



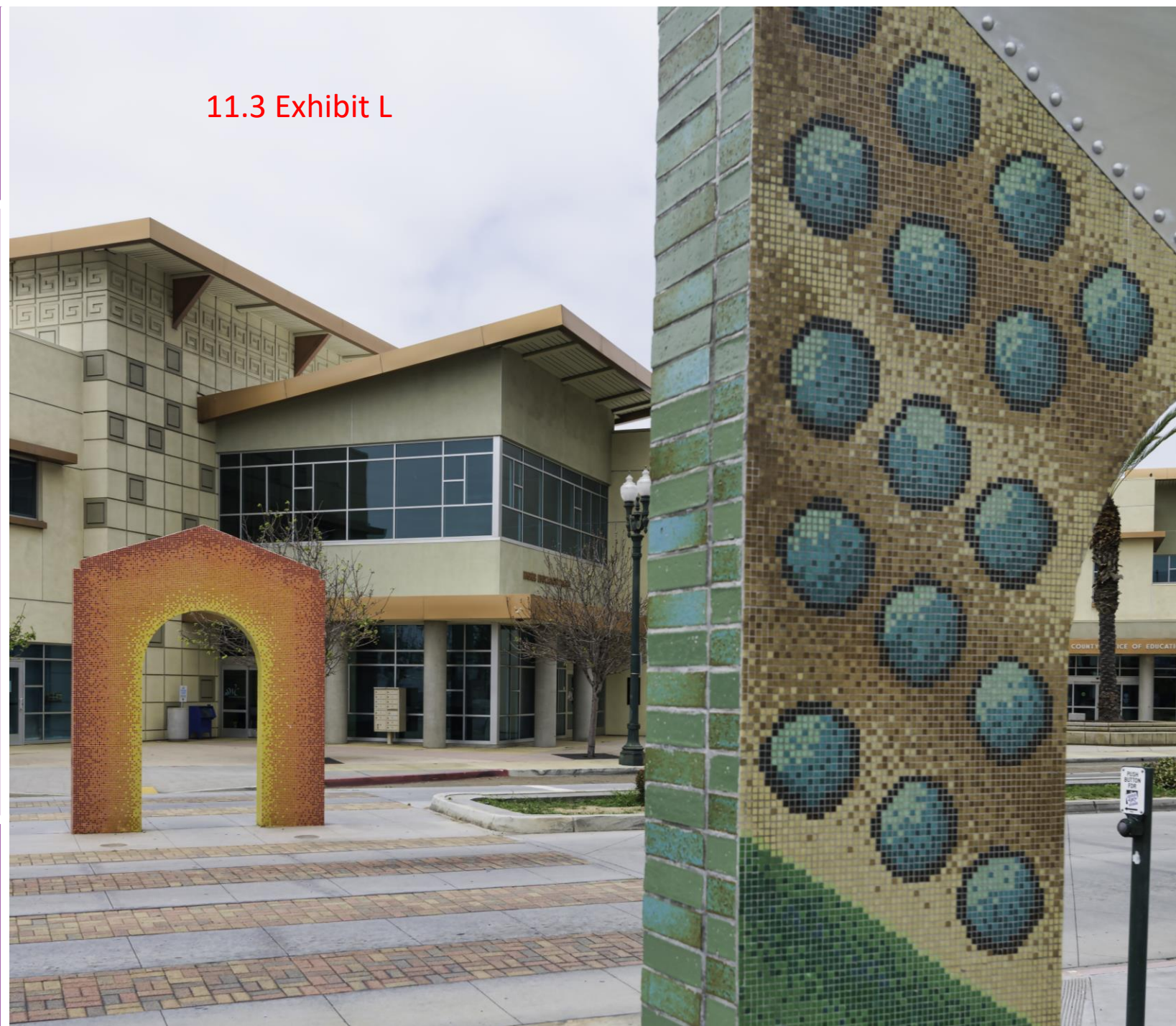
NATIONAL CITY
CALIFORNIA • 1887



Focused General Plan Update

City Council Meeting
September 5, 2023

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Staff Recommendation

Recommend the Following to City Council:

1. Approve the Focused General Plan Update and its Related Land Use Map, Including Minor Text Amendments, and Replacing the 2011 Land Use, Transportation, and Safety Elements, and Climate Action Plan; and
2. Amend the Downtown Specific Plan; and
3. Adopt the Westside Specific Plan Amendment and Amend the Zoning Text and Map of the Westside Specific Plan;” and
4. Adopt the Municipal Code Chapter 18.49 to Provide Objective Design Standards for Housing Development, Adopt Chapter 18.50 to Provide a Floor Area Ratio Bonus Program, Adopt Amendments to Chapters 18.29 (Overlay Zones) to Create a Mixed-Use Overlay Zone to Allow Residential Development on Certain Parcels Zoned CL and CS, and Amend the Municipal Code to Revise Title 18; and
5. Approve the Update to the Bicycle Master Plan.

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

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Project Milestones

Milestone	Date
FGPU – Planning Commission and City Council (Information Items)	June 2023
FGPU – Planning Commission (Recommendation)	August 2023
FGPU – City Council (Adoption)	September 2023



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Land Use Element Update

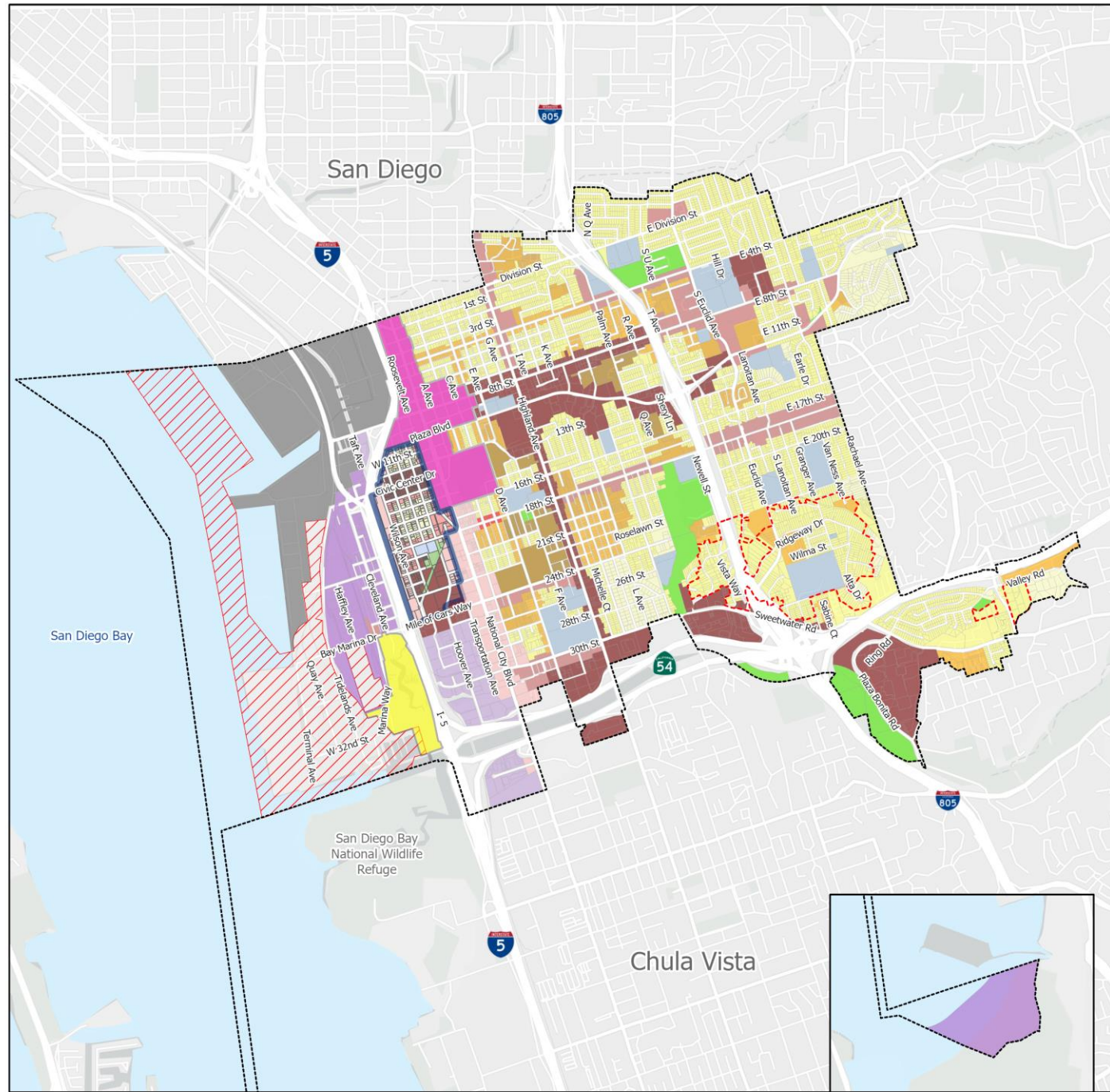


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LAND USE ELEMENT
Draft January 2023

- Integrated development pattern.
- 10-minute neighborhoods.
- CAP and other sustainability goals.
- Housing in areas that have access to transit and resources.
- Additional housing units to meet housing-related needs.

Proposed Land Use Map



Legend

Residential

- Very Low Density Residential (up to 5 du/ac)
- Low Density Residential (up to 9 du/ac)
- Medium Density Residential (up to 23 du/ac)
- High Density Residential (up to 48 du/ac)
- Very High Density Residential (up to 75 du/ac)

Mixed-Use

- Low Mixed-Use (up to 24 du/ac, Max 1.5 FAR)
- Medium Mixed-Use (up to 48 du/ac, Max 2.0 FAR)
- High Mixed-Use (up to 75 du/ac, Max 3.5 FAR)

Commercial

- Commercial and Services (Max 1.5 FAR)

Industrial

- Light Industrial (Max 2.0 FAR)
- Industrial (Max 2.0 FAR)

Institutional

- Institutional (Max 3.0 FAR)

Open Space

- Open Space (Max 0.25 FAR)

Military Reservation

- Military Reservation

Westside Specific Plan

- RS-4 Single-Family Residential (17.4 du/ac max)
- MCR-1 Multi-Use Commercial-Residential (24 du/ac max)
- MCR-2 Multi-Use Commercial-Residential (48 du/ac max)
- CL Limited Commercial
- IC Civic Institutional
- OSR Open Space Reserve

Harbor District Specific Area Plan

- Specific Plan

Downtown Specific Plan

- Specific Plan

Port Master Plan

- San Diego Unified Port District Permitting Authority

Boundaries

- City Boundary / Planning Area Boundary
- Unincorporated

Scale: 0 0.5 1 Miles

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Rezoning of Parcels within Focus Areas

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 part of subsequent action

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Transportation Element Update



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TRANSPORTATION ELEMENT
Draft November 2022

- Movement of people and goods.
- Focused studies and plan improvements.
- Access for residents and visitors to key destinations.
- Walkable retail corridors and pedestrian safety corridors.

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Safety Element Update



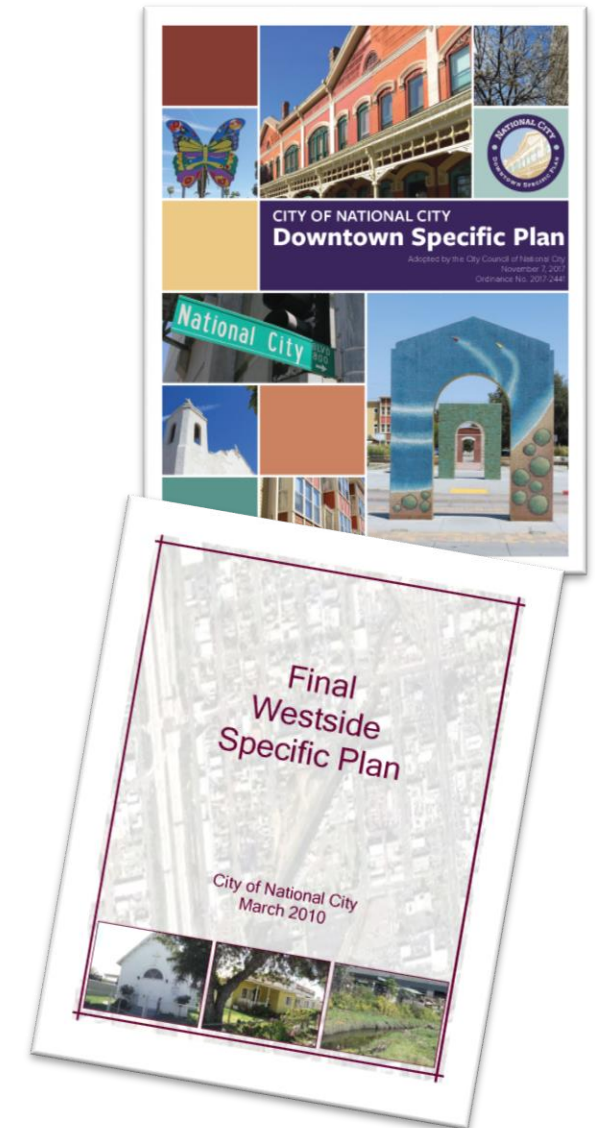
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SAFETY ELEMENT
FOCUSED GENERAL PLAN UPDATE

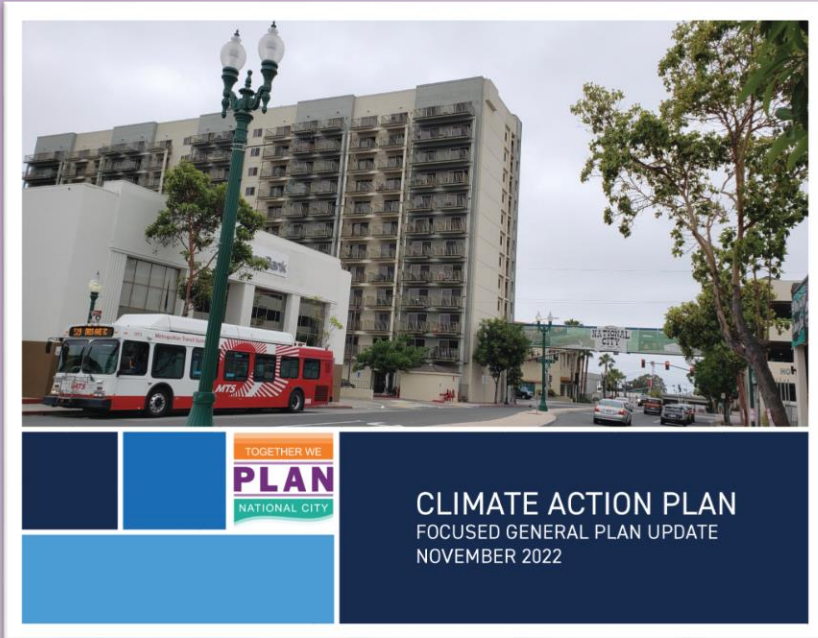
- Potential short- and long-term risks.
- Reflects changes in State legislation, including SB 379, SB 1000, and SB 1035.
- Consistent with the 2018 San Diego County Multi-Jurisdictional Hazard Mitigation Plan.
- Climate change adaptation and resilience.

Specific Plan Amendments

- Updates to policies, development standards, design guidelines.
- Streamline housing production for all income categories.

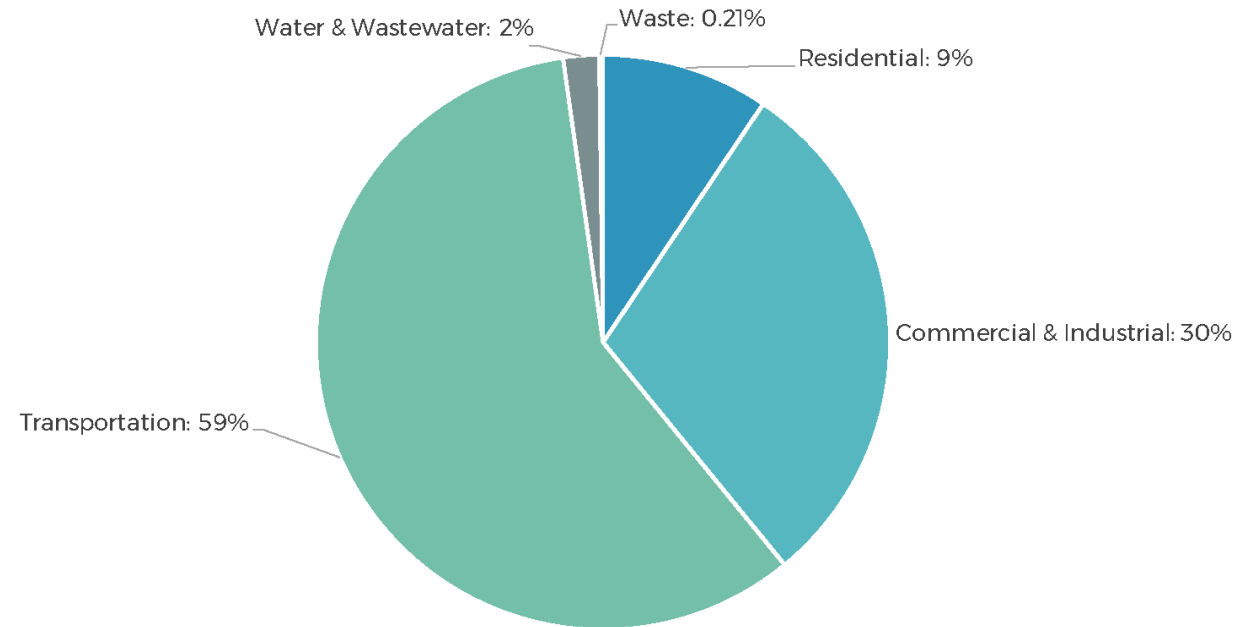


Climate Action Plan

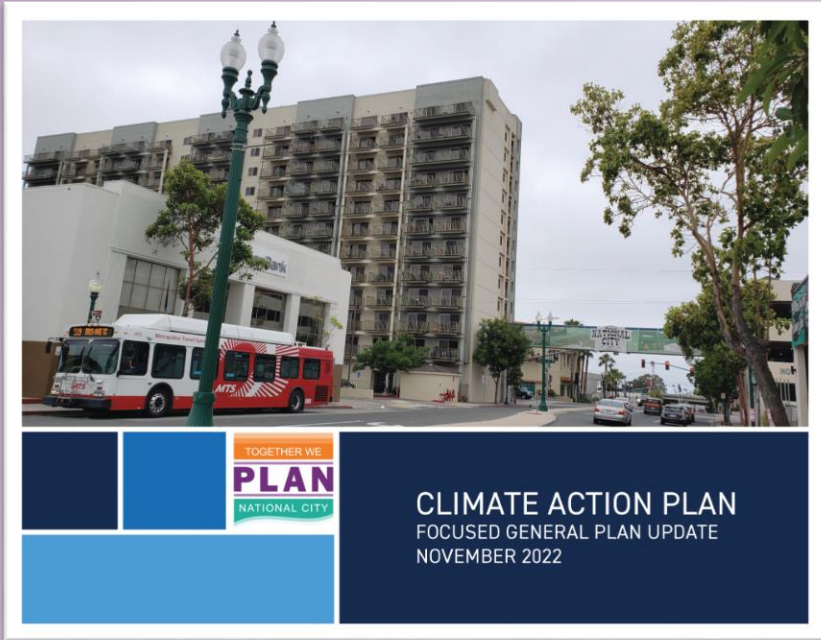


- The Climate Action Plan (CAP):
 - Addresses the major sources of greenhouse gas (GHG) emissions in National City.
 - Sets forth a detailed and long-term strategy that the City and community can implement to achieve GHG emissions reduction targets.

Figure CAP-3: Community-Wide Emissions Inventory (2018)

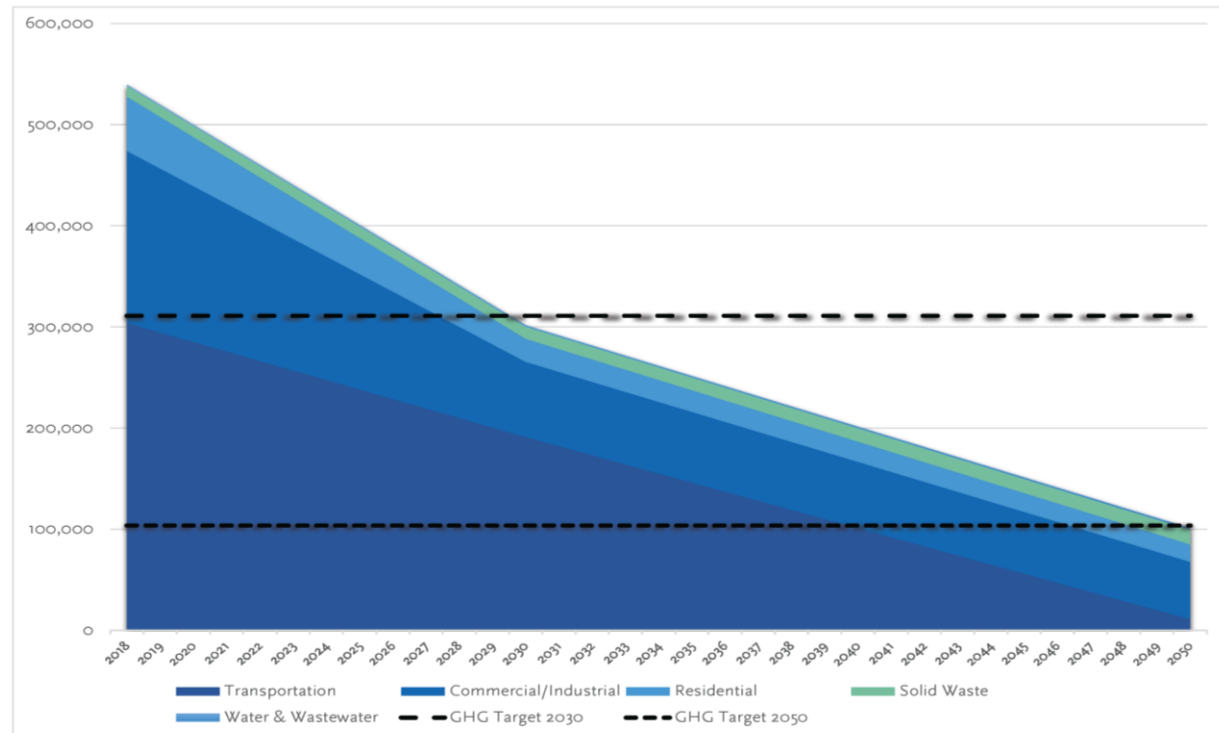


Climate Action Plan



- The CAP update accounts for:
 - *Expansion of the City’s housing capacity and mobility improvements in select corridors.*
 - *Existing plans, programs, and activities that the City has already completed or implemented to reduce emissions and revises, removes, or expands upon 55 emission-reducing strategies from the 2011 CAP.*

Figure CAP-6: National City Mitigated Forecast Emissions by Sector



Municipal Code Title 18

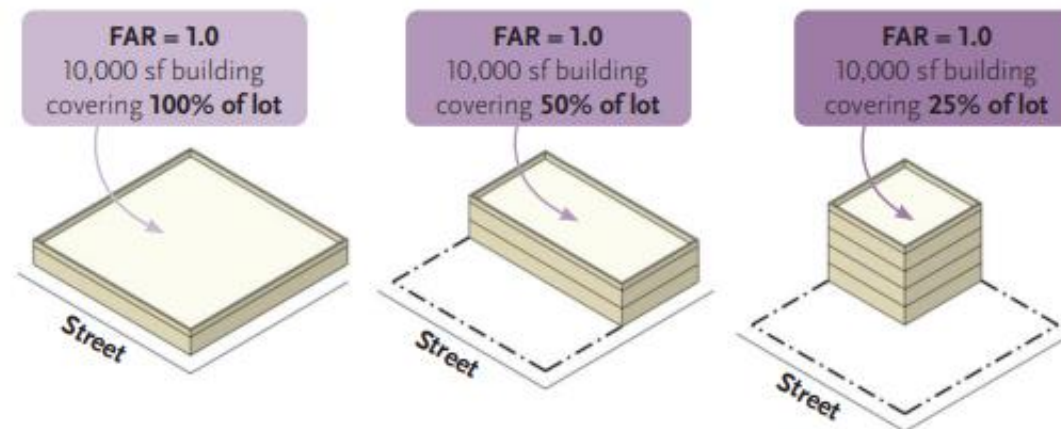
Updated to comply with Housing Element* policies and recent State housing legislation and address minor language and conformance discrepancies.

*Adopted August 3, 2021

All updates aim to ease local impacts of the statewide housing crisis by facilitating easier housing development, encouraging deed-restricted affordable housing construction, or allowing for a variety of housing types through:

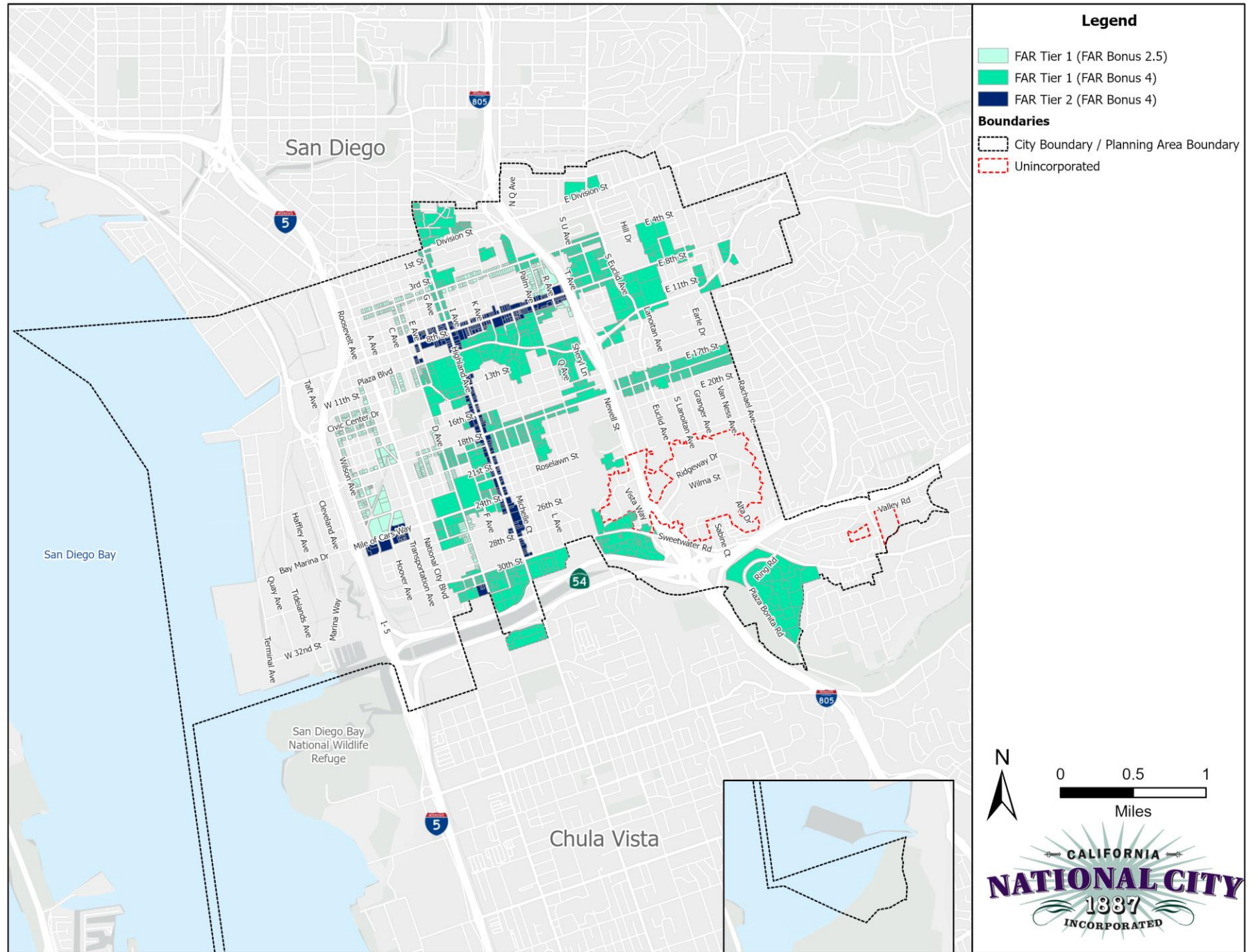
- *Legislative Compliance*
- *Overlay Zones to Create a Mixed-Use Overlay Zone to Allow Residential Development on Certain Parcels Zoned CL and CS*
- *Objective Design Standards*
- *Floor Area Ratio Bonus Regulations*

(House National City Opt-In Density Bonus Program)



Floor Area Ratio Bonus Regulations Map

(House National City)



Objective Design Standards

Neighborhood compatibility

- Orient entrances, patios, and landscaping to the street. Residential uses and activities may be located near other residential uses.
- Install solid masonry walls and landscaping.
- Place entries, window openings, and outdoor uses towards commercial streets and away from residential uses.

Massing

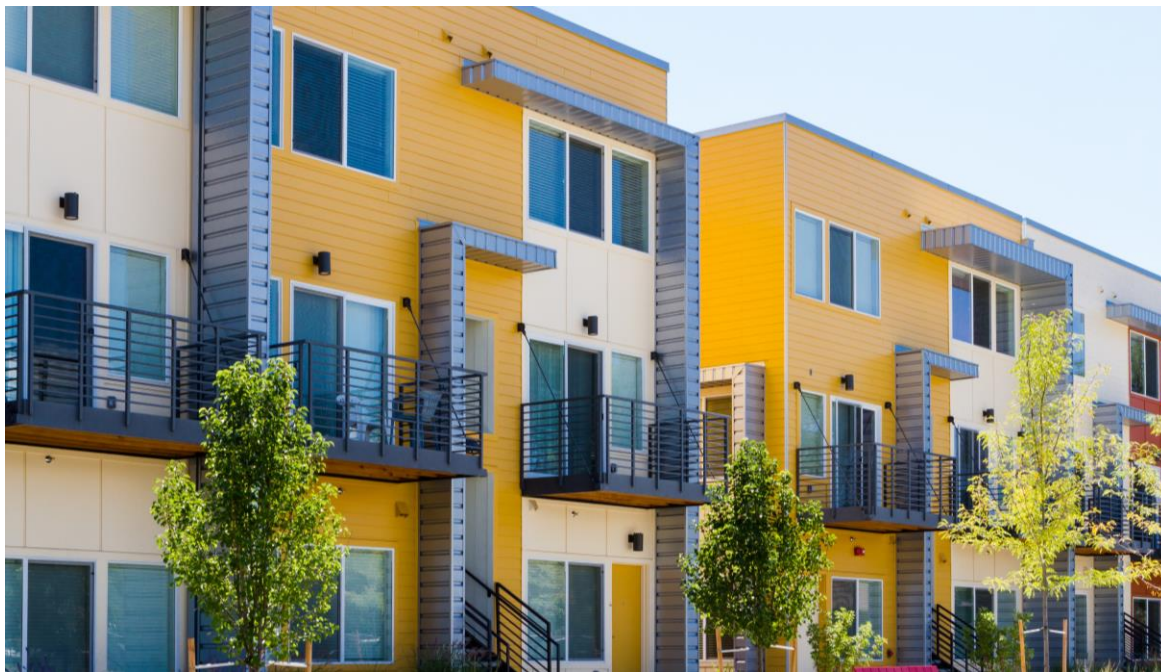
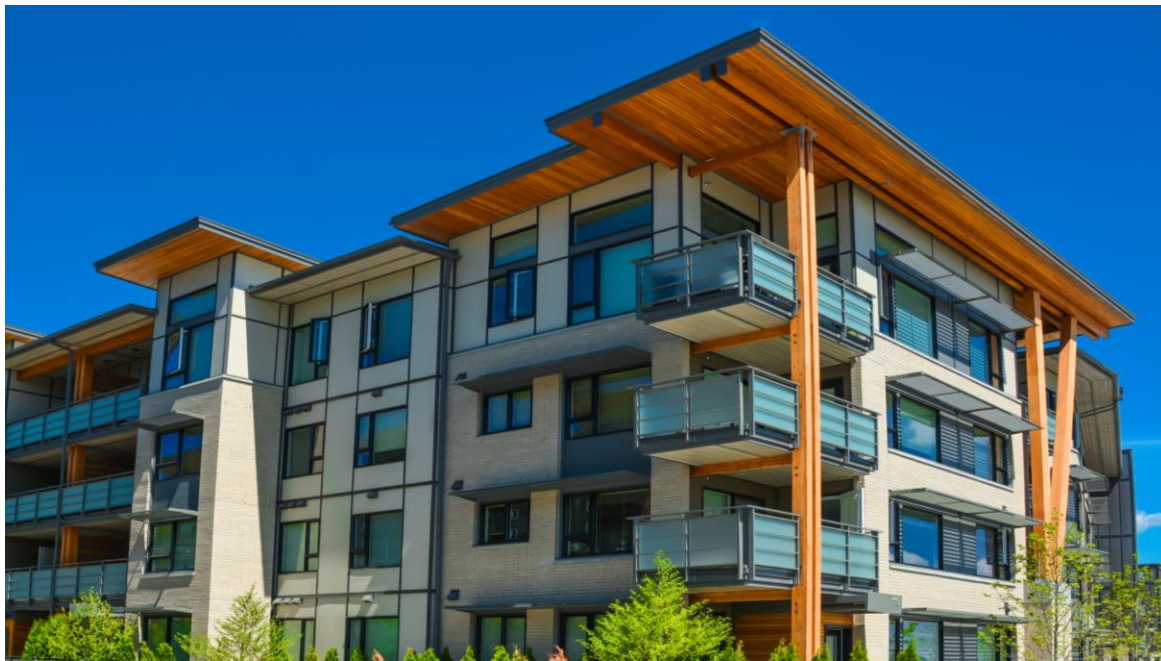
- Massing breaks at least every thirty feet along any street frontage using varying setbacks, vertical recesses, or recessed building entrances.

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Building Articulation



Setbacks



Stepbacks



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Landscape Buffering



Density Example

23 DU/AC



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SLIDE 21

Density Example

24 DU/AC



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SLIDE 22

Density Example

48 DU/AC



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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

Bicycle Master Plan Update



- General Plan and other planning documents consistency.
- Connected, safe, and accessible network.
- Design guidelines
- Programs.

Public Meetings/ Hearings

Meeting/Hearing	Date
City Council - Information	June 20, 2023
Planning Commission – Action Recommendation	August 21, 2023
City Council – Public Hearing	September 5, 2023
City Council – Public Hearing	September 19, 2023
Second Reading of an Ordinance for a Zoning Amendment to the Westside Specific Plan	
Second Reading of an Ordinance for a NCMC Title 18 Amendment	
Planning Commission – Public Hearing	October 2, 2023
Reading of an Ordinance for a National City Zoning Map Amendment	
City Council – Public Hearing	October 17, 2023
Introduction of an Ordinance for a National City Zoning Map Amendment	
City Council – Public Hearing	November 7, 2023
Second Reading of an Ordinance for a National City Zoning Map Amendment	

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Questions?