue, which runs from 16th Street south to the property and north from the alley between 17th Street and 18th Street north to the property. The lot is approximately 86 feet wide and 135 feet deep, and slopes upward 10 feet from the northeast to the southwest. There is no natural habitat or body of water present on-site, which is surrounded by urban development.

There is an existing 864 square-foot single family residence on the south side of the property, which faces 17th Street. The site is accessible from "M" Avenue (north and south of the property), East 17th Street, and an alley, which is on the north side of the property. A 12-foot wide drainage easement is located along the east property boundary.

History

In July of 2015, the Planning Commission approved a Tentative Parcel Map for the division of the property into two lots, with individual access from East 17th Street (Parcel 1) and an alley to the north of the property (Parcel 2). The parcel dimensions are as follows:

- **Parcel 1** will have 86 feet of frontage on East 17th Street. It will be approximately 79 feet deep and would have a net size of 6,000 square feet. All required setbacks would be maintained for the existing residence.
- **Parcel 2** would have approximately 86 feet of frontage on the alleyway north of the property. The alley runs east to west from "N" Avenue to "M" Avenue, which ends at the property. With required setbacks provided, approximately 1,681 square feet is available for development of a new residence.

The Tentative Parcel Map was approved for two years and will expire on July 20, 2017. The applicant filed an extension request on February 23, 2017, prior to the time of expiration. The Subdivision Ordinance allows applicants to request up to three time extensions for a total of 36 months. The applicant requested the entire 36 months of extension time available. Staff recommends granting of the requested extension.

RECOMMENDATION

Extend the expiration of Tentative Parcel Map 2015-12 LS by three years to July 20, 2020.

ATTACHMENTS

1. Planning Commission Resolution 2015-14
2. Applicant's letter of extension request



MARTIN REEDER, AICP
Principal Planner



BRAD RAULSTON
Deputy City Manager

RESOLUTION 2015-14

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A TENTATIVE PARCEL MAP FOR THE SUBDIVISION
OF ONE LOT INTO TWO AT 1305 EAST 17TH STREET.
APPLICANT: BDS ENGINEERING
CASE FILE NO. 2015-12 LS**

WHEREAS, application was made for approval of a Tentative Parcel Map for the subdivision of one lot into two at 1305 East 17th Street on property generally described as:

Parcel "A" in the City of National City, County of San Diego, State of California, as shown on a parcel map file at page 1809 of parcel maps in the office of the County Recorder of said County and that portion of parcel "B" according to parcel map no. 1809 filed in the office of the County Recorder of San Diego County, California as file No. 73-222163 dated August 9, 1973.

WHEREAS, the Planning Commission of the City of National City considered a Tentative Parcel Map for the subdivision of one lot into two at 1305 East 17th Street at a duly advertised public hearing held on July 20, 2015, 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. 2015-12 LS, which is maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

WHEREAS, the Planning Commission has analyzed the project pursuant to the California Environmental Quality Act (CEQA), and determined that the activity in question is exempt from CEQA under 14 Cal. Code Regs. Section 15315 (Minor Land Divisions); and

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at public hearing held on July 20, 2015, support the following findings:

FINDINGS FOR APPROVAL OF THE TENTATIVE PARCEL MAP

1. The proposed map is consistent with the National City General Plan and applicable specific plans, since the proposed single-family subdivision, at a density of 7.5 units per acre, is consistent with the Low-Medium Density Residential land-use designation, which specifies a maximum density of 9.0 units per acre the uses, and since there are no specific plans applicable to the site.
1. The site is physically suitable for the proposed type of development, since an additional single-family home can be located on a level building pad on the site with a minor amount of grading.
2. The site is physically suitable for the proposed density of development, since both resultant lots can accommodate a single family residence with suitable yard areas.
3. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, since no natural habitat nor bodies of water are present on-site, and since the site is surrounded by urban development.
4. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems, since all necessary public services will be provided.
5. 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, since existing easements will be maintained and not be encroached upon.
6. 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.
7. 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.
8. 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.

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

General

1. This *Tentative Parcel Map* authorizes the creation of two new parcels from one existing parcel. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform with Exhibit A, case file no. 2015-12 LS, dated 5/14/2015. 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 Executive Director that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Tentative Parcel Map* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.
3. Approval of the tentative map expires two (2) years after adoption of the resolution of approval at 6:00 p.m. unless prior to that date a request for a time extension not exceeding three (3) years has been filed as provided by National City Municipal Code §17.04.070.

Building

4. Plans submitted for improvements must comply with the 2013 edition of the California Building, Electrical, Plumbing, and Mechanical.

Engineering

5. The Priority Project Applicability 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 Department. 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.
6. 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.
7. 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.

8. 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 checklist for preparation of the grading plan/drainage plan is available at the Engineering Department.
9. 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.
10. 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.
11. An existing 12 foot wide drainage easement reserved to the City of National City exists along the easterly side of the property and no building encroachment will be allowed within the easement. The easement shall be shown on the plans.
12. 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.
13. 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.
14. 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.
15. 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.

16. 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.
17. Separate water and sewer laterals shall be provided to each lot/parcel.
18. The creation of an easement for ingress and egress to and from parcel/lot 2 across parcel from 17TH Street will be required. The easement shall be created on the final map.
19. The final map shall be recorded prior to issuance of any building permit.
20. All new property line survey monuments shall be set on private property, unless otherwise approved.
21. 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

22. Plans submitted for improvements must comply with the 2013 editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA), and the current edition of the California Code of Regulations.
23. All contractors shall possess a National City business license prior to Fire Department plan submittal. A copy of the business license will be required at time of plan submittal. Fire submittals, shall be submitted to the National City Fire Department directly. Permit and fees shall apply.
24. 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.
25. Residential fire sprinklers shall be required in all new one-and two-family dwellings and townhouse construction statewide per 2010 California Building Standards Codes published July 1, 2010, with an effective date of January 1, 2011.
26. 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.
27. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus (15% Grade).
28. Where required by the fire code official approved signs or other approved notices or markings that include the words 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.

29. 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. All turns available for fire access and travel, shall maintain a minimum of a 28 foot radius. All Fire Department access roads shall be painted and signed to prevent parking in these required designated emergency areas.
30. If entrance/exit gates are used, gates 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.

Sweetwater Authority

31. Plans submitted for construction shall show water mains surrounding the subject parcel plotted correctly. Contact Sweetwater Authority for details.
32. Plans submitted for construction shall show a future water meter location to serve the proposed parcel. Please note that water facilities cannot be located within three (3) feet of the edge of driveway aprons and a separation of ten (10) feet is required between sewer and water laterals. If the water meter is to be placed within public right-of-way on 17th Street, the Owner is required to provide the Authority with a written request for a Remote Water Service prior to Parcel Map recordation for approval by the Authority's Governing Board. The Authority fee for such a request is \$650.
33. This property is most likely encumbered by an Authority blanket easement. The Authority recommends that the Owner quitclaim the easement prior to Parcel Map recordation. By quitclaiming the easement, both parcel titles will be free of the easement blanket encumbrance, and the Letter of Omission requirements will be eliminated. Quitclaims require approval of the Authority's Governing Board. The Authority fee for such a request is \$700. If the Owner does not choose to quitclaim the blanket easement, the Owner must submit a written request to the Authority for a Letter of Omissions.
34. The parcel is located in a section of the Authority's service area that is served by 4-inch water mains with no fire hydrants. The Authority may not be able to provide fire flow as required by the National City Fire Department (Fire Department). Contact the Fire Department and obtain options to provide adequate fire protection for the proposed single-family residence.

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

BE IT FURTHER RESOLVED that this resolution shall become effective and final upon adoption, unless appealed pursuant to Section 17.04.050 of the Subdivision Ordinance of the City of National City

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of July 20, 2015, by the following vote:

AYES: Alvarado, Baca, Bush, DelaPaz, Flores, Garcia, Yamane

NAYS:

ABSENT:

ABSTAIN:



CHAIRPERSON

February 20, 2017

National City Planning Department

1243 National City Boulevard

National City, CA 919150-4301

RE: Tentative Parcel Map for the subdivision of one lot into two at 1305 East 17th Street

Case File No.: 2015-12 LS

APN: 561-090-05

Dear Mr. Reeder,

We would like to request an extension of 3 years for the Case file No. 2015-12 LS to finalize the Final Tentative Map.

Should you have any questions or comments please don't hesitate to call me at 619.370.5613.

2693 Villas Way + San Diego, CA + 92108 m
619.370.5613 e jalberdi@alberdicg.com