



AGENDA

Special Meeting of the National City Housing Advisory Committee & Regular Planning Commission Meeting

Monday, December 4, 2023 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

Richard Martin Miller, Chair

Randi Marie Castle, Vice-Chair

Claudia E. Valenzuela, Commissioner

Liliana Armenta, Commissioner

Pearl Quinones, Commissioner

Ricardo Sanchez, Commissioner

William J. Sendt, Commissioner

Denise Kosterlistzky, Committee Member

Myra Valdez, Committee Member

Asblin Y. Lutes, Deputy City Attorney

Carlos Aguirre, Director of Housing

Martin Reeder, Planning Manager

Sarah Esendencia, Executive Secretary

Thank you for participating in local government and the City of National Planning Commission Meetings.

Meetings: Regular Planning Commission Meetings are held on the first and third Mondays of the month at 6:00 p.m. Special Closed Session Meeting and Workshops may be same day, the start time is based on needs. Check Special Agendas for times.

Location: Regular Planning Commission Meetings are held in the Council Chamber located at City Hall, 1243 National City Boulevard, National City, CA 91950, the meetings are open to the public.

Agendas and Material: [Agendas and Agenda Packet](#) for items listed are available on the City website, and distributed to the Planning Commission no less than 72 hours prior to the Planning Commission Meeting. Sign up for [E-Notifications](#) to receive alerts when items are posted.

Public Participation: Encouraged in a number of ways as described below. Members of the public may attend the Planning Commission Meeting in person, watch the Planning Commission Meeting via [live](#) web stream, or participate remotely via Zoom. [Recording of Meetings](#) are archived and available for viewing on the City's website.

Public Comment: Persons wishing to address the Planning Commission on matters not on the agenda may do so under Public Comments. Those wishing to speak on items on the agenda may do so when the item is being considered. Please submit a Speaker's Slip to the Executive Secretary prior to the meeting or immediately following the announcement of the item. All comments will be limited up to three (3) minutes. The Presiding Officer shall have the authority to reduce the time allotted to accommodate for a large number of speakers. *(City Council Policy 104)*

If you wish to submit written comment, [email](#) to the Planning Commission Secretary at least 4 hours prior to the Planning Commission Meeting to allow time for distribution to the Planning Commission.

American Disabilities Act Title II: In compliance with the American Disabilities Act (ADA) of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Title II. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should



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direct such request to the Planning Department, Sarah Esendencia (619) 336-4227 at least 24 hours in advance of the meeting.

Gracias por participar en las reuniones del gobierno local y del Consejo de la Ciudad de National City.

Reuniones: Las reuniones regulares del Comisión de Planificación se llevan a cabo el primer y tercer martes del mes a las 6:00 p.m. La reunión especial de sesión privada y los talleres pueden ser el mismo día, la hora de inicio se basa en las necesidades. Consulte las agendas especiales para conocer los horarios.

Ubicación: Las reuniones regulares del Comisión de Planificación se llevan a cabo en la Cámara del Consejo ubicada en el Ayuntamiento, 1243 National City Boulevard, National City, CA 91950, las reuniones están abiertas al público.

Agendas y Material: Las Agendas y el Paquete de Agenda para los temas enumerados están disponibles en el sitio web de la Ciudad y se distribuyen al Comisión de Planificación no menos de 72 horas antes de la Reunión del Concejo Municipal. Regístrese para recibir notificaciones electrónicas cuando se publiquen artículos.

Participación pública: Se fomenta de varias maneras como se describe a continuación. Los miembros del público pueden asistir a la Reunión del Comisión de Planificación en persona, ver la Reunión del Concejo Municipal a través de la transmisión web en vivo o participar de forma remota a través de Zoom. Las grabaciones de las reuniones están archivadas y disponibles para su visualización en el sitio web de la Ciudad.

Comentario Público: Las personas que deseen dirigirse al Comisión de Planificación sobre asuntos que no están en la agenda pueden hacerlo bajo Comentarios públicos. Quienes deseen hacer uso de la palabra sobre los temas del programa podrán hacerlo cuando se esté examinando el tema. Por favor, envíe una solicitud del orador al Secretario de la Ciudad antes de la reunión o inmediatamente después del anuncio del artículo. Todos los comentarios estarán limitados a tres (3) minutos. El Presidente tendrá la autoridad para reducir el tiempo asignado para dar cabida a un gran número de oradores. (Política del Concejo Municipal 104)

Si desea enviar comentarios por escrito, envíe un correo electrónico al Secretario de la Comisión de Planificación al menos 4 horas antes de la reunión de la Comisión de Planificación para dar tiempo a su distribución al Concejo Municipal.

Servicios de interpretación en español: Los servicios de interpretación en español están disponibles, comuníquese con el Secretario de la Ciudad antes del inicio de la reunión para obtener ayuda.

Título II de la Ley de Discapacidades Americanas: En cumplimiento con la Ley de Discapacidades Americanas de 1990, las personas con discapacidad pueden solicitar una agenda en formatos alternativos apropiados según lo requerido por el Título II. Cualquier persona con una discapacidad que requiera un modificación o adaptación para participar en una reunión debe dirigir dicha solicitud a la Oficina del Secretario de la Ciudad (619) 336-4228 al menos 24 horas antes de la reunión.



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A. HOUSING ADVISORY COMMITTEE MEETING

ROLL CALL

PLEDGE OF ALLEGIANCE

Vice-Chair Randi Marie Castle

APPROVAL OF AGENDA

1. Approval of the Agenda for the Special Meeting on December 4, 2023.

APPROVAL OF MINUTES OF PREVIOUS MEETING

2. Approval of Minutes from the Meeting of February 6, 2023.

PUBLIC COMMENT (Limited up to three (3) minutes)

In accordance with State law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the Committee Members will not be able to discuss or take action on any issue not included on the agenda. Speakers will have up to three (3) minutes.

OTHER BUSINESS

3. Adoption of 2024 meeting dates.

STAFF REPORTS

ADJOURNMENT

Adjournment to the regularly scheduled meeting on February 5, 2023 at 6:00 p.m.



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B. PLANNING COMMISSION MEETING

ROLL CALL

1. Approval of Excused/Unexcused Absence of Member Sanchez.

APPROVAL OF AGENDA

2. Approval of the Agenda for the Meeting on December 4, 2023.

APPROVAL OF MINUTES OF PREVIOUS MEETING

3. Approval of Minutes from the Meeting of November 20, 2023.

PUBLIC COMMENT (Limited up to three (3) minutes)

In accordance with State law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the Planning Commissioners will not be able to discuss or take action on any issue not included on the agenda. Speakers will have up to three (3) minutes.

PUBLIC HEARING

4. Code Amendment to Title 18 (Zoning) of the National City Municipal Code amending Section 18.10.060 (E) related to the Measurement of Height for New Structures.

OTHER BUSINESS

5. Adoption of 2024 meeting dates.
6. Election of Officers

STAFF REPORTS

ADJOURNMENT

Adjournment to the regularly scheduled meeting on February 5, 2024 at 6:00 p.m.



AGENDA

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Council Chamber, City Hall

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AFFIDAVIT OF POSTING MEETING AGENDA

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS
CITY OF NATIONAL CITY)

I, Sarah Esendencia, Executive Secretary of the City of National City, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the Planning Commission of the City of National City, California, was delivered and/or notice by email no less than 72 hours, before the hour of 6:00 p.m. on December 4, 2023, to the members of the Planning Commission, and caused the agenda to be posted on the City's website at www.nationalcityca.gov and at National City Hall, 1243 National City Blvd., National City, California 91950.

/s/: Sarah Esendencia
Sarah Esendencia, Executive Secretary



Housing Advisory Committee Minutes

Housing Advisory Committee Meeting
Meeting of February 6, 2023

IN-PERSON AND ONLINE 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 Miller at 6:00 p.m.

Roll Call

Committee Members Present: Valenzuela, Valdez, Roman, Sendt, Sanchez, Natividad, Miller, Castle.

Staff Also Present: Planning Manager Martin Reeder, Housing Director Carlos Aguirre, Associate Planner David Welch, Legal Counsel Elizabeth Mitchell, Executive Secretary Sarah Esendencia.

Committee members Valenzuela and Valdez joined the meeting at 6:11 p.m.

Pledge of Allegiance Presented by Vice-Chair Castle

Approval of Agenda

1. Approval of Agenda for the Meeting on February 6, 2023.

Motion by Sendt, second by Castle, to approve the Agenda for the Meeting of February 6, 2023.

Motion carried by the following vote:

Ayes: Roman, Sendt, Sanchez, Natividad, Miller, Castle.

Noes: None.

Abstain: None.

Absent: Valenzuela, Valdez.

Motion approved.

Chair Miller requested a motion by the Housing Advisory Committee to approve the agenda with the acceptance with allowing the Planning Commission meeting to proceed with the Housing Advisory Committee meeting in order to accommodate the applicant for the CUP 2022-02.

Motion by Sendt, second by Castle, to approve the agenda with the exception of allowing the Planning Commission meeting to proceed with the Housing Advisory Committee meeting in order to accommodate the applicant for CUP 2022-02.

Motion carried by the following vote:

Ayes: Valenzuela, Valdez, Roman, Sendt, Sanchez, Natividad, Miller, Castle.

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

Chair Miller respectfully request Committee Members Valdez and Roman step down in order to switch to the Planning Commission Meeting.

Housing Advisory Meeting continued at 6:50 p.m.

Approval of Minutes

2. Approval of Minutes from the Special Meeting of December 5, 2022.

Motion by Valenzuela, second by Sendt to approve the Minutes from the Special Meeting of December 5, 2022.

Motion carried by the following vote:

Ayes: Valenzuela, Valdez, Roman, Sendt, Sanchez, Natividad, Miller, Castle.

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

STAFF REPORTS:

3. House National City (HNC) Opt-In Density Bonus Program Draft Regulations.

Housing Director, Carlos Aguirre presented a PowerPoint Presentation.

Joseph Smith made a public comment.

Laura Gates states that Chair Miller can work with Legal team and have a conversation about showing documentation within the past 5 years that a person has been displaced, they can become eligible.

Chair Miller request for a better definition section that defines the terms that are used.

Chair Miller states that decision makers need to be clarified-whether that be the Planning Commission or Council. He also request to know what is the process and procedure for making those decisions.

Legal Counsel clarifies that the comments Chair Miller made will become records of this hearing and will be available for viewing with the Secretary by anyone in the public.

Chair Miller clarifies that additional comments can be made and directed to Carlos Aguirre.

Carlos Aguirre states that he has taken notes regarding the concerns of the terms and definitions as well as the policies and procedures. Carlos Aguirre states they will go through the program and outline appropriate procedures that will better define the process and stake holders in the decision making processes.

Legal Counsel: None.

Director of Community Development: Absent with no comment.

Director of Housing Authority: Gives his thanks to Committee Member Roman due to his term ending on March 31, 2023. Thanks Committee Member Roman for his service on the committee. Also introduces Committee Member Valdez to the Housing Advisory Committee.

Planning Manager: None.

COMMISSIONER REPORTS:

Vice-Chair Castle: None.

Commissioner Natividad: States received a letter from City Clerk suggesting that he reads AB2449 and Policy 103-104. Commissioner Natividad suggest that the member should read the letter. Also states that appointed board members and commissioners was left out on the last paragraph of the letter.

Commissioner Sanchez: States he is glad to see everyone live.

Commissioner Sendt: None.

Commissioner Valenzuela: None.

Committee Member Roman: Says thank you for having him.

Committee Member Valdez: None.

Chair Miller: None.

Chair Miller requested a motion to adjourn the Regular Housing Advisory Committee Meeting.

Motion by Natividad, second by Castle, to adjourn the Regular Housing Advisory Committee Meeting of February 6, 2023.

Motion carried by the following vote:

Ayes: Valenzuela, Valdez, Roman, Sendt, Sanchez, Natividad, Miller, Castle.

Noes: None.

Abstain: None.

Absent: None.

Motion approved.

ADJOURNMENT

Chair Miller adjourned to the Regular Meeting of the Housing Advisory Committee of the City of National City, Monday, April 17, 2023 at 6:00 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

The meeting adjourned at 7:52p.m.

Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Special Meeting of December 4, 2023.

Martin Miller, Chair



CITY OF NATIONAL CITY – HOUSING AUTHORITY
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

HOUSING ADVISORY COMMITTEE STAFF REPORT

Title: ADOPTION OF 2024 HOUSING ADVISORY COMMITTEE MEETING DATES

PROPOSED SCHEDULE

The dates listed below are proposed for regularly scheduled Housing Advisory Committee meetings.

February 5
April 15
August 19
October 21

Housing Advisory Committee meetings will occur once every quarter. If needed, special meetings can be scheduled as caseload demands or meetings canceled if there are no agenda items to be considered.

RECOMMENDATION

It is recommended that the Housing Advisory Committee adopt the proposed 2024 meeting schedule.

CARLOS AGUIRRE
Director of Housing



Planning Commission Minutes

Regular Planning Commission
Meeting of November 20, 2023
IN PERSON AND ONLINE 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.

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

ROLL CALL

Commissioners Present: Sendt, Sanchez, Quinones, Miller, Castle, Armenta.

Commissioner Sanchez absent.

Staff Also Present: Acting Director of Community Development Brian Hadley, Planning Manager Martin Reeder, Associate Planner David Welch, Deputy City Attorney Ashlin Y. Lutes, and Executive Secretary Sarah Esendencia.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance by Chair Miller.

APPROVAL OF AGENDA

1. Approval of Agenda for the Meeting on November 20, 2023.

Motion by Quinones, second by Castle, to approve the Agenda for the Meeting on November 20, 2023.

Motion carried by the following vote:

Ayes: Valenzuela, Sendt, Quinones, Miller, Castle, Armenta.
Noes: None.
Abstain: None.
Absent: Sanchez.

Motion approved.

APPROVAL OF MINUTES

2. Approval of Minutes from the Meeting of September 18, 2023.

Motion by Sendt, second by Castle, to approve the Minutes from the Meeting of September 18, 2023.

Motion carried by the following vote:

Ayes: Sendt, Quinones, Miller, Castle, Armenta.
Noes: None.
Abstain: Valenzuela.
Absent: Sanchez.

Motion approved.

PUBLIC HEARINGS

3. Public Hearing – Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 32 of the CEQA guidelines Section 15332 (In-Fill Development Projects) and Conditional Use Permit modification for a drive-through coffee shop (Dutch Bros Coffee) located 1638 East Plaza Boulevard.

Vice Chair Castle discloses that she is familiar with the area and has driven by.

Commissioner Armenta disclosed that she has driven by and inspected the site.

Commissioner Quinones discloses that she has driven by.

Chair Miller discloses that he drives by the site.

Associate Planner, David Welch made a PowerPoint presentation.

Representative of the Applicant, Sandra Fox and the representative, Stephane Wandel, of the property owner were present and gave a 15 minute presentation. They were also available to answer any questions.

Motion by Castle, second by Valenzuela, to close the Public Hearing.

Motion carried by the following vote:

Ayes: Valenzuela, Sendt, Quinones, Miller, Castle, Armenta.

Noes: None.

Abstain: None.

Absent: Sanchez.

Motion approved.

Motion by Castle, second by Sendt, to adopt Resolution No. 2023-24, a Resolution of the Planning Commission of the City of National City, California, determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 32 of the CEQA guidelines Section 15332 (In-fill Development) and Conditional Use Permit for a drive-through coffee shop (Dutch Bros Coffee) to be located at 1638 East Plaza Boulevard. Case File No.: 2023-12 CUP APN: 557-410-27.

Motion carried by the following vote:

Ayes: Valenzuela, Sendt, Quinones, Miller, Castle, Armenta.

Noes: None.

Abstain: None.

Absent: Sanchez.

Motion approved.

OTHER BUSINESS

4. Request to Initiate a Code Amendment to Title 18 (Zoning) of the National City Municipal Code amending Section 18.10.060 (E) related to the measurement of height for new structures.

Planning Manager, Martin Reeder made a PowerPoint presentation.

Motion by Valenzuela, second by Castle, to initiate proceedings to amend Title 18 (Zoning) of the National Municipal Code.

Motion carried by the following vote:

Ayes: Valenzuela, Sendt, Quinones, Miller, Castle, Armenta.

Noes: None.

Abstain: None.

Absent: Sanchez.

Motion approved.

STAFF REPORTS:

Legal Council: None.

Acting Director of Community Development: Introduces himself to the Commissioners and Public.

Planning Manager: Notifies the Commissioners of an upcoming Planning Commission Academy in Long Beach, California from March 6th – March 8th and informs them that if they plan to attend, that the deadline to notify him is on February 28, 2024.

COMMISSIONER REPORTS:

Vice-Chair Castle: States that she is excited to be part of the National City Committee and to watch all of the festivities and all of the free turkeys be given away in the past week or two and all of the community involvement happening. She then wishes everyone a happy Thanksgiving.

Commissioner Armenta: States that she has been fortunate being part the Committee and thanks everyone for their guidance and states to keep pushing National City forward.

Commissioner Quinones: Wishes everyone a happy Thanksgiving.

Commissioner Sanchez: Absent.

Commissioner Sendt: None.

Commissioner Valenzuela: None.

Chair Miller: Wishes everyone happy holidays and happy Thanksgiving.

ADJOURNMENT

Chair Miller adjourned to the Regular Meeting of the Planning Commission of the City of National City, Monday, December 4, 2023 at 6:00 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

The meeting adjourned at 7:03 p.m.

Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of December 4, 2023.

Martin Miller, Chair



COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – CODE AMENDMENT TO TITLE 18 (ZONING) OF THE NATIONAL CITY MUNICIPAL CODE AMENDING SECTION 18.10.060 (E) RELATED TO THE MEASUREMENT OF HEIGHT FOR NEW STRUCTURES.

Case File No.: 2023-16 A

Staff report by: Martin Reeder, AICP – Planning Manager

Approved by: Brian Hadley, Acting Community Development Director

Applicant: City-initiated

Environmental review: The proposed ordinance has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to not be a project as defined in Section 15378.

BACKGROUND

Staff Recommendation

Staff recommends that the Planning Commission initiate proceedings to amend Section 18.10.060 (E) of Title 18 (Zoning) of the Municipal Code related to the measurement of height for new structures. The Planning Commission initiated this Code Amendment at their meeting of November 20, 2023.

Background

Section 18.10.060 of the Land Use Code (Zoning Ordinance) regulates “Rules of Measurement”. This includes how to calculate fractions (e.g. for parking spaces), distance, height, lot width and depth, and floor area (among others). Subsection (E) deals specifically with measuring height.

Generally, height is defined as “the vertical distance from the highest point of any structure to the ground level directly below”. For sloped lots, this measurement is taken from any point along the perimeter walls. On lots with significant slopes, this definition results in the need to “step” buildings. This form of construction is significantly more expensive to produce and prevents medium-sized lots with an irregular shape or significant topography from developing to a reasonable potential, thus stymying mixed-use or residential development in certain cases. While the Zone Variance process would traditionally cover this scenario (hardship based on the size, shape, or topography of the lot), using the average grade definition would allow more projects without the need for this extra discretionary step, thus allowing for more affordable housing units to be constructed.

Proposal

Rather than a strict measurement from the highest portion of a building at any point along its perimeter, staff is suggesting using an “average grade” measurement, which allows the measurement to be taken from the average grade, rather than the point opposite the tallest point of the building, as is the case currently.

In the case of a regularly-shaped lot with little topography, there will likely be no change to the current standards. However, with the incentives now granted by the state, including limitations on minimum parking requirements, lots previously not economically feasible to develop can now be developed, such as those of irregular shape and/or those with significant slopes.

The pertinent portions of Section 18.10.060 (E) currently read as follows:

E. Measuring Height.

1. General. Height shall be considered the vertical distance from the highest point of any structure to the ground level directly below, except as otherwise provided in this section.
2. Measuring Building Height on Sloped Lots. Height shall be measured from any point on top of the building to a line directly below which connects to opposite perimeter walls, or other perimeter support systems, at the lower of natural or finished grade. All parts of a building, except for allowed projections specifically listed in this Land Use Code, shall comply with maximum height limits.

Staff is suggesting the following changes:

E. Measuring Height.

1. General. Height shall be considered the vertical distance from the highest point of any structure to the ground level directly below, except as otherwise provided in this section. **On sloped lots, the height shall be measured from the average grade to the tallest point of the structure.**
2. ~~Measuring Building Height on Sloped Lots. Height shall be measured from any point on top of the building to a line directly below which connects to opposite perimeter walls, or other perimeter support systems, at the lower of natural or finished grade. All parts of a building, except for allowed projections specifically listed in this Land Use Code, shall comply with maximum height limits.~~

Analysis

At the time this Land Use Code section was written, no mixed-use zoning was in place and larger developments were less of an occurrence. With the advent of the City's mixed-use zones and the increase in higher-density and affordable housing projects, this code section has proved more challenging in the current development climate and has, at times, been onerous and inflexible. In addition to development pressures resulting from increased flexibility at the state level, the forthcoming Focused General Plan Update and House National City program will likely exacerbate this condition in the coming years.

Findings

There are two findings required for approval of a Code Amendment, one related to General Plan consistency and one related to compliance with the California Environmental Quality Act (CEQA).

General Plan Conformance

The proposal to amend Section 18.10.060 (E) is consistent with the General Plan in that it increases the likelihood of development of in-fill lots with topographical challenges, which will increase the City's housing stock and potentially reduce living/ownership costs for the residents of the units. Access to quality and/or affordable housing is a goal of the Housing Element, which is part of the General Plan.

CEQA compliance

The ordinance being proposed is considered exempt from CEQA because it is not a project as defined in Section 15378. No increase in density or additional permissions will be granted and there would therefore be no potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

Summary and next steps

Staff is recommending that the Planning Commission support the amendment related to measuring height. The change would be minor but allow all properties to be developed to their maximum potential, while potentially reducing construction costs. This will also have the effect of lowering costs for the end-user. The amendment would also make National City consistent with other surrounding jurisdictions. The recommendation of the Planning Commission will be provided to the City Council at a subsequent public hearing at the City Council.

OPTIONS

1. Recommend that City Council introduce and adopt an amendment to Section 18.10.060 (E) of the Land Use Code based on the attached findings or findings to be determined by the Planning Commission; or
2. Recommend that City Council not amend Section 18.10.060 (E) of the Land Use Code based on findings to be determined by the Planning Commission; or,
3. Continue the item to a specific date and provide direction.

ATTACHMENTS

1. Strikethrough/underline of Code section 18.10.060 (E)
2. Resolution

RESOLUTION NO. 2023-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NATIONAL CITY, CALIFORNIA, RECOMMENDING ADOPTION TO THE CITY COUNCIL OF AN AMENDMENT TO TITLE 18 (ZONING) OF THE NATIONAL CITY MUNICIPAL CODE AMENDING SECTION 18.10.060 (E) RELATED TO THE MEASUREMENT OF HEIGHT FOR NEW STRUCTURES.
APPLICANT: CITY-INITIATED.
CASE FILE NO. 2023-16 A

WHEREAS, pursuant to the terms and provisions of the Government Code of the State of California, proceedings were duly initiated for the amendment of the National City Municipal Code, per Title 18 (Zoning); and,

WHEREAS, the Planning Commission of the City of National City, California, considered said proposed amendment at a duly advertised public hearing held on December 4, 2023 at which time the Planning Commission considered evidence; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report provided for Case File No. 2023-16 A, which is maintained by the City and incorporated herein by reference, along with any other evidence presented at said hearing; and,

WHEREAS, the evidence presented to the Planning Commission at the public hearing held on December 4, 2023 supports the findings made herein; and,

WHEREAS, the Planning Commission recommends adoption to the City Council of the City of National City of an amendment to Section 18.10.060 (E) of Title 18 (Zoning) of the National City Municipal Code related to the measurement of height for new structures; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and,

WHEREAS, this action is taken in an effort to comply with applicable State and Federal law; and,

WHEREAS, the action hereby taken is found to be essential for the preservation of the public health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED that the City Planning Commission of the City of National City, California, hereby finds as follows:

1. The proposal to amend Section 18.10.060 (E) is consistent with the General Plan in that it increases the likelihood of development of in-fill lots with topographical challenges, which will increase the City's housing stock and potentially reduce living/ownership costs for the residents of the units. Access to quality and/or affordable housing is a goal of the Housing Element, which is part of the General Plan.
2. That the proposed ordinance has been reviewed and been found to comply with the California Environmental Quality Act (CEQA); the ordinance being proposed is considered exempt from CEQA because it is not a project as defined in Section 15378. No increase in density or additional permissions will be granted and there would therefore be no potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the City Council.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of December 4, 2023, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

18.10.060 - Rules of measurement.

E. Measuring Height.

1. General. Height shall be considered the vertical distance from the highest point of any structure to the ground level directly below, except as otherwise provided in this section. **On sloped lots, the height shall be measured from the average grade to the tallest point of the structure.**
- ~~2. Measuring Building Height on Sloped Lots. Height shall be measured from any point on top of the building to a line directly below which connects to opposite perimeter walls, or other perimeter support systems, at the lower of natural or finished grade. All parts of a building, except for allowed projections specifically listed in this Land Use Code, shall comply with maximum height limits.~~
- ~~3.2.~~ Measuring the Height of Buildings Located Near Retaining Walls. If any portion of a building lies within the setback area of a lot and the base of the retaining wall is at a lower elevation than the building, the height of the building shall be calculated from the base of the retaining wall (at the lower of natural or finished grade) rather than from the base of the building wall.
- ~~4.3.~~ Measuring the Height of Combined Fences and Retaining Walls. When a fence is constructed on top of or within one foot of the face of an above-ground retaining wall, and located in a required yard, the height of the fence shall be measured from the top of the fence to the midpoint height of the retaining wall.



COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: ADOPTION OF 2024 PLANNING COMMISSION MEETING DATES

PROPOSED SCHEDULE

The dates listed below are proposed for regularly scheduled Planning Commission meetings.

February 5	August 5, 19
March 4, 18	September 16
April 1, 15	October 7, 21
May 6, 20	November 4, 18
June 3	December 2, 16
July 15	

Planning Commission meetings are typically held on the first and third Mondays of each month.

There are no meetings proposed in January 2024 due to New Years' Day (January 1, 2024) falling on the first Monday and the Martin Luther King Jr. Holiday (January 15, 2024) falling on the third Monday. One meeting is proposed in February (February 5, 2024) because of President's Day (February 19, 2024) falling on the third Monday. Also, one meeting is proposed in September (September 24, 2024) because of Labor Day (September 2, 2024) falling on the first Monday.

Due to the expected City Council legislative recess in July only one meeting occurring on the first Monday in June is proposed. The meeting in July is proposed to occur on the third Wednesday since any action taken by the Commission on either of those dates would not be heard by the City Council until August.

If needed, special meetings can be scheduled as caseload demands or meetings canceled if there are no agenda items to be considered.

RECOMMENDATION

It is recommended that the Planning Commission adopt the proposed 2024 meeting schedule.

BRIAN HADLEY
Acting Director of Community Development



COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: ELECTION OF OFFICERS FOR 2024

RECOMMENDATION

That the Planning Commission elect new officers for 2024 to succeed Chair Martin Miller and Vice Chair Randi Marie Castle. The Chair of the Planning Commission will also serve as the Chair of the Housing Advisory Committee. It is suggested that nominations and elections occur as in previous years.

BRIAN HADLEY
Acting Director of Community Development