



# Together We Plan, National City

*Committed to Complete and  
Connected Communities*

**Focused General Plan Update**

**Webinar Series - March 2021**

**[nationalcityca.gov/FGPU](http://nationalcityca.gov/FGPU)**

TOGETHER WE

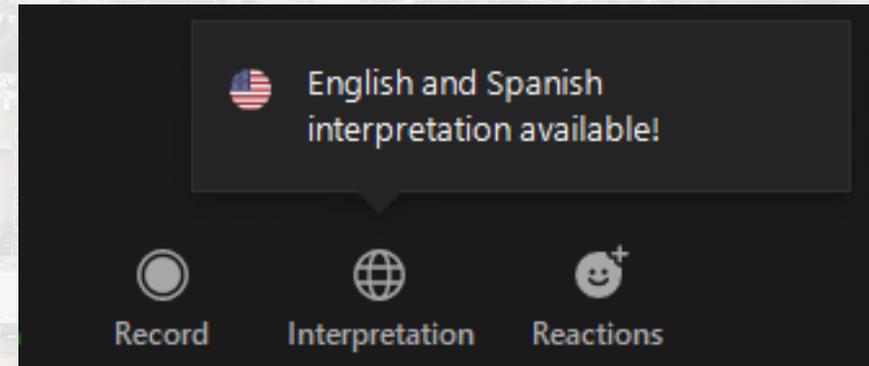
PLAN

NATIONAL CITY

# Together We Plan, National City

*Committed to Complete and Connected  
Communities*

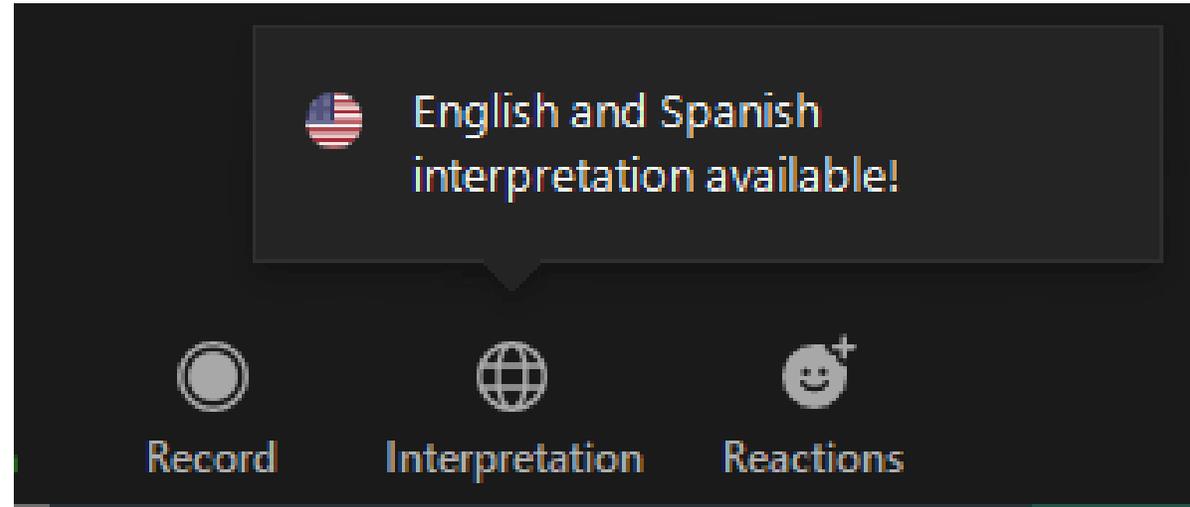
Focused General Plan Update - March 2021 Webinars



**EVERYONE** must select a preferred language from the interpretation menu. English and Spanish are available.

**TODOS** deben seleccionar un idioma preferido en el menú de interpretación. Inglés y español está disponible.

## Select Your Language! Seleccione su idioma



EVERYONE must select a preferred language from the interpretation menu. English and Spanish is available.

TODOS deben seleccionar un idioma preferido en el menú de interpretación. Inglés y español está disponible.



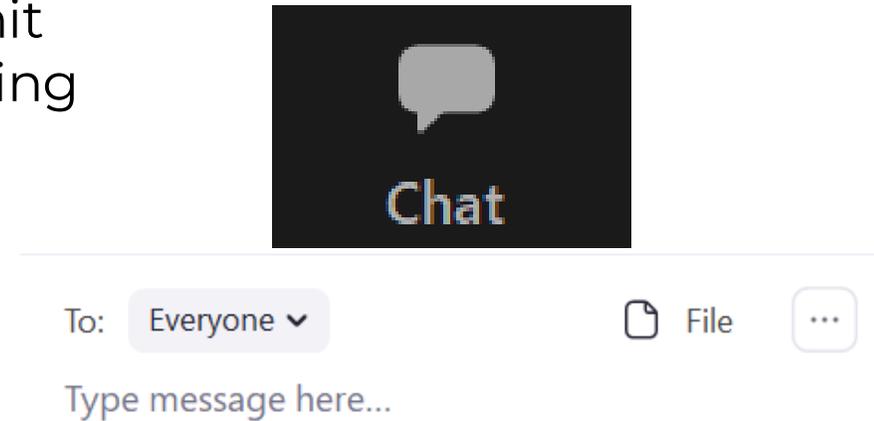
# Agenda

1. Introductions and Webinar Housekeeping
2. Land Use and Housing
3. Transportation
4. Safety and Climate Action Plan
5. Breakout Activities
6. General Q&A
7. Closing Remarks

## Webinar Housekeeping

- Breakout rooms – interactive activity
- Q&A towards end of webinar

Ask questions! Submit written questions using the chat box



- Meeting presentation and summaries to be posted online at the project page: [\*\*nationalcityca.gov/FGPU\*\*](https://nationalcityca.gov/FGPU)
- Join us again tomorrow at 10AM and tell your friends!
- Want to talk more? Call during Office Hours. Dates and times are listed on the project page (link below) and closing slides.



+



## NATIONAL CITY STAFF

- Martin Reeder, Principal Planner
- Carlos Aguirre, Director of the National City Housing Authority
- Angelita Palma, Housing Programs Manager
- Myra Martinez, Housing Programs Specialist II
- Roberto Yano, City Engineer
- Jose Lopez, Deputy City Engineer



+



**TARA LAKE**  
PROJECT MANAGER  
Land Use/Housing  
WSP



**SETH TORMA**  
Transportation Planning  
WSP



**STEPHANIE WHITMORE**  
Environmental Planning  
WSP



**RYAN WHIPPLE**  
Transportation Planning  
National City Resident, Chair of the Traffic Safety Committee  
WSP

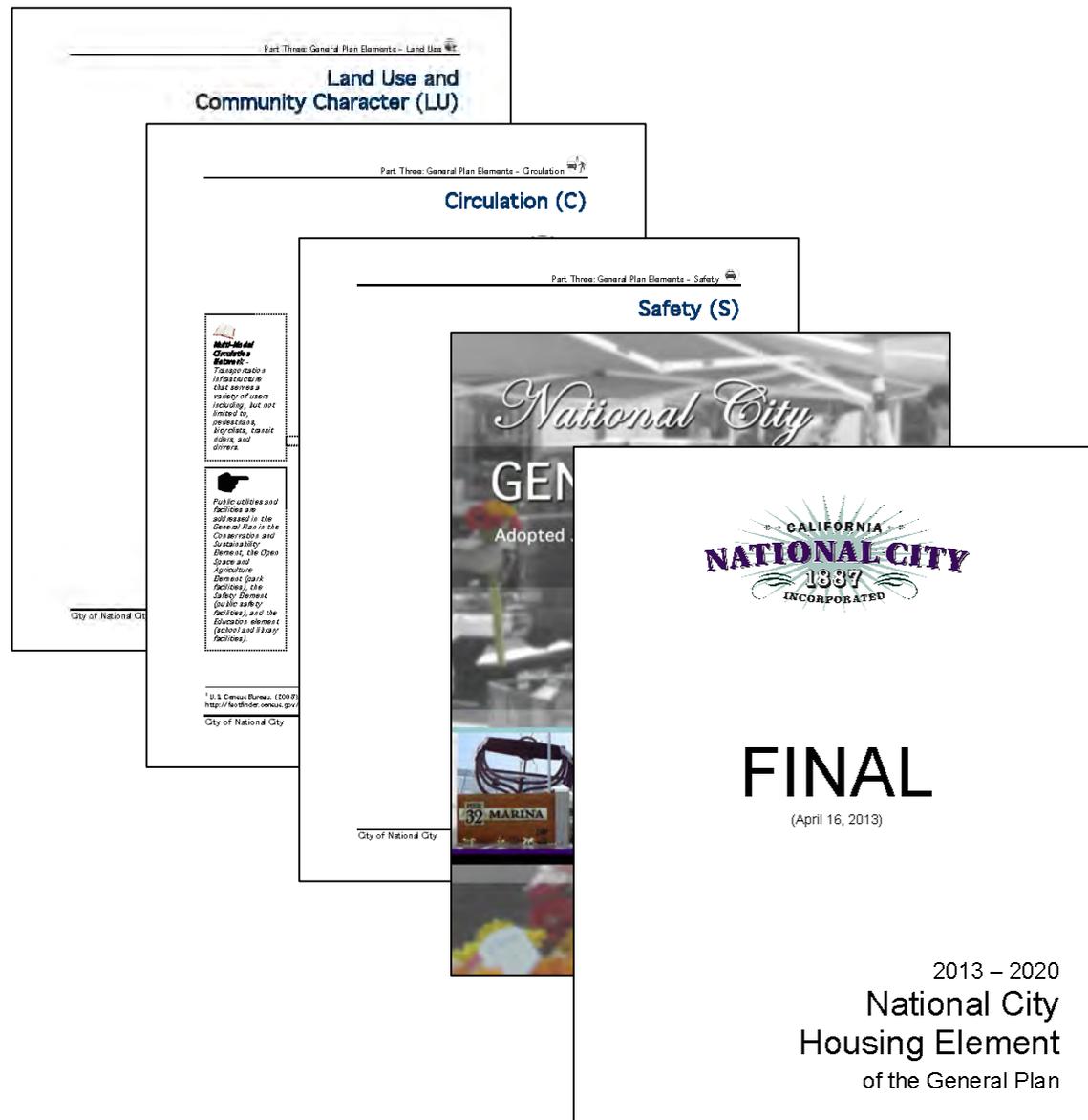
An aerial photograph of a city street, likely in Los Angeles, showing a mix of residential and commercial buildings, palm trees, and a clear view of mountains in the distance. A semi-transparent white rectangular overlay is positioned horizontally across the middle of the image, containing the text 'PROJECT OVERVIEW' in a bold, black, sans-serif font. The street below the overlay shows a multi-lane road with crosswalks, and various buildings and parked cars are visible on either side. The sky is overcast with grey clouds.

# PROJECT OVERVIEW



# Focused General Plan Update

- Citywide “blueprint” document last updated in 2011
- Need to address new state legislation related to housing, land use, transportation, safety, and climate change
- Reflect local planning efforts
- Address changing regional context and forecasted future growth



## Scope of the Focused General Plan Update

- Focused Policy Updates
- Supporting Updates to Codes, Ordinances, and Development Standards
- Environmental Review

### **Policies**

- Housing Element
- Land Use Element
- Transportation Element
- Safety Element
- Climate Action Plan

### **Codes, Ordinances, & Development Standards**

- Zoning Code
- Specific Plans
- Objective Design Standards

### **Environmental Review**

- Supplemental Program Environmental Impact Report (PEIR)



# Timeline

YOU ARE HERE!



## Spring 2020

Existing Conditions Analysis

## Summer 2020

Survey, Webinars, and Office Hours

## Fall 2020

Stakeholder Interviews

Vision, Goals, and Policies

## Winter/Spring 2021

Land Use and Mobility Recommendations

Webinars and Office Hours

Housing Element Submittal to HCD

## Spring/Summer 2021

Draft Remaining Elements & Climate Action Plan

Environmental Review

Technical Studies

## Fall 2021/Winter 2022

Environmental Review

Hearings and Approvals



# Help Shape Your Community!

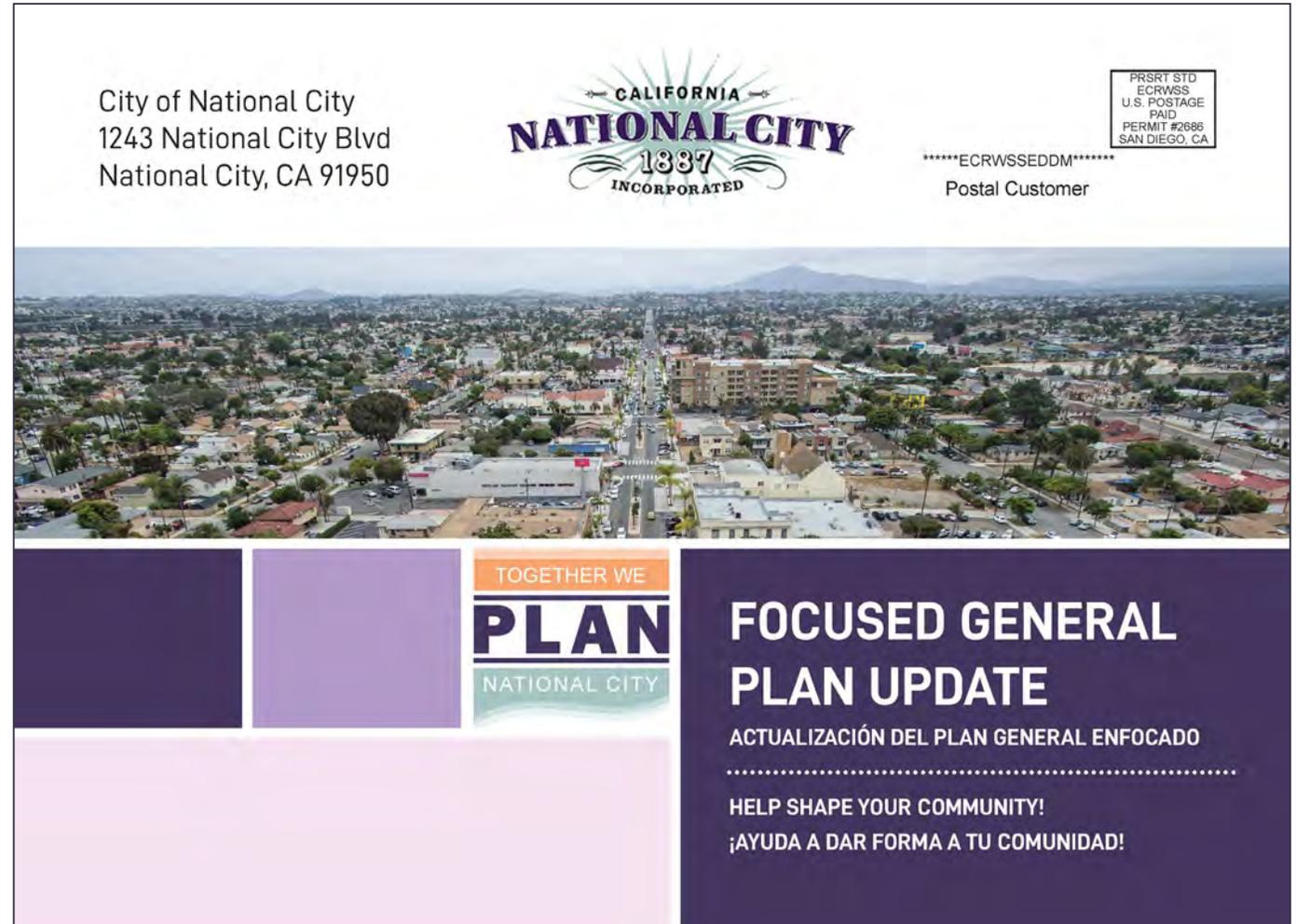
## Notification Procedures:

- Mailer (in English and Spanish) to all residents and businesses
- Website
- Social Media
- City e-mail listserv

[nationalcityca.gov/FGPU](http://nationalcityca.gov/FGPU)

#TogetherWePlan

#NationalCity





## Outreach Efforts

### **Completed:**

- MetroQuest survey (200 participants)
- Webinars (63 participants)
- Office Hours
- January 26, 2021 Joint City Council and Housing Advisory Committee Workshop

### **Current:**

- Webinars
- Office Hours

### **Upcoming:**

- SEIR Scoping, Planning Commission Hearing, and City Council

**TOGETHER WE**  
**PLAN**  
NATIONAL CITY

## Focused General Plan Update

Webinar Series - August 2020  
[nationalcityca.gov/FGPU](http://nationalcityca.gov/FGPU)

Escuchar en Español  
Llame al +1 (214) 416-0400  
Código de Conferencia: 9200546



# HOUSING & LAND USE ELEMENTS



## What is a Housing Element?

*Contains policies and programs to address housing for all income levels. Requirements set by State law.*



# 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA)

- Planning Period: 2021-2029
- San Diego region’s target: 171,685 units
- National City’s target: 5,437 units

## NATIONAL CITY DRAFT 6<sup>TH</sup> CYCLE RHNA ALLOCATION

Income Group	Percentage of AMI	Share
Very Low Income	31-50	645
Low Income	51-80	506
Moderate Income	81-120	711
Above Moderate Income	>120	3,575
<b>Total</b>		<b>5,437</b>

Source: 6<sup>th</sup> Cycle Draft RHNA Allocation. SANDAG.

# Site Inventory and Analysis

- Required by Government Code Section 65583(a)(3)
- Inventory of land suitable for development including vacant sites and non-vacant sites with the potential for redevelopment
- Analyze the relationship of zoning and public facilities and services to these sites



Vacant



Zoning and Lot Size



Property Valuation



Mobility Options/  
Public Amenities



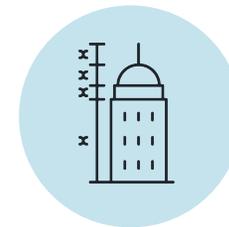
Structure Age



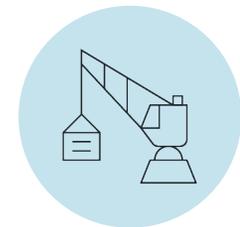
City-Owned



Prior Cycle



Development Capacity



Development Interest

# Site Inventory and Analysis – Photos



Sites with a visible “For Lease” or “For Sale” sign.



Sites without any significant improvements (vacant, per HCD’s definition).

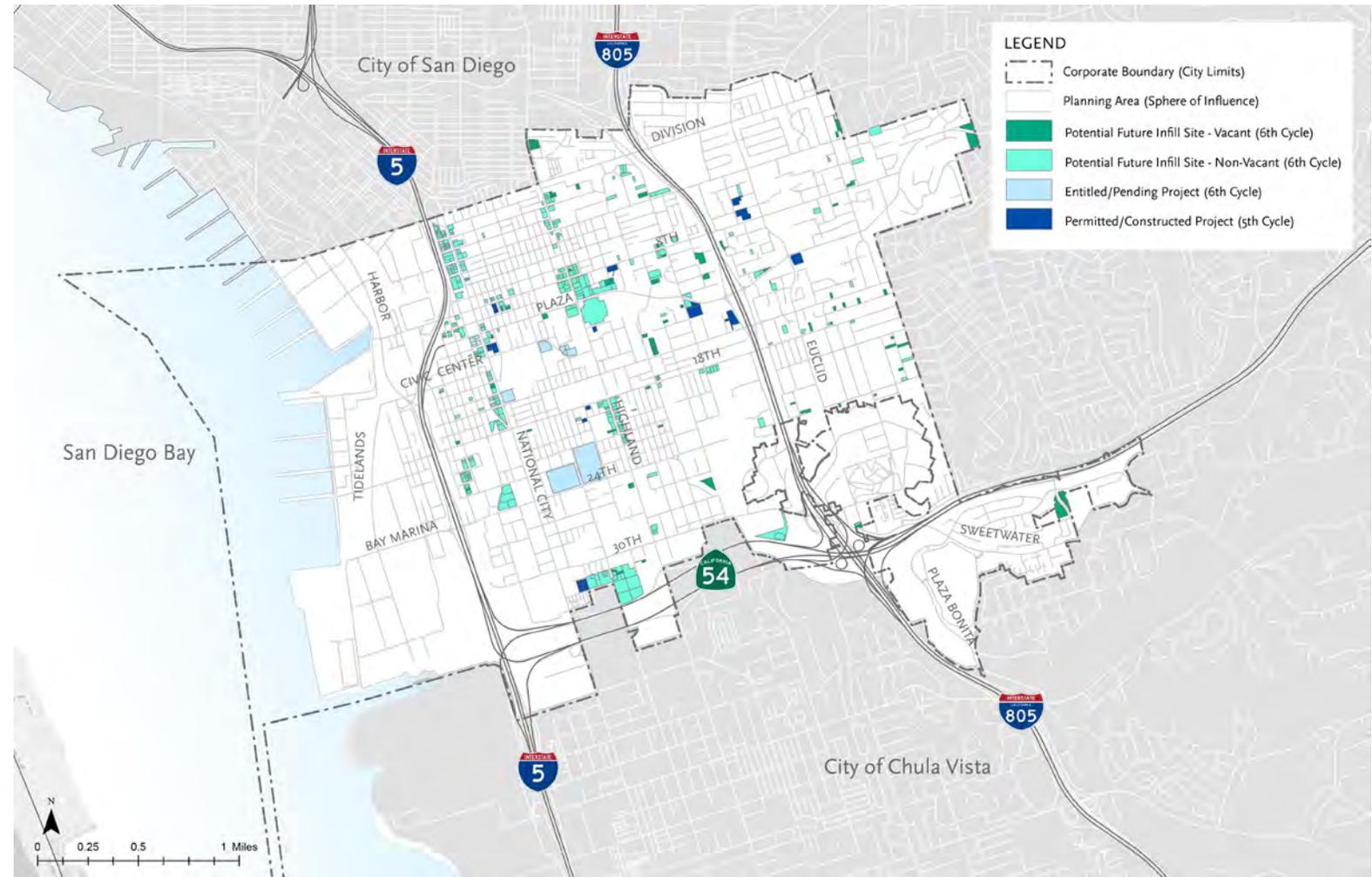


Sites with mobility options and access to schools and amenities.

# 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA)

Site Inventory was compiled according to state guidelines:

- Vacant sites
- City-owned sites
- Downtown Specific Plan
- Mixed-use districts and corridors
- Multi-family zoned areas



**Updated Site Inventory (Cycle 6)**

## Housing Element – Programs



Housing Production Monitoring Program

Housing Choice Voucher (Section 8) Rental Assistance Program

First-Time Homebuyer Program

Fair Housing Program

## Housing Element – Programs

Community Housing Development  
Organizations (CHDO) Program

Community Land Trust (CLT) Program

Housing Education and Resource  
Outreach

Focused General Plan Update – Infill  
and Transit-Oriented Development  
Opportunities

Inclusionary Housing



## Housing Element – Programs



Development Impact Fee (DIF) Study

Accessory Dwelling Unit (ADU)  
Ordinance and Permit-Ready Program

Parking Study

Objective Design Standards

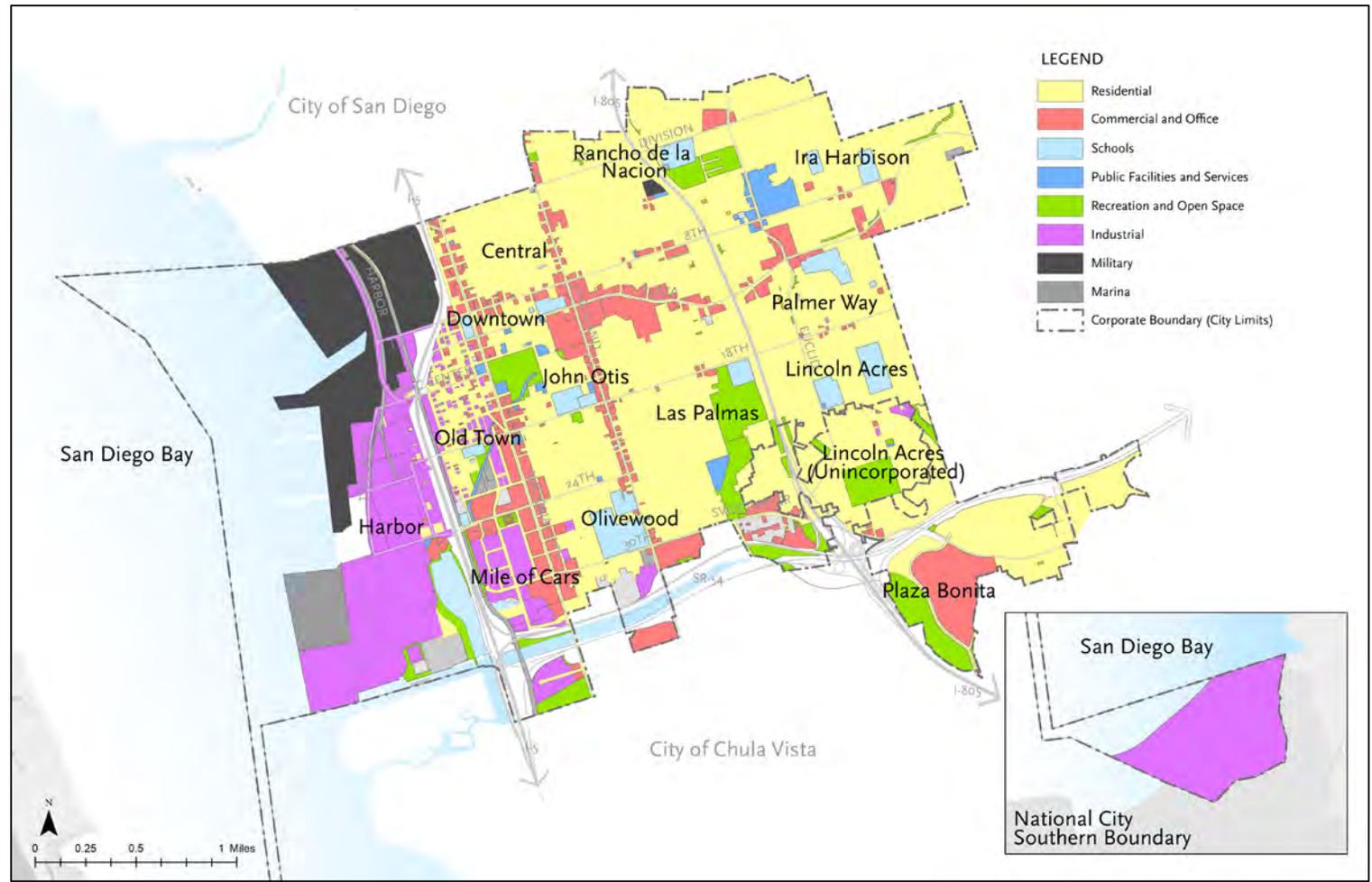
Development Processing Revisions and  
Municipal Code Update

Housing Unit Replacement Program

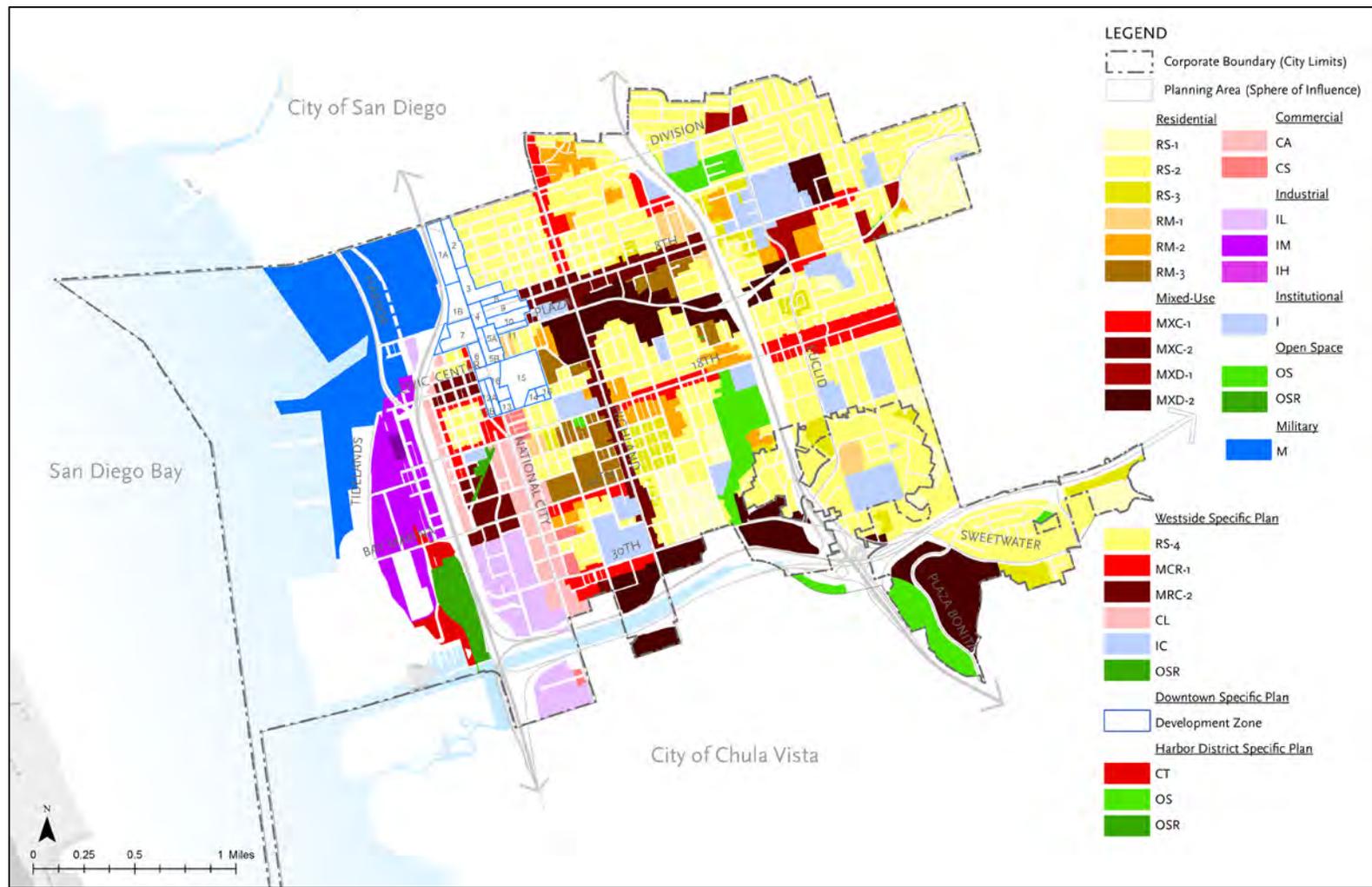
## What is a Land Use Element?

*Designates the general distribution, location, and extent of uses of land for housing, business, industry, open space, etc.*

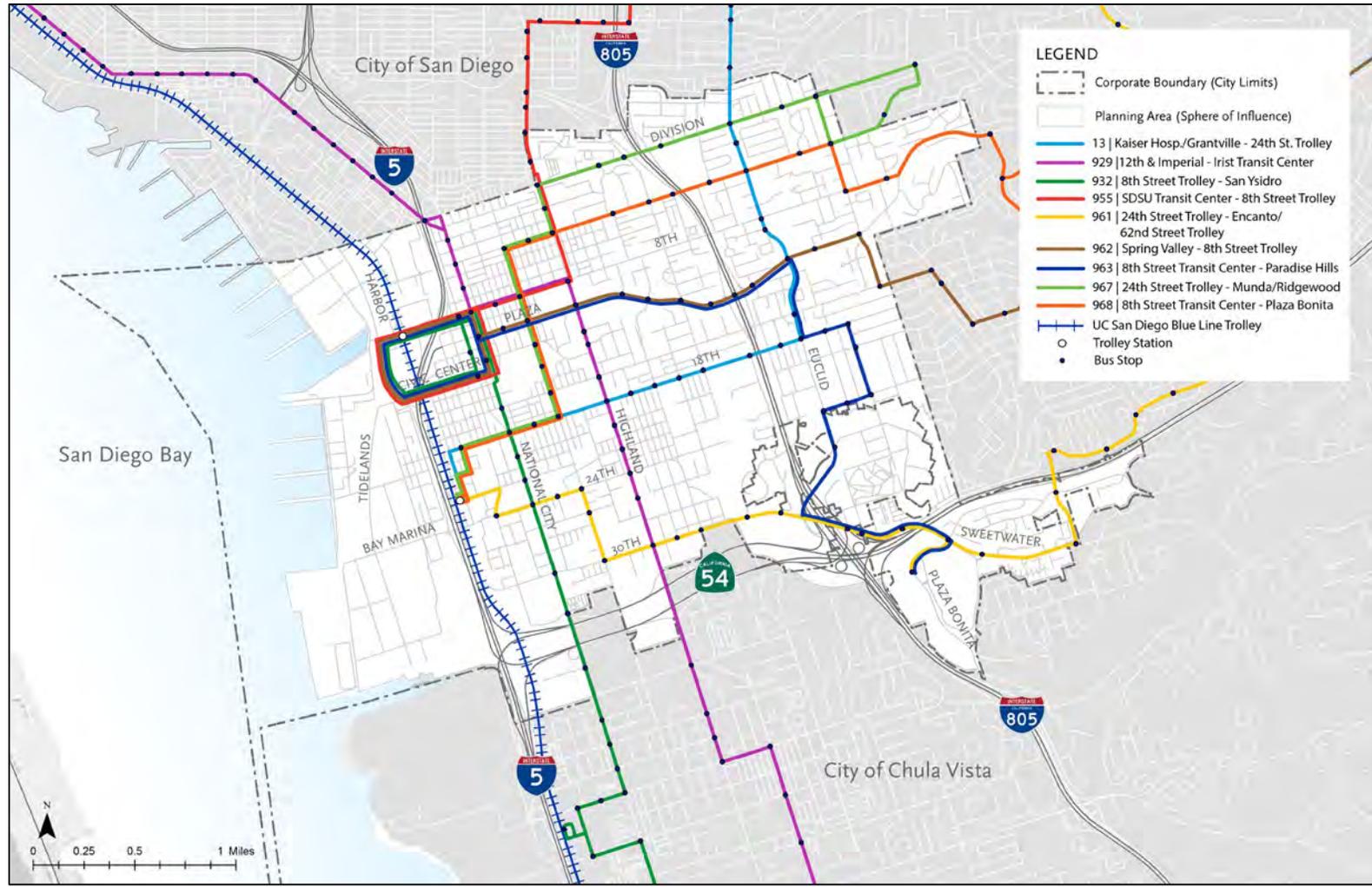
# Existing Land Uses



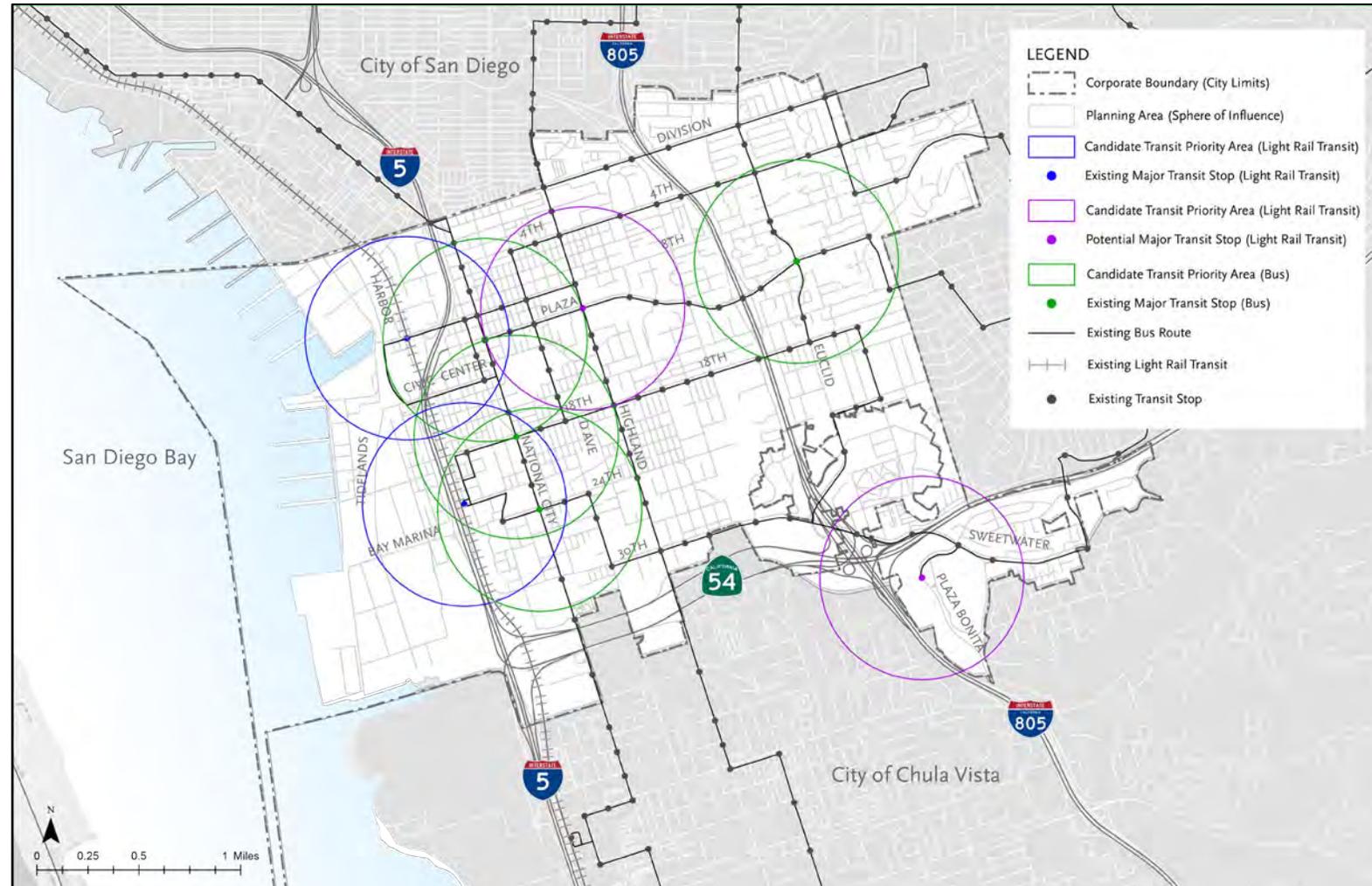
# Adopted Zoning



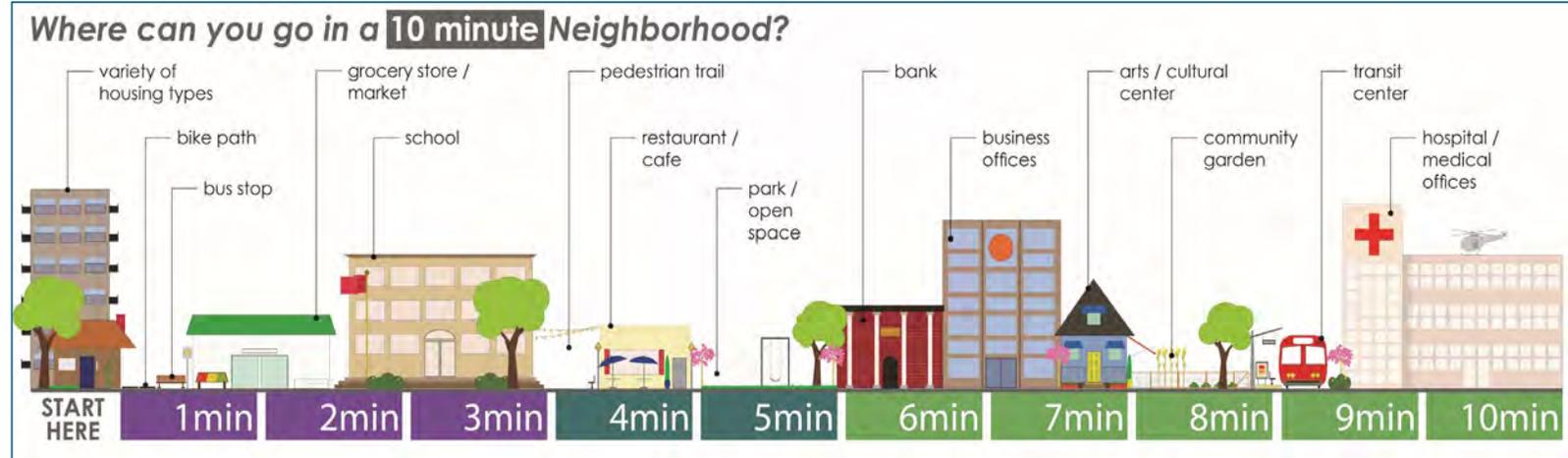
# Existing Transit



# Candidate Transit Priority Areas (TPAs)



# Proposed Rezoning



10-minute neighborhoods. Source: INTRACoconnect (2020).

- Foster an integrated development pattern
- Improve development opportunities in areas served by transit
- Support the City's Climate Action Plan (CAP) and other sustainability goals
- Stimulate the production of additional housing units and create consistency for conforming uses

## D Avenue

4<sup>th</sup> Street to E. 30<sup>th</sup> Street

Rezone from RS-2 (9 DU/AC)  
to RM-2 (48 DU/AC)



Intersection of E 4<sup>th</sup> St and D Ave

- Bus line runs along D Avenue
- Within proposed TPA
- Within ¼mile of downtown
- Close to services
- Existing multifamily on blocks with similar proposed density
- INTRACConnect: high-propensity area for a "10-minute" neighborhood

# D Ave 4<sup>th</sup> Street to E. 30<sup>th</sup> Street (Example Segment)



Rezone from RS-2 (9 DU/AC) to RM-2 (48 DU/AC)

# D Ave 4<sup>th</sup> Street to E. 30<sup>th</sup> Street (Example Segment)



Rezone from RS-2 (9 DU/AC) to RM-2 (48 DU/AC)

## 4<sup>th</sup> Street

A Avenue to Palm Avenue

Rezone from RS-2 (9 DU/AC)  
to RM-2 (48 DU/AC)



- Bus line runs along 4<sup>th</sup> Street (D Avenue – east of I-805)
- Class II bike lanes on 4<sup>th</sup> Street
- Within proposed TPA
- Existing multifamily on blocks with similar proposed density
- INTRACONnect: high-propensity area for a "10-minute" neighborhood

# 4<sup>th</sup> Street A Avenue to Palm Avenue



Rezone from RS-2 (9 DU/AC) to RM-2 (48 DU/AC)

# 4<sup>th</sup> Street

## A Avenue to Palm Avenue



Rezone from RS-2 (9 DU/AC) to RM-2 (48 DU/AC)

## E 18<sup>th</sup> Street

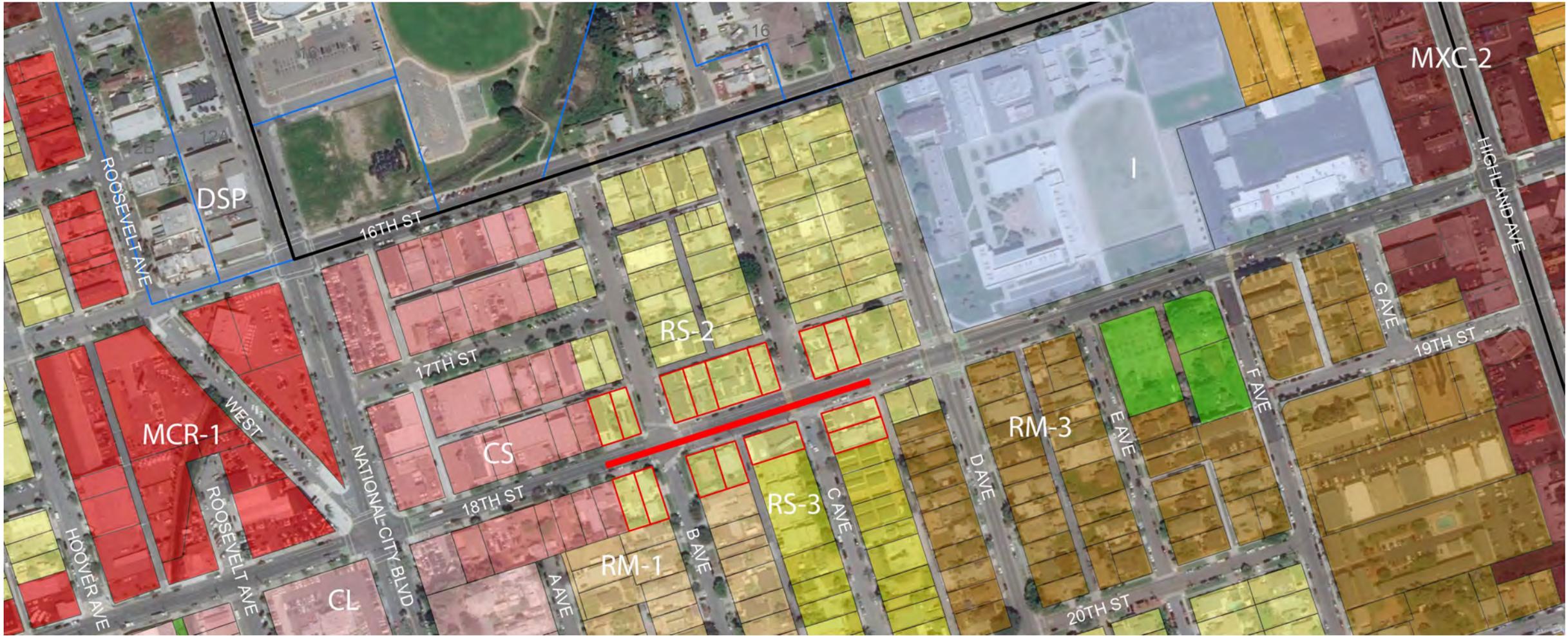
B Avenue to D Avenue

Rezone from RS-2 (9 DU/AC)  
to RM-2 (48 DU/AC)



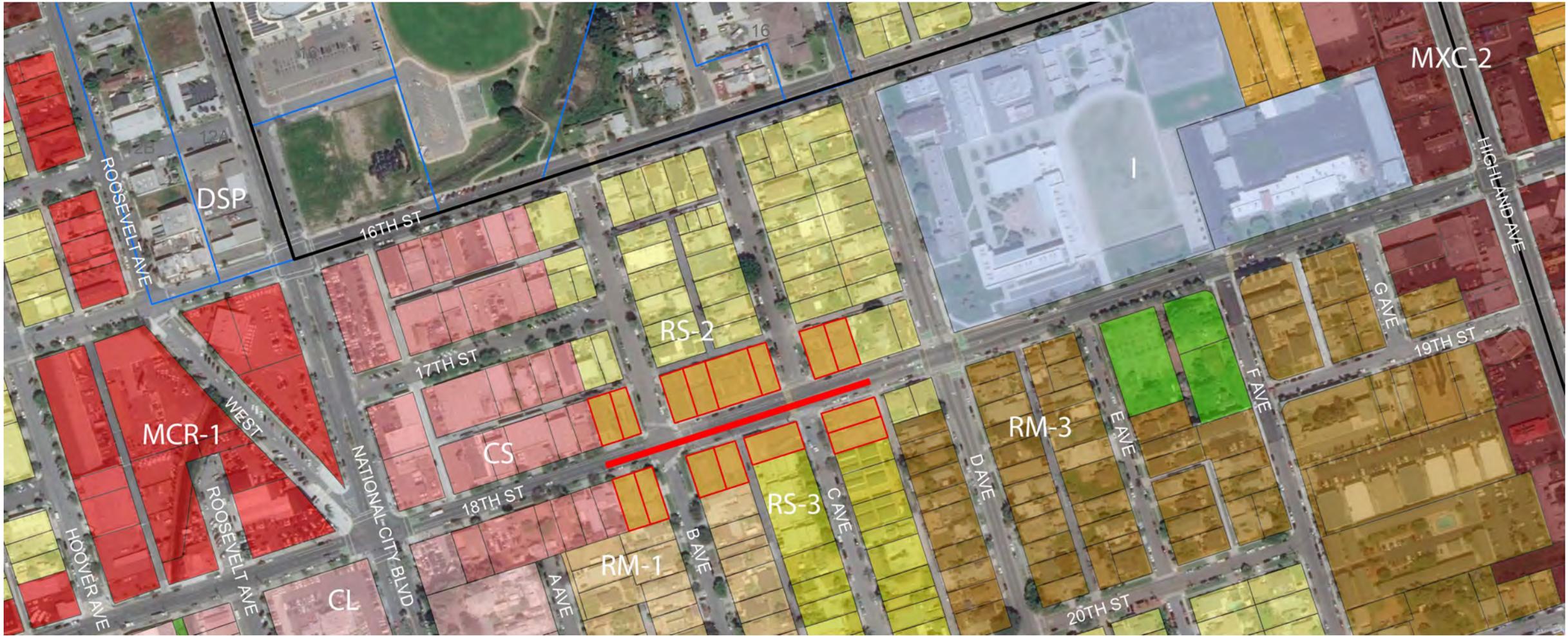
- Bus line runs along E. 18<sup>th</sup> Street
- Class II bike lanes on E. 18<sup>th</sup> Street
- Within proposed TPA
- Existing multifamily on blocks with similar proposed density
- In harmony with zoning on the rest of the street
- Close to schools and services
- INTRACConnect: high-propensity area for a "10-minute" neighborhood

# E 18<sup>th</sup> Street B Avenue to D Avenue



Rezone from RS-2 (9 DU/AC) to RM-2 (48 DU/AC)

# E 18<sup>th</sup> Street B Avenue to D Avenue

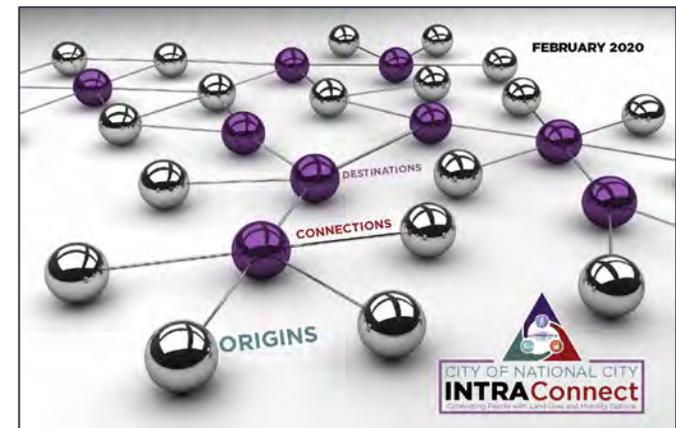
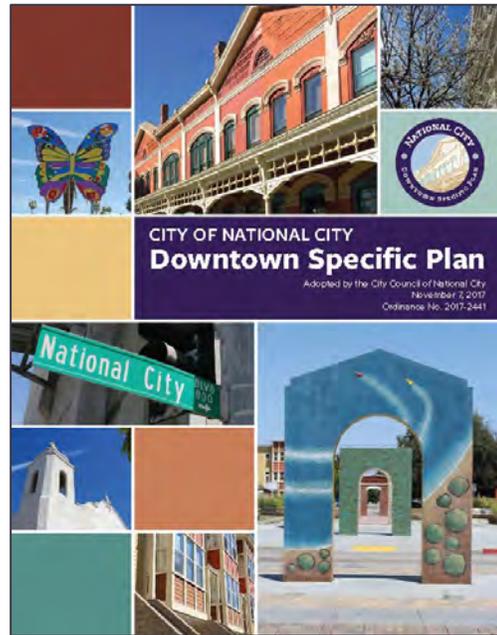
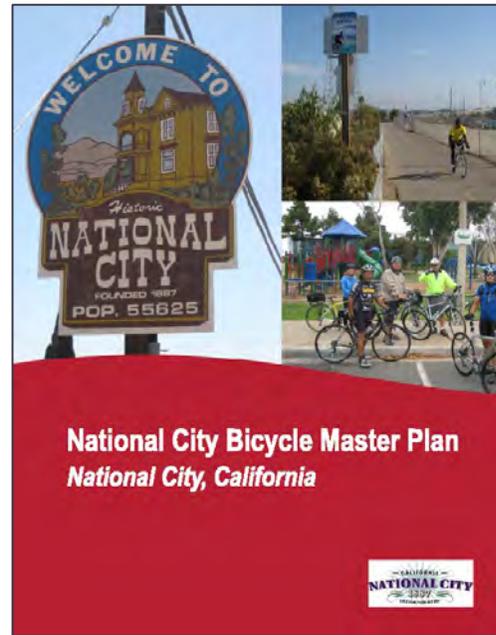
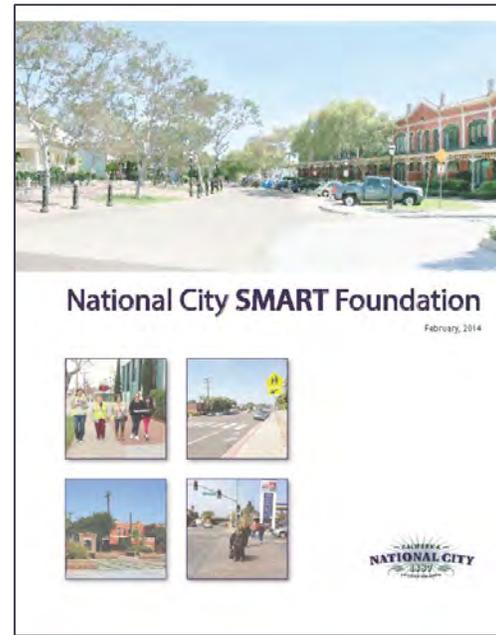


Rezone from RS-2 (9 DU/AC) to RM-2 (48 DU/AC)

# TRANSPORTATION ELEMENT



# Building from Previous City Efforts



## Building from Community Input

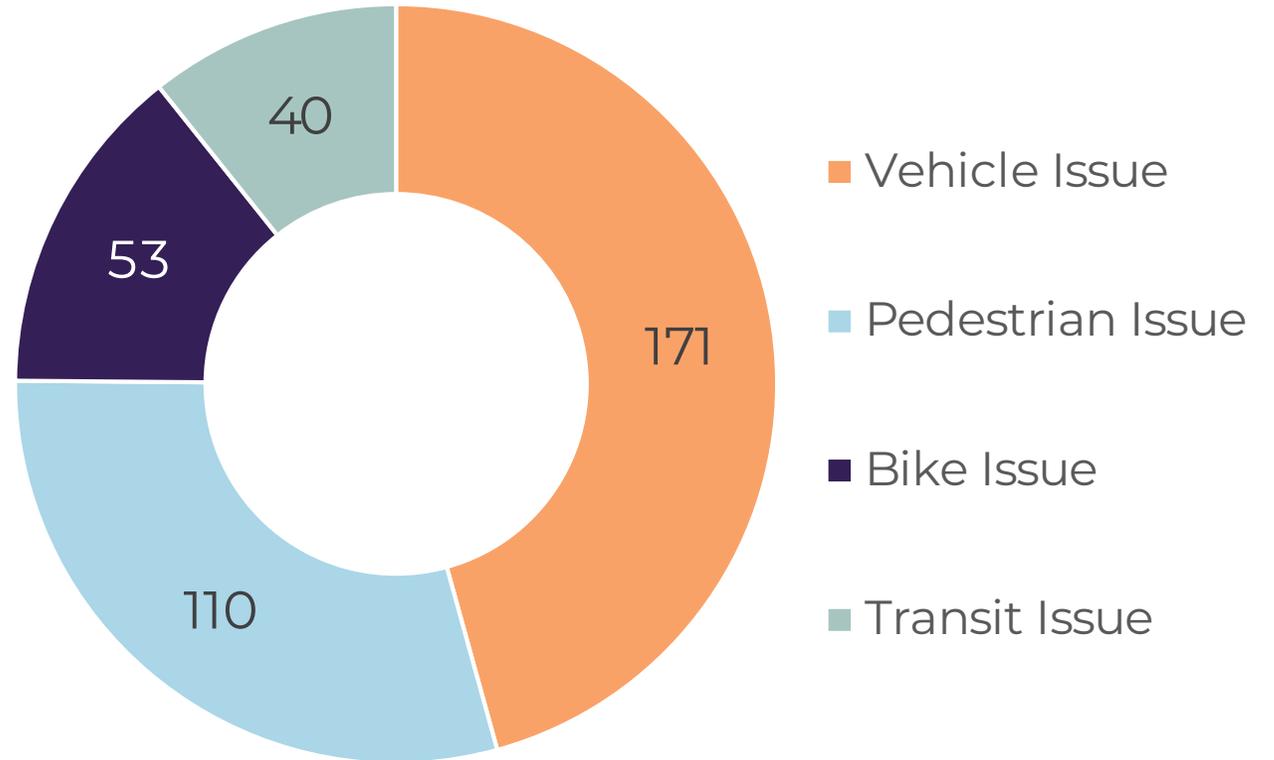
**635** total Mobility Markers

**370** comments

Primary desired  
improvements:

- Safety
- Vehicle speeds
- Lighting
- Maintenance
- Accessibility

## Map Marker Issue Area Inputs





# What drives the Transportation Element?

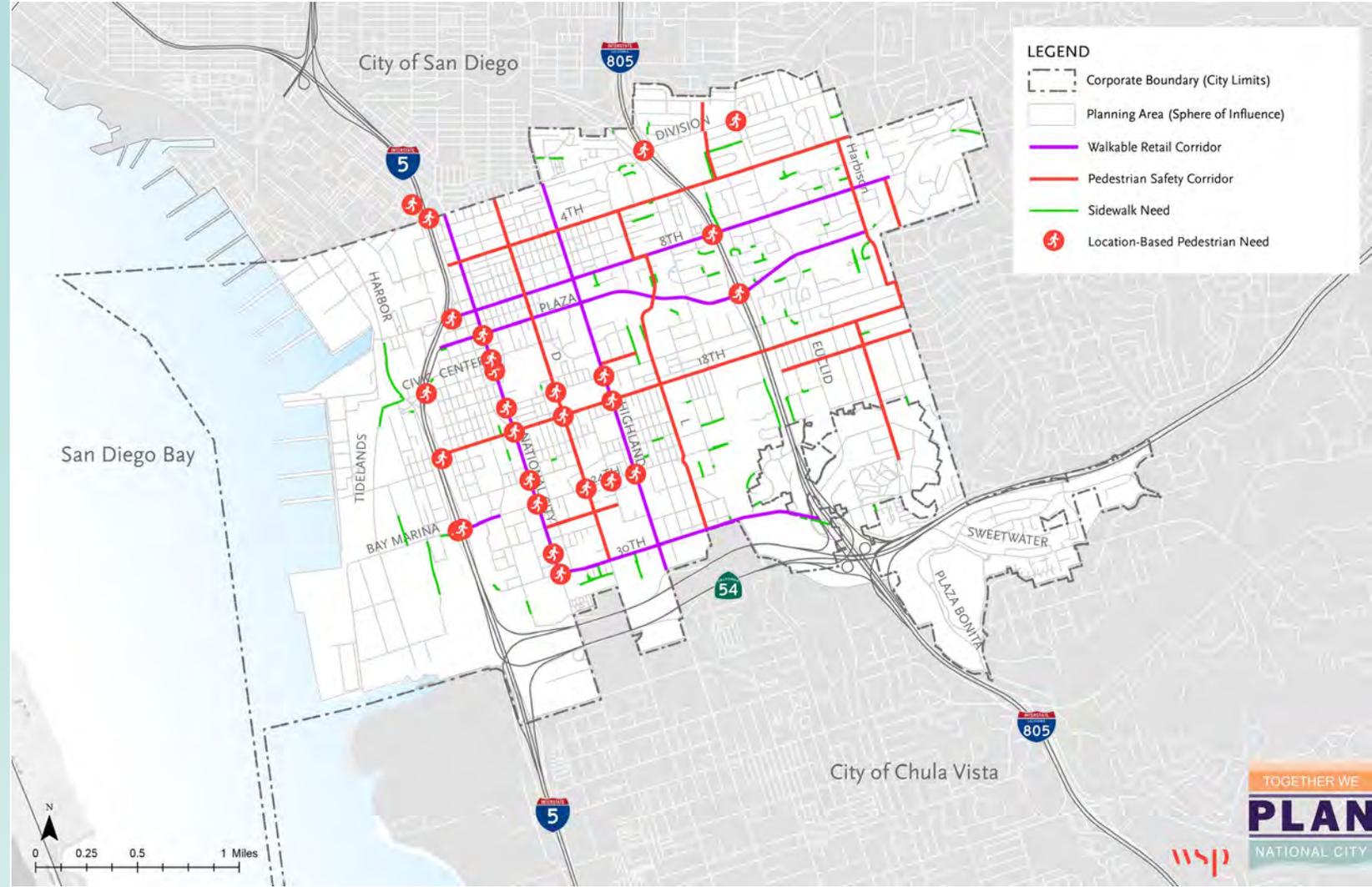
**Safety and Reliability**

**Connectivity**  
(Accessible Neighborhoods)

**Economic Development**

**Ready for Future Technology**

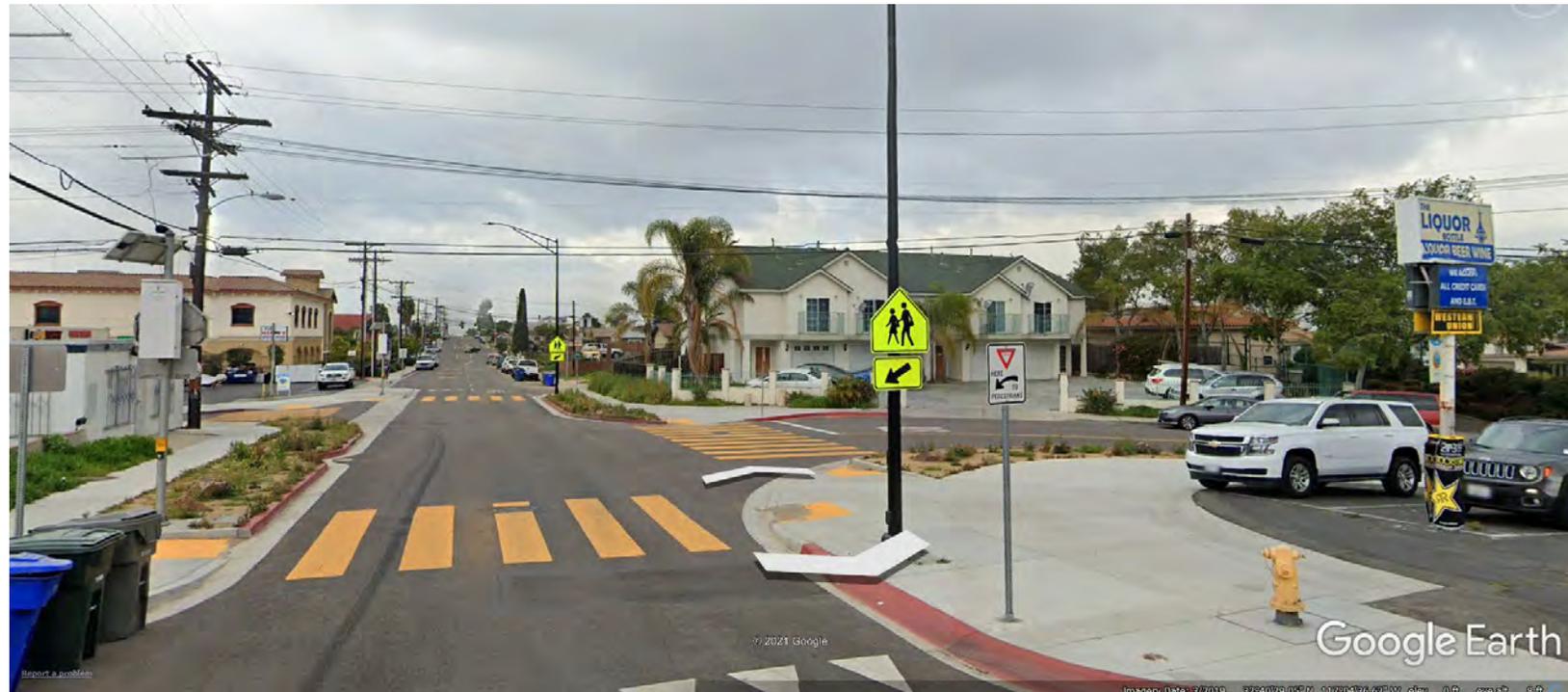
# Pedestrian Recommendations



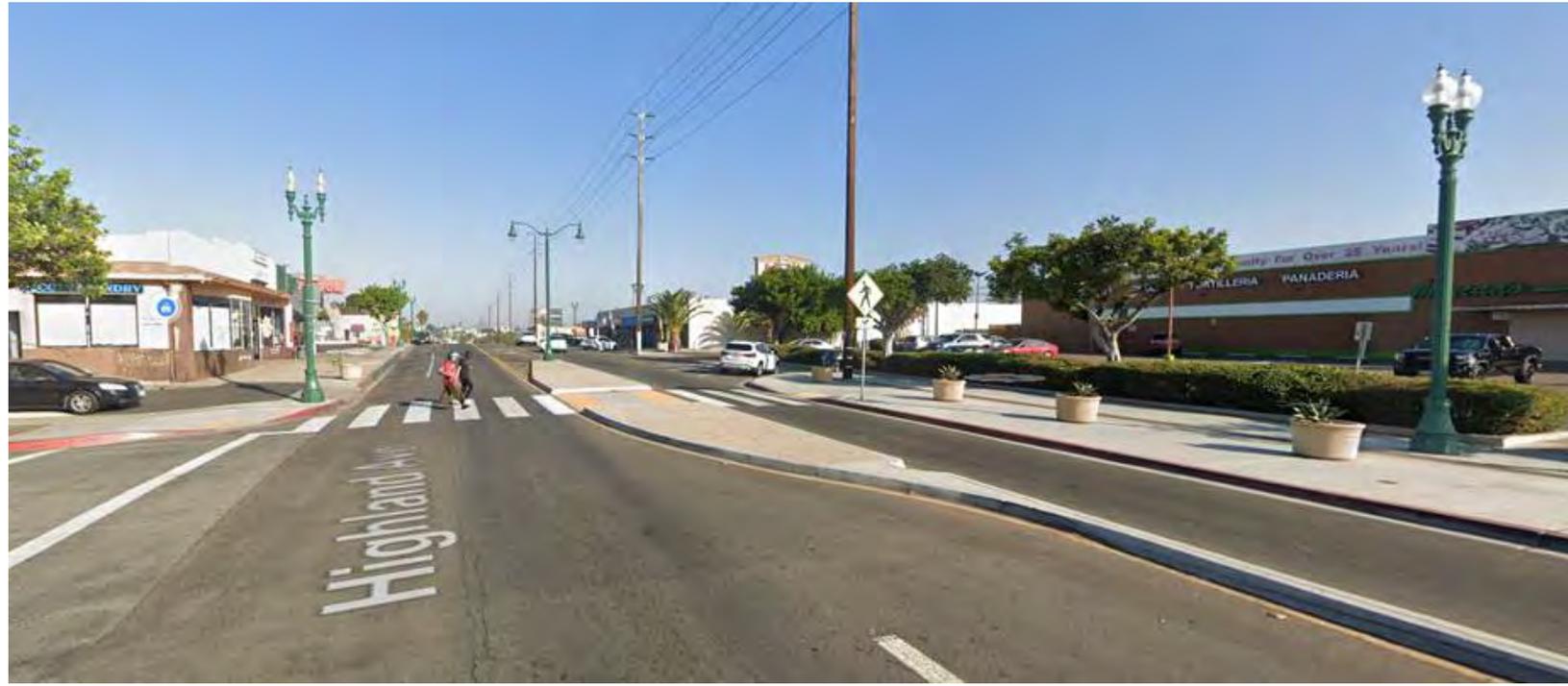
## Location-based Pedestrian Needs



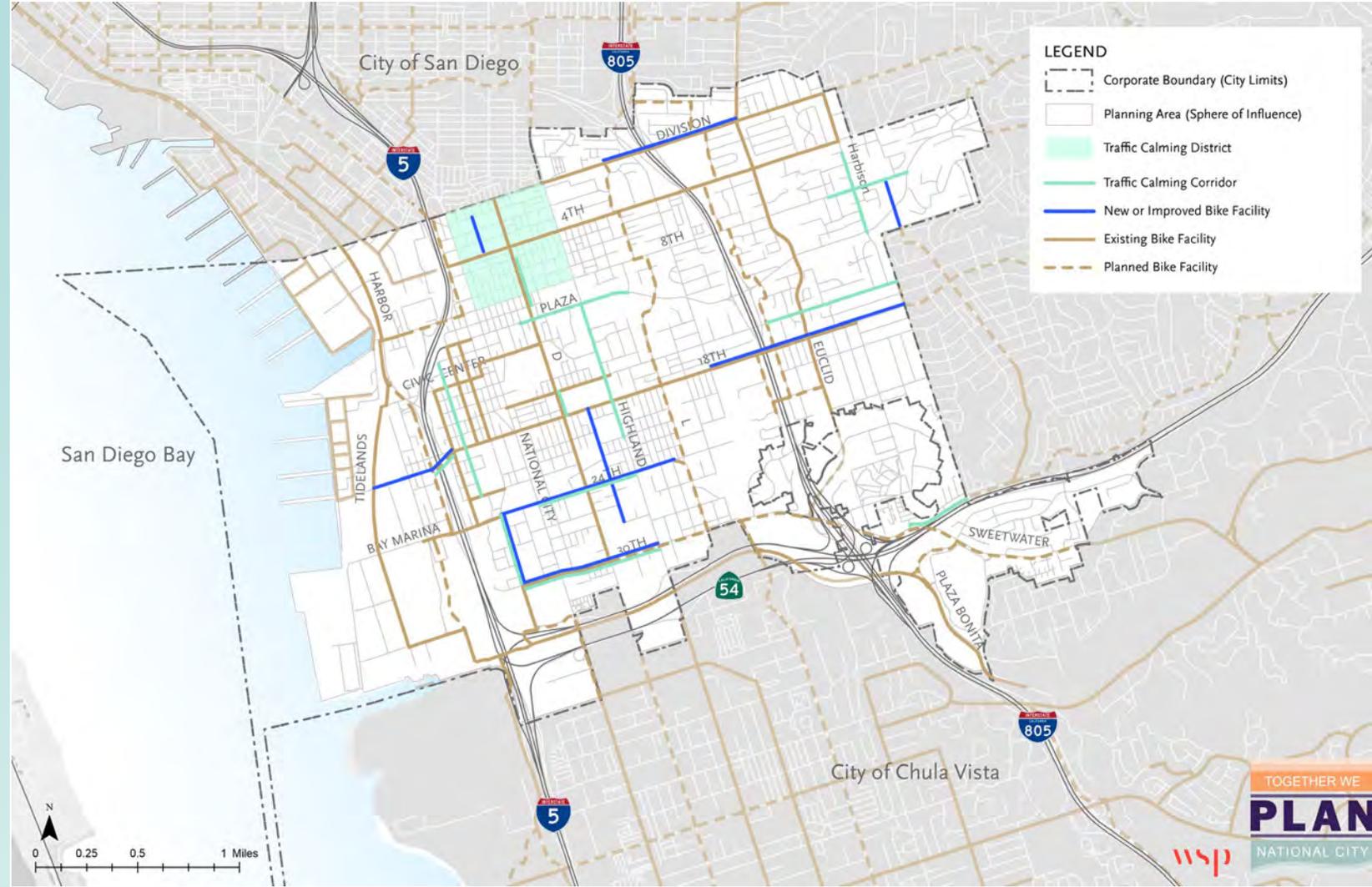
# Pedestrian Safety Corridors



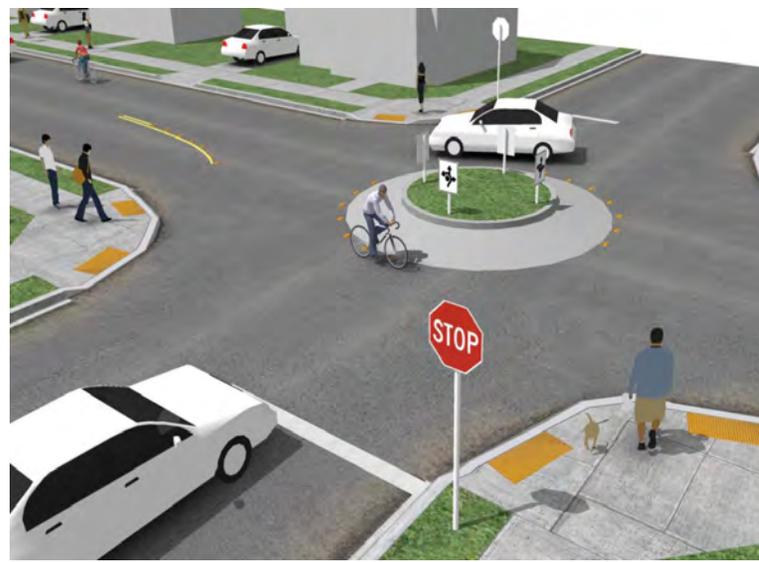
# Walkable Retail Corridors



# Traffic Calming & Bike Recommendations



# Traffic Calming



Traffic Circle



Median

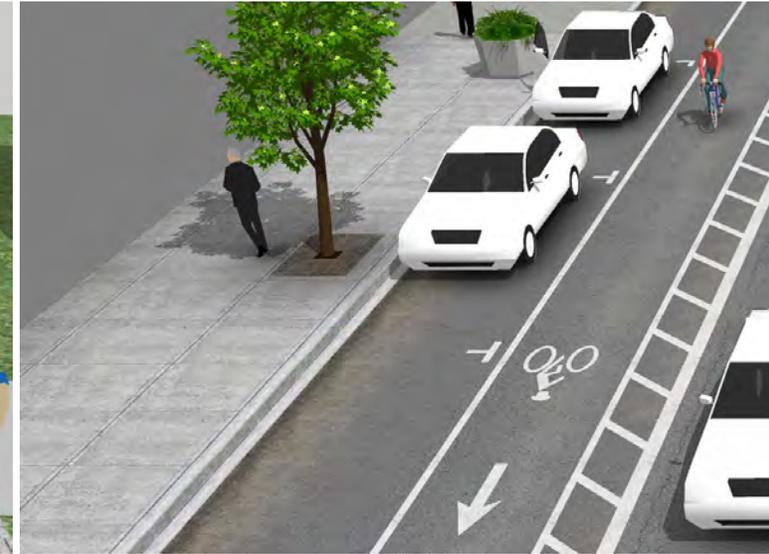


Chicane

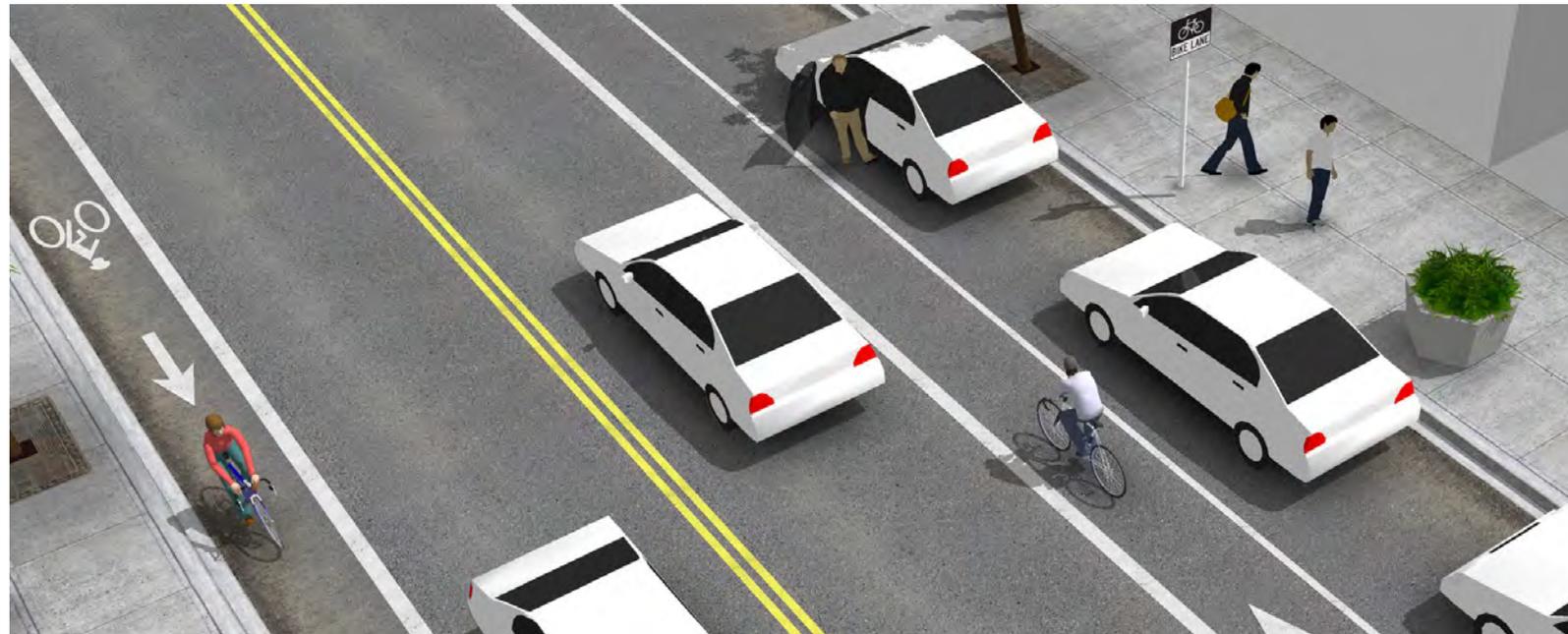
# Bike Improvements



Bike Boulevard



Buffered Bike Lane



Bike Lane



**SAFETY ELEMENT**



## What is a Safety Element?

*Addresses the potential short and long-term risks of fires, floods, earthquakes, landslides, climate change, hazards, emergency services and disaster response, and other locally relevant safety issues.*



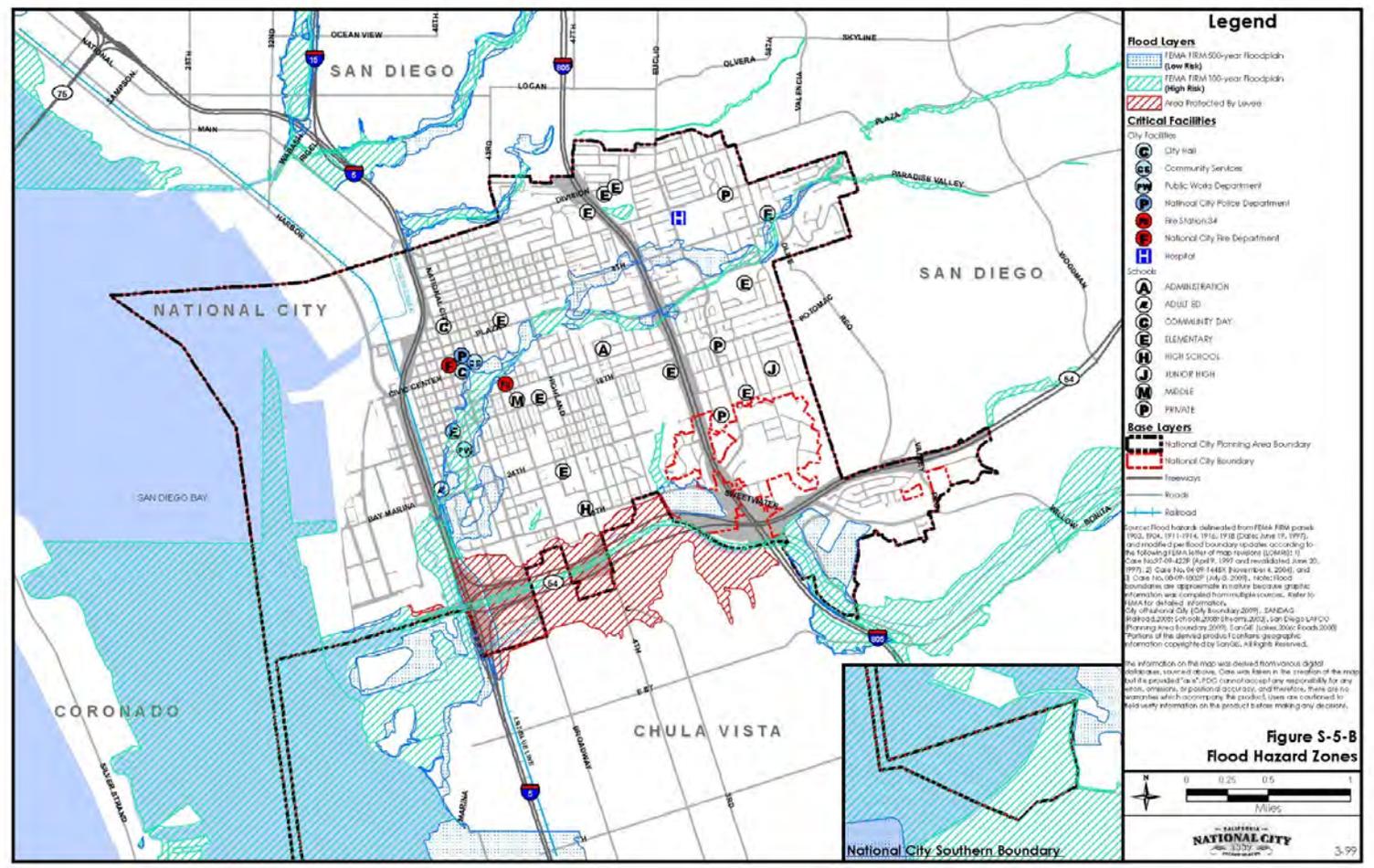
## Summary of Focused Updates

**Compliance with new state laws and regulations**

**Updated Baseline Mapping and Exhibits**

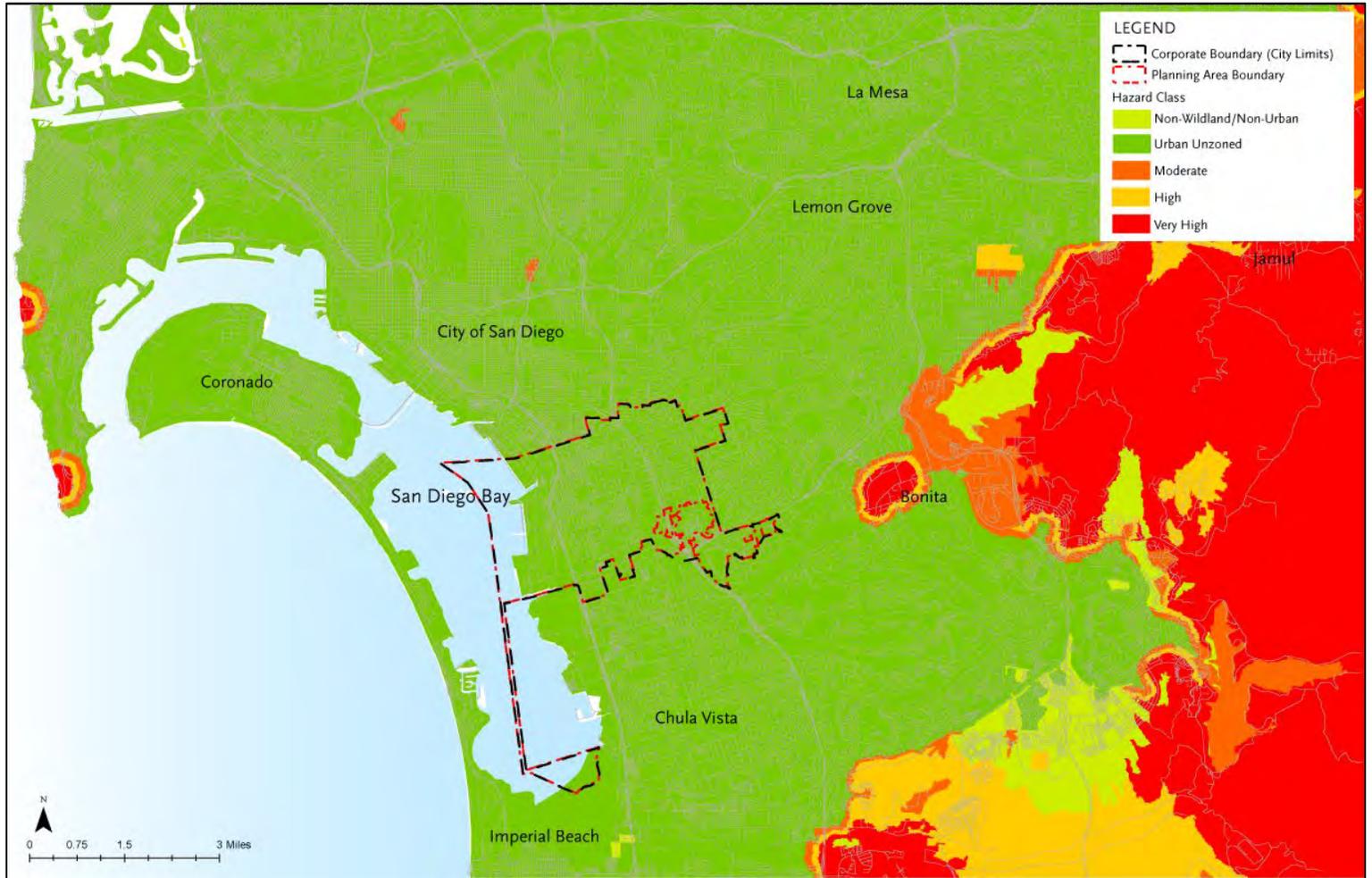
**Addition of the Climate Change Adaptation Section**

# Updated Maps and Exhibits



Updated DRAFT FEMA Flood Hazard Map

# Updated Maps and Exhibits Continued

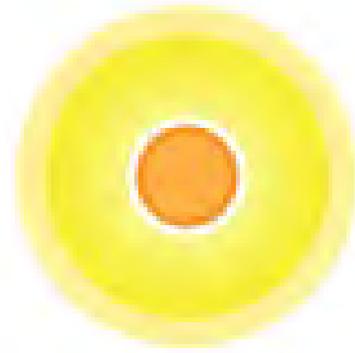


**Updated DRAFT CALFIRE Wildfire Hazard Map**

## Climate Adaptation and Resilience

- Climate-related risks include rising temperatures, sea level rise, and other public health and safety-related issues.
- State law (SB 379) requires an assessment of climate-related vulnerabilities and a comprehensive strategy to respond.
- Impacts to be assessed based on modeling tools from State resources (Cal-Adapt).

### Climate-Related Risks



Extreme Heat



Extreme  
Precipitation

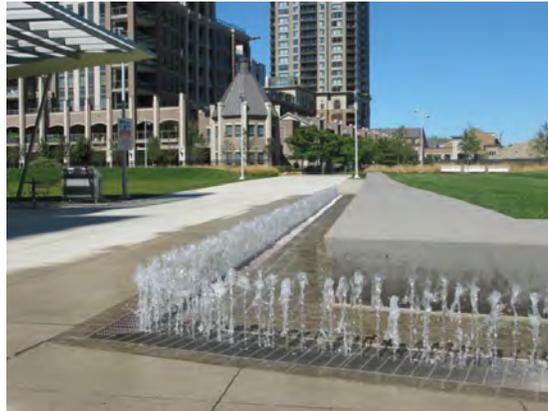


Sea Level Rise

## Resiliency in NC

### — What can we do?

- *Solutions*
  - Provide cool zones
  - Shade at transit
  - Community Notifications





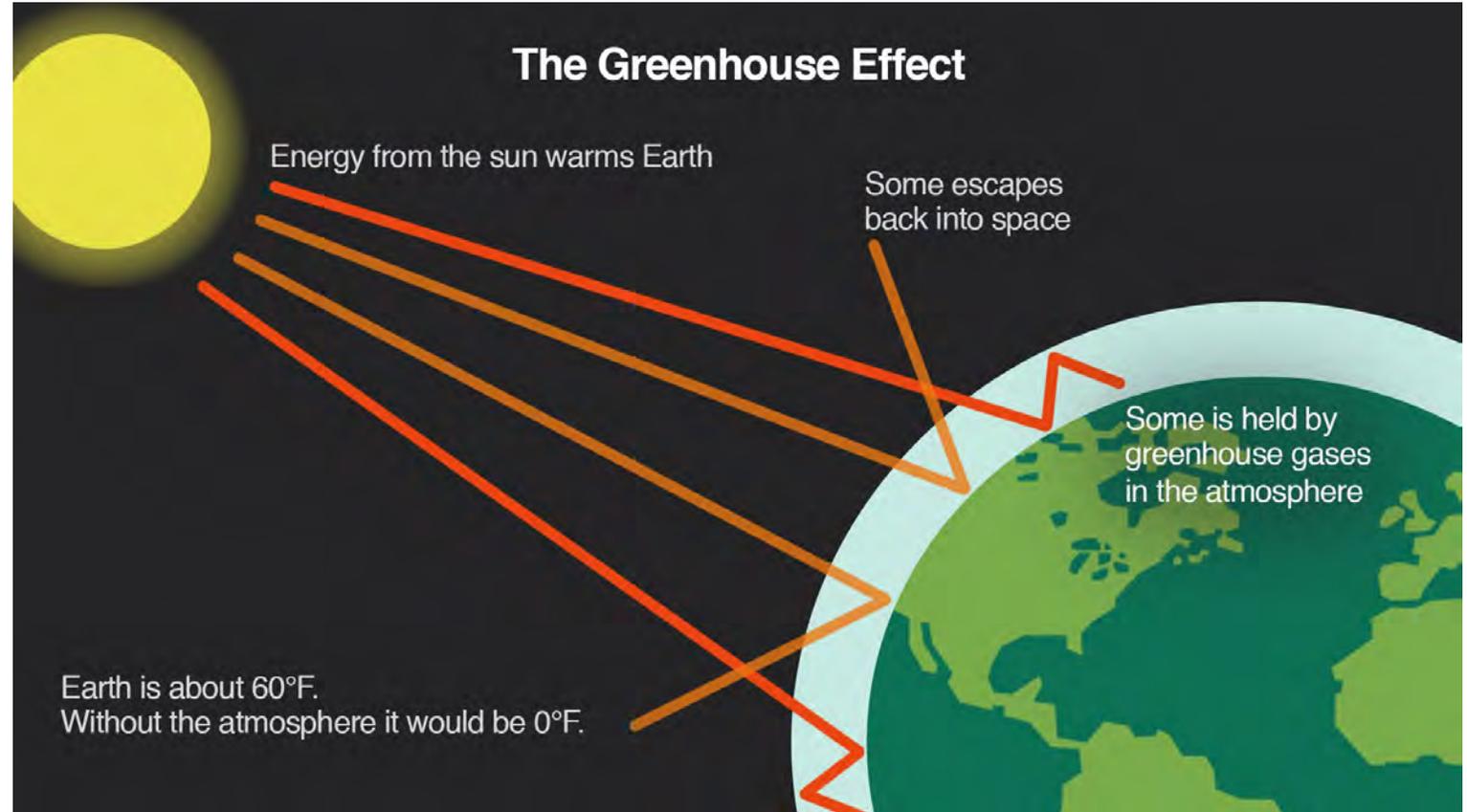
**CLIMATE ACTION PLAN**

CHAMBER OF COMMERCE & VISITOR CENTER

901

# Climate Planning: Overview

- Greenhouse Gases (GHGs) are gases that trap heat in the atmosphere
- GHG stem mainly from fossil fuels used in transportation
- Communities can reduce their GHG contributions through climate planning



# Climate Action Plan (CAP)

A CAP guides the City in reducing its contribution to global climate change by:

- Inventorying and forecasting GHG emissions
- Creating emission reduction targets
- Proposing measures & policies
- Implementing performance standards & monitoring programs

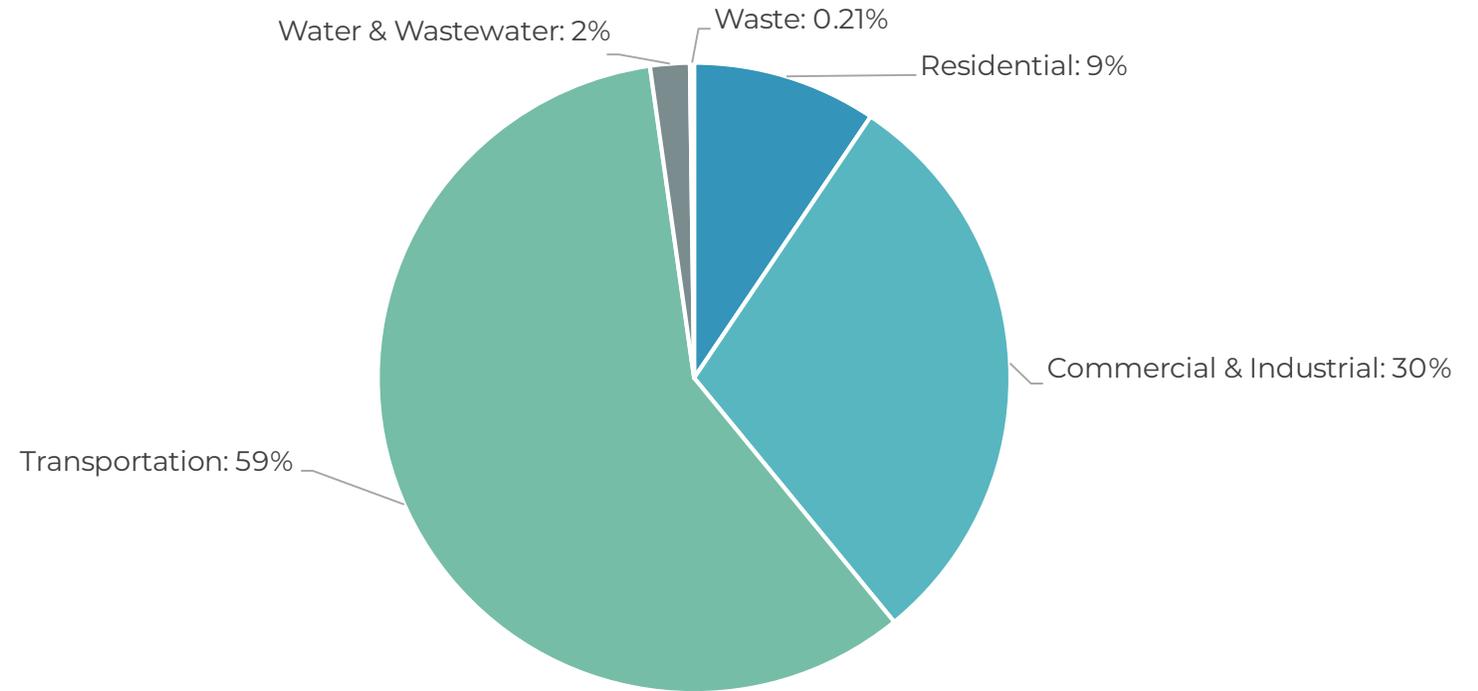


# Climate Action Plan: GHG Emissions Inventory

- Transportation
- Commercial/Industrial
- Residential
- Solid Waste and Wastewater
- Water

Inventory update is currently in progress.

## Community-Wide Emissions Inventory 2018



Source: CACP Model, ICLEI, 2020

Transportation (65.2%) and Commercial/Industrial Energy (25.2%) shown as largest emissions sectors.

## Climate Action Plan: GHG Emissions Forecast

- “Business As Usual” (BAU) emissions forecasted through the General Plan Update horizon year (2050).
- BAU forecast used as a comparison point for emissions reduction efforts.

**Forecasted BAU Emissions - Per Capita**



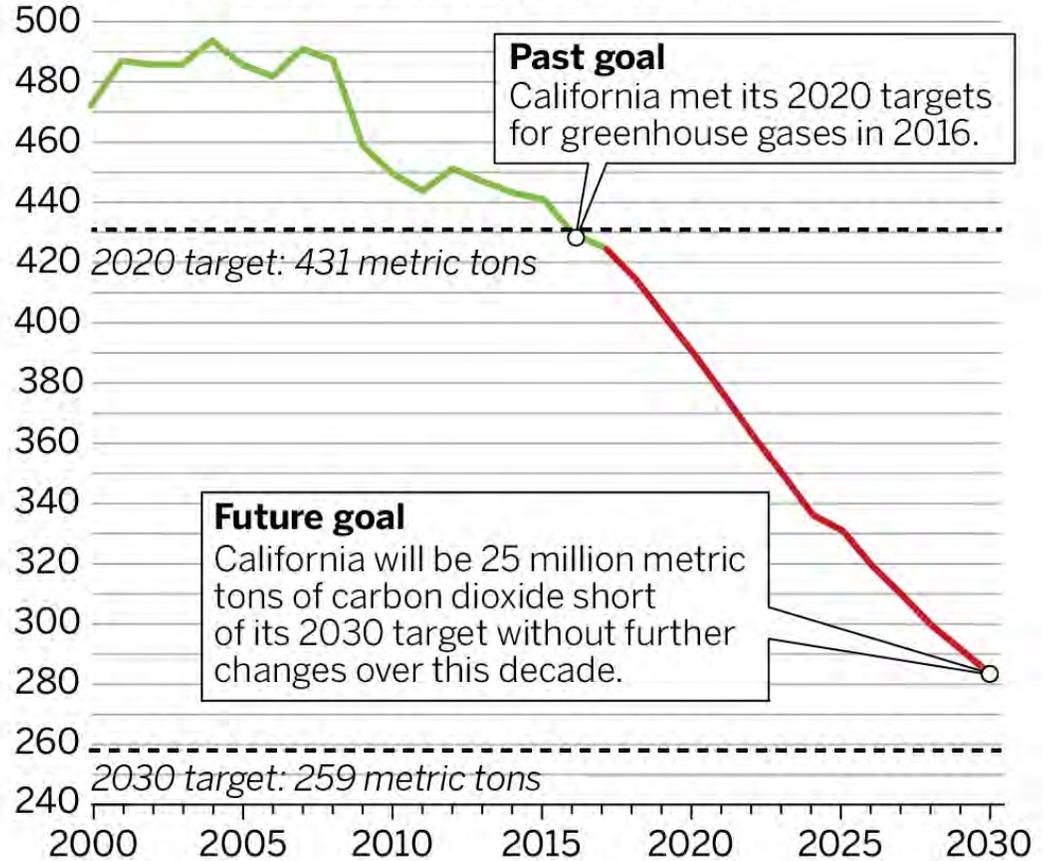
Source: CACP Model, ICLEI, 2009 and DC&E, 2010.

# Climate Action Plan: GHG Emissions Targets

- Emission targets set by the State (AB32, SB32, Executive Order S-3-05)
- California is required to reduce greenhouse gases by 80% below 1990 levels by 2050
- Align community targets with state reduction targets

## EMISSIONS GOALS THEN AND NOW

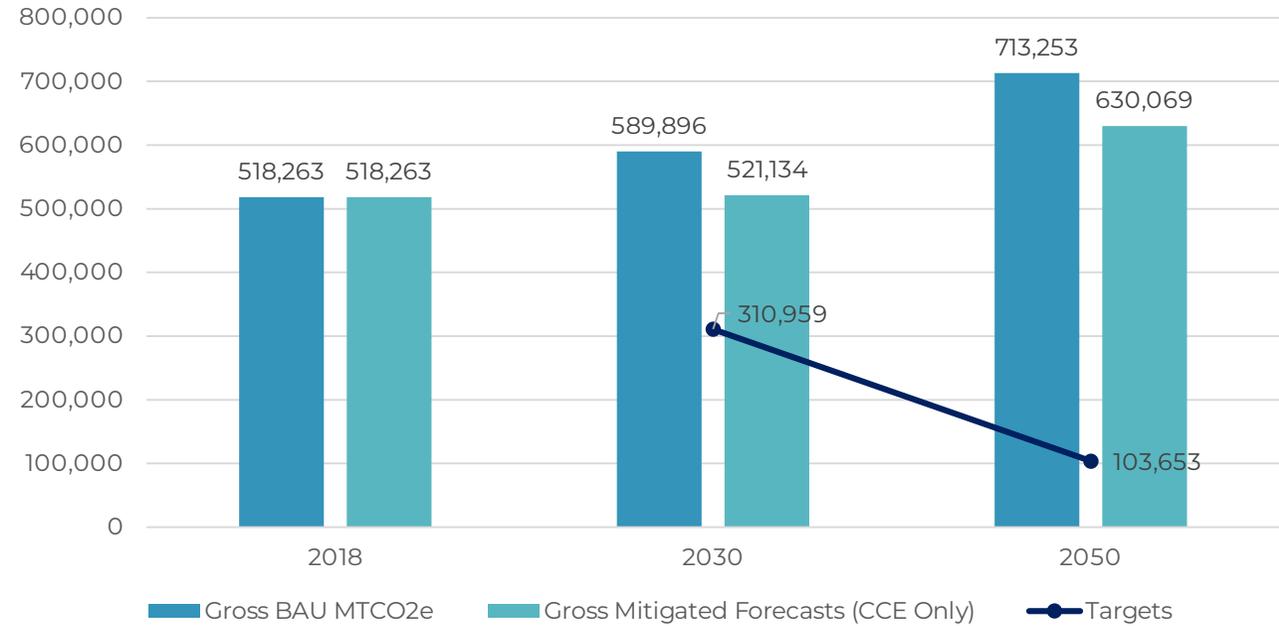
Million metric tons of carbon dioxide equivalents



Source: California Air Resources Board and Energy Innovation, Bay Area News Group

# BAU vs. Mitigated with Forecast with CCE ONLY

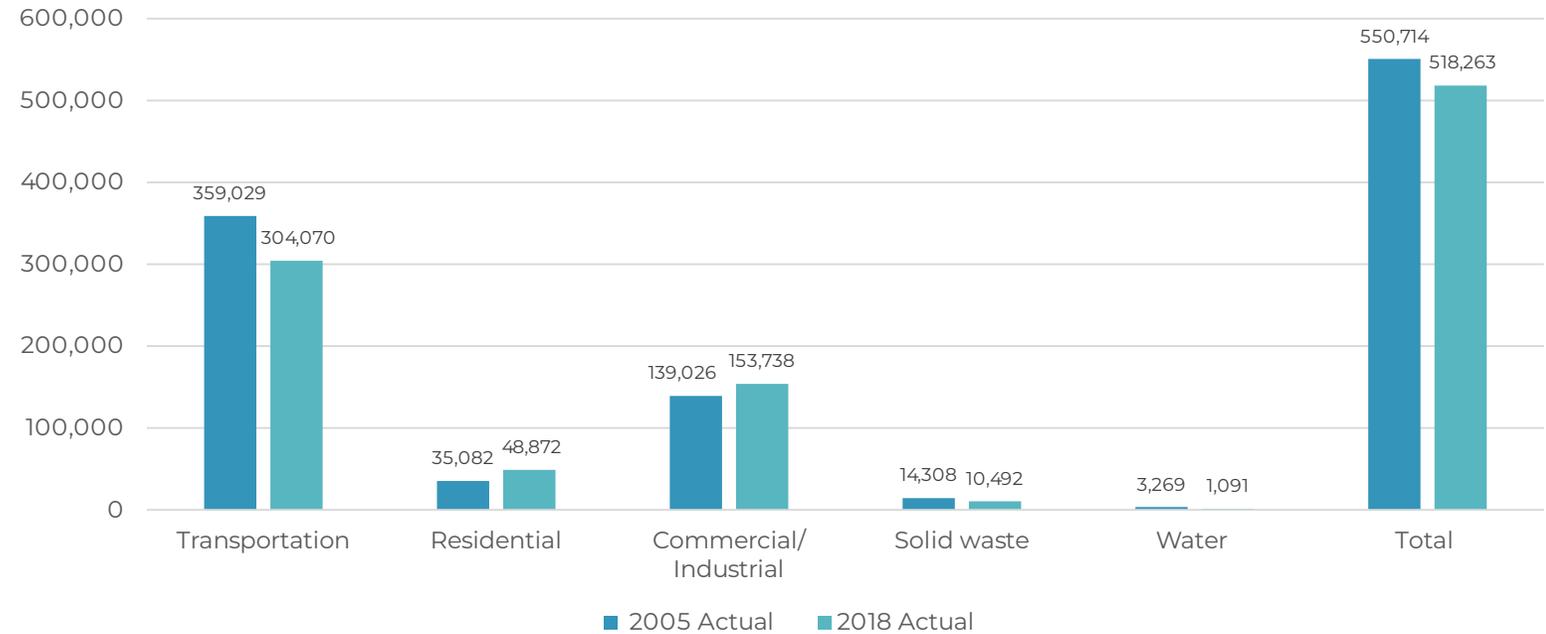
Gross Emissions - BAU vs Mitigated Forecasts (CCE only)



## 2005 vs. 2018 GHG Emission Comparison

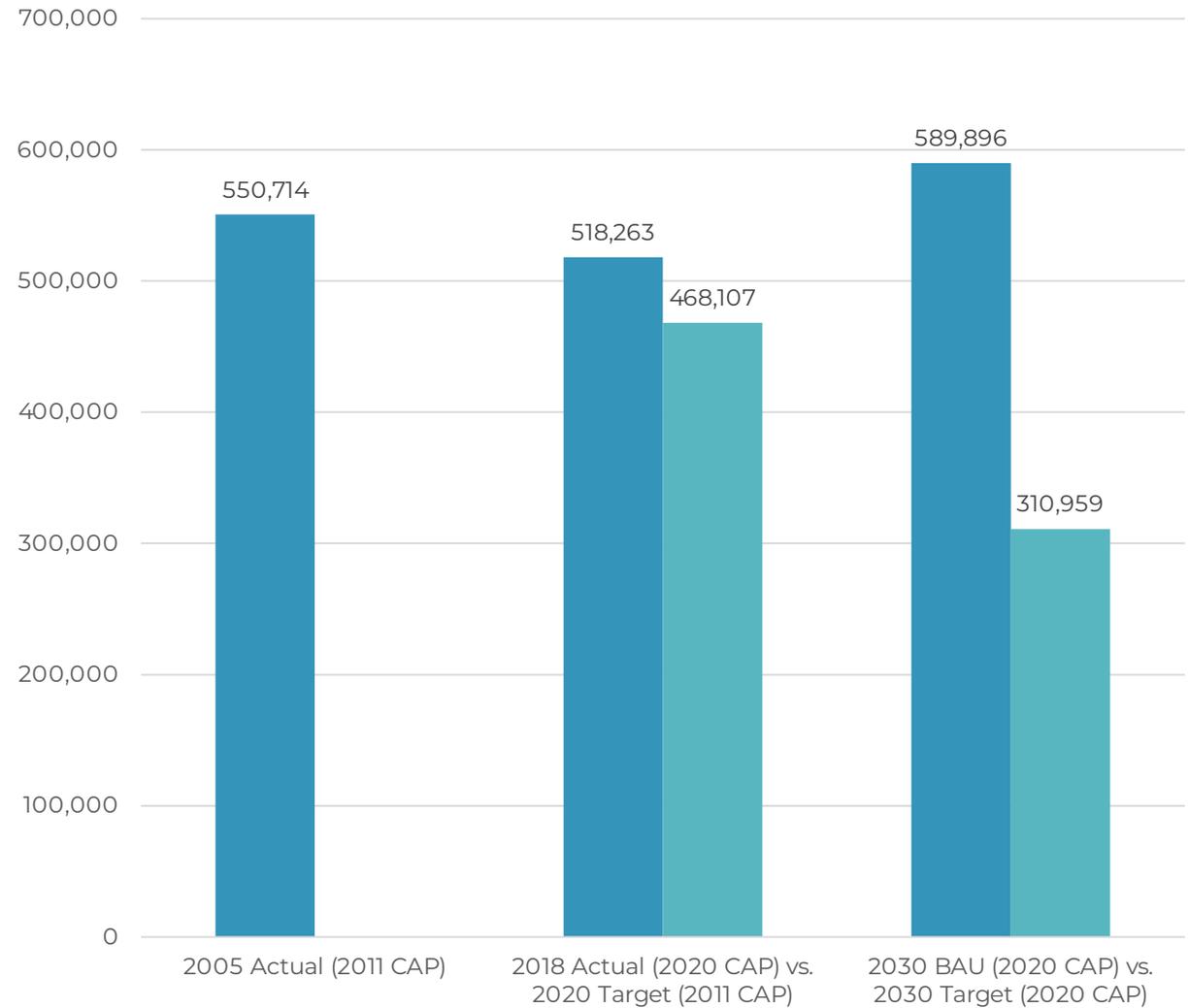
- Increase in Population and Commercial
- Decrease in Transportation

2005 vs. 2018 GHG Emissions



# GHG Emissions

**GHG Emissions Inventory (2005 and 2018) vs Targets**





# Climate Action Plan: Emissions Reduction Strategies

Strategies linked to land use and transportation elements.

## Energy

- Reduce consumption through energy-efficiency
- Encourage renewable energy (Community Choice Aggregation [Energy])
- Encourage building energy audits

## Transportation and Land Use

- Encourage “smart growth” that fosters well-connected land uses and transportation investments to reduce VMT
- Support investments in multi-modal infrastructure (biking, walking, and transit)
- Encourage teleworking and other transportation demand management (TDM) measures

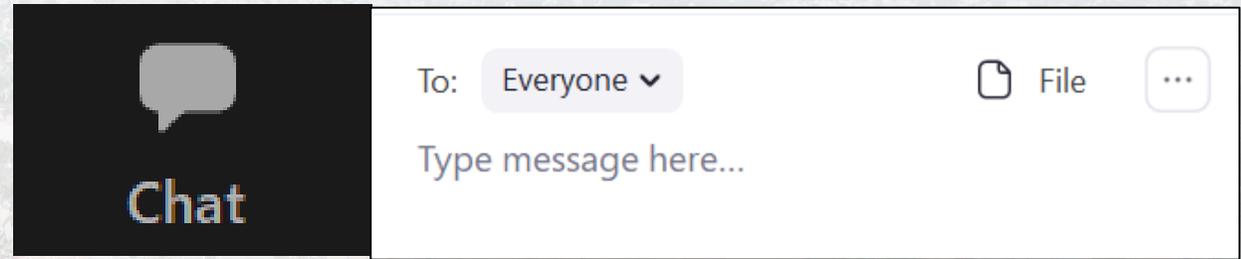
## Solid Waste, Wastewater, and Water

- Establish incentives for green waste recycling programs
- Encourage the use of gray and reclaimed water

Source: National City's Climate Action Plan, 2011



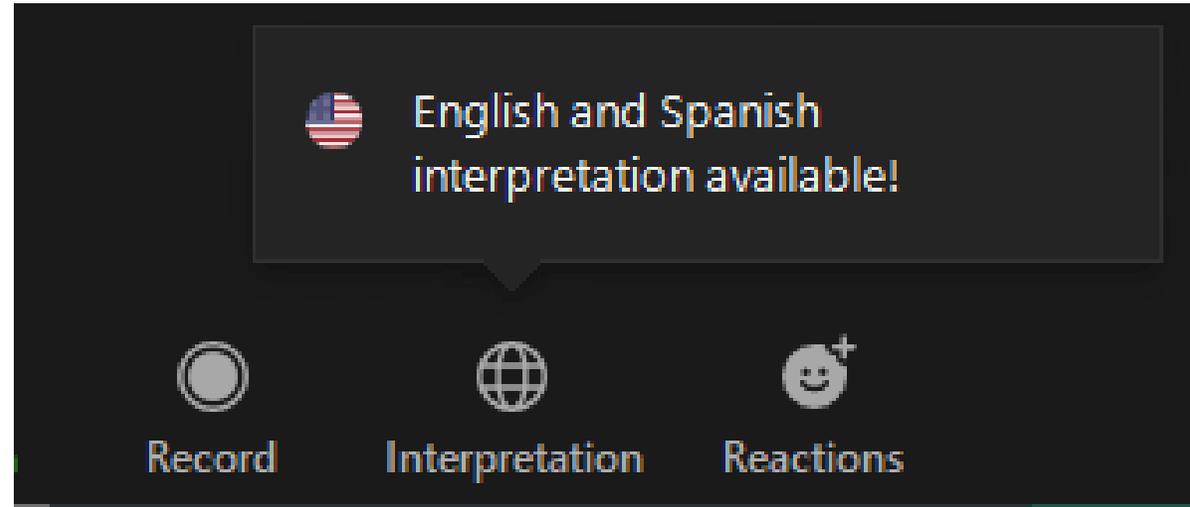
# Breakout Activities



Si desea participar en la actividad en español, escriba su nombre en el chatbox por favor.

If you would like to participate in the breakout activity in Spanish, write your name in the chatbox please.

## Select Your Language! Seleccione su idioma



EVERYONE must select a preferred language from the interpretation menu. English and Spanish is available.

TODOS deben seleccionar un idioma preferido en el menú de interpretación. Inglés y español está disponible.

TOGETHER WE

**PLAN**

NATIONAL CITY

**Report Back**



# Help Shape Your Community!

## 1. Upcoming Webinar

- **Wednesday, March 24** from 10am-12:00pm

## 2. Call during office hours

Call Tara Lake at (619) 849-5415 during the times listed below to speak in English.

- **Thursday, March 25** from 3pm-5pm
- **Tuesday, March 30** from 10am-12pm

Llame durante las horas de oficina que se indican en la lista abajo. Comuníquese con Myra Martínez al (619) 336-4301.

- **Jueves, 25 de Marzo** desde 3pm-5pm
- **Martes, 30 de Marzo** desde 10am-12pm

## 3. Submit comments on the draft Housing Element by April 1, 2021!

# Help Shape Your Community!

## Key Housing Element Dates:

- **April 1, 2021 – Due date for draft Housing Element comments**
- **April 19, 2021 – Planning Commission for recommended adoption**
- **May 4, 2021 – City Council for adoption**
- **May 5, 2021 – Submit 6<sup>th</sup> Cycle Housing Element to HCD for State Certification**

# Help Shape Your Community!

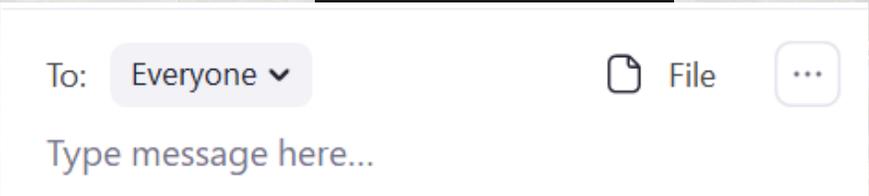
## Other Project Milestones:

- **April to June – Modeling of 2050 Alternatives & Traffic Analysis**
- **June - Draft Elements and Draft Climate Action Plan available for public review and comment**
- **June to December - Supplemental EIR Preparation (including scoping meeting + public input related to environmental analysis)**
- **December 2021 to February 2022 – Hearings and Approvals**



# General Q&A

Ask questions! Submit written questions using the chat box





## Additional Comments?

### **Tara Lake**

Project Manager

[Tara.Lake@wsp.com](mailto:Tara.Lake@wsp.com)

(619) 849-5415

### **Carlos Aguirre**

Director of the National City Housing Authority

[caguirre@nationalcityca.gov](mailto:caguirre@nationalcityca.gov)

(619) 336-4391