



Agenda for the Special Meeting of the National City Housing Advisory Committee Meeting & Planning Commission

Meeting of December 7, 2020 – 6:00 p.m.

ONLINE ONLY MEETING

<https://www.nationalcityca.gov/webcast>

LIVE WEBCAST

Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

NOTICE: The health and well-being of National City residents, visitors, and employees during the COVID-19 outbreak remains our top priority. The City of National City is coordinating with the County of San Diego Health Human Services Agency, and other agencies to take measures to monitor and reduce the spread of the novel coronavirus (COVID-19). **The World Health Organization has declared the outbreak a global pandemic and local and state emergencies have been declared providing reprieve from certain public meeting laws such as the Brown Act.**

As a result, the National City Housing Advisory Committee/Planning Commission Meeting will occur only online to ensure the safety of City residents, employees and the communities we serve. A live webcast of the meeting may be viewed on the city's website at www.nationalcityca.gov.

PUBLIC COMMENTS: The National City Housing Advisory Committee/Planning Commission will receive public comments via e-mail at planning@nationalcityca.gov regarding any matters within the jurisdiction of the National City Housing Advisory Committee/Planning Commission. **Written comments or testimony from the public (limited to three minutes) must be submitted via e-mail by 4:00 p.m. on the day of the National City Housing Advisory Committee/Planning Commission Meeting. All comments received from the public will be made a part of the record of 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 National City Housing Advisory Committee/Planning Commission meeting. The National City Housing Advisory Committee/Planning Commission conducts its meeting in the interest of community benefit. Your participation is helpful. These proceedings are video recorded.

A. HOUSING ADVISORY COMMITTEE

Roll Call

Pledge of Allegiance by Committee Member Sanchez

Approval of Minutes

1. Approval of Minutes from the Meeting of October 19, 2020

Approval of Agenda

2. Approval of the Agenda for the Meeting on December 7, 2020

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

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

PRESENTATIONS

OTHER BUSINESS

3. Adoption of 2021 Housing Advisory Committee Meeting Dates

STAFF REPORTS

Senior Assistant City Attorney

Director of Community Development

Director of Housing

Committee Members

Chairperson

ADJOURNMENT

Adjournment to the regularly scheduled meeting on April 19, 2021 at 6:00 p.m.

B. PLANNING COMMISSION

Roll Call

Approval of Minutes

4. Approval of Minutes from the Meeting of October 19, 2020

Approval of Agenda

5. Approval of the Agenda for the Meeting on December 7, 2020

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

NOTE: Under State law, items requiring Planning 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

6. Resolution taking action on a Tentative Parcel Map for the Subdivision of One Lot into Two at 1305 East 17th Street (Case File No. 2020-13 LS)

OTHER BUSINESS

7. Adoption of 2021 Planning Commission Meeting Dates
8. Election of Officers for 2021

STAFF REPORTS

Senior Assistant City Attorney

Director of Community Development

Principal Planners

Commissioners

Chairperson

ADJOURNMENT

Adjournment to the regularly scheduled meeting on February 1, 2021 at 6:00 p.m.



Housing Advisory Committee Minutes

Housing Advisory Committee portion of the Housing
Advisory Committee/Planning Commission Meeting
Meeting of October 19, 2020

ONLINE ONLY MEETING

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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 Flores at 6:02 p.m.

Roll Call

Committee Members Present: Flores, Dela Paz, Sendt, Sanchez, Newell, Bush, Yamane, Natividad

Committee Members Absent: Garcia

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

Pledge of Allegiance Presented by Committee Member Yamane.

1. Approval of Minutes from the Meeting of August 17, 2020.

Motion by Yamane, second by Sendt to approve the Minutes from the Meeting of August 17, 2020.

Motion carried by the following vote:

Ayes: Flores, Dela Paz, Sendt, Sanchez, Newell, Bush, Yamane, Natividad

Abstain: None.

Noes: None.

Absent: Garcia

2. Approval of the Agenda for the Meeting on October 19, 2020

Motion by Natividad second by Sendt to approve the Agenda for the Meeting on October 19, 2020.

Motion carried by the following vote:

Ayes: Flores, Dela Paz, Sendt, Sanchez, Newell, Bush, Yamane, Natividad

Abstain: None.

Noes: None.

Absent: Garcia

ORAL COMMUNICATION: None.

PRESENTATIONS:

3. Update on the Draft Sixth Cycle Housing Element for 2021-2029

Presented by WSP San Diego Planning Lead Tara Lake utilizing a PowerPoint presentation.

Ms. Lake answered questions posed by the Committee.

OTHER BUSINESS: None.

STAFF REPORTS: None.

COMMITTEE MEMBER REPORTS:

In light of her recent resignation, Committee Member Natividad wished the National City Chamber of Commerce CEO Jacqueline Reynoso well on her future endeavors.

There were no other reports from the Committee Members.

ADJOURNMENT by Chair Flores at 6:50 p.m. to the meeting of November 16, 2020.

CHAIRPERSON

The foregoing minutes were approved at the Special Meeting of December 7, 2020.



Item no. **3**

December 7, 2020

CITY OF NATIONAL CITY
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

HOUSING ADVISORY COMMITTEE STAFF REPORT

Title: ADOPTION OF 2021 HOUSING ADVISORY COMMITTEE MEETING
DATES

PROPOSED SCHEDULE

The dates listed below are proposed for regularly scheduled Housing Advisory Committee meetings.

April 19
August 16
October 18

Housing Advisory Committee meetings will occur once every quarter. If needed, additional meetings can be scheduled as caseload demands or meetings canceled if there are no agenda items to be considered.

RECOMMENDATION

It is recommended that the Housing Advisory Committee adopt the proposed 2021 meeting schedule.

CARLOS AGUIRRE
Director of Housing



Planning Commission Minutes

Planning Commission portion of the Housing Advisory
Committee/ Planning Commission Meeting
Meeting of October 19, 2020

ONLINE ONLY MEETING

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LIVE WEBCAST

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1243 National City Boulevard
National City, CA 91950

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Agenda Items

The meeting was called to order by Chair Flores at 6:50 p.m.

Roll Call

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

Commissioners Absent: Garcia

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

4. Approval of Minutes from the Meeting of July 20, 2020.

Motion by Yamane, second by Sendt to approve the Minutes for the Meeting of July 20, 2020.

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: Garcia

5. Approval of the Agenda for the Meeting on October 19, 2020.

Motion by Yamane, second by Natividad to approve the Agenda for the Meeting on October 19, 2020.

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: Garcia

ORAL COMMUNICATION: None.

PRESENTATIONS: None.

CONTINUED PUBLIC HEARINGS: None.

PUBLIC HEARINGS

6. Resolution taking action on a Coastal Development Permit for the Proposed Vacation of a Portion of Harrison Avenue Between West 18th and 19th Streets, and the Westerly 40 feet of West 18th Street North of Harrison Avenue in the Coastal Zone

Presented by Principal Planner Martin Reeder.

Applicant was not present.

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

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: Garcia

Motion by Yamane, second by Sendt to approve a Resolution taking action on a Coastal Development Permit for the Proposed Vacation of a Portion of Harrison Avenue Between West 18th and 19th Streets, and the Westerly 40 feet of West 18th Street North of Harrison Avenue in the Coastal Zone.

Ayes: Flores, Dela Paz, Sendt, Sanchez, Yamane, Natividad
Abstain: None.
Noes: None.
Absent: Garcia

7. Resolution taking action on the Proposed Vacation of a Portion of Harrison Avenue between West 18th and 19th Streets, and the Westerly 40 Feet of West 18th Street North of Harrison Avenue for Conformance with the General Plan

Presented by Principal Planner Martin Reeder.

Motion by Dela Paz, second by Yamane to approve a Resolution taking action on the Proposed Vacation of a Portion of Harrison Avenue between West 18th and 19th Streets, and the Westerly 40 Feet of West 18th Street North of Harrison Avenue for Conformance with the General Plan

Motion carried by the following vote:

Ayes: Flores, Dela Paz, Sendt, Sanchez, Yamane, Natividad
Abstain: None.
Noes: None.
Absent: Garcia

OTHER BUSINESS: None.

STAFF REPORTS:

Nicole Pedone, Senior Assistant City Attorney: None.

Armando Vergara, Director of Community Development: None.

Principal Planners: In response to a question posed at the previous Planning Commission meeting, Principal Planner Martin Reeder reported that five Accessory Dwelling Unit applications have been approved since January 2019.

COMMISSIONER REPORTS:

Natividad: Welcomed Commissioner Sanchez.

Yamane: Reminded everyone to stay safe during the current surge in COVID-19 cases.

There were no other reports.

ADJOURNMENT by Chair Flores at 7:16 p.m. to the meeting of November 2, 2020.

CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of December 7, 2020.



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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING - TENTATIVE PARCEL MAP FOR THE
SUBDIVISION OF ONE LOT INTO TWO AT 1305 EAST
17TH STREET.

Case File No.: 2020-13 LS

Location: North side of 17th Street, west of 'N' Avenue

Assessor's Parcel Nos.: 561-090-05

Staff report by: Chris Stanley, Assistant Planner

Applicant: Jose V. Alberdi, Jr.

Zoning designation: RS-2 (Small Lot Residential)

Adjacent land use/zoning:

North: Multi-family residential across alley / RS-2

East: Single-family homes / RS-2

South: Single-family homes across East 17th Street / RS-2

West: Single-family homes / RS-2

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

Staff recommendation: Approve

Staff Recommendation

Staff recommends approval of a Tentative Parcel Map (TPM) for the subdivision of an existing parcel into two. The lot split will separate the existing single family residence addressed 1305 East 17th St. and vacant land into separate parcels, allowing for an additional single-family residence. The project is consistent with the General Plan and Subdivision Ordinance and will provide a new home-ownership opportunity.

Executive Summary

The applicant is applying for a TPM for the subdivision of an existing parcel into two. The existing house will reside on its own parcel and the other proposed parcel will remain vacant, but will allow for a single-family residence to be built in the future. The parcel is 11,640 square feet in size. A parcel map was previously approved (2015-12 LS) in July of 2015. The applicant is reapplying because the project was not initiated by the designated time in the resolution and as such, the approval expired.

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 to the alley located directly north of the parcel and then continues from 17th Street to 18th Street. 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.

Proposed Use

The applicant is proposing to subdivide the existing 11,640 (+/-) square-foot lot into two lots. The existing home would remain and would be on a 6,640 (+/-) square-foot lot (Parcel 1). The northern 5,000 square feet would become Parcel 2. The existing home is proposed to be expanded and a one-car garage constructed. This work is not part of this request. A 10-foot access and utility easement is shown along the eastern property boundary of proposed Parcel 1.

Subdivision of the property into two lots is proposed 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 5,000 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.

Analysis

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

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

The proposal also provides an additional home ownership opportunity, which is consistent with the City's Housing Element.

Subdivision Ordinance

The proposed subdivision is consistent with the Subdivision Ordinance as it creates a development pattern that is consistent with nearby properties. All properties east of "M" Avenue on this block are regular in shape (square or rectangular). The proposed lot pattern in this case will be the same, with the exception of a 13-foot by 10-foot notch on the east side. This configuration is necessary to provide the required setbacks for Parcel 1 and minimum lot size for Parcel 2.

Land Use Code

The Land Use Code establishes a maximum density of 9 units per acre in the RS-2 Zone. The density of properties in the same block as the proposed site and on same side of the street is approximately 8.5 units per acre. The proposed future density of the property would be 7.5 units per acre, which is consistent with the maximum density.

No grading is proposed, as no construction on Parcel 2 is planned at this time. In the event that Parcel 2 is developed, grading would be minimal due to the lot not having a

lot of topography on the north side. The lot slopes less than five feet east to west where the buildable area is located; therefore, minor cut and fill would be able to provide a level building pad in the future.

Required Findings

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

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

The proposed single-family subdivision, at a density of 7.5 units per acre, is consistent with the Small Lot Residential land use designation, which specifies a maximum density of 9 units per acre the uses.

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

An additional single-family home can be located on a level building pad on the site with a minor amount of grading.

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

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

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

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

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

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

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

Existing easements will be maintained and not be encroached upon.

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

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

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

The project will provide an additional homeownership opportunity, which is consistent with and encouraged by the City's Housing Element.

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

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

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

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

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

Department Comments

Comments were received from the Building, Engineering, and Fire departments, as well as the Sweetwater Authority. The comments have been included as Conditions of Approval. The Building Department is requiring compliance with codes related to construction of future housing; the Engineering Department provided comments related to future grading and construction, easements, and Final Map requirements; the Fire Department is requiring compliance with codes related to fire protection and access for future housing; the Sweetwater Authority provided comments related to the adequacy of existing infrastructure and easements. Any future construction on the property would require adequate water infrastructure that can provide necessary fire flow. As no construction is currently proposed, any comments related to construction and utilities would be addressed at the time of future building permit submittal.

Summary

The subject property is a large lot, which is more than twice the minimum lot size required in the RS-2 zone. As such, it is suitable for subdividing. The placement of the existing home allows the opportunity for subdivision with all necessary setbacks being provided. The project as proposed provides a regular lot configuration and meets minimum lot size and frontage requirements. The proposal would result in a uniform development that would be consistent with area development. If approved, the proposed subdivision will result in an additional home ownership opportunity, and will meet all Land Use Code requirements, consistent with the General Plan. Conditions of Approval will ensure that the property is appropriately developed and will meet all requirements of the Land Use Code and pertinent construction codes at the time of future construction.

Options

1. Approve 2020-13 LS subject to the conditions listed within, based on the attached findings or findings to be determined by the Planning Commission; or
2. Deny 2020-13 LS based on findings to be determined by the Planning Commission; or,
3. Continue the item to a later date in order to obtain additional information.

Attachments

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Site Photos
5. Applicant's Plans (Exhibit A, Case File No. 2015-12 LS dated 5/14/2015)
6. Public Hearing Notice (Sent to 150 property owners and occupants)
7. CEQA Notice of Exemption
8. Resolution



CHRIS STANLEY
Assistant Planner



ARMANDO VERGARA
Director of Community Development

RECOMMENDED FINDINGS FOR APPROVAL
FOR THE TENTATIVE PARCEL MAP

2020-13 LS 1305 East 17th Street

APN: 561-090-05

1. The proposed map is consistent with the National City General Plan because 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.
2. The site is physically suitable for the proposed type of development because an additional single-family home can be located on a level building pad on the site with a minor amount of grading.
3. The site is physically suitable for the proposed density of development because the proposed parcels can accommodate single family residences with suitable yard areas and still meet prescribed recommended density for the area
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because there is no natural habitat or body of water present nearby or on-site. The property is surrounded by urban development.
5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems because all necessary public services will be provided, as required by approvals required for new construction.
6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision because existing easements will be maintained and not be encroached upon.
7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6 because discharge of sewerage waste will be addressed through a sewer permit, which is required as part of construction of a future home.
8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources

because the project will provide an additional homeownership opportunity, which is consistent with and encouraged by the City's Housing Element.

9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage because all new construction proposed in the future will be in compliance with the California Building Code, which takes such factors in to consideration.
10. The proposed project has been reviewed in compliance with CEQA because staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 15 Section 15315 (Minor Land Divisions), for which a Notice of Exemption will be filed subsequent to approval of this Tentative Parcel Map.

RECOMMENDED CONDITIONS OF APPROVAL

2020-13 LS 1305 East 17th Street

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 Community Development 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 Community Development 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 2019 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 are to be designed, fabricated and installed to code
23. Project to be in compliance with the current editions of NFPA, CFC, Title 19 and local City of National City Municipal Codes
24. All contractors shall possess a National City New Business License prior to Fire Department plan submittal. A copy of the New 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.
25. 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.
26. Residential fire sprinklers shall be required in all new one-and two-family dwellings and townhouse construction statewide. 2010 California Building Standards Codes published July 1, 2010, with an effective date of January 1, 2011.
27. Fire apparatus access roads shall comply with the requirements of this section (Section 5 CFC 2019) 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.

28. 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.
29. 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).
30. 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.
31. Buildings or portions of buildings or facilities exceeding 30 feet in height measured vertically from the centerline of the street adjacent to the project above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
32. Fire hydrants that may be required and located throughout the project as not to have a separation distance greater than 400 feet. Fire hydrants to be located within 400 feet of all locations which are roadway accessible. (Measurement starts from nearest public fire hydrant to project)
33. The following items pertain to fire hydrants:
 - a) Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves.
 - b) Fire hydrant to be of three outlet design.
33. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose (4 inch).
34. Fire hydrants to be marked by use of blue reflective marker in the roadway.
35. A fire flow letter shall be required for this project, so as to provide to the local water authority. Please contact the National City Fire Department early for this document.

36. Requirements that are essential for public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, that are not specifically provided for by this code, shall be determined by the fire official.
37. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.
38. The fire code official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for this code.
39. 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.
40. All fire related plans shall be directly submitted to the National City Fire Department through permit.

Sweetwater Authority

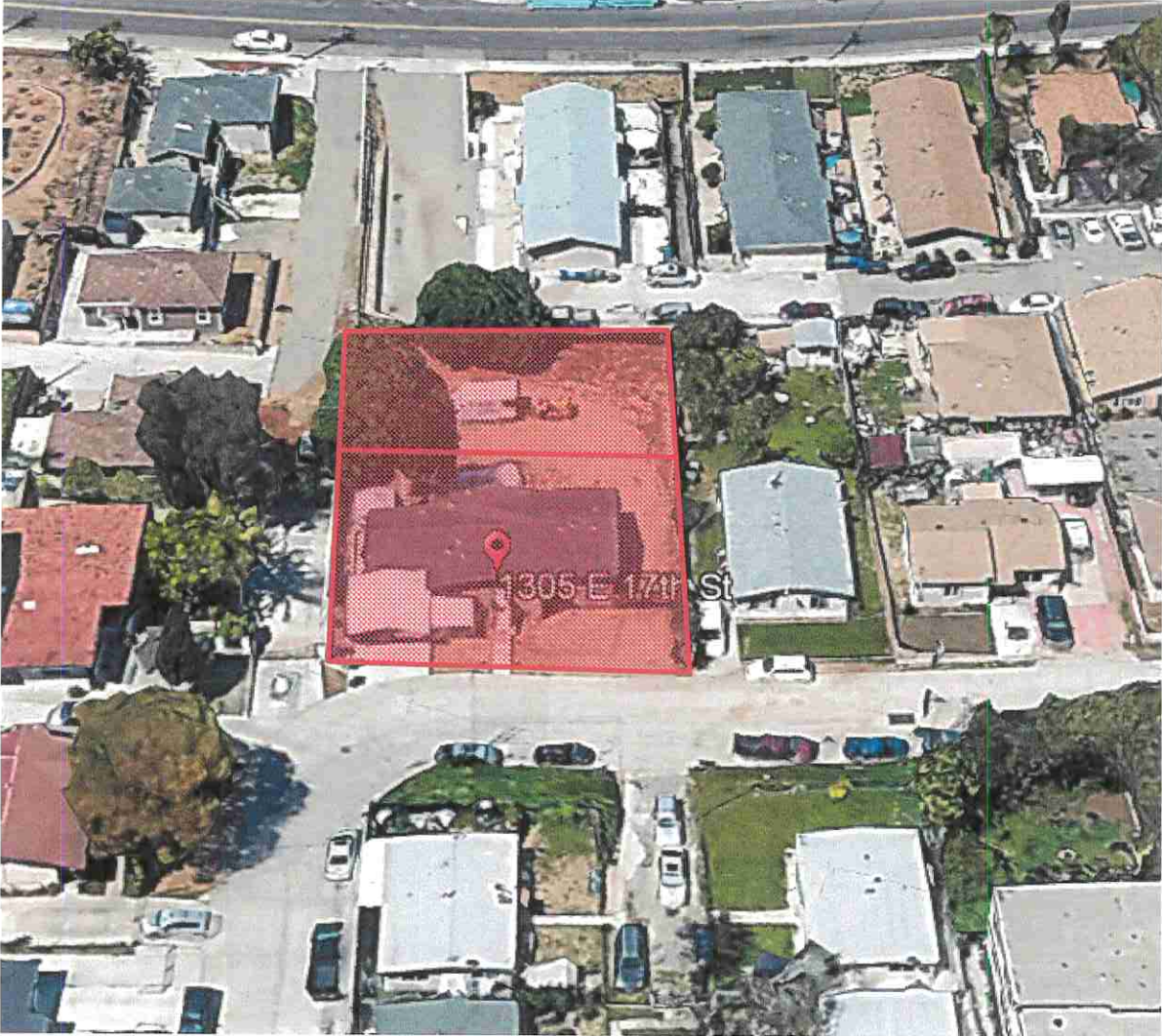
41. Plans submitted for construction shall show water mains surrounding the subject parcel plotted correctly. Contact Sweetwater Authority for details.
42. Plans submitted for construction shall show a future water meter location to serve the proposed parcel. Please note that water facilities cannot 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.
43. 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.
44. 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.

Planning

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

2020-13 LS – 1305 East 17th Street– Overhead



Site Photographs

1305 E. 17TH STREET
NATIONAL CITY, CA 91950

February 2015

BDS Job No. 14-28



#1 – Looking northeasterly from 17th St.



#2 – Looking northwesterly from 17th St.



#3 – Looking southwesterly along 17th St.



#4 – Looking northeasterly along 17th St.

Site Photographs

1305 E. 17TH STREET
NATIONAL CITY, CA 91950

August 2014

BDS Job No. 14-28



#5 – Looking southerly from the alley.



#6 – Looking southwesterly from the alley.



#7 – Looking southwesterly from the alley.



#8 – Looking southwesterly parallel with the alley.

Site Photographs

1305 E. 17TH STREET
NATIONAL CITY, CA 91950

February 2015

BDS Job No. 14-28



#9 – Looking northeasterly parallel with the alley.



#10 – Looking southeasterly at 'M' Ave. from 16th St.



#11 – Looking southeasterly at 'M' Ave. from 16th St.



#12 – Looking southeasterly at 'M' Ave. from 16th St.

Site Photographs

1305 E. 17TH STREET
NATIONAL CITY, CA 91950

February 2015

BDS Job No. 14-28



#13 – Looking southwesterly at the northeasterly corner of the site from the alley, with 'M' Ave. in the background.



#14 – Looking southwesterly at the northeasterly corner of the site from the alley, with 'M' Ave. in the background.



#15 – Looking northwesterly at 'M' Ave. from the alley.

SHEET 1 OF 1 SHEET
CITY OF NATIONAL CITY
TENTATIVE PARCEL MAP NO.

LEGAL DESCRIPTION:

THE NORTHERLY 135.00 FEET OF THE SOUTHERLY 165.00 FEET OF THE EASTERLY HALF OF THE WESTERLY HALF OF THE NORTH HALF OF THE 40 ACRE LOT 1 IN QUARTER SECTION 133, RANCHO DE LA NACION, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 11, 1869. EXCEPTING THEREFROM THE EASTERLY 246.00 FEET THEREOF.

TAX ASSESSOR'S PARCEL NUMBER:

561-090-05

SITE ADDRESS:

1305 E. 17TH STREET
NATIONAL CITY, CA 91950

ZONING:

CURRENT - RS2
PROPOSED - RS2
EXISTING GROSS & NET LOT AREA = 11,641 S.F.± (0.267 AC.±)
MINIMUM LOT AREA PER ZONING = 5,000 S.F. (0.115 AC.±)
TOTAL NUMBER OF PARCELS PROPOSED IS 2.
SETBACKS: FRONT = 20'
SIDE INTERIOR = 5'
SIDE EXTERIOR = 10'
REAR = 25'

EXISTING ZONING OF ADJACENT PROPERTY - RS2

LAND USE:

CURRENT LAND USE: SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

FLOOD HAZARD:

THIS SITE DOES NOT LAY WITHIN LINES OF THE 100 YEAR FLOOD PLAN.
THIS SITE IS NOT WITHIN A FLOOD HAZARD AREA.
PER FEMA FLOOD INSURANCE RATE MAP NO. 06073C1912G.

TOPOGRAPHIC SOURCE:

EXISTING TOPOGRAPHY FROM FIELD SURVEY DATED 02-02-2015 AND SUPPLEMENTED WITH BUILDING LOCATION INFORMATION FROM GOOGLE EARTH IMAGERY AND CONTOUR INFORMATION DATED 1999 DOWNLOADED FROM SANGIS.

SUBDIVIDER/OWNER:

MEXICO TRAVELNET, A CALIFORNIA CORPORATION
P.O. BOX 5294
CHULA VISTA, CA 91912
PHONE: 619.421.7640
FAX: 619.474.0344

I CONSENT TO THE SUBMISSION OF THIS TENTATIVE MAP.


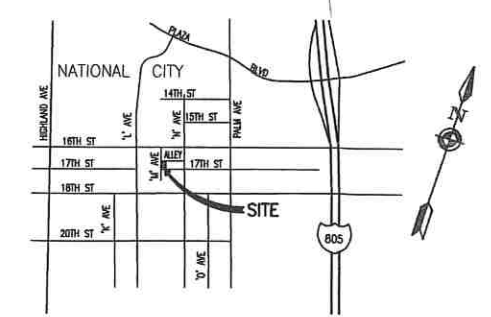
 05-13-2015
HUMBERTO F. URQUIDEZ DATE
CEO & PRESIDENT

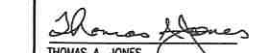
EXHIBIT A
CASE FILE NO: 2015-12LS
DATE: 5/14/15



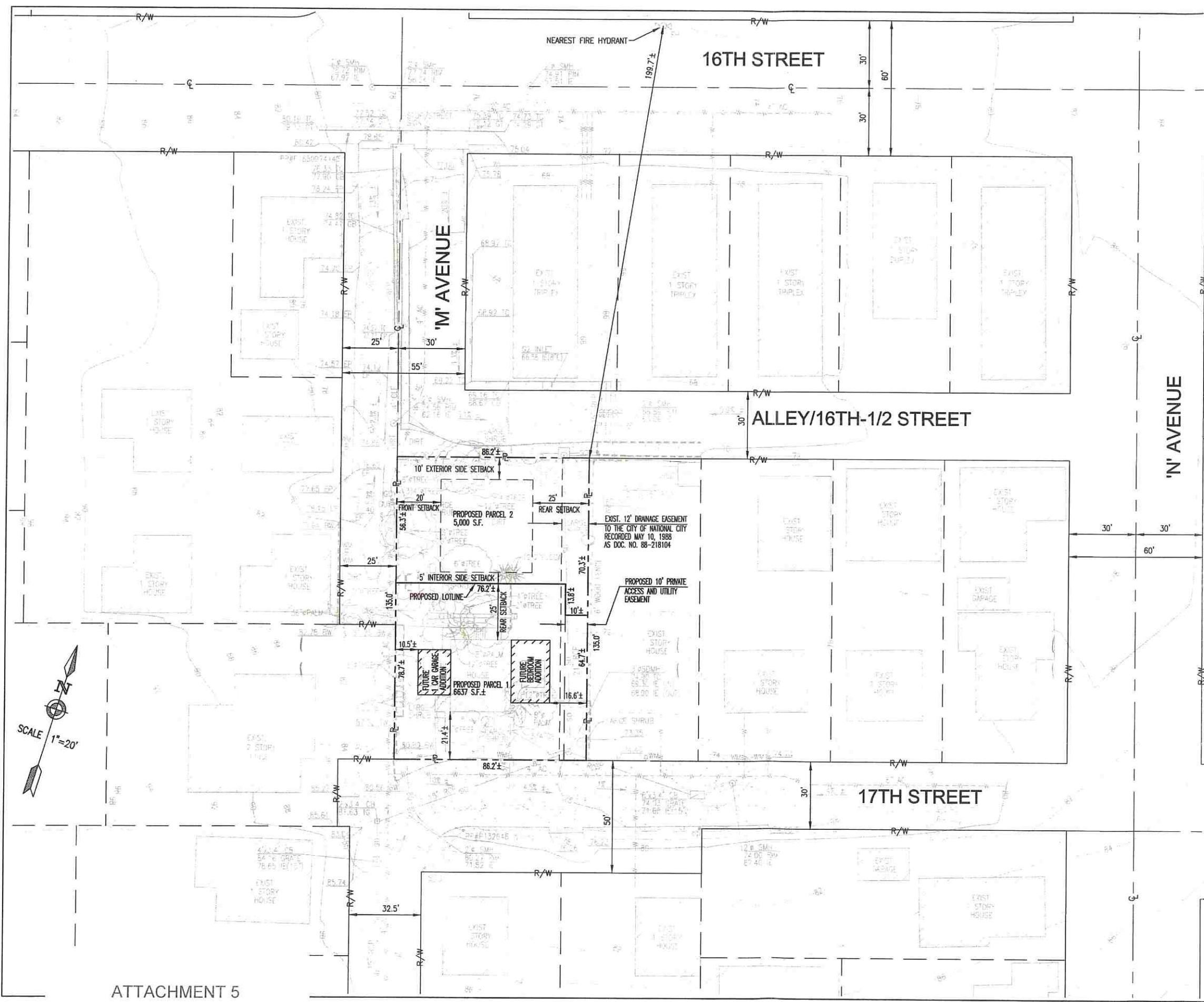
THOMAS BROTHERS REFERENCE: PAGE 1310, A-2
VICINITY MAP
NO SCALE

ENGINEER OF WORK:

BDS ENGINEERING
CIVIL ENGINEERING
LAND SURVEYING
6859 Federal Boulevard
Lemon Grove, California 91945
(619) 582-4902
(619) 582-7428 FAX

 05-13-2015
THOMAS A. JONES DATE
LS6622

DWG. FILE: L:\PROJECTS\1428\Eng\11 TPM\Tentative Parcel Map.dwg 14-28
PLOT DATE: May 13, 2015-1:05pm JOB NO.





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

NOTICE OF PUBLIC HEARING

TENTATIVE PARCEL MAP FOR THE SUBDIVISION OF
ONE LOT INTO TWO AT 1305 EAST 17TH STREET
CASE FILE NO.: 2020-13 LS
APN: 559-090-05

The National City Planning Commission will hold a public hearing at their regular online meeting after the hour of 6:00 p.m. **Monday, December 7, 2020**, on the proposed request. The meeting will be LIVE WEBCAST from the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Jose V. Alberdi, Jr.)

Due to the precautions taken to combat the spread of coronavirus (COVID-19), City Hall, including the City Council Chambers, are closed to the public. Anyone interested in this public hearing may observe it on the City's website at <http://www.nationalcityca.gov/government/city-clerk/council-webcast>.

The property is a 11,640 square-foot lot located on the north side of East 17th Street west of "N" Avenue. The applicant proposes to subdivide the existing lot into two parcels. The existing home would remain. Access to the proposed new lot will be from "M" Avenue. No construction is proposed at this time.

Plans are available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Division on or before 12:00 p.m., **December 7, 2020**, who can be contacted at 619-336-4310 or planning@nationalcityca.gov.

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

NATIONAL CITY PLANNING DIVISION

ARMANDO VERGARA
Director of Community Development

ATTACHMENT 6



NOTICE OF EXEMPTION

TO: County Clerk
County of San Diego
P.O. Box 1750
1600 Pacific Highway, Room 260
San Diego, CA 92112

Project Title: 2015-13 LS

Project Location: 1305 East 17th Street, National City, CA 91950

Lead Agency: City of National City

Contact Person: Chris Stanley **Telephone Number:** (619) 336-4310

Description of Nature, Purpose and Beneficiaries of Project:

Tentative Parcel Map to subdivide an existing 11,640 square-foot lot into two lots. There is an existing single-family home that will remain. No construction is proposed as part of this project.

Applicant:

Joes V. Alberdi, Jr.
2693 Villas Way
San Diego, CA 92108

Telephone Number:

(619) 370-5613

Exempt Status:

Categorical Exemption – Section 15315 (Minor Land Divisions)

Reasons why project is exempt:

It can be seen with certainty that the project will not have a significant effect on the environment. The project is a minor land division within the city limits of National City, an urbanized area. The 11,640 square-foot property has been disturbed previously and has no value as habitat. The division fulfills the General Plan's intent for this land use designation with regard to residential density and infill of vacant or underutilized properties.

Date:

CHRIS STANLEY
Assistant Planner

RESOLUTION 2020-10

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 LOCATED
AT 1305 EAST 17TH STREET
CASE FILE NO. 2020-13 LS
APN: 561-090-05

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 December 7, 2020, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2020-13 LS maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at public hearing held on December 7, 2020, support the following findings:

1. The proposed map is consistent with the National City General Plan because the proposed single-family subdivision, at a density of 7.5 units per acre, is consistent with the Small Lot Residential land use designation, which specifies a maximum density of 9 units per acre the uses.
2. The site is physically suitable for the proposed type of development because an additional single-family home can be located on a level building pad on the site with a minor amount of grading.
3. The site is physically suitable for the proposed density of development because the proposed parcels can accommodate single family residences with suitable yard areas and still meet prescribed recommended density for the area.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish

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

5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems because all necessary public services will be provided, as required by approvals required for new construction.
6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision because existing easements will be maintained and not be encroached upon.
7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6 because discharge of sewerage waste will be addressed through a sewer permit, which is required as part of construction of a future home.
8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources because the project will provide an additional homeownership opportunity, which is consistent with and encouraged by the City's Housing Element.
9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage because all new construction proposed in the future will be in compliance with the California Building Code, which takes such factors in to consideration.
10. The proposed project has been reviewed in compliance with CEQA because it is categorically exempt from environmental review pursuant to Class 15 Section 15315 (Minor Land Divisions), for which a Notice of Exemption will be filed subsequent to approval of this Tentative Parcel Map.

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

General

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

Building

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

Engineering

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

point. The study should consider the adequacy of the existing storm drain system to convey any additional run off. All Hydrology study findings and recommendations are part of Engineering Department requirements.

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

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

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

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

Fire

19. The project shall be designed to the current editions of NFPA, CFC and the CCR.

20. Fire alarm and fire sprinkler shall be evaluated and installed for intended use per code.
21. Fire apparatus access roads shall comply with the requirements of this section (Section 5 CFC 2013) and shall extend to within 150 feet of **all** portions of the facility and **all** portions of the exterior walls of the first story of the building as measured by an **approved** route around the exterior of the building. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
22. The required width of emergency fire apparatus access roads shall not be **obstructed in any manner**, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all weathered road with the ability to support 75 thousand pounds or greater. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet. A 28 foot turning radius is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas.
23. Parking shall not impact requirements of turn-around provision or roadway at any time if required.
24. Approved signs or other approved notices or markings (*Red Curb*) that include NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designed shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. **All projects shall be evaluated for this necessary application.**
25. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
26. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. (CFC 2016 Edition - Section 503.1.2)
27. Grade of fire apparatus road shall be within the limits established (15% Grade) by the fire code official based on fire department's apparatus.
28. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and

shall be placed at front of property. Please contact the National City Fire Department for exact field location.

29. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
30. Every building 4 stories or more shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress of construction is not more than 35 feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to such useable stairs and the standpipe outlets shall be located adjacent to such useable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. On each floor there shall be provided a 2 ½ -inch valve outlet for fire department use.
31. Where the roof has a slope less than four units vertical in 12 unit's horizontal, a hose connection shall be located to serve the roof of at the highest landing of a stairway with stair access to the roof provided in accordance with the current code.
32. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. (Measurement starts from nearest public fire hydrant to project)
33. The following items pertain to fire hydrants:
 - a) Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves.
 - b) Fire hydrant to be of three outlet design
34. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose. (4 inch)
35. Fire hydrants to be marked by use of blue reflective marker in the roadway.
36. Upon submittal for an underground permit, the following shall be included:
 - Data sheet for Back-Flows
 - Data sheets for Private and Commercial Hydrants
 - Data sheets for Post Indicator Valves

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

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

Sweetwater Authority

41. Plans submitted for construction shall show water mains surrounding the subject parcel plotted correctly. Contact Sweetwater Authority for details.
42. 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.
43. 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.
44. 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.

Planning

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

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

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of December 7, 2020, 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: ADOPTION OF 2021 PLANNING COMMISSION MEETING DATES

PROPOSED SCHEDULE

The dates listed below are proposed for regularly scheduled Planning Commission meetings.

January 4	July 19
February 1	August 2, 16
March 1, 15	September 20
April 5, 19	October 4, 18
May 3, 17	November 1, 15
June 7	December 6

Planning Commission meetings are typically held on the first and third Mondays of each month.

There is no meeting proposed on the third Monday of January 2021 due to the Martin Luther King Jr. Holiday (January 18, 2021). One meeting is proposed in February (February 1, 2021) because of President's Day (February 15, 2021) falling on the third Monday.

Due to the expected City Council legislative recess in July only one meeting occurring on the first Monday in June is proposed. The meeting in July is proposed to occur on the third Wednesday since any action taken by the Commission on either of those dates would not be heard by the City Council until August. Due to the Labor Day holiday (September 6, 2021), September 20, 2021 is proposed.

If needed, additional meetings can be scheduled as caseload demands or meetings canceled if there are no agenda items to be considered.

RECOMMENDATION

It is recommended that the Planning Commission adopt the proposed 2021 meeting schedule.

ARMANDO VERGARA
Director of Community Development



Item no. 8

December 7, 2021

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

PLANNING COMMISSION STAFF REPORT

Title: ELECTION OF OFFICERS FOR 2021

RECOMMENDATION

That the Planning Commission elect new officers for 2021 to succeed Chair Dolores Flores and Vice Chair Maria Dela Paz. The Chair of the Planning Commission will also serve as the Chair of the Housing Advisory Committee. It is suggested that nominations and elections occur as in previous years.