

Focused General Plan Update

Housing Advisory
Committee Meeting

*Proposed Land Use &
House National City
Programs*

February 7, 2022





Project Update



Project Milestones

Milestone	Date
Project Kick-Off	March 2020
Phase 1 Outreach	August/September 2020
Draft Housing Element	January 2021
Draft Land Use and Transportation Existing Conditions	March 2021
Phase 2 Outreach	March 2021
24 th Street Transit Oriented Development Overlay Approved	June 2021
Housing Element Adopted	August 2021
Housing Element Certified by California Dept. of Housing and Community Development (HCD)	November 2021
Phase 3 Outreach	December 2021
Mayor and City Council Briefings	January 2022

Project Timeline

1 Post information to website for broader community outreach
October 2021

2 Development of FAR-Bonus Area Map
October 2021

3 Analyze and develop recommended land use and two alternatives
October 2021 – January 2022

4 Announce and post to website Community Workshop information
November 2021

5 Community Workshop
December 2021

6 Brief Mayor and Council members on proposed FAR Bonus Map and Program
January 2022

7 Planning Commission and Housing Advisory Committee presentation
February 2022

8 Notice of Preparation (NOP) / Scoping Meeting – Issue for 30-day public review
February 2022

9 Development of economic analysis
November 2021 – February 2022

10 Modeling of 2050 alternatives and traffic analysis
February 2022 – May 2022

11 Draft Elements, Draft FAR Bonus Program, and Climate Action Plan are available for public review and comment
May 2022

12 Planning Commission and Housing Advisory Committee meetings
May 2022

13 City Council meeting
May 2022

14 SEIR preparation
February 2022 – June 2022

15 Final SEIR, Public Hearings, and Approval
June 2022 – January 2023

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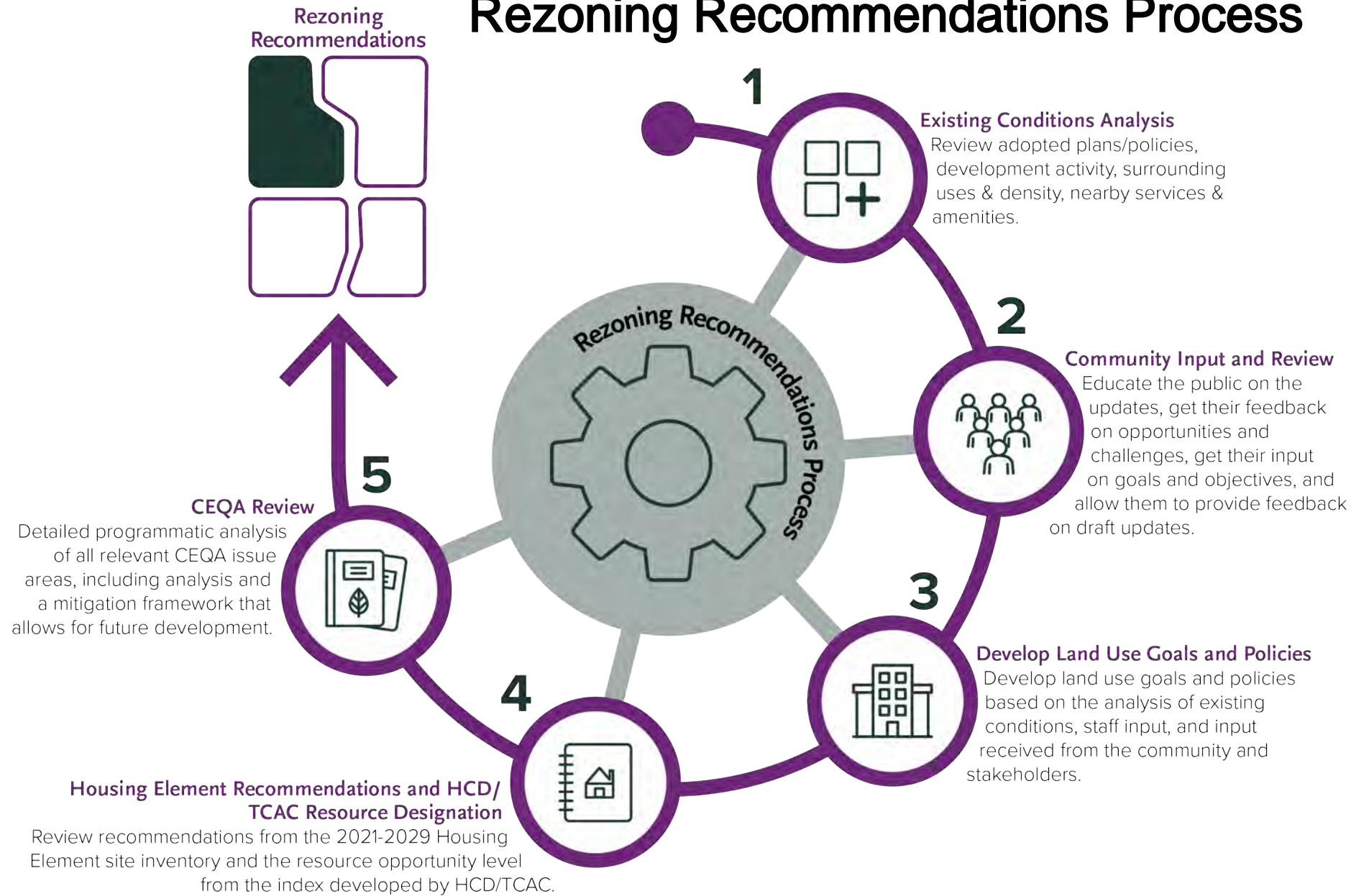
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Land Use Element Update

Rezoning Recommendations Process

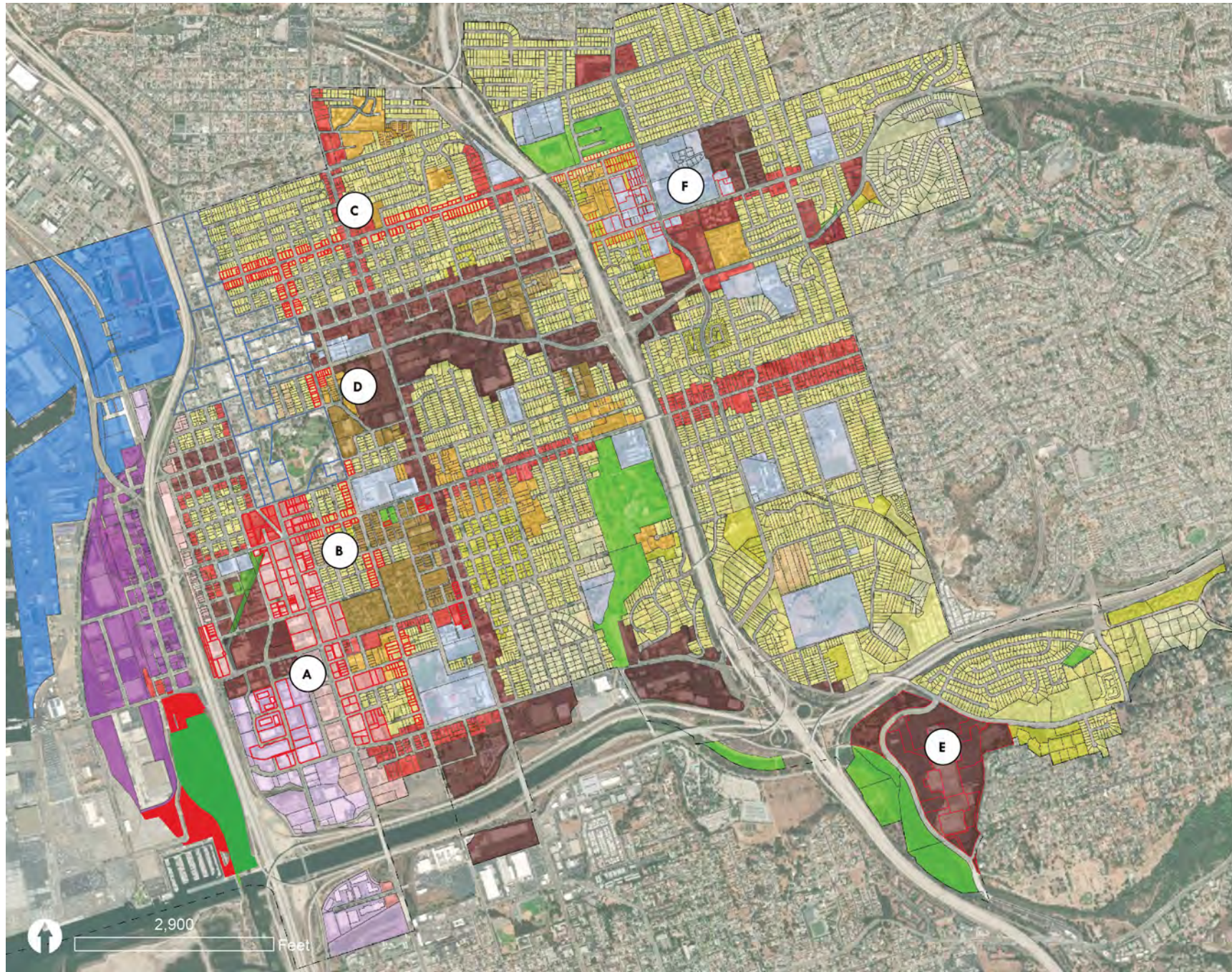


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Proposed Rezoning & Overlay Zones



**FOCUSED GENERAL
PLAN UPDATE LAND USE
RECOMMENDATIONS**
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022

LEGEND

Study Areas

- (A) 24th Street TODO
- (B) 18th Street
- (C) 4th Street
- (D) D Avenue
- (E) Plaza Bonita
- (F) Hospital Area
- Evaluated Parcel



24th Street TODO

1A
 Rezone to:
 MCR-1(24 DU/AC)
 5 stories/65 ft

1B-1D
 Apply:
 Mixed-use overlay of
 24 DU/AC
 5 stories/65 ft

2
 Apply:
 No change

3-5B
 No change



FOCUSED GENERAL PLAN UPDATE LAND USE RECOMMENDATIONS

STUDY AREA (A):
24TH STREET TODO
 DRAFT FOR ADMINISTRATIVE REVIEW
 JANUARY 24, 2022

Legend

	Downtown Specific Plan Development Zone
	Westside Specific Plan Westside Boundary
	RE-4
	MCR-1
	MCR-2
	CL
	IC
	OSR
Current Zoning	
Residential	
	RS-1
	RS-2
	RS-3
	RM-1
	RM-2
	RM-3
Mixed-Use	
	MXC-1
	MXD-1
	MXC-2
	MXD-2
Commercial	
	CA
	CS
Industrial	
	IL
	IM
	IH
Institutional	
	I
Open Space	
	OS
Military Reservation	
	MLR
	24th Street TODO
	Study Area
	10-Minute Walkshed



Density Example

24 DU/AC



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SLIDE 9

18th Street

B1
 Rezone to:
 MXT (24 DU/AC)
 4 stories/45 ft

B2
 Rezone to:
 Open Space (OS)



B1 **18TH STREET**

CURRENT USE

- » Single-Family and Multi-Family Residential
- » Arterial commercial (National City Market at 18th Street & C Avenue)
- » Religious Facility

ADOPTED ZONING

- » RS-2 (6-9 DU/AC)

ALLOWED HEIGHT

- » 2 stories/35'

FGPU RECOMMENDATION

- » Rezone to Mixed Use Transition: MXT (24 DU/AC)
- » Allowed height of 4 stories/45'

B2 **18TH STREET - FUTURE PARK**

CURRENT USE

- » Very High Density Multi-Unit Residential

ADOPTED ZONING

- » RM-3 (75 DU/AC)

ALLOWED HEIGHT

- » 9 stories/95'

FGPU RECOMMENDATION

- » Rezone to Open Space (OS)

FOCUSED GENERAL PLAN UPDATE LAND USE RECOMMENDATIONS

STUDY AREA (B):
18TH STREET
 DRAFT FOR ADMINISTRATIVE REVIEW
 JANUARY 24, 2022

Legend

Downtown Specific Plan

- Development Zone

Westside Specific Plan

- Westside Boundary

Current Zoning

Residential

- RE-4
- MCR-1
- MCR-2
- CL
- IC
- OSR

Mixed-Use

- MXC-1
- MXD-1
- MXC-2
- MXD-2

Commercial

- CA
- CS

Industrial

- IL
- IM
- IH

Institutional

- I

Open Space

- OS

Military Reservation

- MLR

24th Street TODD

- Study Area
- 10-Minute Walkshed



Density Example

24 DU/AC



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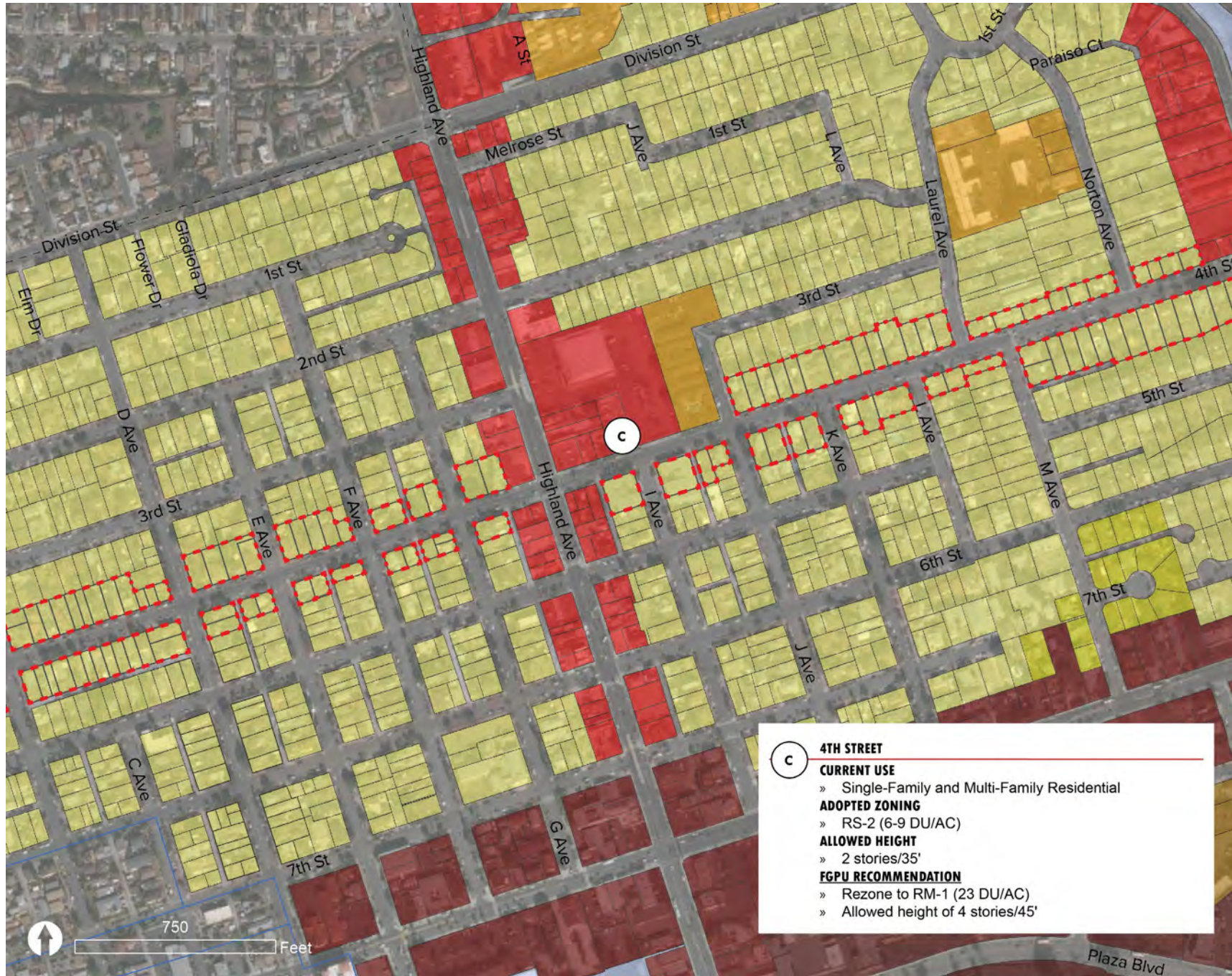
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4th Street

Rezone to:
Medium density,
multi-unit
residential (RM-1)

Density:
23 DU/AC

Height:
4 stories/45 ft



C 4TH STREET

CURRENT USE
» Single-Family and Multi-Family Residential

ADOPTED ZONING
» RS-2 (6-9 DU/AC)

ALLOWED HEIGHT
» 2 stories/35'

FGPU RECOMMENDATION
» Rezone to RM-1 (23 DU/AC)
» Allowed height of 4 stories/45'

FOCUSED GENERAL PLAN UPDATE LAND USE RECOMMENDATIONS

STUDY AREA (C):
4TH STREET
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022

Legend

	Downtown Specific Plan Development Zone
	Westside Specific Plan Westside Boundary
	RE-4
	MCR-1
	MCR-2
	CL
	IC
	OSR
Current Zoning	
Residential	
	RS-1
	RS-2
	RS-3
	RM-1
	RM-2
	RM-3
Mixed-Use	
	MXC-1
	MXD-1
	MXC-2
	MXD-2
Commercial	
	CA
	CS
Industrial	
	IL
	IM
	IH
Institutional	
	I
Open Space	
	OS
Military Reservation	
	MLR
	24th Street TODD
	Study Area
	10-Minute Walkshed



Density Example

23 DU/AC



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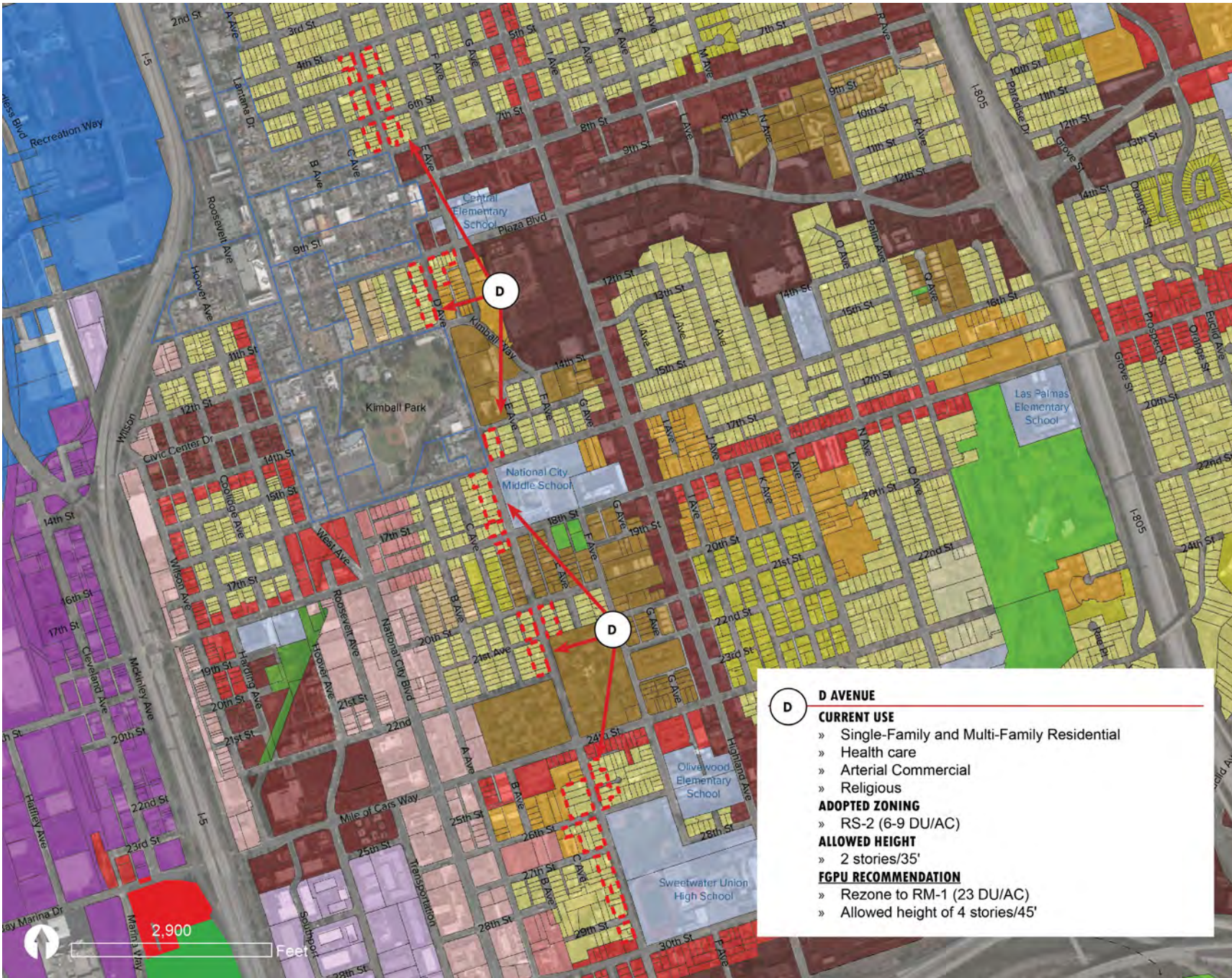
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D Avenue

Rezone to:
Medium density,
multi-unit
residential (RM-1)

Density:
23 DU/AC

Height:
4 stories/45 ft



FOCUSED GENERAL PLAN UPDATE LAND USE RECOMMENDATIONS

STUDY AREA (D):

D AVENUE
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022

Legend

Downtown Specific Plan

- Development Zone

Westside Specific Plan

- Westside Boundary
- RE-4
- MCR-1
- MCR-2
- CL
- IC
- OSR

Current Zoning

Residential

- RS-1
- RS-2
- RS-3
- RM-1
- RM-2
- RM-3

Mixed-Use

- MXC-1
- MXD-1
- MXC-2
- MXD-2

Commercial

- CA
- CS

Industrial

- IL
- IM
- IH

Institutional

- I

Open Space

- OS

Military Reservation

- MLR

24th Street TODD

- Study Area
- 10-Minute Walkshed



Density Example

23 DU/AC



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Hospital Area

Rezone to:
Min or mixed-use corridor (MXC-1)

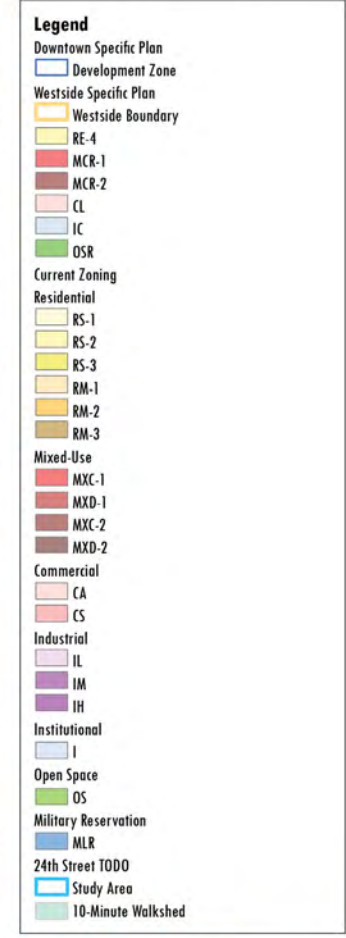
Density:
48 DU/AC

Height:
5 stories/65 ft



FOCUSED GENERAL PLAN UPDATE LAND USE RECOMMENDATIONS

STUDY AREA (F):
HOSPITAL AREA
DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 24, 2022



Density
Example

48 DU/AC



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Multi-Family Housing Overlay

Zoning overlay that allows multi-family residential developments on properties owned by religious institutions.

- Density: 24 DU/AC
- Height: 4 stories/45 ft
- Limited to properties located within TPAs
- Will facilitate the development of affordable housing projects

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What is House National City?

- New Floor Area Ratio Opt -In Regulations:
- Create new homes for the community in areas zoned for multi-family and mixed-use
 - Provide new affordable homes near bus and trolley stops –known as Transit Priority Areas
 - Community benefits that uplift quality of life for residents



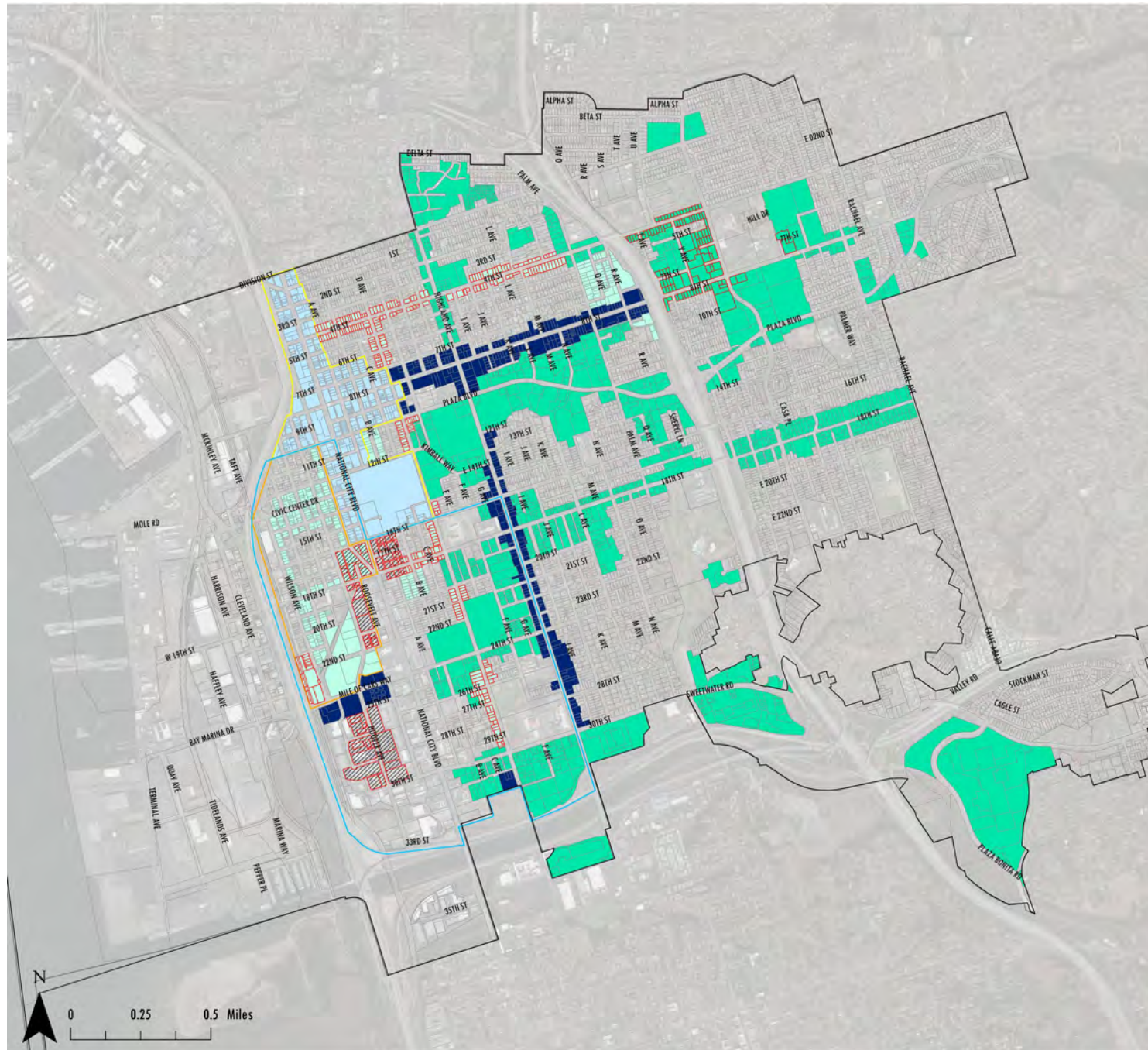
**House National City
Regulations will
address community
impacts and
benefits by:**

- Replacement, Relocation and First Right of Refusal
- Design requirements for height impacts, freeway adjacency and to foster a pedestrian environment
- Incentives and waivers to make projects more feasible

House National City

FOCUSED GENERAL PLAN UPDATE HOUSE NATIONAL CITY RECOMMENDATIONS

DRAFT FOR ADMINISTRATIVE REVIEW
JANUARY 28, 2022



Legend

- Parcels
- Westside Specific Plan Boundary
- TODD Boundary
- Downtown Specific Plan Boundary
- Downtown FAR Program (Existing)
- FAR Tier 1 (FAR Bonus 2.5)
- MCR-1
- MCR-2/TOD
- RM-1
- MXT
- FAR Tier 1 (FAR Bonus 4)
- MXC-1
- MXD-1
- RM-2
- RM-3
- MXD-2
- FAR Tier 2 (FAR Bonus 4)
- MXC-2
- Rezoning
- Rezoning Recommendation*
- *Color indicates FAR Bonus per new zone
- Mixed Use Overlay**
- **FAR Bonus 2.5

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Paradise Creek Apartments
2120 Hoover Avenue
FAR: 4.0
Units: 201 – 1, 2, and 3 bedrooms




Photo Courtesy of Spurlock Porier



Community Feedback



 **City of National City- Government** ✓
August 28, 2020 at 8:00 AM · 🌐

Office hours for the Focused General Plan Update are today from 10am-12pm. For English, call Tara Lake at (619) 849-5415. For Spanish, call Myra Martinez at (619) 336-4301.

For more information visit www.nationalcityca.gov/FGPU
#TogetherWePlan #NationalCity



FOCUSED GENERAL PLAN UPDATE

OFFICE HOURS TODAY!
nationalcityca.gov/FGPU

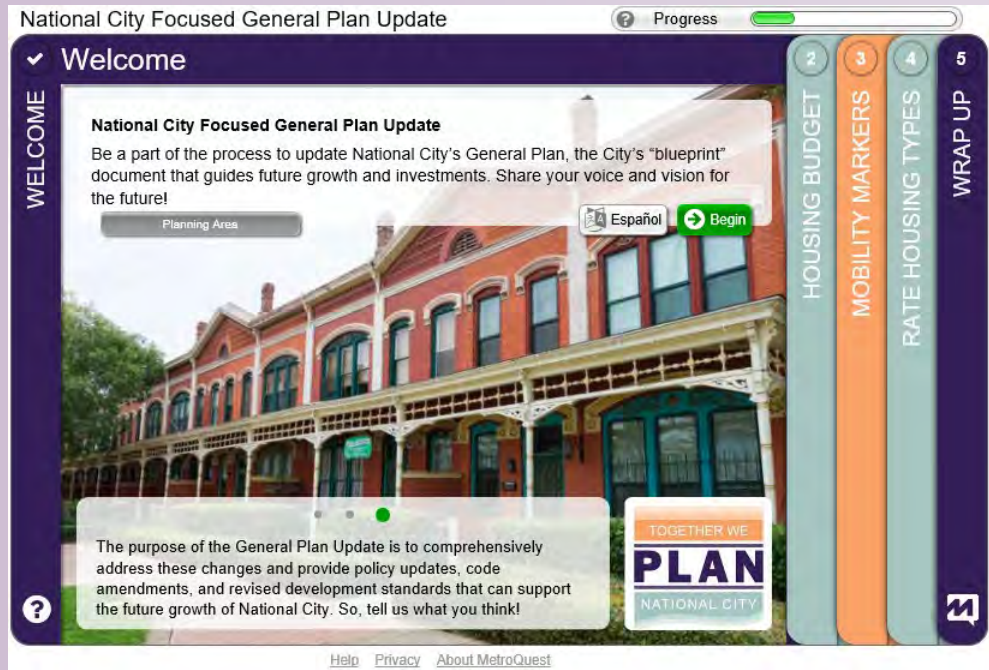


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Focused General Plan Update

Webinar Series - August 2020
nationalcityca.gov/FGPU

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



National City Focused General Plan Update

Progress

Welcome

National City Focused General Plan Update

Be a part of the process to update National City's General Plan, the City's "blueprint" document that guides future growth and investments. Share your voice and vision for the future!

Planning Area

Español Begin

HOUSING BUDGET

MOBILITY MARKERS

RATE HOUSING TYPES

WRAP UP

The purpose of the General Plan Update is to comprehensively address these changes and provide policy updates, code amendments, and revised development standards that can support the future growth of National City. So, tell us what you think!

Help Privacy About MetroQuest

Project Website

NATIONAL CITY
CALIFORNIA 1887

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NATIONAL CITY

wsp

Learn More Project Timeline

National City Focused General Plan Update

Land Use Element Update, House National City, and Climate Action Plan Update

We need your input!

We invite you to learn more about the project and share your feedback using the project's interactive map below. You will also be able to share your ideas in the project forum and learn about upcoming engagement opportunities.

Interactive Map

Add your comments and highlight location-specific constraints and opportunities by category

[See Project Map](#)

Project Forum

Showcase your ideas in the project forum

[Join The Discussion](#)

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Interactive Map

NATIONAL CITY PLAN WSP

Drag to comment > Like Ideas and Suggestions Make a Comment

English
Powered by Google Translate
Return to Start

Land Use Element Update

The Land Use Element identifies what uses can be built across National City. **Several areas have been identified for rezoning to increase housing capacity.** Click an area below to learn more.

Proposed Land Use Change

- 1 - 24th Street Transit Station
- 2 - 16th Street and Hoover Avenue
- 3 - Hoover Avenue
- 4 - 18th Street
- 5 - 4th Street
- 6 - D Avenue
- 7 - Hospital Area

Legend

Land Use Change

- Rezone
- Overlay

Residential

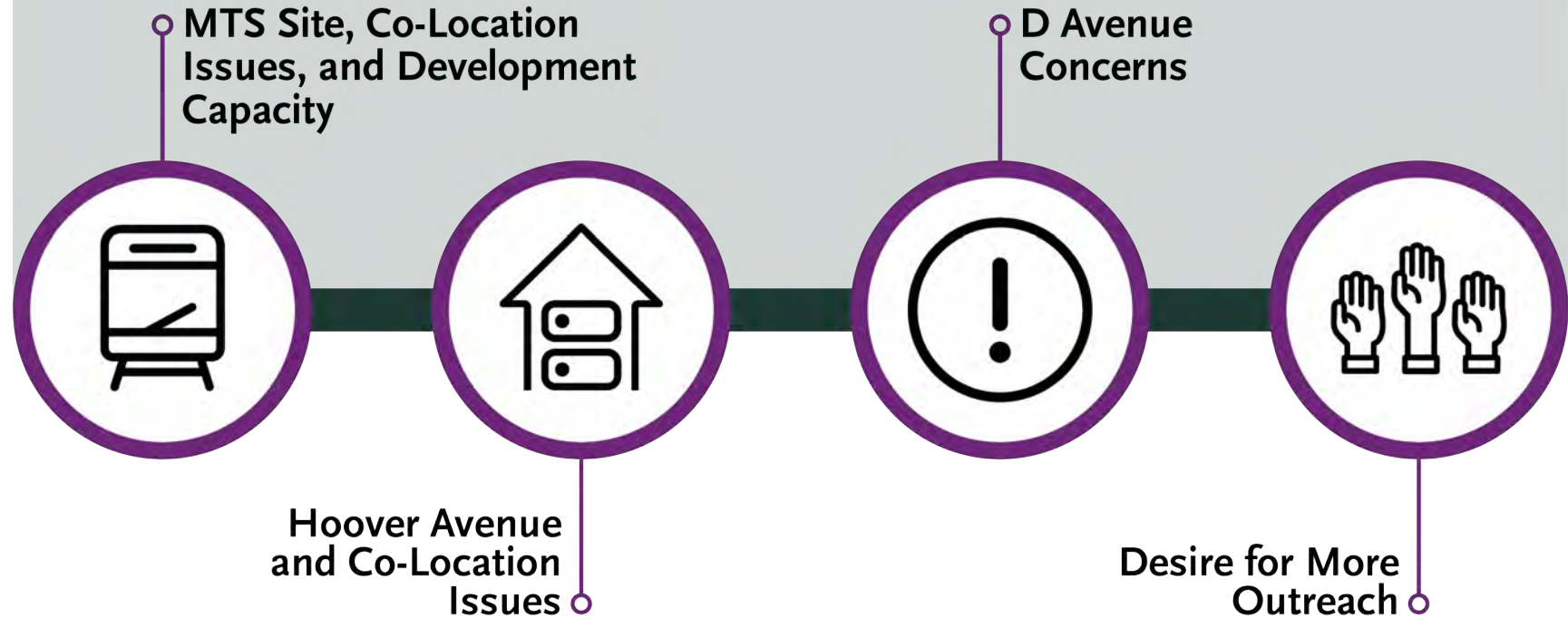
- RS-1 (5 black / ac)
- RS-2 (9 black / ac)
- RS-3 (10-15 black / ac)
- RM-1 (23 du / ac)
- RM-2 (48 du / ac)
- RM-3 (75 du / ac)

Mixed-Use

- MXC-1 (48 black / ac)
- MXD-1 (48 du / ac)

December 8 Workshop

General Themes



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MTS Site



MTS Site

- *No residential development within 500 feet of the freeway, which includes the MTS site, due to co-location concerns.*
- *Current proposal is too low to stimulate development; increase intensity/density.*
 - New residential and mixed-use development at the trolley station should not be precluded
 - Appropriate air and noise pollution mitigation measures, as well as other design recommendations will be incorporated as part of the update
 - An amendment to the Municipal Code requiring that new residential development within 1,000 feet of I-5 to incorporate mitigation measures is being considered

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Examples/Precedents

- City of Los Angeles, Freeway Adjacent Advisory (2018)
 - *For development within 1,000 feet of a freeway:*
 - *Air filtration system required*
 - *Avoid sensitive uses (schools, day care, senior facilities)*
 - *Orientation of outdoor/public areas away from the freeway*
 - *Prioritize non-habitable uses (parking structures) nearest to the freeway*
 - *Screen project site with substantial vegetation/wall barrier*
- City of San Diego, Housing Solutions (2021)
 - *For development within 100 feet of a freeway:*
 - *10-foot minimum landscaped buffer*
 - *Orientation of outdoor/public areas away from the freeway*

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Examples/Precedents



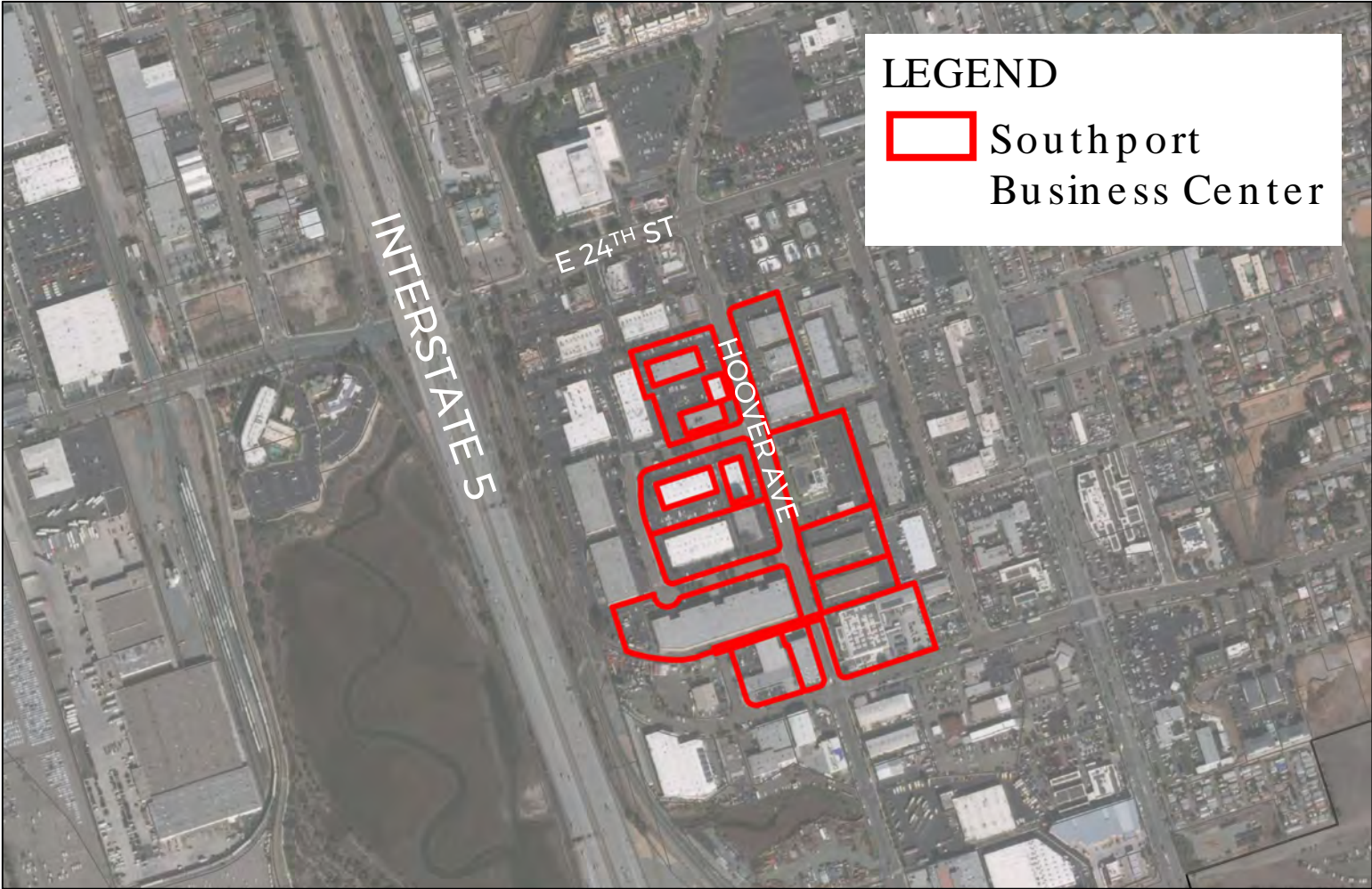
Example from the City of Los Angeles Citywide Design Guidelines (2019)

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Hoover Avenue



Hoover Avenue

- *No residential development due to co-location concerns.*
- The Southport Business Center (Study Area 2) has been removed from the preferred land use recommendations
- No new incompatible land uses will be created

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D Avenue



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D Avenue

- *Concerns regarding traffic and the loss of “small town” feeling*
- *Other concerns regarding lot consolidation size and impacts to older/historic properties*
 - Rezone from RS -2 (9 du/ac) to RM -1 (24 du/ac) to allow lower density multi-family residential development
 - Height will only be increased from 2 stories/35 ft to 4 stories/45 ft
 - Traffic-related impacts will be analyzed as part of the environmental document
 - National City’s Zoning Code Section 18.12.160 contains existing processes to designate, protect, and preserve historic resources

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Desire for More Outreach

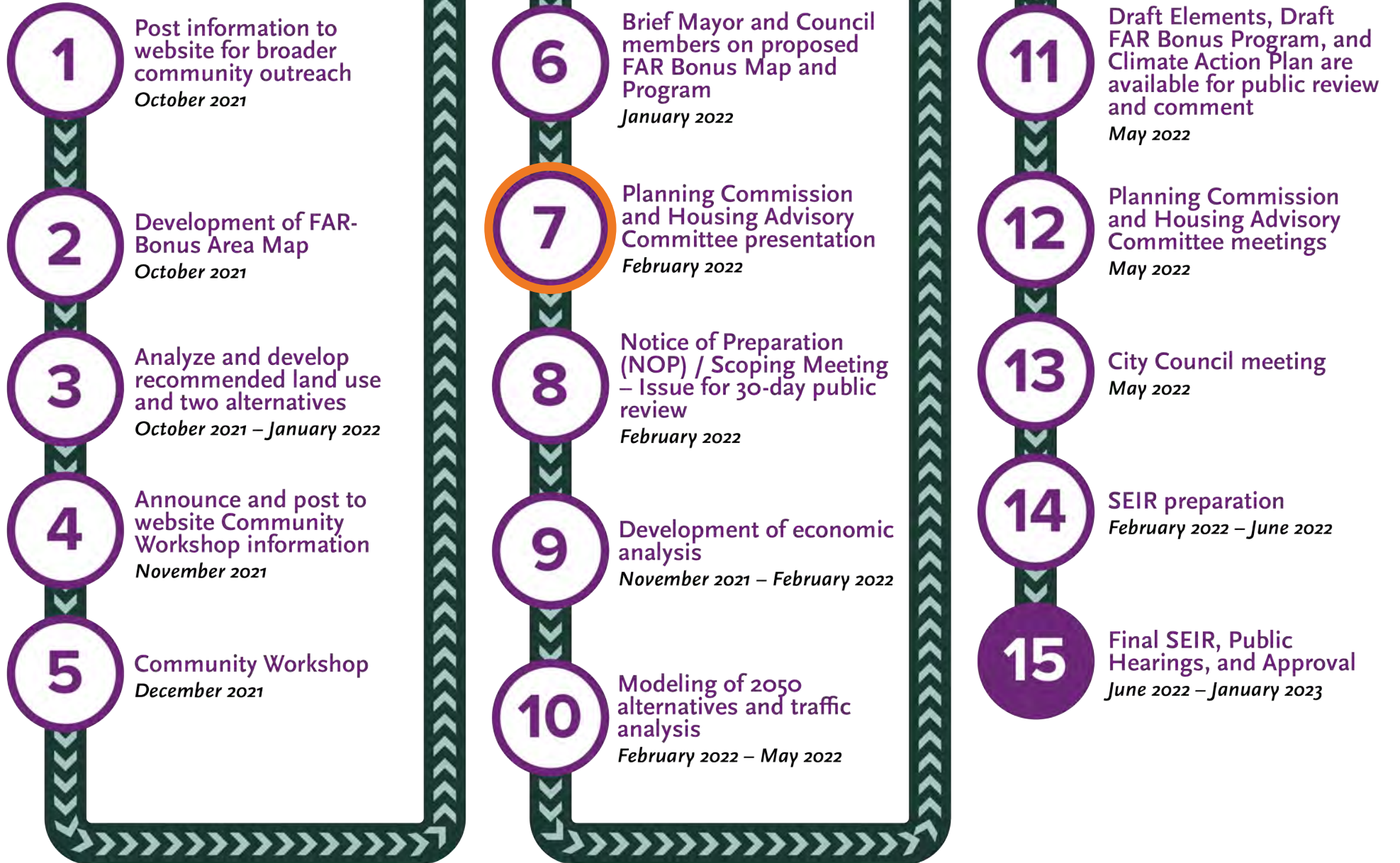
- *Technical information needs time to be understood*
- *Desire for additional outreach*
 - The following outreach has been held
 - Three rounds of public workshops
 - Stakeholder interviews
 - Interactive survey
 - Interactive map
 - Public meetings with the Housing Advisory Committee and Planning Commission
 - Office hours
 - Additional engagement
 - SEIR NOP and Scoping Meeting
 - Public review of drafts
 - Planning Commission and City Council Meetings

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Next Steps



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Thank you!

Adopted Zoning

