

Focused General Plan Update

Planning Commission

June 5, 2023



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CITY**
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Review of the Supplemental Program Environmental Impact Report

- Staff recommendation: Provide feedback and input on the Project and Alternate Project Location Alternative

Scope of the Focused General Plan Update

- Housing Element – 8th Cycle Update
- Focused Policy Updates
- Updates to Codes, Ordinances, and Development Standards
- Environmental Review

Purpose of the FGPU

Create a policy framework that articulates a vision for the City's long-term physical form and development while preserving and enhancing the quality of life for National City's residents.

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 (SEIR)

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 - April 2021 |
| Land Use, Transportation, Safety, and CAP Goals and Policies development | March 2021 - March 2022 |
| 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 |

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Project Milestones

| Milestone | Date |
|--|------------------------------|
| Phase 3 Community Outreach | December 2021 – June 2023 |
| Economic Study | January - September 2022 |
| Traffic Model Run | March - September 2022 |
| SEIR Drafting | April - January 2023 |
| House National City Development | October 2021 - February 2023 |
| Specific Plans Revisions | October 2021 - February 2023 |
| Municipal Code Amendment Development | October 2021 - February 2023 |
| House National City Refinement | March 2023 |
| SEIR Public Review | February - March 2023 |
| House National City – Housing Advisory Committee | February 2023 |
| House National City - City Council | April 2023 |





Project Objectives

In accordance with CEQA Guidelines Section 15124(b), the following primary objectives serve to:

- Support the purpose of the project
- Assist the Lead Agency in developing a reasonable range of alternatives to be evaluated in this report
- Ultimately aid decision-makers in preparing findings and overriding considerations, if necessary

Project Objectives

- Update the City’s General Plan to **integrate new State legislation** and other regional and local regulatory changes into the City’s policies and programs.
- Encourage **smart growth** that is consistent with statewide and regional transportation and planning goals.
- Create a framework for a **mix of land uses**, including residential, commercial, employment, service, agricultural, open space, and recreational uses that accommodate the needs of persons from all income groups and age levels.
- Encourage the development of **complete neighborhoods** that meet the community’s needs for sustainable and high-quality living environments.
- Develop **effective plans**, codes, resolutions, ordinances, and zoning to **implement** the General Plan.

Project Objectives

- Establish a universally accessible, safe, comprehensive, and **integrated pedestrian and bicycle system**.
- Develop a **comprehensive circulation system** that is safe and efficient for all modes of travel that is coordinated with the regional system.
- **Provide and manage parking** in a way that **balances** economic development, livable neighborhoods, environmental health, and public safety with a compact, multimodal environment.
- Develop a safe and efficient system for the **movement of goods** that **supports commerce** while enhancing the **livability of the community**.
- **Reduce GHG emissions** resulting from local government and community-wide activities within the City.

Rezoning of Parcels within Focus Area - the Project

Various factors taken into consideration when developing the Focus Areas such as:

- Public input
- Existing conditions analysis
- Proximity to:
 - Major transportation corridors
 - Employment centers
 - Transit stops
 - Schools, parks, and other services/amenities
- Recommendations of prior planning studies - TODO and INTRACConnect

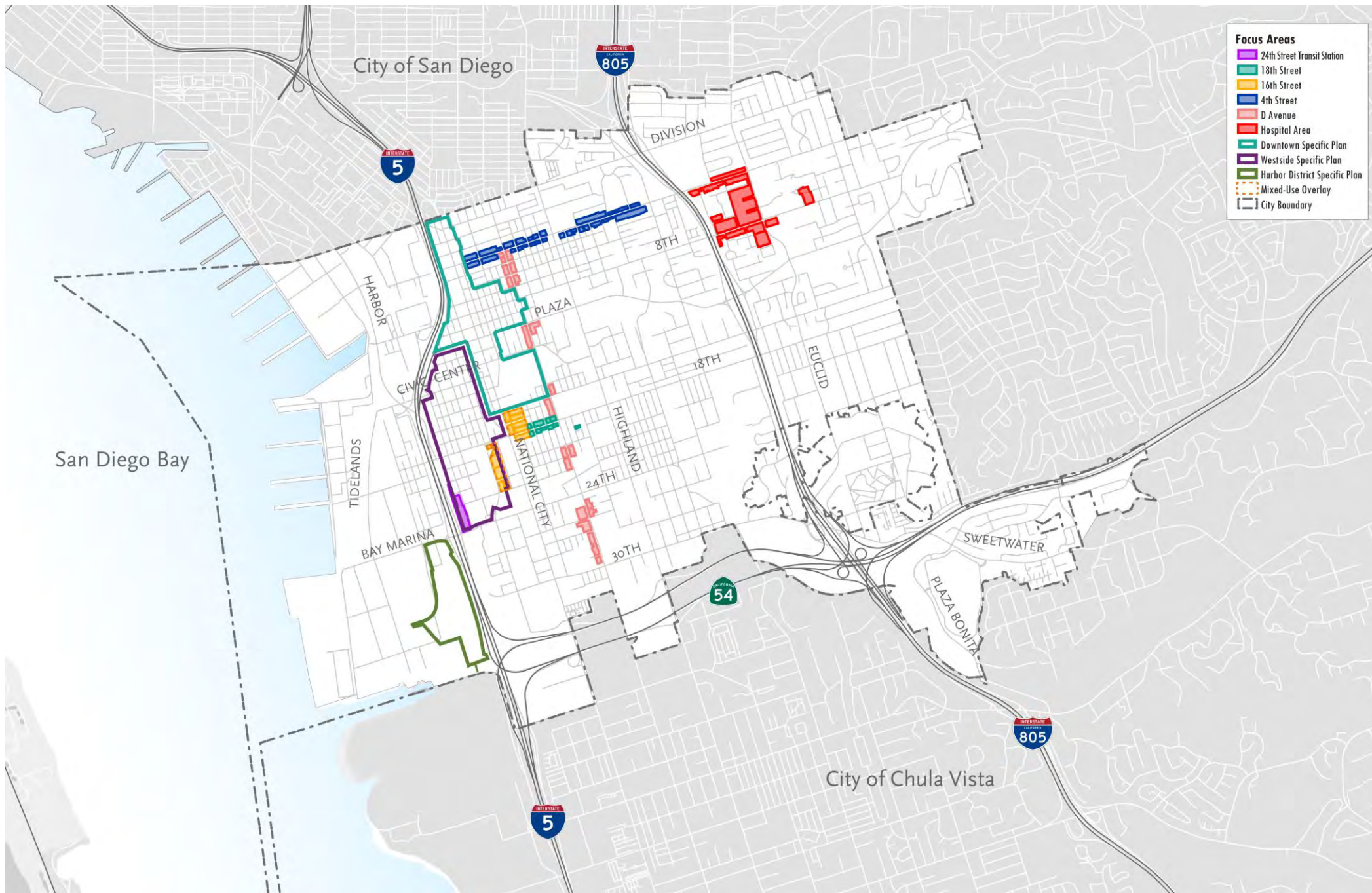


Rezoning of Parcels within Focus Area – the Project

Focus Areas:

- 24th Street
- 18th Street
- 4th Street
- D Avenue
- Hospital Area
- 16th Street

Proposed Rezoning & Overlay Zones



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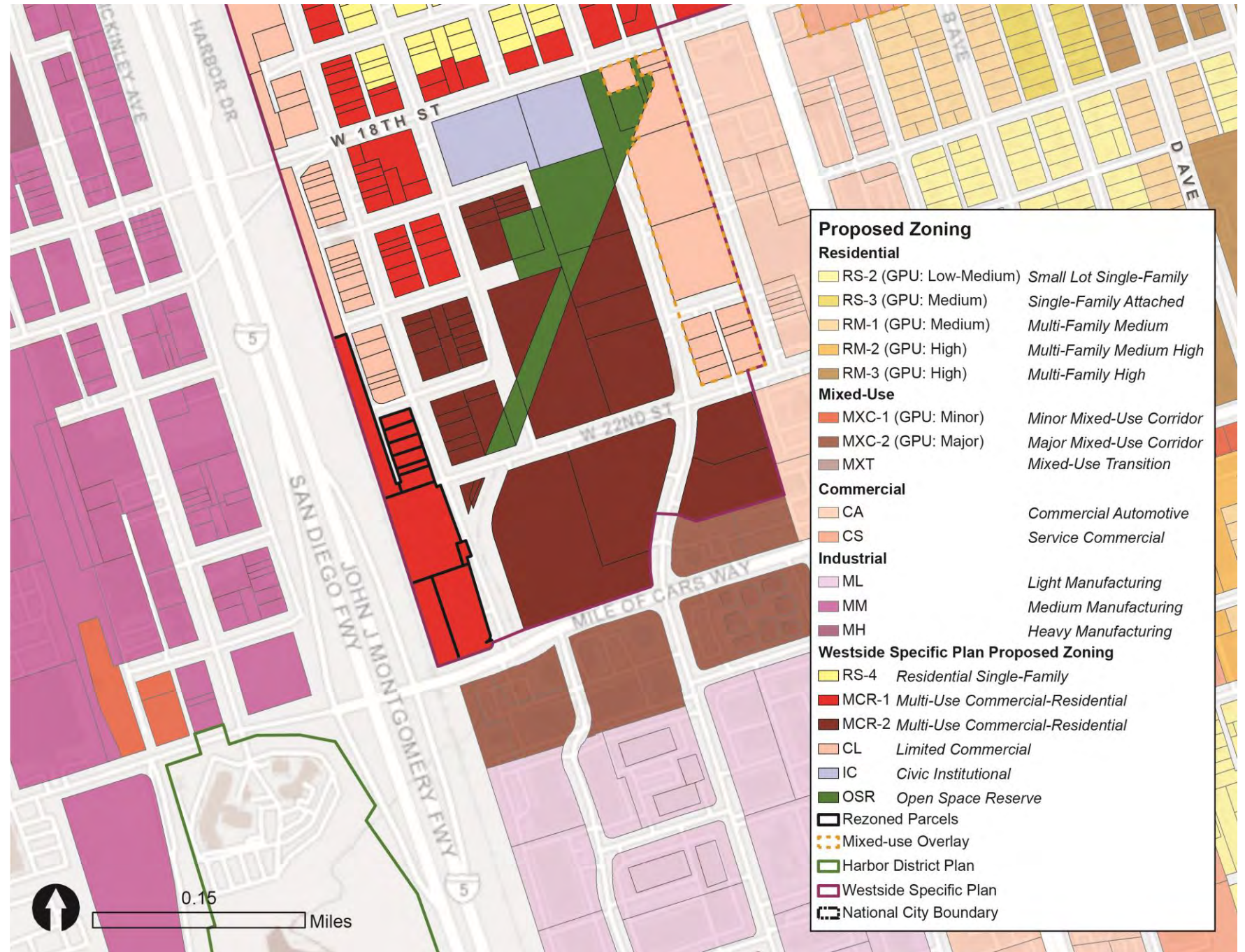
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24th Street

Rezone to:
Multi-Use
Commercial-
Residential
(MCR-1)

Density:
24 DU/AC

Height:
5 stories/65 ft



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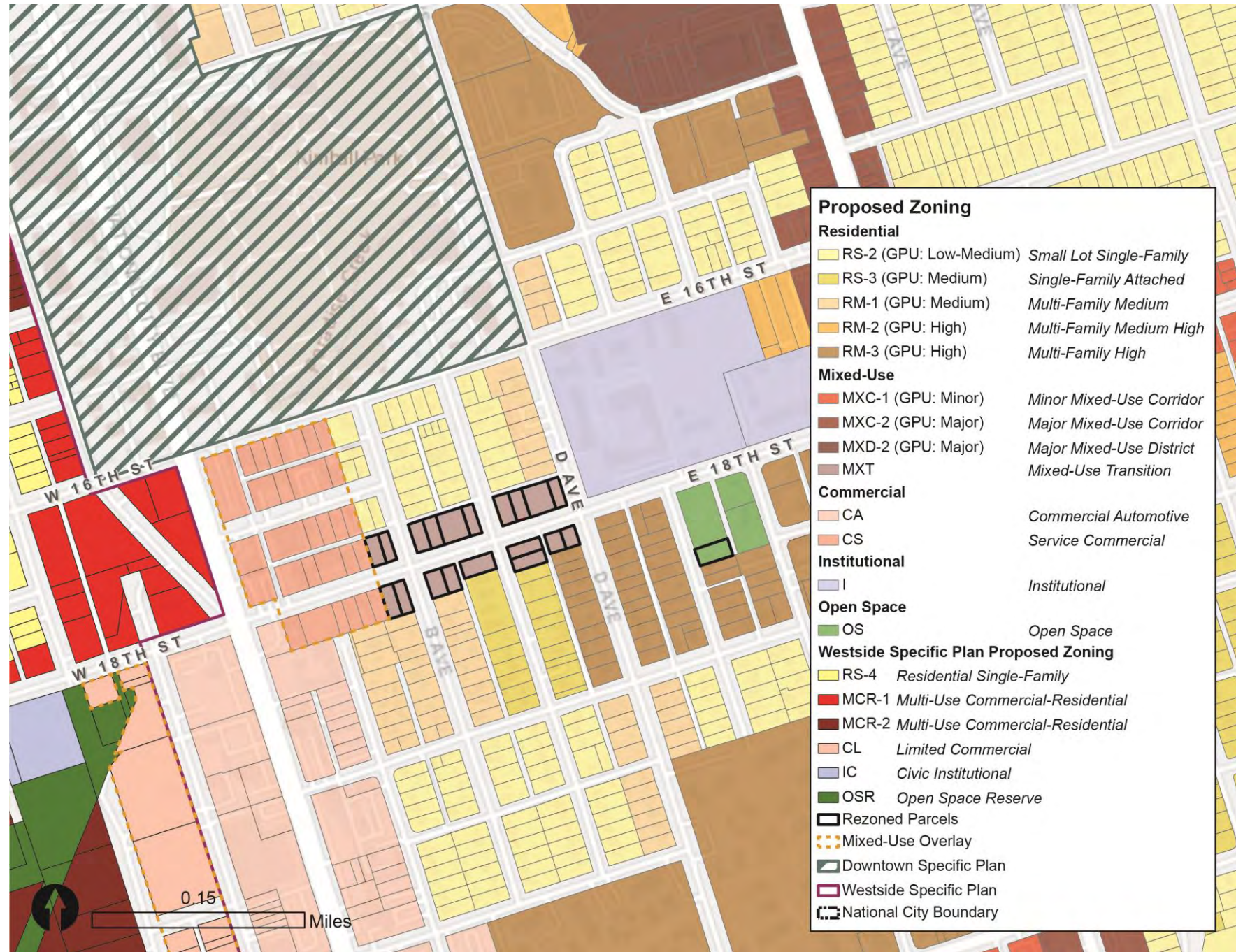
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18th Street

Rezone to:
Mixed-Use
Transition (MXT)
and Open Space
(OS)

Density:
24 DU/AC

Height:
4 stories/45 ft



| Proposed Zoning | |
|---|----------------------------------|
| Residential | |
| RS-2 (GPU: Low-Medium) | Small Lot Single-Family |
| RS-3 (GPU: Medium) | Single-Family Attached |
| RM-1 (GPU: Medium) | Multi-Family Medium |
| RM-2 (GPU: High) | Multi-Family Medium High |
| RM-3 (GPU: High) | Multi-Family High |
| Mixed-Use | |
| MXC-1 (GPU: Minor) | Minor Mixed-Use Corridor |
| MXC-2 (GPU: Major) | Major Mixed-Use Corridor |
| MXD-2 (GPU: Major) | Major Mixed-Use District |
| MXT | Mixed-Use Transition |
| Commercial | |
| CA | Commercial Automotive |
| CS | Service Commercial |
| Institutional | |
| I | Institutional |
| Open Space | |
| OS | Open Space |
| Westside Specific Plan Proposed Zoning | |
| RS-4 | Residential Single-Family |
| MCR-1 | Multi-Use Commercial-Residential |
| MCR-2 | Multi-Use Commercial-Residential |
| CL | Limited Commercial |
| IC | Civic Institutional |
| OSR | Open Space Reserve |
| [Black Outline] | Rezoned Parcels |
| [Dotted Line] | Mixed-Use Overlay |
| [Hatched Area] | Downtown Specific Plan |
| [Red Outline] | Westside Specific Plan |
| [Dashed Line] | National City Boundary |

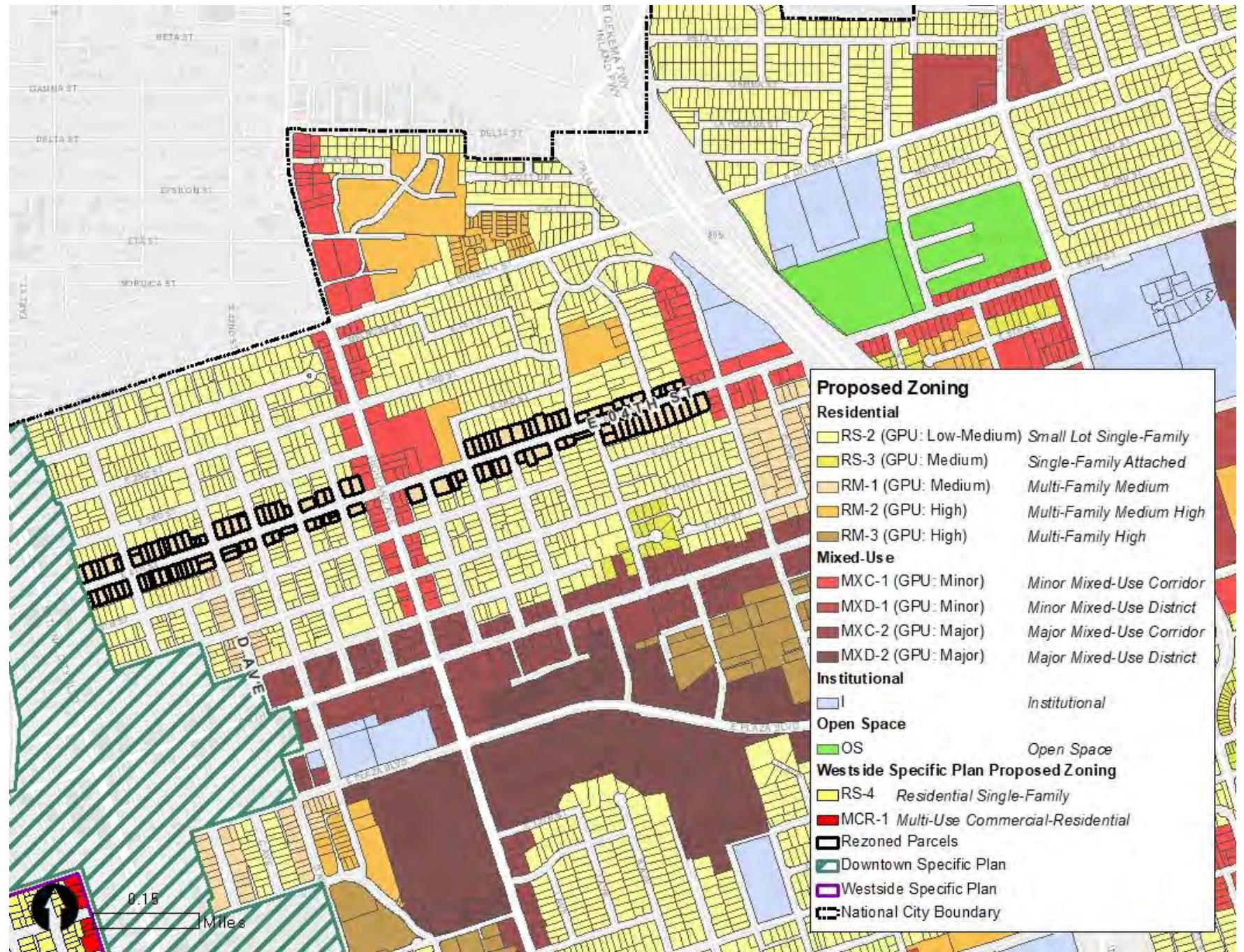


4th Street

Rezone to:
Medium Density
Multi-Unit
Residential (RM-1)

Density:
23 DU/AC

Height:
4 stories/45 ft



D Avenue

Rezone to:
 Medium Density
 Multi-Unit
 Residential (RM-1)

Density:
 23 DU/AC

Height:
 4 stories/45 ft

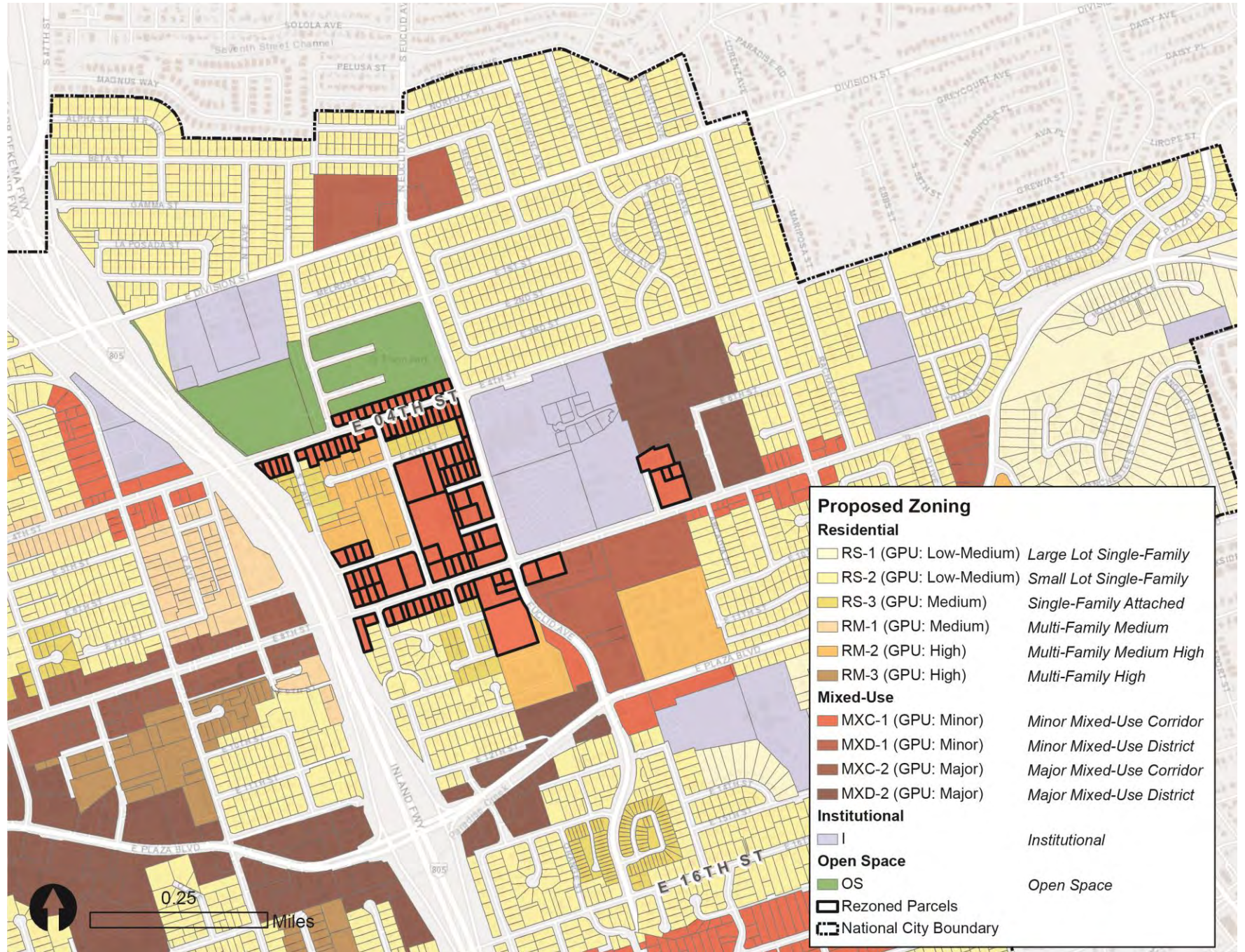


Hospital Area

Rezone to:
Minor Mixed-Use Corridor (MXC-1)

Density:
48 DU/AC

Height:
5 stories/65 ft

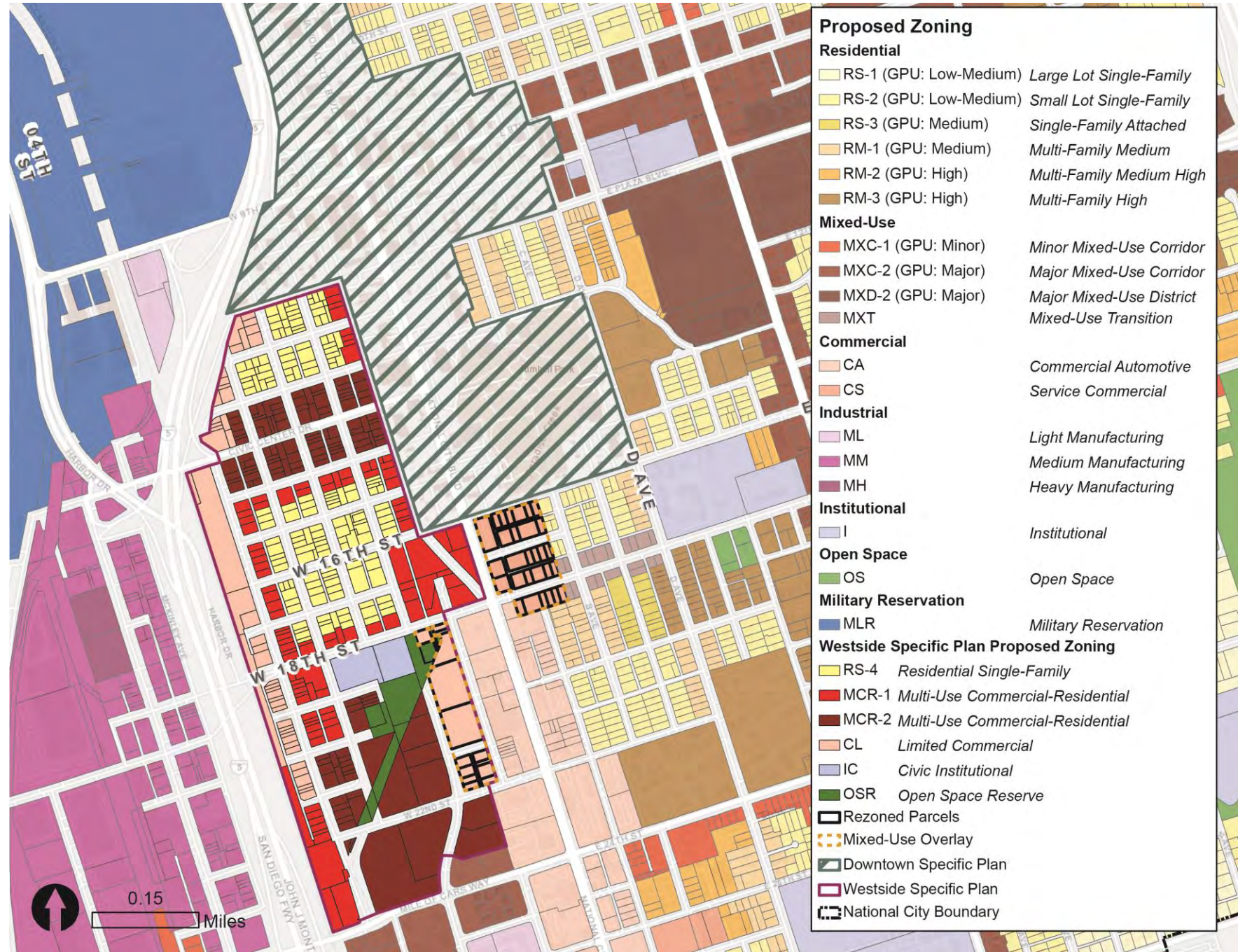


16th Street

Rezone to:
Mixed-Use
Overlay

Density:
24 DU/AC

Height:
5 stories/65 ft



What is CEQA?

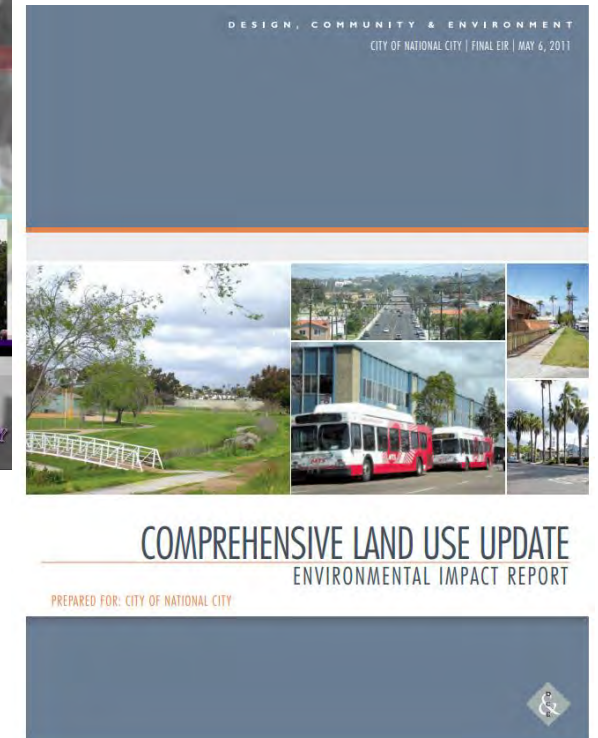
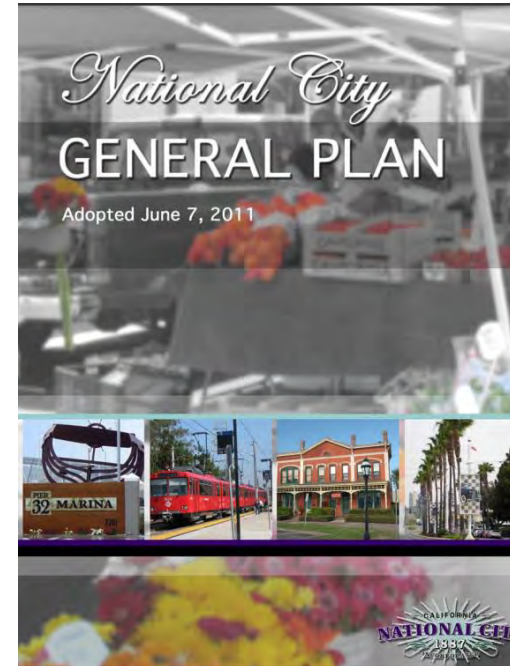
The **California Environmental Quality Act** (CEQA) sets statewide policies that require both state and local agencies to consider the **environmental consequences** of their decisions.

The goal of CEQA is to:

- Provide **information** about the environmental effects of the project.
- Prevent significant environmental damage and identify ways that environmental damage can be avoided (**mitigation/alternatives**).
- Disclose the **basis for the decision** of the project considering its environmental effects.

Why was a Supplemental Program Environmental Impact Report (SPEIR) prepared?

- **Supplemental** - Is an update to the 2011 General Plan EIR
- **Programmatic** - Analysis of potential impacts from policy changes city-wide. No specific projects are proposed at this time.
- **Disclose/Inform** - The potential significant adverse environmental impacts of the FGPU
- **Mitigate** - Includes recommended mitigation measures which could lessen impacts of future development
- **Alternatives** - to the project are presented to evaluate scenarios that further reduce or avoid significant impacts





Impacts of the Project

- The Project would result in significant and unmitigated air quality impacts to sensitive receptors in proximity to the I-5 freeway
- All other issues were found to be less than significant

CEQA Alternatives

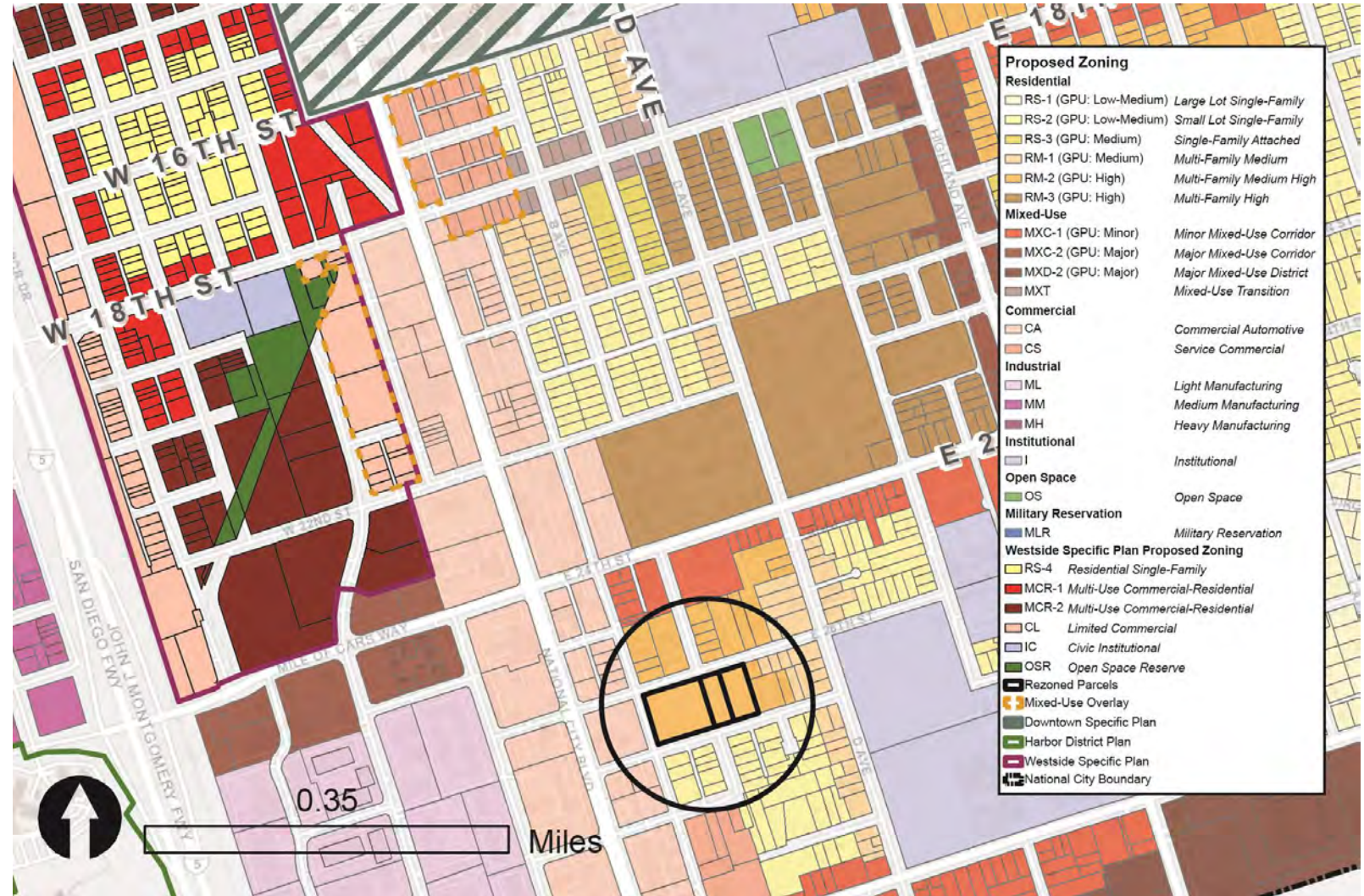
- To fully evaluate the environmental effects of projects, the CEQA mandates that alternatives to the project be analyzed
- Section 15126.6 of the CEQA Guidelines requires the discussion of “*a range of reasonable alternatives to the project, or to the location of the project, which would feasibly **attain most of the basic objectives** of the project but would **avoid or substantially lessen any of the significant effects** of the project*” and the evaluation of the comparative merits of the alternatives.
- Alternatives selected for consideration include: the **No Project (Adopted General Plan) Alternative** and the **Alternate Project Location Alternative** (also the Environmentally Superior Alternative)

Alternatives Considered but Rejected

Various sites throughout the Planning Area were considered for inclusion in each Focus Area and ultimately rejected during the FGPU process:

- **TODO - Study Area 2: Hoover Avenue:** *Potential new land use incompatibilities by allowing the co-location of light industrial and residential uses*
- **TODO - Study Area 3: Mile of Cars Way:** *Co-locating residential uses with existing automobile-oriented uses*
- **TODO - Study Area 4A: National City Boulevard (Sub-Area):** *Concerns with co-locating residential uses with existing automobile-oriented uses*
- **TODO - Study Area 4B: National City Boulevard (Sub-Area):** *Concerns with co-locating residential uses with existing automobile-oriented uses*
- **TODO - Study Areas 5A and 5B: Highland Avenue:** *Already zoned mixed-use, TODO recommendation was design guideline focused*

Alternate Project Location Alternative



Alternate Project Location Alternative

- Excludes 24th Street Transit Station
- Replaces density at alternate site
- Nets additional 119 dwelling units
- Reduces of 87,705 sf of commercial
- Reduces air quality and noise impacts
- Environmentally superior alternative



Findings of Fact and Statement of Overriding Considerations

- Significant and unavoidable impacts in Air Quality
- Most potentially significant impacts will occur regardless of the alternative chosen, including the “no project alternative,” which assumes the 2011 Plan remains in place

Findings of Fact and Statement of Overriding Considerations

- The City has identified the need to serve the residents of National City and the region; to meet projected increases in demand for housing opportunities; and to further become a resilient, transit-oriented development community by providing a framework for future development through 2050.
- The FGPU will provide opportunities for infill development of new housing and commercial properties, specifically in proximity to transit corridors.
- The FGPU provides guidance to improve vehicular, pedestrian, and bicycle connections and circulation.
- The FGPU provides a framework to reduce citywide GHG emissions to meet state reduction targets.
- The FGPU provides guidance for smart growth that will encourage the development of complete neighborhoods that meet the community's needs for sustainable and high-quality living environments.



Findings of Fact and Statement of Overriding Considerations

The Statement acknowledges the significant and unavoidable impacts of the implementation of the FGPU project but provides findings supporting the position that FGPU conveys social, legal, economic, technological, and other benefits that outweigh such impacts. Once the General Plan Update EIR has been certified and the plan adopted, the EIR will then be used to inform and streamline CEQA review for future development projects in the City.

Public Meetings/ Hearings

| Meeting/Hearing | Date |
|---|-------------------|
| Planning Commission – Information | June 5, 2023 |
| City Council - Information | June 20, 2023 |
| Planning Commission – Action Recommendation | August 7, 2023 |
| City Council – Action Adoption | August 15, 2023 |
| City Council – Second Reading | September 5, 2023 |

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Questions?