

TOGETHER WE

PLAN

NATIONAL CITY

Zoning Map Amendment Planning Commission

May 6, 2024



**NATIONAL
CITY**
CALIFORNIA · 1887



KEYSER MARSTON ASSOCIATES.

Contents



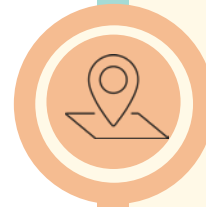
Staff Recommendation



Previous Hearing Refresher



General Plans Overview



Zoning



Growth Projections

Staff Recommendation



Planning Commission Recommend the City Council Adopt the Zoning Map Amendment in Order to Implement the Focused General Plan Update.

Previous Hearing Refresher

City Council Previous Actions



1. Certified the SPEIR, adopting findings of fact, statement of overriding considerations, and Mitigation, Monitoring, and Reporting Program (MMRP) with the selection of the proposed project
2. Adopted the Focused General Plan Update which includes the Climate Action Plan
3. Adopted Municipal Code Amendments
4. Adopted Westside Specific Plan and the Downtown Specific Plan Amendments
5. Adopted the Bicycle Master Plan Update

March 19, 2024 Meeting
Second Reading on April 2, 2024

“ A city is not gauged by its length and width, but by the broadness of its vision and the height of its dreams.”

Herb Caen

General Plans

- ✓ Blueprint for the long-term future
- ✓ Expresses community's development goals and embodies public policy relative to the future distribution of land use
- ✓ Promotes better projects, streamlined processes, integrated planning, and improved access and use of available resources
- ✓ It's required by State law

The Update Included

Housing Element

Land Use Element

Transportation Element

Safety Element

Climate Action Plan

House National City

Westside and Downtown Specific Plans

Bicycle Master Plan

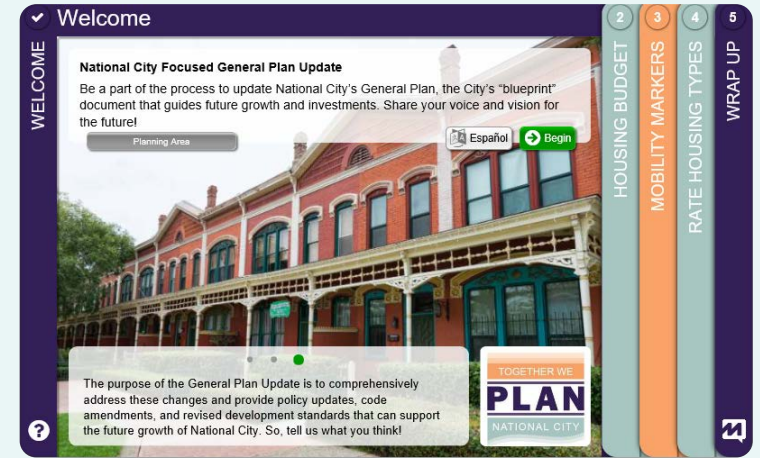
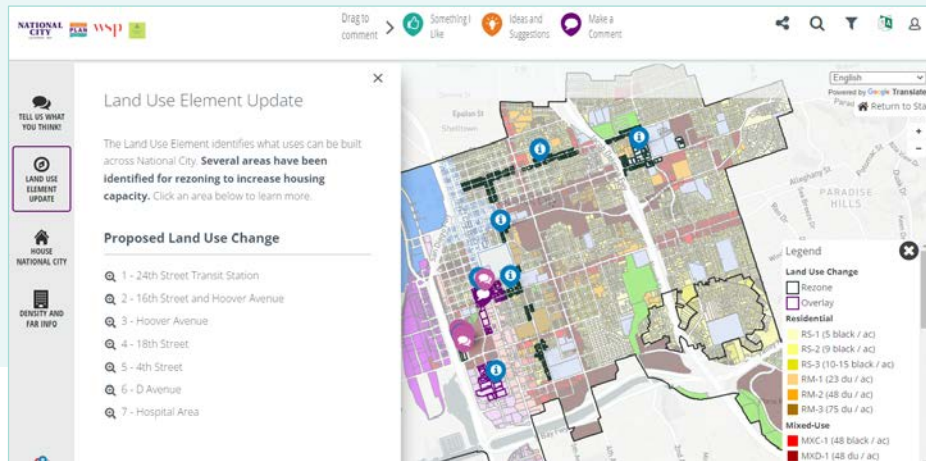
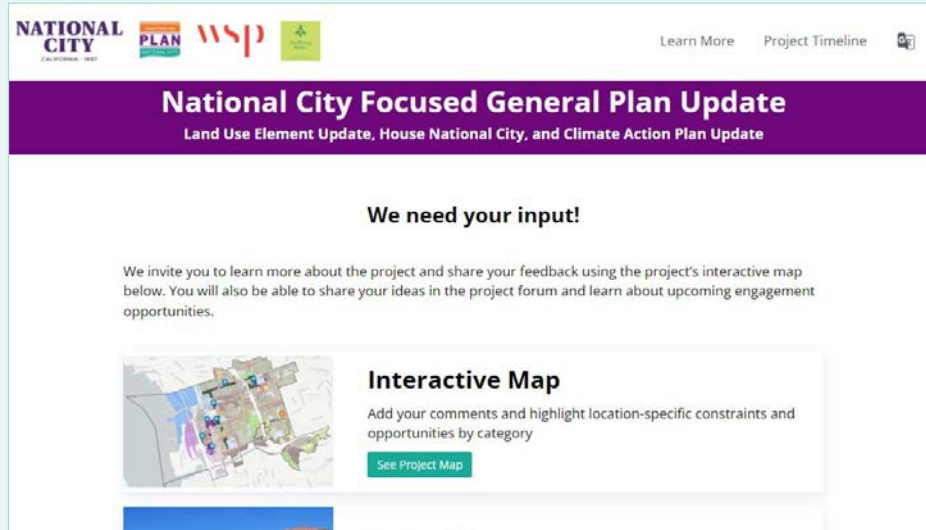
Objective Design Standards

Updates to the Municipal Code

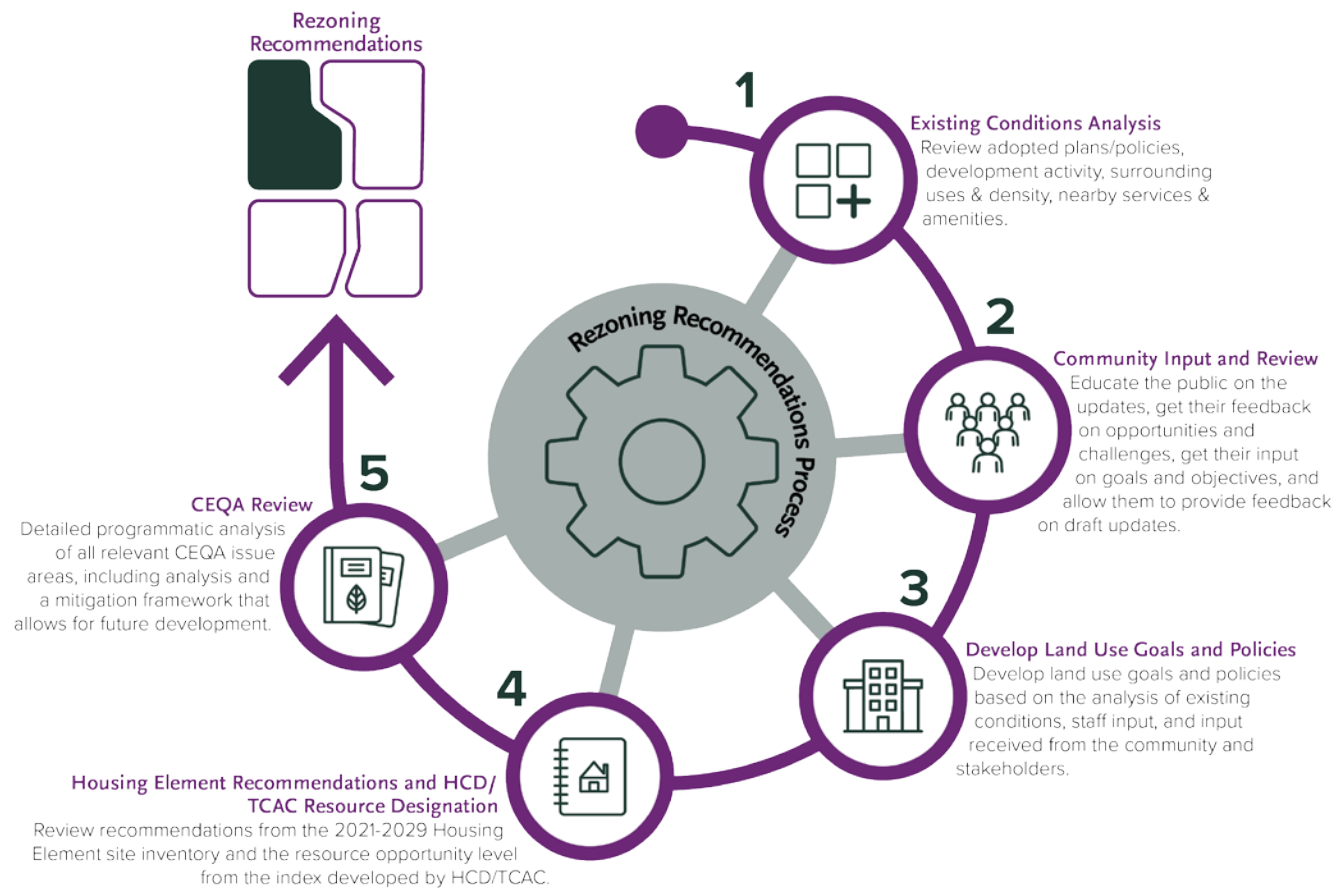
Community Engagement

Community Engagement Completed to Date: 2020 – 2023

- Project Website
- Online Survey
- Webinars (7 total)
- Telephone Office Hours
- Interactive Map
- Stakeholder Interviews
- Planning Commission & City Council Briefings
- Workshops & Hearings (for Housing Committee, Planning Commission, and City Council)



Rezoning Recommendation Process



Why the Zoning Changes

- ✓ Create an integrated development pattern
- ✓ Develop 10 -minute neighborhoods
- ✓ Help to meet the CAP and other sustainability goals
- ✓ Aid in increasing housing in areas that have access to transit and resources
- ✓ Assist in adding housing units to meet housing-related needs
- ✓ Encourage the development of a diverse housing stock that can meet the needs of National City residents of all ages, abilities, and incomes.
- ✓ Encourage and facilitate the construction of new housing consistent with the City's RHNA allocation.
- ✓ Create opportunities for infill and transit-oriented development

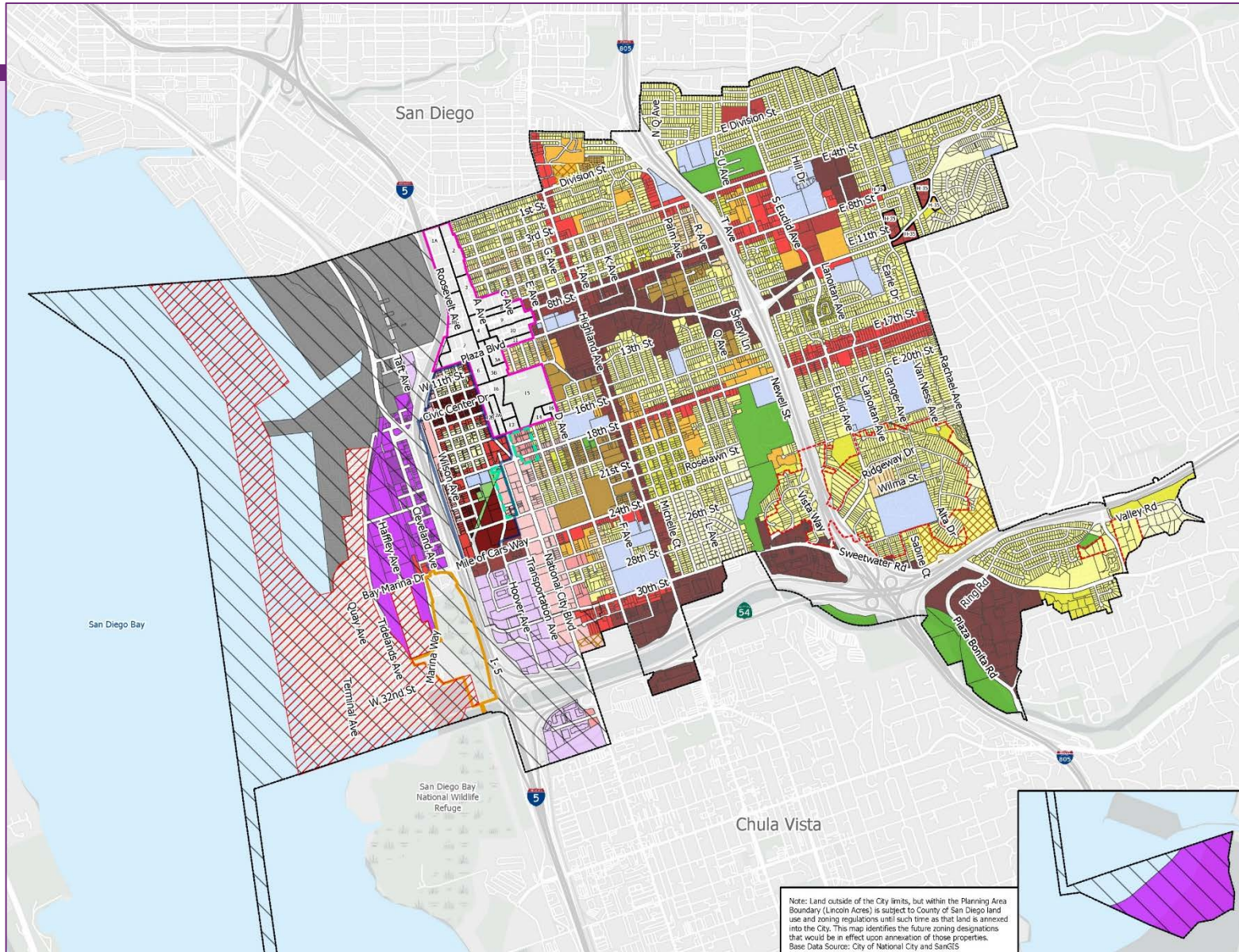


Proposed Zoning Map Amendment

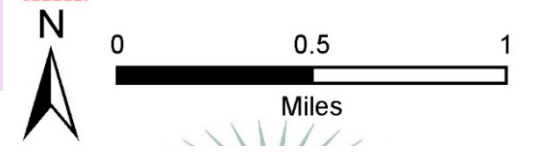


Legend

- Residential**
- RS-1 Large Lot Res.
- RS-2 Small Lot Res.
- RS-3 Medium-Low Den. Multi-Unit Res.
- RM-1 Medium Den. Multi-Unit Res.
- RM-2 High Den. Multi-Unit Res.
- RM-3 Very High Den. Multi-Unit Res.
- Mixed-Use**
- MXC-1 Minor Mixed-Use Corridor
- MXD-1 Minor Mixed-Use District
- MXC-2 Major Mixed-Use Corridor
- MXD-2 Major Mixed-Use District
- MXT Mixed-Use Transition
- Commercial**
- CA Commercial Automotive
- CS Service Commercial
- Industrial**
- ML Light Industrial
- MM Medium Industrial
- MH High Industrial
- Institutional**
- I Institutional
- Open Space**
- OS Open Space
- Military Reservation**
- MLR Military



- 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
- Downtown Specific Plan**
- Refer to the Downtown Specific Plan
- # Applicable Development Zone
- Harbor District Specific Area Plan**
- Refer to the Harbor District Specific Area Plan
- Port Master Plan**
- San Diego Unified Port District Permitting Authority
- Overlays**
- CZ Coastal Zone
- H - # Height Restriction
- MHP Mobile Home Park
- Mixed-Use Overlay
- Boundaries**
- City Boundary / Planning Area Boundary
- Unincorporated



Note: Land outside of the City limits, but within the Planning Area Boundary (Lincoln Acres) is subject to County of San Diego land use and zoning regulations until such time as that land is annexed into the City. This map identifies the future zoning designations that would be in effect upon annexation of those properties. Base Data Source: City of National City and SanGIS



Growth Projections

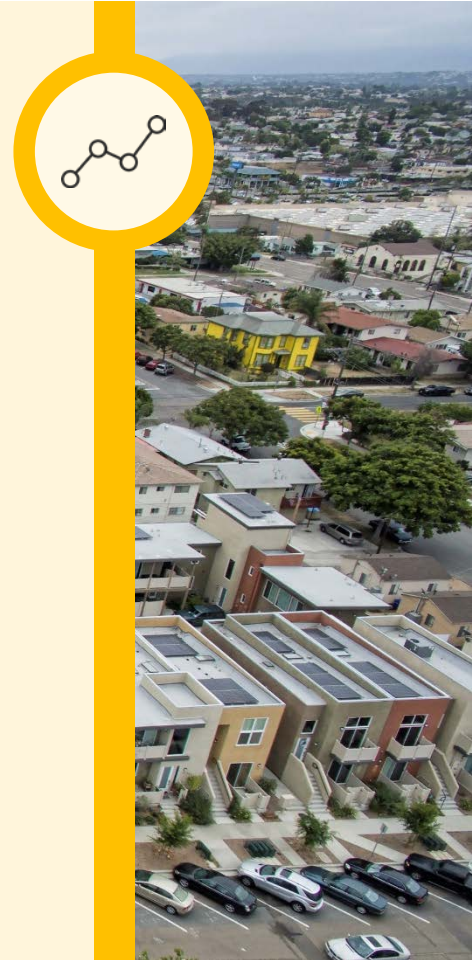


	Existing Development	Total 2050 Buildout (Adopted Land Use - No Build)	Delta (Change existing to 2050 Project)	Total 2050 FGPU Horizon Buildout (Project)	Delta (Change between 2050 No Build to 2050 Project)
Dwelling Units	18,179	22,729	4,550	23,325	+595
Retail/Office Space (square feet)	6,858,359	13,133,424	6,275,065	13,332,112	+198,688
Industrial Space (square feet)	4,031,983	5,772,092	1,740,109	5,772,092	(0)
Population	58,582	72,961	14,379	74,872	+1,911

Growth Projections

Assumptions Explained

- ✓ Assessed Value Ratio – used to determine which parcels are most likely to redevelop
- ✓ Assessed building value compared to the land value of each site (building value/land value)
- ✓ If the land value is greater than the building value, it will have a lower AVR and therefore likely to redevelop
- ✓ Only parcels zoned for residential uses with an AVR of less than 1 (and less than 0.75 for commercial and industrial uses) were assumed to be redeveloped
- ✓ Vacant land and redevelopment sites were assumed to build out at 75% of capacity

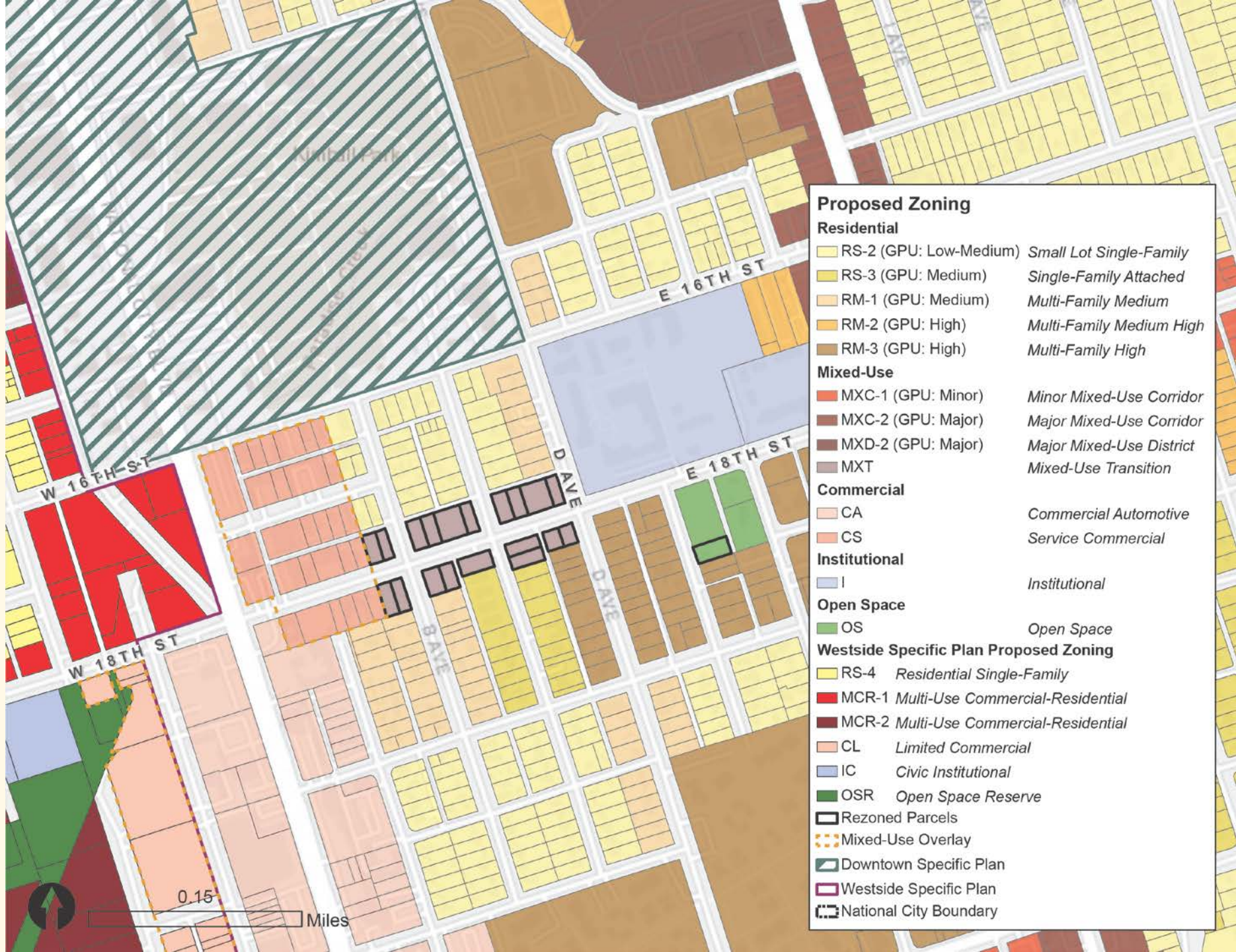


18th Street

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

Density:
 24 DU/AC

Height:
 4 Stories/45ft



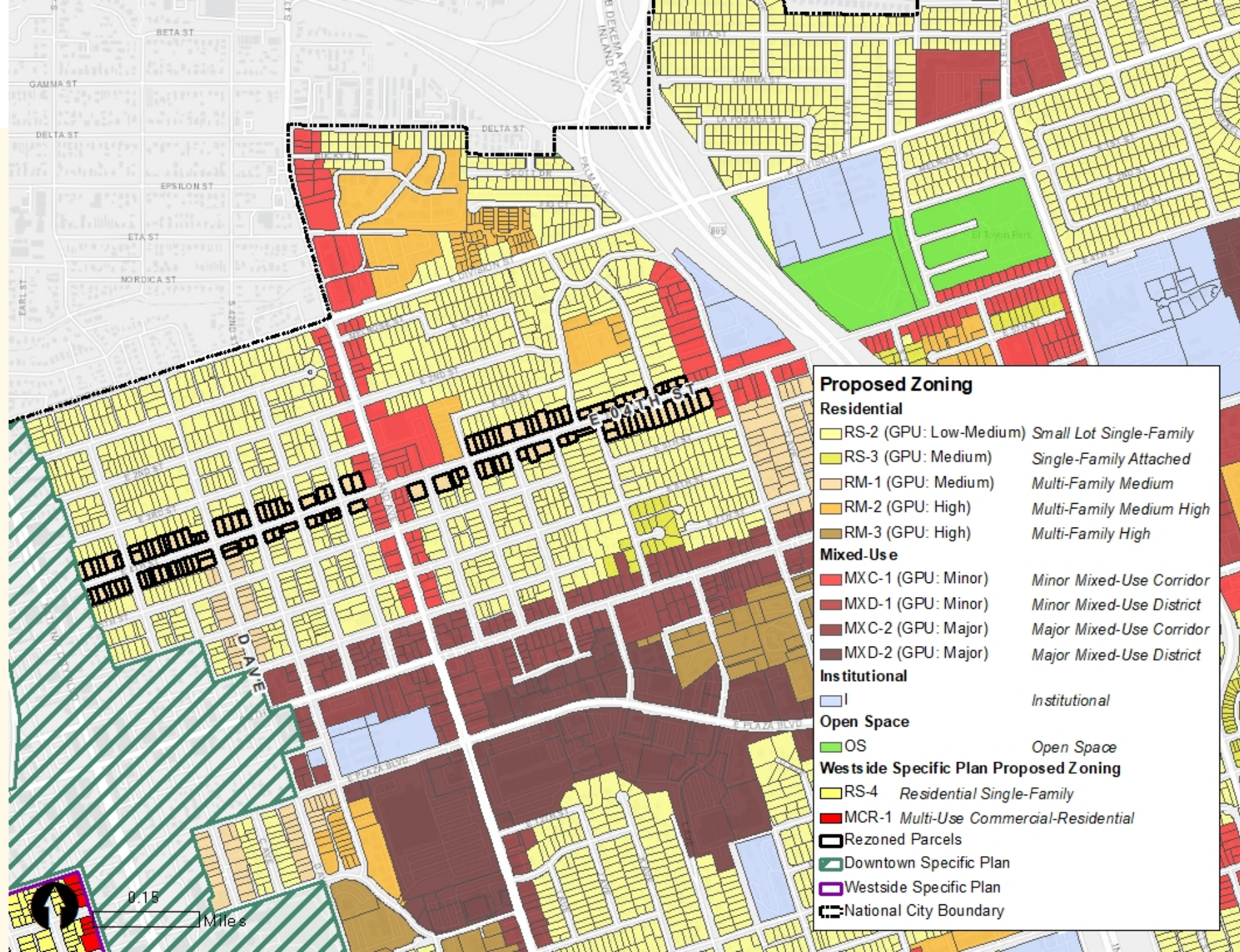
Proposed Zoning	
Residential	
RS-2 (GPU: Low-Medium)	Small Lot Single-Family
RS-3 (GPU: Medium)	Single-Family Attached
RM-1 (GPU: Medium)	Multi-Family Medium
RM-2 (GPU: High)	Multi-Family Medium High
RM-3 (GPU: High)	Multi-Family High
Mixed-Use	
MXC-1 (GPU: Minor)	Minor Mixed-Use Corridor
MXC-2 (GPU: 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
[Dashed Orange]	Mixed-Use Overlay
[Green Hatched]	Downtown Specific Plan
[Purple Hatched]	Westside Specific Plan
[Black Dotted]	National City Boundary

4th Street

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

Density:
 23 DU/AC

Height:
 4 Stories/45ft



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*
- MXD-1 (GPU: Minor) *Minor Mixed-Use District*
- MXC-2 (GPU: Major) *Major Mixed-Use Corridor*
- MXD-2 (GPU: Major) *Major Mixed-Use District*

Institutional

- I *Institutional*

Open Space

- OS *Open Space*

Westside Specific Plan Proposed Zoning

- RS-4 *Residential Single-Family*
- MCR-1 *Multi-Use Commercial-Residential*

Other Symbols:

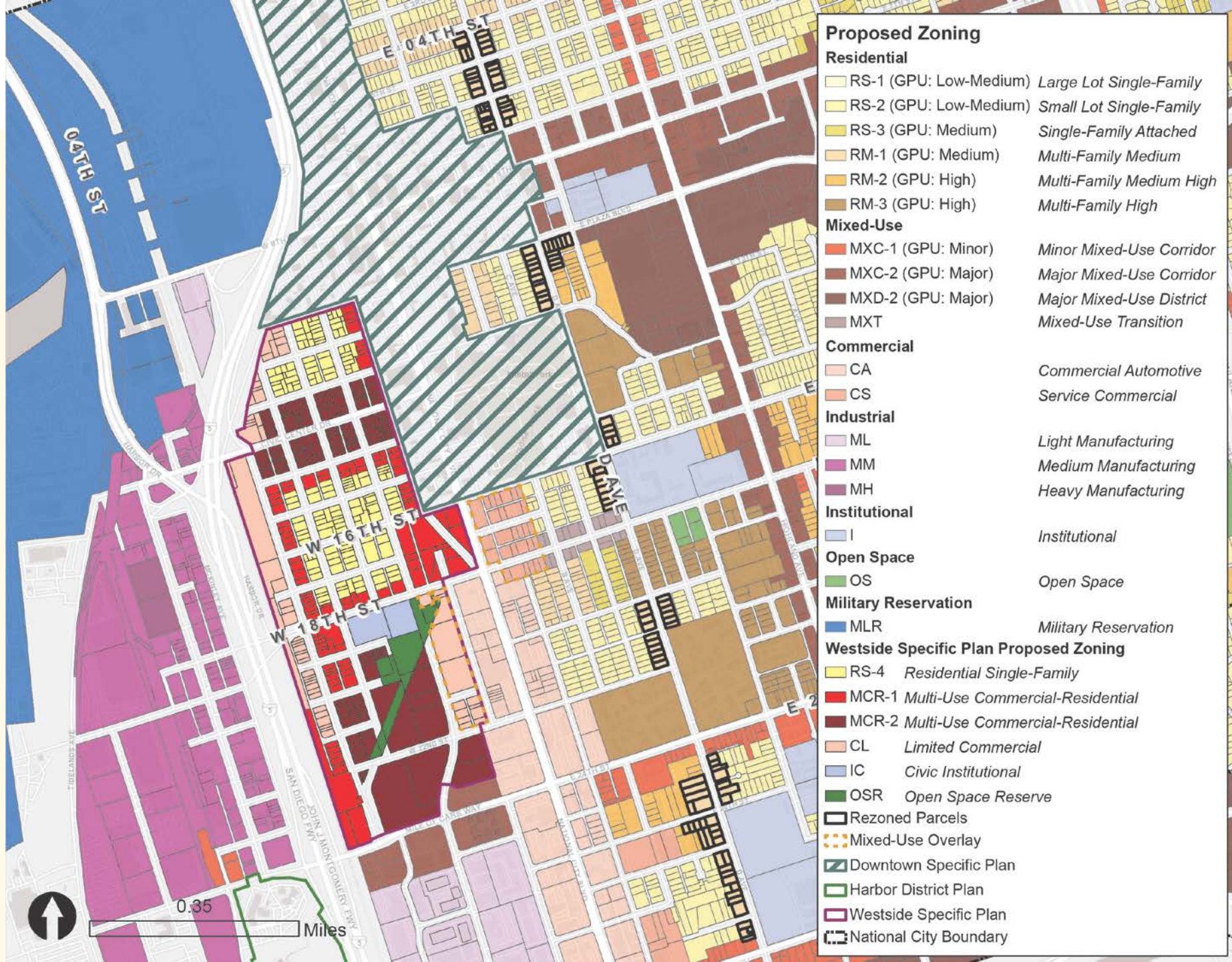
- Rezoned Parcels
- Downtown Specific Plan
- Westside Specific Plan
- National City Boundary

D Avenue

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

Density:
 23 DU/AC

Height:
 4 Stories/45ft



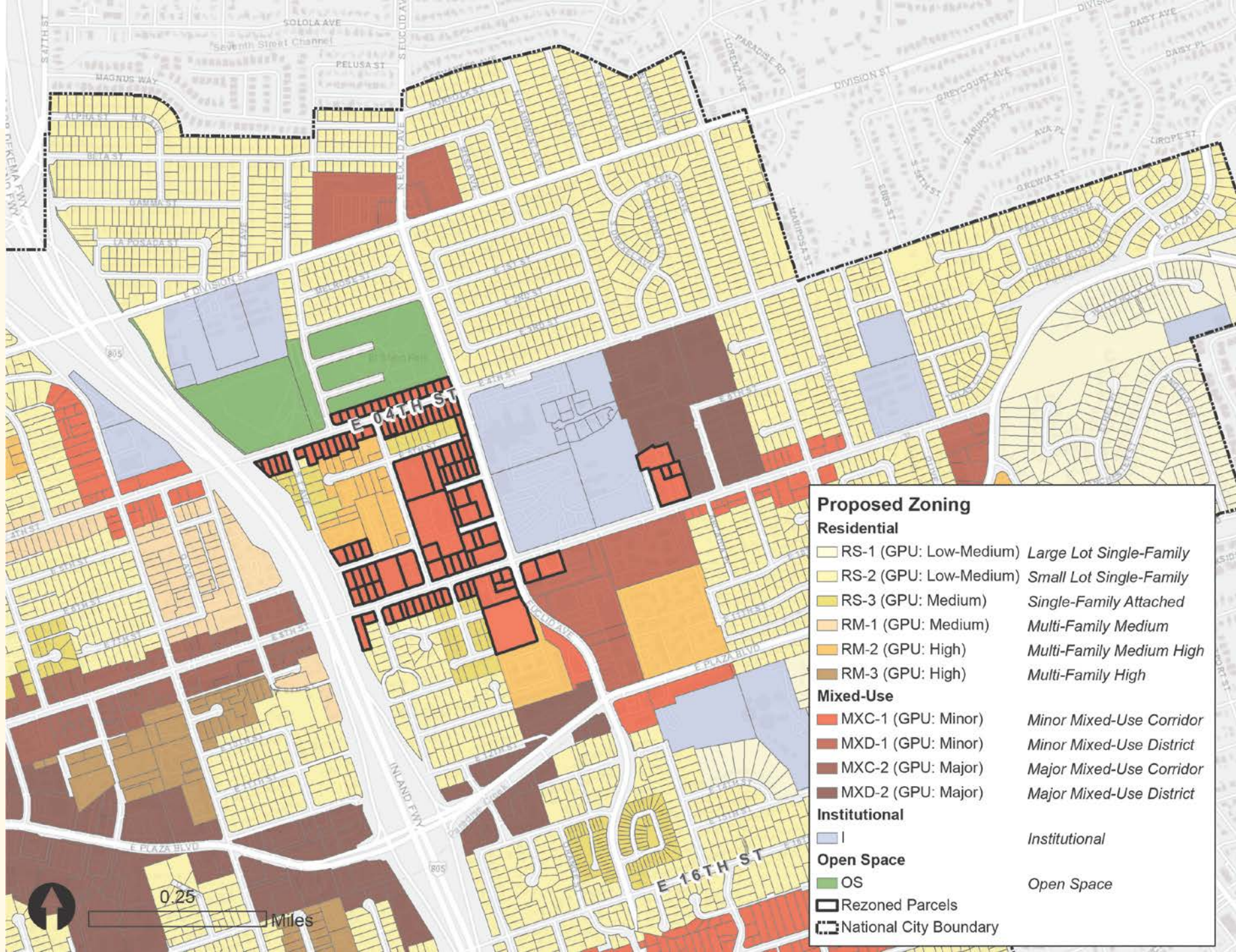
Proposed Zoning	
Residential	
RS-1 (GPU: Low-Medium)	Large Lot Single-Family
RS-2 (GPU: Low-Medium)	Small Lot Single-Family
RS-3 (GPU: Medium)	Single-Family Attached
RM-1 (GPU: Medium)	Multi-Family Medium
RM-2 (GPU: High)	Multi-Family Medium High
RM-3 (GPU: High)	Multi-Family High
Mixed-Use	
MXC-1 (GPU: Minor)	Minor Mixed-Use Corridor
MXC-2 (GPU: Major)	Major Mixed-Use Corridor
MXD-2 (GPU: Major)	Major Mixed-Use District
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Commercial	
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Industrial	
ML	Light Manufacturing
MM	Medium Manufacturing
MH	Heavy Manufacturing
Institutional	
I	Institutional
Open Space	
OS	Open Space
Military Reservation	
MLR	Military Reservation
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
Rezoned Parcels	
Mixed-Use Overlay	
Downtown Specific Plan	
Harbor District Plan	
Westside Specific Plan	
National City Boundary	

Hospital Area

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

Density:
 48 DU/AC

Height:
 3 Stories/50ft



Proposed Zoning	
Residential	
RS-1 (GPU: Low-Medium)	Large Lot Single-Family
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
MXD-1 (GPU: Minor)	Minor Mixed-Use District
MXC-2 (GPU: Major)	Major Mixed-Use Corridor
MXD-2 (GPU: Major)	Major Mixed-Use District
Institutional	
I	Institutional
Open Space	
OS	Open Space
[Red outline]	Rezoned Parcels
[Dashed black line]	National City Boundary

16th Street

Addition of:
 Mixed-Use Overlay

Density:
 24 DU/AC

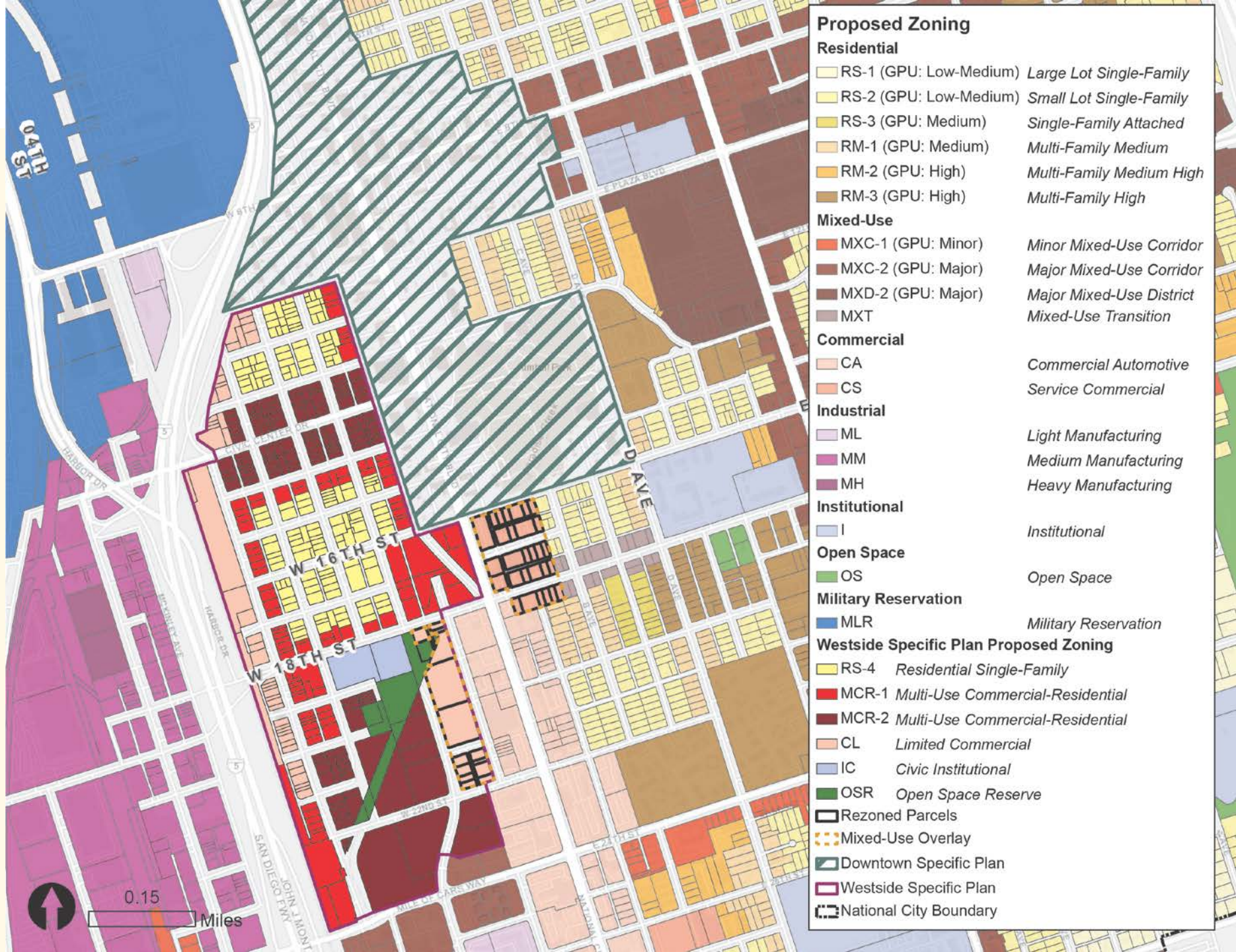
Height:
 5 Stories/65ft

24th Street Transit Area

Rezone to:
 MCR-1

Density:
 24-60 DU/AC

Height:
 3 Stories/50ft



Proposed Zoning	
Residential	
RS-1 (GPU: Low-Medium)	Large Lot Single-Family
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
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MXC-1 (GPU: Minor)	Minor Mixed-Use Corridor
MXC-2 (GPU: Major)	Major Mixed-Use Corridor
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Open Space	
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Westside Specific Plan Proposed Zoning	
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[Green Hatched Box]	Downtown Specific Plan
[Purple Outline]	Westside Specific Plan
[Black Outline]	National City Boundary

Staff Recommendation



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Thank You