



City of National City  
**GENERAL PLAN UPDATE**

*City Council Fifth Working Meeting*  
*June 22, 2010*

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125<sup>th</sup> Anniversary ♦


Implementation - Neighborhood Action Plans, CIP, Land Use Code, etc.

♦♦ City Council Public Hearings / Adoption

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♦ ♦ ♦ Community Workshops

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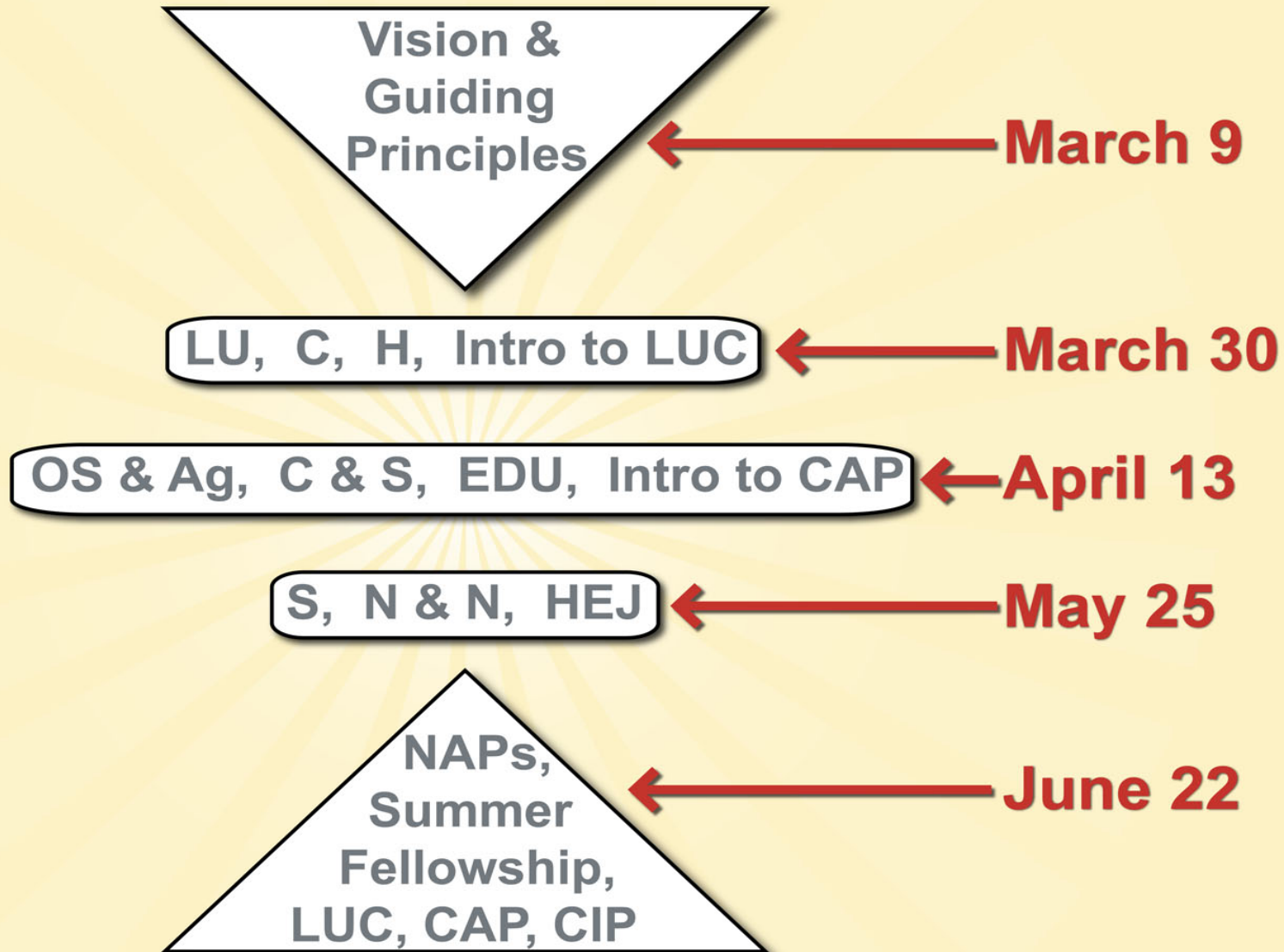
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# General Plan Update City Council Working Meetings Topics and Schedule





# City Council Working Meeting Outline

- Summary
- Implementation
- Indicators
- Environmental Impact Report
- Next Steps



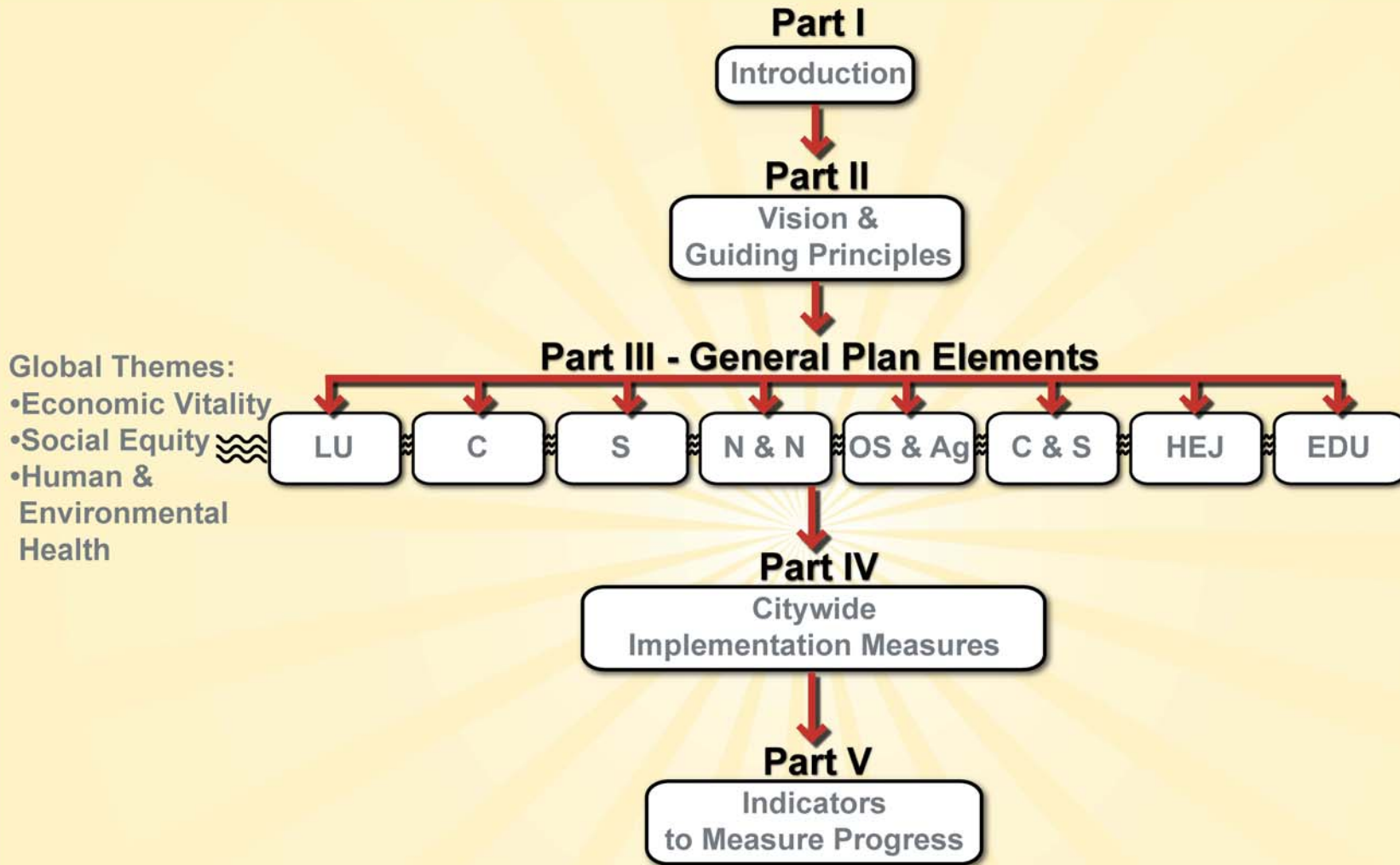
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# *General Plan Update: Summary*

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# General Plan Organization



# Significant General Plan Concepts

- *Mixed-Use/Transit-Oriented Development*
- *Multi-Modal Circulation System: Accommodate transit, walking, biking, driving*
- *Green Building*
- *Promote Public Health: Access to healthy foods/community gardens, physical fitness, improved air quality*
- *Environmental Justice: Land use compatibility/public participation/increased access to desirable public amenities*
- *Education/Job Training*
- *Enhanced Community Character/Urban Design*
- *Public Safety*



# *General Plan Update: Implementation*

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# Neighborhood Action Plans

- Stand-alone documents – not part of the General Plan
- Tools that residents and City staff can use to better neighborhoods
  - Establish community gardens
  - Organize neighborhood clean ups
  - Assist with graffiti removal
  - Initiate public art projects
  - Identify improvements specific to each neighborhood (Safe Routes to School, noise walls, parking districts)
- Student fellows will be working with the neighborhoods to develop action plans over the summer using Old Town as a template

# Land Use Code

- *Comprehensive Update to Title 18*
- *Ensure consistency with General Plan goals/policies*
- *Ensure consistency with recent state legislation*
- *Incorporate mixed-use development regulations into the code*
- *Eliminate unnecessary zones/requirements*

# Land Use Code

## Sample Mixed-Use Development Regulations

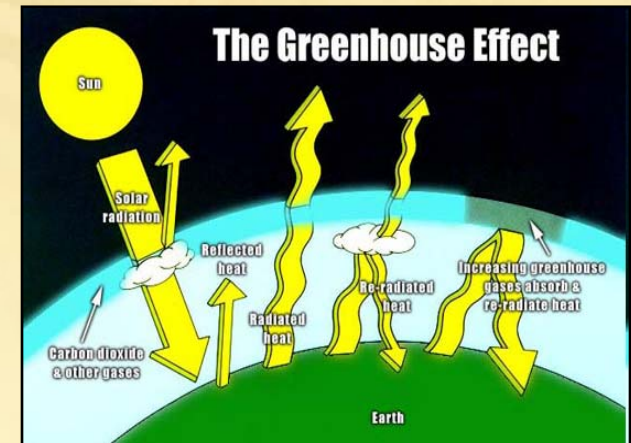
Development Regulations	Westside SP		Land Use Code Update	
	MCR-1	MCR-2	MXD-1/MXC-1	MXD-2/MXC-2
<b>Density</b> (du/ac)	Min 24/ Max 60	Min 24/ Max 60	No Min/ Max 48	No Min/ Max 75
<b>Height</b>	3 Stories/ 50'	5 Stories/ 65'	3 Stories/ 38'	5 Stories/ 58'
<b>FAR</b> ( <i>ratio of building square footage to square footage of land</i> )	0.60*	0.60*	1.5 single use 2.0 mixed use	3.0 single use 3.5 mixed use

\*FAR may be increased through the discretionary process

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# Climate Action Plan – Stand-Alone Document

- Comprehensive background on climate change and pertinent legislation
- Study of Future Trends
- Emissions Reduction Target
- Complete set of policies, actions, and programs to minimize GHG
- Detailed GHG Analysis



# Climate Action Plan – Detailed GHG Analysis

- *Quantitative GHG analysis of selected potential policies, actions and programs*
- *Use of two main modules of the CACP-ICLEI model - Community Analysis and Community Measures*
- *Utilize data specific to National City - local energy use coefficients and regional growth forecasts*

# Climate Action Plan – Emission Reduction Measure Examples

- *Energy: Encourage energy audits of existing buildings that inform building owners of their energy usage*
- *Transportation and Land Use: Implement bicycle corridor improvements and supportive infrastructure*
- *Solid Waste: Implement a program to reduce, reuse and recycle community construction and demolition waste*
- *Water/Wastewater: Identify and support programs for residential re-use of gray water to decrease the amount of energy needed to meet water needs.*

# Capital Improvement Program

- A capital improvement program (CIP) is a mid term plan that sets a general schedule for public improvements and matches it to available funding
- It guides the construction of improvements to roads and sidewalks, sewer and water facilities, storm gutters/swales, parks, etc.
- Establishes priorities and is required to be consistent with the General Plan



# *General Plan Update: Indicators*

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# Indicators

- Tools to help the City measure its progress towards achieving General Plan goals
- Can be reported to PC/CC annually
- Common indicators include crime rates, school scores, circulation (ADT, transit ridership), open space
  - Example: Acres of parkland per 1,000 population
  - Existing conditions measurement (1.9 acres per 1,000 population)
  - Desired target (4.75 acres per 1,000 population)



# *General Plan Update: Environmental Impact Report*

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# Comprehensive Land Use Update Project Description

1. General Plan Update
2. Land Use Code Update
3. Amendments to the Downtown Specific Plan
4. Five Specific Projects:
  - Street Conversions/Community Corridors
  - Senior Village Expansion
  - Las Palmas Park Master Plan
  - Kimball Park Master Plan
  - El Toyon Park Master Plan



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NATIONAL CITY

SAN DIEGO

CORONADO

CHULA VISTA

# Planning Area Legend

-  National City Planning Area
-  National City Boundary
-  Freeways
-  Major Roads
-  Railroad

# Components of the Environmental Impact Report

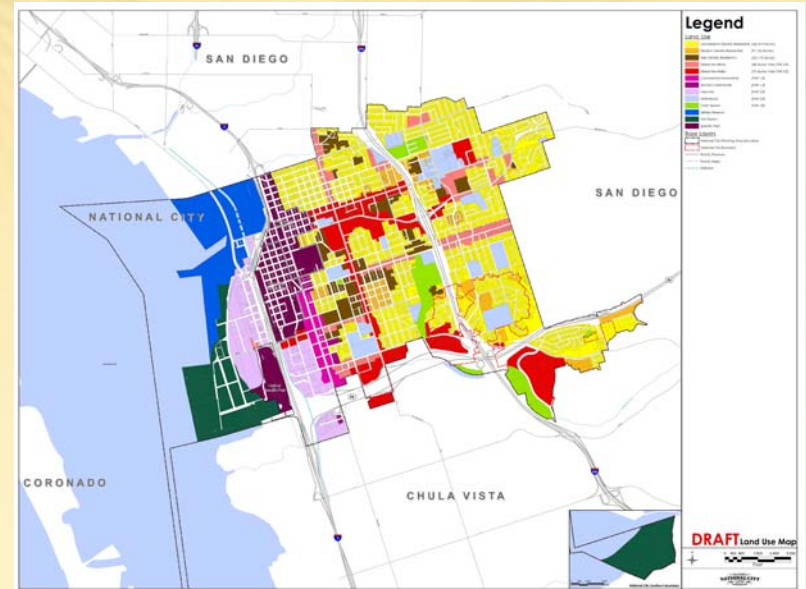
1. Table of Contents
  2. Report Summary
  3. Project Description and Environmental Setting
  4. Environmental Evaluation
  5. Alternatives to the Proposed Project
  6. CEQA Required Assessment Conclusions
  7. List of Preparers
- Technical Appendices



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# Environmental Evaluation– Chapter Components

- A. Regulatory Framework
- B. Existing Conditions
- C. Standards of Significance
- D. Impact Discussion
  - 1. Project Impacts
  - 2. Cumulative Impacts
- E. Maximum Theoretical Buildout
- F. Impacts and Mitigation Measures



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# *General Plan Update: Next Steps*

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# Next Steps

- *Submit administrative drafts of the General Plan, Land Use Code, and Environmental Impact Report (July 2009)*
- *City review of administrative drafts*
- *Respond to staff comments*
- *Prepare public review drafts*
- *Public review of draft documents (Fall 2009)*
- *Conduct third series of public workshops (Fall 2009)*
- *Respond to public comments (Fall 2009/Winter 2010)*
- *Prepare for public hearings*



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# Comments and Questions

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