



Housing Advisory Committee Minutes

Housing Advisory Committee portion of the Housing
Advisory Committee/Planning Commission Meeting
Meeting of February 7, 2022

ONLINE ONLY MEETING

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

LIVE WEBCAST

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

These minutes have been abbreviated. Video recordings of the full proceedings
are on file and available to the public.

Agenda Items

The meeting was called to order by Chair Yamane at 6:00 p.m.

Roll Call

Committee Members Present: Natividad, Roman, Sanchez, Sendt, Valenzuela,
Yamane.

Committee Members Absent: Dela Paz, Delos Santos

Staff Also Present: Director of Community Development Armando Vergara,
Director of Housing Carlos Aguirre, Deputy City Attorney Gabriela Torres

Pledge of Allegiance Presented by Committee Member Sendt.

1. Approval of Minutes from the Meeting of November 15, 2021

Motion by Sendt, second by Roman to approve the Minutes for the
Meeting of November 15, 2021.

Motion carried by the following vote:

Ayes: Roman, Sanchez, Sendt, Valenzuela, Yamane.

Abstain: Natividad due to absence.

Noes: None.

Absent: Dela Paz, Delos Santos.

Motion approved.

2. Approval of the Agenda for the Housing Advisory Committee Meeting on February 7, 2022

Motion by Natividad, second by Sendt to approve the Agenda for the Meeting of February 7, 2022.

Motion carried by the following vote:

Ayes: Natividad, Roman, Sanchez, Sendt, Valenzuela, Yamane.

Abstain: None.

Noes: None.

Absent: Dela Paz, Delos Santos.

Motion approved.

ORAL COMMUNICATION: None.

PRESENTATIONS

OTHER BUSINESS:

3. Presentation on the Focused General Plan Update and "House National City" for the City of National City.

Presented by Director of Housing Authority, Carlos Aguirre.

Tara Lake with Gates Planning Strategy provided information on the proposed floor area ratio based program that were part of the general plan update.

Laura Gates, founder of GPS Consulting, discussed about 'House National City.'

Committee member Roman thanked for the presentation and stated it was informal. Roman asked for clarification in regards to the

entire city of National City being within 15 minutes distance of a bus stop.

Tara Lake replied stating that the entire city of National City is not in the TPA however it is fairly large. Tara Lake also stated that the map is not in the slide but can share the map. Tara states that the bus line have to be two intersecting bus lines or the bus lines are parallel to each other on the same street that share a stop or one can transfer.

Committee member Roman asked if the TPA was defined by the State of California.

Tara Lake replied yes, it is defined by the state and has CEQA ramifications.

Committee member Roman asked, for in the future, to provide the code section definition of the TPA.

Director Aguirre stated that they will provide that information.

Committee member Valenzuela asked for view corridors and sheds, how they play into the types of projects now with a lot of the affordable housing because of the height limits that are higher in these cases.

Director Aguirre responded stating that the heights would be appropriate to the types of street they are as they are not localized streets. Aguirre stated it was based on community input and community design standards.

Committee member Natividad asked, what is the difference between a five story and four story?

Laura Gate responded stating that it depends on the zone and the zoning and the allowable height limit on the parcel is.

Committee member Roman questioned if the City of National City understanding there is a missing middle and that there is a housing crisis as he went into the website prior to the meeting and saw conflicting comments in which most of the comments were about not developing anymore.

Director Aguirre responds stating that it is a constant process of providing information that they are in a housing crisis and they are

doing their best to fulfill their role as it is an effort to look at every opportunity. Aguirre acknowledges that he does receive comments in regards to concerns about density and this type of program however, National City is in the center of it all. The population will grow as demand surges. Aguirre states that they have to look at a way to build housing in a balanced manner both in terms of respecting community profiles and character but also, what can be done.

Commissioner Sanchez expressed his approval of the presentation as the presentation opened up space for diversification of different developments.

Chair Yamane ask what the density of the residential area is and why is it being limited to industrial if there are density or residential already.

Director Aguirre responds stating that it is due to transition from having 100% industrial or commercial use to then incorporating residential. It is something to look at towards the future.

STAFF REPORTS:

Deputy City Attorney Gabriela Torres: None.

Director of Community Development Armando Vergara: None.

Director of Housing Carlos Aguirre: None.

Committee member Natividad commented in regards to the conversation about building mixed industrial and housing. Natividad states how there were many problems as a council man-criticized about the work done previously. Natividad states he would be against any type of housing in the industrial area.

Committee member Roman commented that the label lock in Little Italy as a great example of small scale developments.

Committee member Yamane: None.

Committee member Valenzuela: None.

Committee member Sendt: None.

Committee member Sanchez: None.

Committee member Dela Paz: Absent.

Committee member Delos Santos: Absent.

ADJOURNMENT by Chair Yamane at 6:08 p.m. to the special meeting of December 5, 2022.


CHAIRPERSON

The foregoing minutes were approved at the Special Meeting of December 5, 2022.