



Planning Commission Agenda

Meeting of May 1, 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 April 17, 2017

Approval of Agenda

2. Approval of Agenda for the Meeting on May 1, 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

OTHER BUSINESS

3. Request to Initiate a General Plan Amendment and Zone Change for properties located at East 16th Street and “M” Avenue to change the zoning from RS-2 to RM-1. (Case File No.: 2017-04 GPA, ZC)
4. Review of the proposed vacation of a portion of undeveloped “M” Avenue between East 16th Street and East 14th Street for conformance with the General Plan. (Case File No.: 2017-04 SC)
5. Resolution 2017-12 taking action on a review of the proposed vacation of a portion of undeveloped “M” Avenue between East 16th Street and East 14th Street for conformance with the General Plan. (Case File No.: 2017-04 SC)

STAFF REPORTS

Senior Assistant City Attorney

Deputy City Manager

Principal Planners

Commissioners

Chairperson

ADJOURNMENT

Adjournment to the next regularly scheduled meeting on May 15, 2017.



Planning Commission Minutes

Planning Commission
Meeting of April 17, 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 6:00 p.m.

Roll Call

Commissioners Present: Garcia, Yamane, Baca, Sendt, Flores, Quintero

Commissioners Absent: Dela Paz

Staff Also Present: Deputy City Manager Brad Raulston; Interim City Attorney George H. Eiser, III, Principal Planner Ray Pe, Assistant Planner Michael Fellows, Junior Engineer-Civil Jose Lopez

Pledge of Allegiance Presented by Commissioner Baca.

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

Motion by Flores, second by Sendt to approve the Minutes for the Meeting of March 6, 2017.

Motion carried by the following vote:

Ayes: Garcia, Yamane, Baca, Sendt, Flores

Abstain: Quintero

Noes: None.

Absent: Dela Paz

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

Motion by Baca, second by Yamane to approve the Agenda for the Meeting of April 17, 2017.

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: Dela Paz

ORAL COMMUNICATION: Public speaker Lawrence Emerson inquired about when the City would update the Climate Action Plan and expressed his interest in transit.

PRESENTATIONS: None.

CONTINUED PUBLIC HEARINGS: None.

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)

Presented by Assistant Planner Michael Fellows.

Public Comment: Lawrence Emerson was neutral on the item.

Applicant: Timothy Day from Permit Advisors representing Planet Fitness has read, understands, and accepts the conditions of the CUP.

Motion by Yamane, second by Flores to close the Public Hearing on the Conditional Use Permit for a proposed gym (Planet Fitness) to be located at 2530 Southport Way. (Case File No.: 2017-01 CUP)

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: Dela Paz

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)

Motion by Yamane, second by Baca to approve 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)

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: Dela Paz

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)

Presented by Principal Planner Ray Pe.

Applicant: Project designer Sarah Ascolese on behalf of property owners Chris Kennedy and Jessica Romero has read, understands, and accepts the conditions of the Zone Variance.

Motion by Yamane, second by Sendt to close the Public Hearing on the 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)

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: Dela Paz

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)

Motion by Baca, second by Yamane to approve 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)

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: Dela Paz

OTHER BUSINESS:

7. Fiscal Year 2017-2018 Capital Improvement Program General Plan Consistency. (Case File No.: 2017 CIP)

Presented by Deputy City Manager Brad Raulston and Junior Engineer-Civil Jose Lopez.

Motion by Yamane, second by Baca to approve Fiscal Year 2017-2018 Capital Improvement Program General Plan Consistency. (Case File No.: 2017 CIP)

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: Dela Paz

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)

Presented by Principal Planner Ray Pe.

Applicant was not present.

Motion by Yamane, second by Flores to approve 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)

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: Dela Paz

STAFF REPORTS:

Interim City Attorney: None.

Brad Raulston, Deputy City Manager: Announced that April 18, 2017 would be interim City Attorney George H. Eiser, III's last day and thanked him for his service to the City. Welcomed new Planning Commissioner Gonzalo Quintero.

Principal Planners: None.

COMMISSIONER REPORTS:

Flores: Expressed her appreciation for being reappointed. Welcomed Planning Commissioner Quintero.

Quintero: Thanked the Commissioners for the welcome and spoke to his professional background.

Sendt: Requested an electronic copy of the planning related documents provided to new Planning Commissioner Quintero. Inquired about funding for Planning Commissioner workshops. Extended his congratulations to Commissioner Quintero and Interim City Attorney George H. Eiser, III.

In response to Commissioner Sendt's query, Deputy City Manager Brad Raulston advised that a request was made to add funds for Planning Commissioner training into the budget.

Yamane: Welcomed Commissioner Quintero. Thanked Interim City Attorney George H. Eiser, III on his service as well as Executive Secretary Tonya Hussain for packet compilation.

Baca: Welcomed Commissioner Quintero and extended congratulations to Commissioner Flores on her reappointment.

Garcia: Requested an update from staff on the Urban Forestry Grant at a subsequent Planning Commission meeting. Suggested that the Commissioners review the General Plan and the policies that are being implemented as well as the Environmental Action Plan.

ADJOURNMENT by Chair Garcia at 7:40 p.m. to the next meeting scheduled for May 1, 2017 at 6:00 pm.

CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of May 1, 2017.



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

PLANNING COMMISSION STAFF REPORT

Title: REQUEST TO INITIATE A GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR PROPERTIES LOCATED AT EAST 16TH STREET AND "M" AVENUE TO CHANGE THE ZONING FROM RS-2 TO RM-1.

Case File No.: 2017-04 GPA, ZC

Assessor's Parcel No.: 557-351-17 through 25

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Ralph Gonzalez

Property Owner: White Star Capital LLC

Land use designation: Low-Medium Density Residential

Zoning designation: Small Lot Residential (RS-2)

Project size: 1.4 acres

Adjacent land use/zoning:

- North:** South Bay Plaza / MXD-2 (Major Mixed Use District)
- East:** National School District / I (Institutional)
- South:** Medium density multi-unit residential (duplex/triplex) / RS-2
- West:** Single-family residential / RS-2

Environmental review: Categorical Exemption. Class 6, Section 15306 (Information Collection)

BACKGROUND

The applicant is proposing to merge nine undeveloped single family lots into one, vacate a portion of "M" Avenue adjacent to the east of the properties, and develop the whole site with a medium-density multi-unit residential project. In order to do so, the existing single-family zoning needs to be changed to multi-family. This type of change requires a General Plan and Zoning Amendment, which is initiated by the Planning Commission. The developer has applied for and is requesting the initiation.

Site Characteristics

The project site is comprised of nine existing single-family lots, all of which are vacant, and 451 feet of the half width (30 feet) of "M" Avenue to the east. The street that is proposed to be vacated is part of a separate permit. The whole project area is approximately 74,500 square feet in size, or roughly 1.7 acres, and is undeveloped.

The area slopes down from East 16th Street to South Bay Plaza (south to north) and from west to east, to form a rough valley shape. There is an existing single-family neighborhood to the west, which is located behind a large hill; there is an existing mixed-density neighborhood of duplexes and triplexes located across East 16th Street to the south; South Bay Plaza is located to the north, beyond an existing grove of trees at the bottom of the valley area; the National School District offices and bus yard is located to the east, on the other side of a segment of "M" Avenue, which is considered a "paper street" (the street is shown on the Assessor's Parcel Map but is not developed as a street).

The property to be developed has a current land use designation of Low-Medium Density Residential, which allows up to nine units per acre. The current zoning designation is Small Lot Residential (RS-2), which generally allows one single-family residence per lot.

Proposal

The applicant wishes to construct a 29-unit multi-unit residential development on the site, a concept site plan for which is included with this application. The concept project consists of nine buildings and 75 parking spaces (45 garage and 29 open), along with required open space.

Because the Low-Medium Density Residential land use and RS-2 zone designations only allow a maximum density of nine units per acre and one unit per lot respectively, the

existing land use and zoning maps will need to be changed to accommodate the development, which requires both a General Plan Amendment (Land Use Map) and a Zone Change (Zoning Map).

Analysis

When deciding to initiate a General Plan Amendment and Zone Change, the Planning Commission must take into account the surrounding land uses and neighborhood makeup, as well as consistency with the General Plan and other governing documents.

The single-family neighborhood to the west of the project area has an average density of around five units per acre. The mixed-density neighborhood to the south (one block either side of "M" Avenue) has an average density of approximately 11 units per acre. The proposed 29-unit project would result in a density of approximately 17 units per acre, similar to the neighborhood to the south. Although roughly three times the density of the properties to the west, the project site is separated by grade from these properties and would not be a direct impact to the single-family area.

Under the current land use and zoning, a 1.7-acre parcel would yield approximately 15 units. If rezoned to RM-1 (Medium-Density Multi-Unit Residential), as proposed by the applicant, the parcel would yield approximately 39 units. However, the applicant is only proposing 29 units. If the General Plan and zoning amendments are approved, the developer will also file a Tentative Subdivision Map, which will allow review of the architecture and design of the project, as well as ensure the number of units will be kept at 29.

General Plan

There are several General Plan Policies that are pertinent to this proposal, specifically:

Policy LU-2.3: Provide for a variety of housing types including, but not limited to, single-family attached and detached, multifamily apartments, condominiums, and mobile homes.

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

Policy LU-7.1: Establish incentives to promote the use and development of vacant infill parcels and the intensification of land uses on underutilized parcels to realize the greatest benefit to the community.

The area is vacant and prime for development. Having a comprehensive residential project in this area will contribute to the City's housing needs. The area is not homogenous in nature with regard to residential housing types – there are single-family residences on larger lots located to the west, with a mix of medium to higher-density properties to the south across East 16th Street. These lots are developed with everything from duplexes, to triplexes, to apartments.

Housing Element

The nine lots adjacent to "M" Avenue were originally subdivided from one large property in 2000. The area has remained vacant ever since. Merging the parcels and adding half of the vacated street to the east would increase the potential of the property. The resultant property size and configuration would be better able to provide a mix of housing that is consistent with the needs of the Housing Element, which focuses on (among other things):

- Matching housing supply with need
- Maximizing housing choice throughout the community

If this process is initiated, a full General Plan Amendment application and Zone Change application, along with the Tentative Subdivision Map application, will be brought back to the Planning Commission for consideration at a future hearing. All of these applications also require public hearings at the City Council level.

California Environmental Quality Act (CEQA)

At this stage of the application process, the project is considered exempt from CEQA under Class 6, Section 15306 (Information Collection). This class includes (among others) basic data collection, research, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes or as part of a study leading to an action, which a public agency has not yet approved or adopted. If initiated, staff will perform the necessary environmental analysis as part of the full General Plan and zoning amendments, as well as for the Tentative Subdivision Map, which is expected to be submitted at a later date.

Summary

The subject property is vacant and prime for development. In order for the applicant to be able to develop the property in a comprehensive and efficient manner, the zoning would need to be changed. The existing lots are large and it is generally not economically feasible to develop all nine lots together in a manner beneficial to both the developer and the City. Changing the land use and zoning would allow for a quality development that is closer to the average density of nearby residential areas. The proposed development meets three General Plan Policies related to Land Use, and is also consistent with the City's Housing Element.

RECOMMENDATION


1. Initiate proceedings to amend the land use designation to change the subject property from Low-Medium Density Residential to **Medium Density Residential**, and to change the *zoning* designation from RS-2 to *RM-1* in order to develop a medium-density multi-family residential project; or,
2. File the report and deny the request.

ATTACHMENTS

1. Overhead
2. Site Photos
3. Notice of Exemption
4. Concept site plan



MARTIN REEDER, AICP
Principal Planner

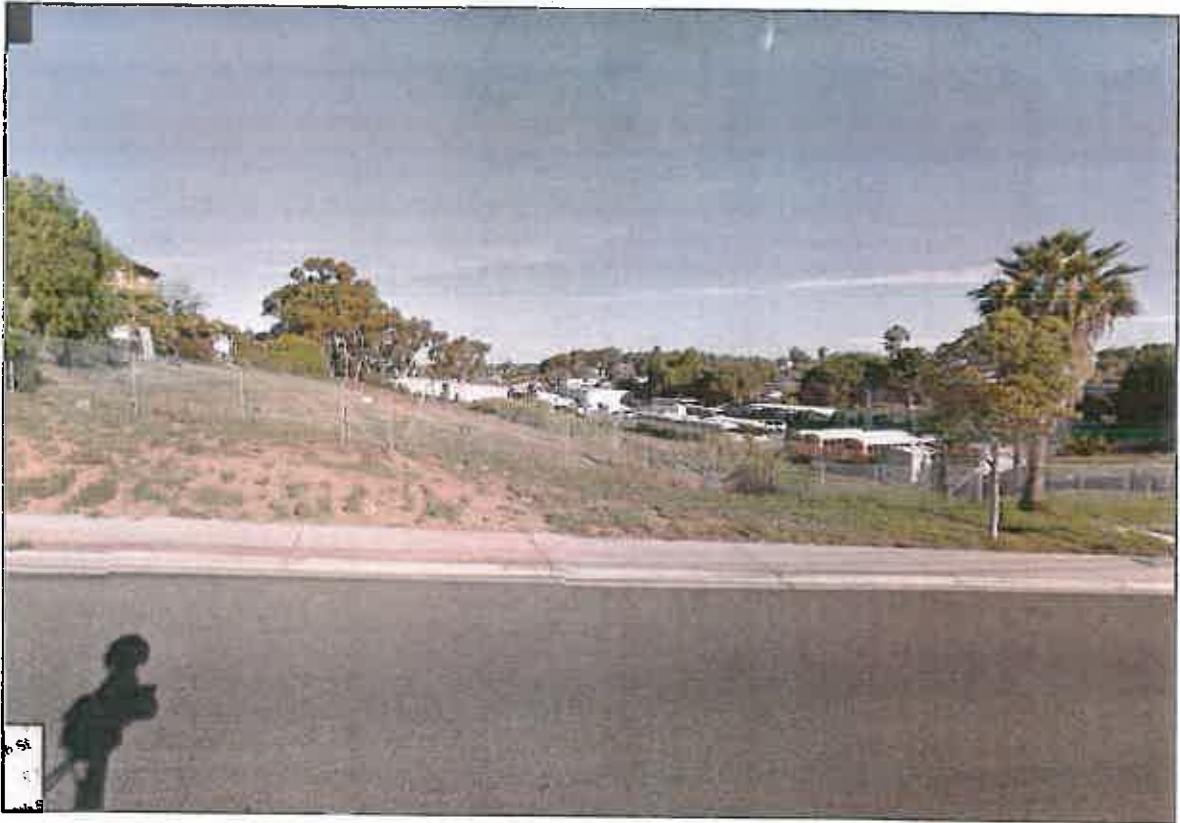


BRAD RAULSTON
Deputy City Manager

2017-04 GPA, ZC – 16th & “M” – Overhead



Site Photos – 2017-04 GPA, ZC – 16th & “M” – Street Vacation



Looking north from East 16th Street



Looking northwest from East 16th Street



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

NOTICE OF EXEMPTION

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

Project Title: 2017-04 GPA, ZC

Project Location: Properties adjacent to "M" Avenue north of East 16th Street, National City, CA 91950

Lead Agency: City of National City

Contact Person: Martin Reeder

Telephone Number: (619) 336-4313

Description of Nature, Purpose and Beneficiaries of Project:

Request to initiate an amendment to National City's General Plan Land Use and Zoning to change the zone from RS-2 (Small Lot Residential) to RM-1 (Medium-Density Multi-Unit Residential).

Applicant:

White Star Capital LLC
c/o: Ralph Gonzalez
P.O. Box 1265
Rancho Santa Fe, CA 92067-1265

Telephone Number:

(760) 522-1026

Exempt Status:

Categorical Exemption. Class 6, Section 15306 (Information Collection)

Reasons why project is exempt:

It can be seen with certainty that the project will not have a significant effect on the environment, seeing that these applications are part of a study leading to a separate future action which will receive appropriate environmental review prior to approval.

Date:

MARTIN REEDER, AICP
Principal Planner

'M' AVE & 16TH ST PROJECT

CONCEPTUAL SITE DEVELOPMENT LAYOUT

NATIONAL CITY, CA

SCOPE OF WORK
 PRELIMINARY SITE DEVELOPMENT PLAN

LEGAL:
 SUBDIVISION MAP 19223 LOTS 1 THRU 19

PROJECT ADDRESS:
 1616 AVENUE STREET
 NATIONAL CITY, CALIFORNIA

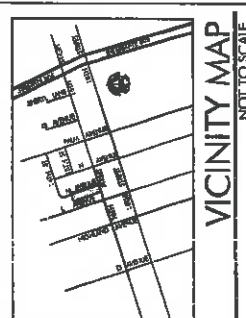
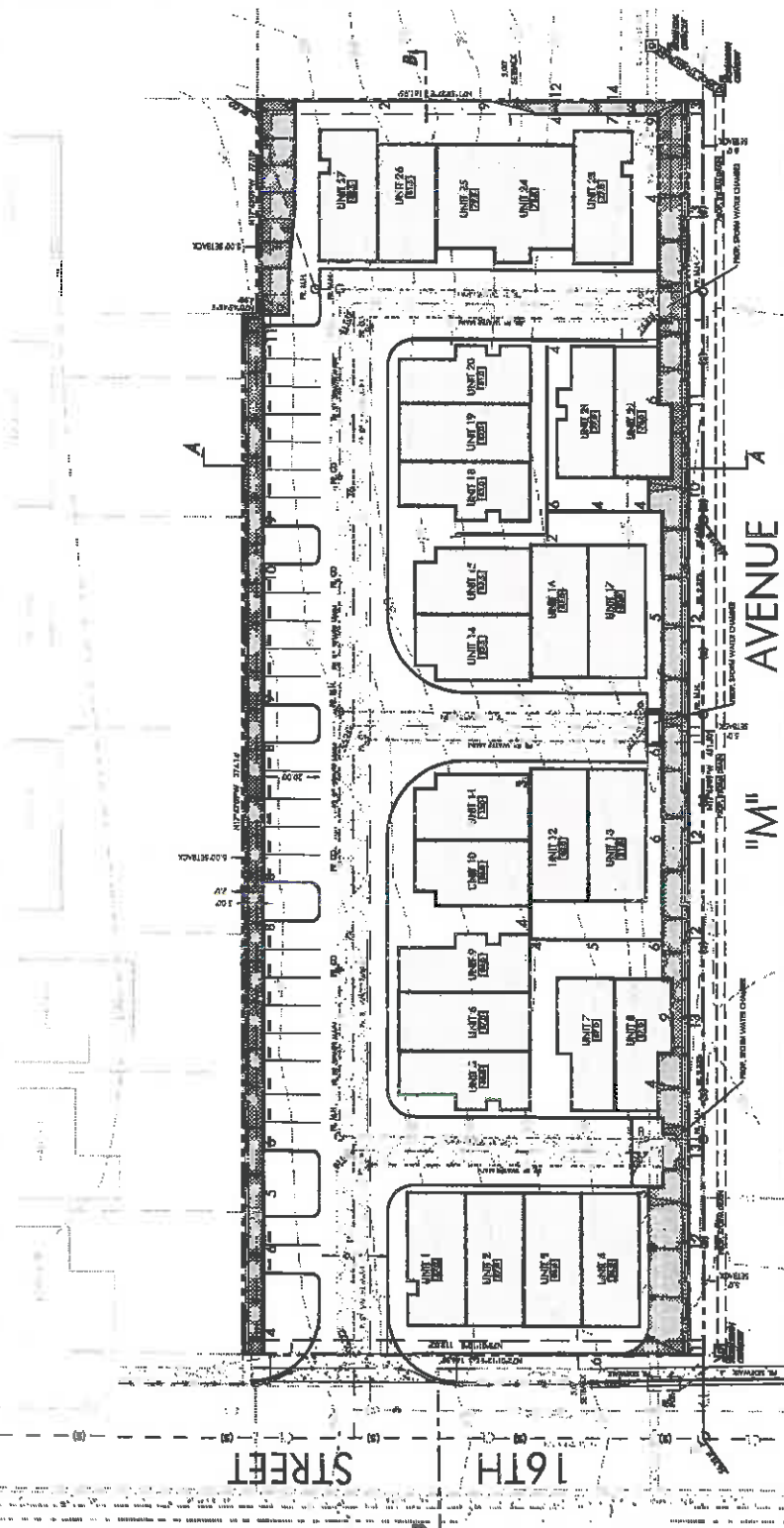
APN:
 574355.17 THRU 25

OWNER:
 WHITE STAR CAPITAL LLC
 PO BOX 1928
 MANCINI SANTA FE, CA 95067
 857-788-8181

PROJECT INFORMATION:
 LAND ACQUISITION
 TOTAL BUILDING AREA
 TOTAL LOT AREA
 TOTAL BUILDING VOLUME
 TOTAL UNIT COUNT
 HEIGHT OF BUILDING
 PRIVATE SPACE
 REQUIRED: 29 UNITS X 68 SF
 PROVIDED: 29 UNITS X 68 SF
 LANDSCAPE AREA
 COMMON AREA
 PROPOSED: 29 UNITS X 68 SF
 PRIVATE ROADWAY AREA
 PRIVATE AREA (ROAD):
 7,988 SF (10.7%)

ZONING INFORMATION:
 EXISTING ZONING: R2
 PROPOSED ZONING: R2
 EXISTING GENERAL PLAN: RESIDENTIAL 9-23 UNITS/AC
 PROPOSED GENERAL PLAN: RESIDENTIAL 9-23 UNITS/AC

SETBACKS:
 FRONT: 20'
 SIDE (RT): 6'
 SIDE (LT): 10'
 REAR: 20'
 PROPOSED (M):
 FRONT: 15'
 SIDE (RT): 6'
 SIDE (LT): 6'
 REAR: 6'



PROJECT NAME		16TH STREET & 16TH AVENUE	
SITE PLAN		CONCEPTUAL SITE PLAN	
DATE		A.0	
DRAWN BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	
SCALE		SCALE	

EXHIBIT: A

CASE FILE NO: 2017-049 PA

DATE: 2/20/2017

SCALE 1" = 20'-0"

SCALE IN FEET

SITE DEVELOPMENT PLAN
 SCALE 1" = 20'-0"

FOR ALL INFORMATION CONTACT THE DESIGNER (1/19/17)



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

PLANNING COMMISSION STAFF REPORT

Title: REVIEW OF THE PROPOSED VACATION OF A PORTION OF UNDEVELOPED "M" AVENUE BETWEEN EAST 16TH STREET AND EAST 14TH STREET FOR CONFORMANCE WITH THE GENERAL PLAN.

Case File No.: 2017-04 SC

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Ralph Gonzalez

Zoning designation: Small Lot Residential & Institutional (RS-2 & I)

Adjacent land use/zoning:

North: South Bay Plaza / MXD-2 (Major Mixed Use District)

East: National School District / I (Institutional)

South: Medium density multi-unit residential (duplex/triplex) / RS-2

West: Single-family residential / RS-2

Environmental review: Exempt pursuant to CEQA Class 32, Section 15322 – In-Fill Development Projects

BACKGROUND

The applicant is proposing to vacate approximately 451 feet of "M" Avenue north of East 16th Street. The applicant proposes to add the vacated street to their adjacent residential lots, ultimately to be developed with a future residential project.

Adopted in January 2006, the City's Street Vacation Procedures require the City Council to initiate a request to vacate any public streets. The Council initiated the street vacation request on April 3, 2017. Pursuant to the Streets and Highways Code, Section

8313 and the Street Vacation Procedures, the Planning Commission must determine whether a proposed vacation is consistent with the General Plan and forward the recommendation to the City Council.

Site Characteristics

The segment of street proposed to be vacated is considered a “paper street”, which is generally undeveloped land, but shown as street right-of-way on an Assessor’s Parcel Map. The 60-foot wide portion of the street abuts nine undeveloped residential lots, owned by the project developer to the west, and the offices of the National School District to the east. The applicant proposes to add the westerly half of the vacated street to their adjacent residential lots, ultimately to be developed with a future residential project. The easterly half would revert to the underlying ownership of the adjacent property owner (National School District).

Proposal

The area proposed to be vacated is 27,060 square feet in size. The land would be added to the adjacent nine lots owned by the developer for inclusion into a future multi-unit project. Once the street is vacated, each of the nine residential lots would increase in size by approximately 1,500 square feet (50 feet by 30 feet). The applicant is also in the process of applying for a Land Use and Zone change for the properties. If approved, the nine lots would be merged into one and likely mapped for condominium units.

The area adjacent to “M” Avenue in this location (that is not owned by the developer) is fully developed. The area slopes down from East 16th Street to South Bay Plaza (south to north) and from west to east, to form a rough valley shape. There is an existing single-family neighborhood to the west, which is located behind a large hill; there is an existing mixed-density neighborhood of duplexes and triplexes located across East 16th Street to the south; the National School District offices and bus yard is located to the east, on the other side of the “M” Avenue “paper street”; and South Bay Plaza is located to the north, beyond an existing grove of trees at the bottom of the valley area.

Analysis

The street segment proposed to be vacated is an undeveloped “paper street” and is not designated as a road or street in the Circulation Element of the General Plan. The “paper street” is not used for any form of motorized or non-motorized access. In addition, the area adjacent to the street to be vacated is fully developed with

established uses, and is unlikely to change. As a result of the existing development, and because all the properties adjacent to the site are owned by one entity, no future need for "M" Avenue is anticipated. After vacation, no development would be possible on the nine lots without providing access to East 16th Street. This will ensure that the property or properties is developed in a responsible and planned manner.

General Plan Conformance

The street segment proposed to be vacated is an undeveloped "paper street" and is not designated as a road or street in the Circulation Element of the General Plan.

The nine lots adjacent to "M" Avenue were originally subdivided from one large property in 2000. The area has remained vacant ever since. Merging the parcels and adding half of the area to be vacated would increase the potential of the property. The resultant property size and configuration would be better able to provide a mix of housing that is consistent with the needs of the Housing Element, which focuses on (among other things):

- Matching housing supply with need
- Maximizing housing choice throughout the community

Having a more comprehensive project would also be consistent with General Plan policies related to Goal LU-7: The efficient use of land and infrastructure, specifically, the following policies:

- **Policy LU-7.1:** Establish incentives to promote the use and development of vacant infill parcels and the intensification of land uses on underutilized parcels to realize the greatest benefit to the community.
- **Policy LU-7.6:** Support the strategic conversion of certain sections of streets into developable land only where the conversion positively contributes to the redevelopment and revitalization of the area, improves traffic safety, and does not impede emergency access.

This is important because the City is almost completely built out, but additional population growth and development still needs to be accommodated. Vacant parcels,

underutilized parcels, and existing vacant buildings are the most logical locations to direct future development.

Summary

The General Plan Circulation Element does not identify the area as a road or street. The proposed street vacation does not conflict with the policies and goals of the General Plan. Furthermore, the vacation would promote a more comprehensive project that is consistent with the Housing Element.

RECOMMENDATION

1. Determine that the Street Vacation as described on the attached plans is in compliance with the National City General Plan, since the portion of "M" Avenue to be vacated is an undeveloped "paper street" that does not serve to provide any motorized or non-motorized access. In addition, the street is not identified as a road or street in the Circulation Element of the General Plan.
2. Determine that the Street Vacation as described on the attached plans is not in compliance with the National City General Plan, based on Findings to be determined by the Planning Commission.

ATTACHMENTS

1. Recommended Conditions of Approval
2. Overhead
3. Site photo
4. Notice of Exemption
5. Site plan



MARTIN REEDER, AICP
Principal Planner



BRAD RAULSTON
Deputy City Manager

RECOMMENDED CONDITIONS OF APPROVAL

2017-04 SC – 16th Street & “M” Avenue

General

1. This *Street Closure* authorizes the vacation of 60 feet by 451 feet of “M” Avenue north of East 16th Street. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2017-04 SC dated 4/5/2017.
2. *Within four (4) days* of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.

Sweetwater Authority

3. In accordance with current Sweetwater Authority Design Standards and the Standard Specifications for Construction of Water Facilities, water service must be provided from an Authority-owned water main located within the right-of-way or an Authority-owned easement. Following vacation of the undeveloped portion of “M” Avenue, all water to serve the conceptual site shall be required to be obtained from an existing 16" PVC water main located within the right-of-way on East 16th Street.

2017-04 SC – 16th & “M” – Overhead



Site Photo – 2017-04 SC – 16th & “M” – Street Vacation



"M" Avenue right-of-way looking north from East 16th Street



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

NOTICE OF EXEMPTION

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

Project Title: 2017-04 SC

Project Location: "M" Avenue north of East 16th Street, National City, CA 91950

Lead Agency: City of National City

Contact Person: Martin Reeder **Telephone Number:** (619) 336-4313

Description of Nature, Purpose and Beneficiaries of Project:
Vacation of 451 feet of "M" Avenue right-of-way north of East 16th Street.

Applicant: White Star Capital LLC **Telephone Number:** (760) 522-1026
c/o: Ralph Gonzalez
P.O. Box 1265
Rancho Santa Fe, CA 92067-1265

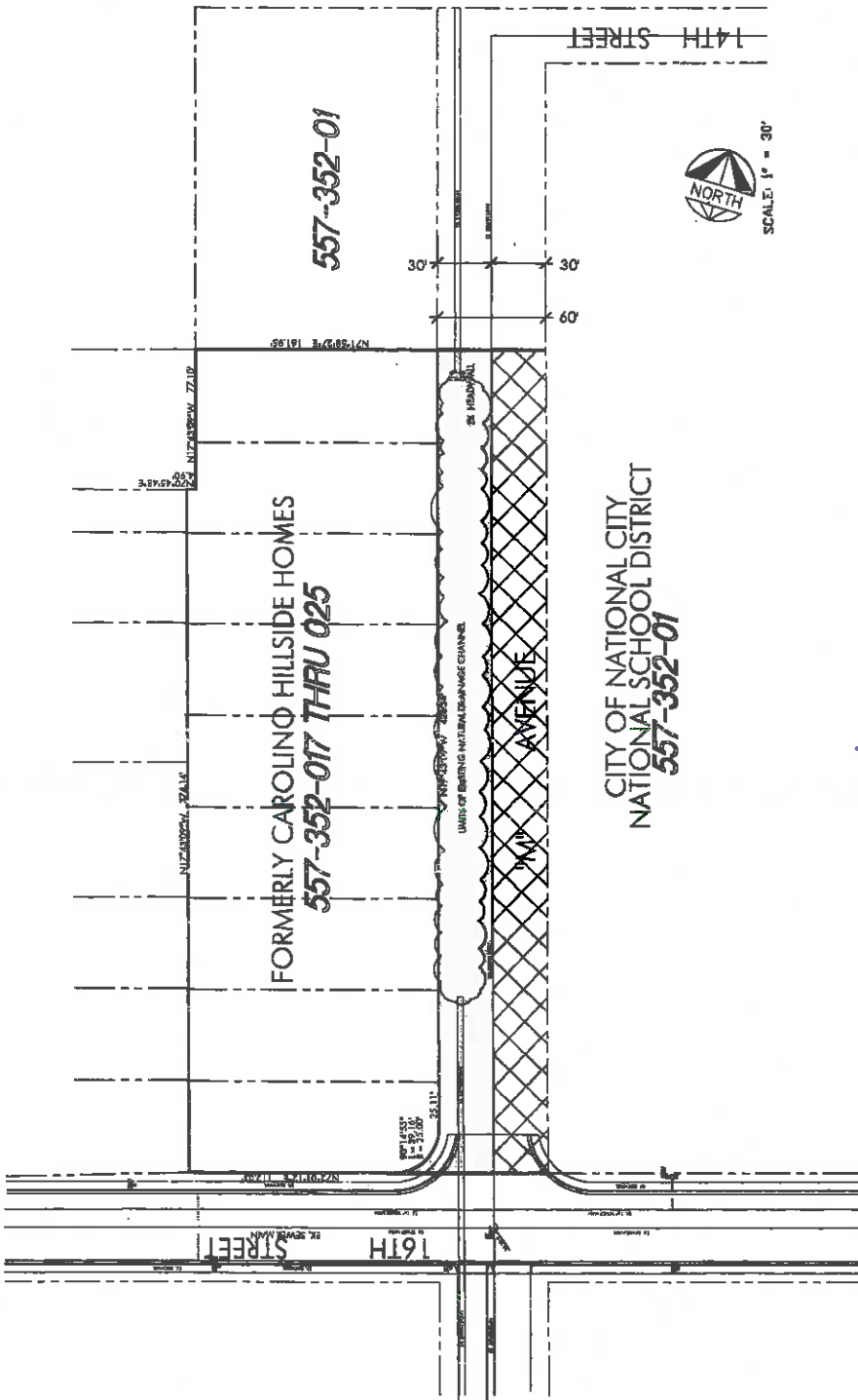
Exempt Status:
Categorical Exemption. Class 32, Section 15332 (In-Fill Development Projects)

Reasons why project is exempt:
There is no possibility that the proposed vacation will have a significant impact on the environment since the area to be vacated is an undeveloped street right-of-way that is not identified as a major road (arterial or collector) in the Circulation Element of the General Plan, and is not identified for any future street or alley extension in or near the subject area. The property is less than five acres in size and is surrounded by urban development.

Date:

MARTIN REEDER, AICP
Principal Planner

LEGEND
 UNDO STATISTICS
 PROPERTY LINE
 ADJACENT PROPERTY
 VACATED AREA
 TOTAL EXISTING STREET (E.C. 60' ROW)
 NATIONAL SCHOOL DISTRICT
 EXISTING STORM DRAIN
 EXISTING SEWER
 LIMIT OF AREA TO BE VACATED TO
 WHITE STAR CAPITAL LLC
 LIMIT OF AREA TO BE VACATED TO
 NATIONAL SCHOOL DISTRICT



PROJECT DESCRIPTION:
SCOPE OF WORK
 VACATED AREA
 TOTAL EXISTING STREET (E.C. 60' ROW)
 NATIONAL SCHOOL DISTRICT
 NATIONAL SCHOOL DISTRICT

PROJECT ADDRESS:
 1711 AVENUE
 NATIONAL CITY, CA

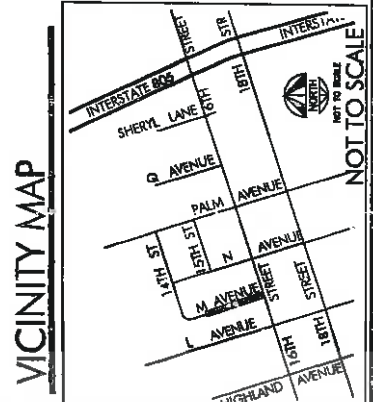
APN:
 57-352-017 THRU 025 WHITE STAR CAPITAL LLC
 57-352-01 NATIONAL CITY SCHOOL DISTRICT

OWNER/APPLICANT:
 WHITE STAR CAPITAL LLC
 PO BOX 1246
 SAN DIEGO SANTA FE, CA 92087

PROJECT NAME	
M STREET ROAD VACATION PLAT	
DATE	DATE
SCALE	SCALE
A.1	

EXHIBIT: A
CASE FILE NO: 2017-04 5C
DATE: 3/9/2017

'M' AVE & 16TH ST PROJECT NATIONAL CITY, CA "M" STREET ROAD VACATION PLAT



RESOLUTION NO. 2017-12

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF NATIONAL CITY, CALIFORNIA,
FINDING THE VACATION OF A PORTION OF
UNDEVELOPED "M" AVENUE BETWEEN
EAST 16TH STREET AND EAST 14TH STREET
IN CONFORMANCE WITH THE GENERAL PLAN.
CASE FILE NO. 2017-04 SC

WHEREAS, the Planning Commission of the City of National City considered the vacation of portion of undeveloped "M" Avenue between East 16th Street and East 14th Street for consistency with the General Plan at a hearing held on May 1, 2017, at which time oral and documentary evidence was presented; and,

WHEREAS, at said hearing the Planning Commission considered the staff report contained in Case File No. 2017-04 SC maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, based on the testimony and evidence presented to the Planning Commission at the public hearing held on May 1, 2017, that the Planning Commission finds the proposed Street Vacation in conformance with the National City General Plan.

BE IT FURTHER RESOLVED that the application for Street Vacation, if approved, is subject to the following conditions:

General

1. This *Street Closure* authorizes the vacation of 60 feet by 451 feet of "M" Avenue north of East 16th Street. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2017-04 SC dated 4/5/2017.
2. *Within four (4) days* of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be

made payable to the *County Clerk* and submitted to the National City Planning Department.

Sweetwater Authority

3. In accordance with current Sweetwater Authority Design Standards and the Standard Specifications for Construction of Water Facilities, water service must be provided from an Authority owned water main located within right-of-way or an Authority owned easement. Following vacation of the undeveloped portion of M Avenue, all water to serve the conceptual site shall be required to be obtained from an existing 16" PVC water main located within right-of-way on East 16th Street.

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of May 1, 2017 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON