

**MINUTES OF THE ADJOURNED REGULAR MEETING OF THE
CITY COUNCIL AND COMMUNITY DEVELOPMENT COMMISSION
OF NATIONAL CITY, CALIFORNIA**

March 30, 2010

The Adjourned Regular Meeting of the City Council and Community Development Commission of National City was called to order at 6:11 p.m. by Mayor Ron Morrison.

ROLL CALL

Council members present: Morrison, Parra, Sotelo-Solis, Van Deventer, Zarate.
Administrative Officials present: Babaki, Dalla, Deese, Ladrido, Pe, Ramirez, Raulston, Silva, Smith, Williams, Zapata.

PLEDGE OF ALLEGIANCE TO THE FLAG BY MAYOR RON MORRISON

PUBLIC ORAL COMMUNICATIONS

Dennis Exline, National City, requested to have "farmers market" added to the permitted uses for his property on 16th Street.

WORKSHOP PRESENTATIONS

1. Census 2010 Presentation
Alecia Torres and Erica Balanovich from the Census bureau explained the importance of counting every resident of the city in the upcoming census and efforts planned to raise awareness of the importance of completing and returning the census form.
2. General Plan Annual Progress Report 2009
Ray Pe, Principal Planner, explained the state requirement for an Annual General Plan Progress Report and gave an update the city's efforts to complete the 2009 report.
3. SB 375 Presentation
Margaret Sohagi, Sohagi Law Group advised that she has been retained by the City to work on the General Plan Update and EIR in conjunction with new State regulations relative to climate change, Senate Bill 375 which was signed into law in 2008. Ms. Sohagi outlined the provisions and impacts of the law and the fact that it links regional transportation with land use planning in an effort to reduce green house gas emissions. It also adds a new element to the Regional Transportation Plan (RTP) called Sustainable Communities Strategy (SDS) which is intended to link the Planning, Housing, Land Use and Transportation elements of the General

WORKSHOP PRESENTATIONS (cont.)

3. SB 375 Presentation (continued).

Plan, the ultimate goal of which is to meet green house gas reduction targets. Ms. Sohagi emphasized that that SB 375 does not supersede local land use authority.

4. San Diego Association of Governments Presentation (SANDAG)
Carolina Gregor, SANDAG representative, provided additional information on SANDAG's efforts as the first major metropolitan region in the State to prepare a Regional Transportation plan under the provisions of SB 375. Ms. Gregor focused her discussion on the four building blocks of the Sustainable Communities Strategy; 1) Land Use Component, 2) Transportation Networks, 3) Transportation Demand Management Strategy and 4) Transportation System Management Programs and policies.

5. General Plan Update

Chris Moran, from Project Design Consultants, reviewed the General Plan Update progress to date, outlined the focus of the current meeting and future meetings. Mr. Moran introduced individual consultant team partners and staff members working on the General Plan Update which included the following:

- Camille Passon, Project Design Consultants
- Ray Pe, Steve Manganiello and Alfredo Ibarra, National City Staff
- Brooke Peterson, Design Community & Environment
- Monique Chen, Fehr & Peers

Chris Moran and members of the consultant team and City staff made a PowerPoint Presentation detailing the points listed below. (The PowerPoint Presentation is attached as Exhibit 'A')

- Draft Land Use and Community Character Element
- Connection to SANDAG's Regional Planning Efforts
- The Existing SANDAG Smart Growth Concept Map
- Proposed Revisions to the SANDAG Smart Growth Concept Map
- The Existing Combined Land Use / Zoning Map
- The Draft Proposed Land Use Map
- The Draft Proposed Zoning Map
- Proposed Changes to the Land Use Map
- The Proposed Draft Land Use Map with Areas of Change
- The Land Use & Community Character Element – Land Use Designations and What is Covered

WORKSHOP PRESENTATIONS (cont.)

5. General Plan Update (continued).
 - Examples of Proposed Goals and Policies
 - Land Use and Community Character – Implementation
 - Proposed Form-Based Mixed Use Zoning
 - The Draft Circulation Element
 - State Considerations
 - What is Covered
 - Proposed Goal and Policy Example
 - Implementation
 - Community Corridors
 - Street Conversions
 - Housing Element Information

Members of the City Council were given 'homework' and asked to respond to five written questions provided by the consultant team to assist them in getting 'collective direction' on how to proceed.

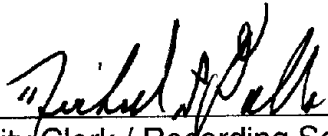
STAFF REPORTS

City Manager Chris Zapata extended thanks and appreciation to Council Member Frank Parra for his 7 1/2 years of service on the City Council and welcomed him as a new member of the Executive team as he begins his new position as Emergency Services Director.

ADJOURNMENT

Motion by Parra, seconded by Sotelo-Solis, to adjourn to the next Regular City Council and Community Development Commission Meeting to be held Tuesday, April 6, 2010 at 6:00 p.m. in the Council Chambers, National City, California. Carried by unanimous vote.

The meeting closed at 7:57 p.m.



City Clerk / Recording Secretary

The foregoing minutes were approved at the Regular Meeting of August 17, 2010.

A handwritten signature in black ink, consisting of a large, stylized initial 'R' followed by a series of connected loops and a long horizontal stroke extending to the right.

Mayor / CDC Chairman

City of National City
GENERAL PLAN UPDATE

City Council Second Working Meeting
March 30, 2010

"A National City"

1887

2009
PREPARE

2010
CREATE

2011
IMPLEMENT

2012
IMPLEMENT
125th Anniversary ♦

2050



We are here

◆◆◆◆◆ March-June - City Council Working Meetings

◆ ◆ ◆ Community Workshops

■ Nov-Feb - Community Questionnaire

◆ November 14 - Community Meeting (Neighborhood Councils Breakfast)

◆ October 20 - Planning Commission / City Council Joint Meeting

■ June-August - Fellowship Program / Background Report

◆ March 21 - Strategic Planning Workshop

■ Environmental Impact Report (EIR) Prepared

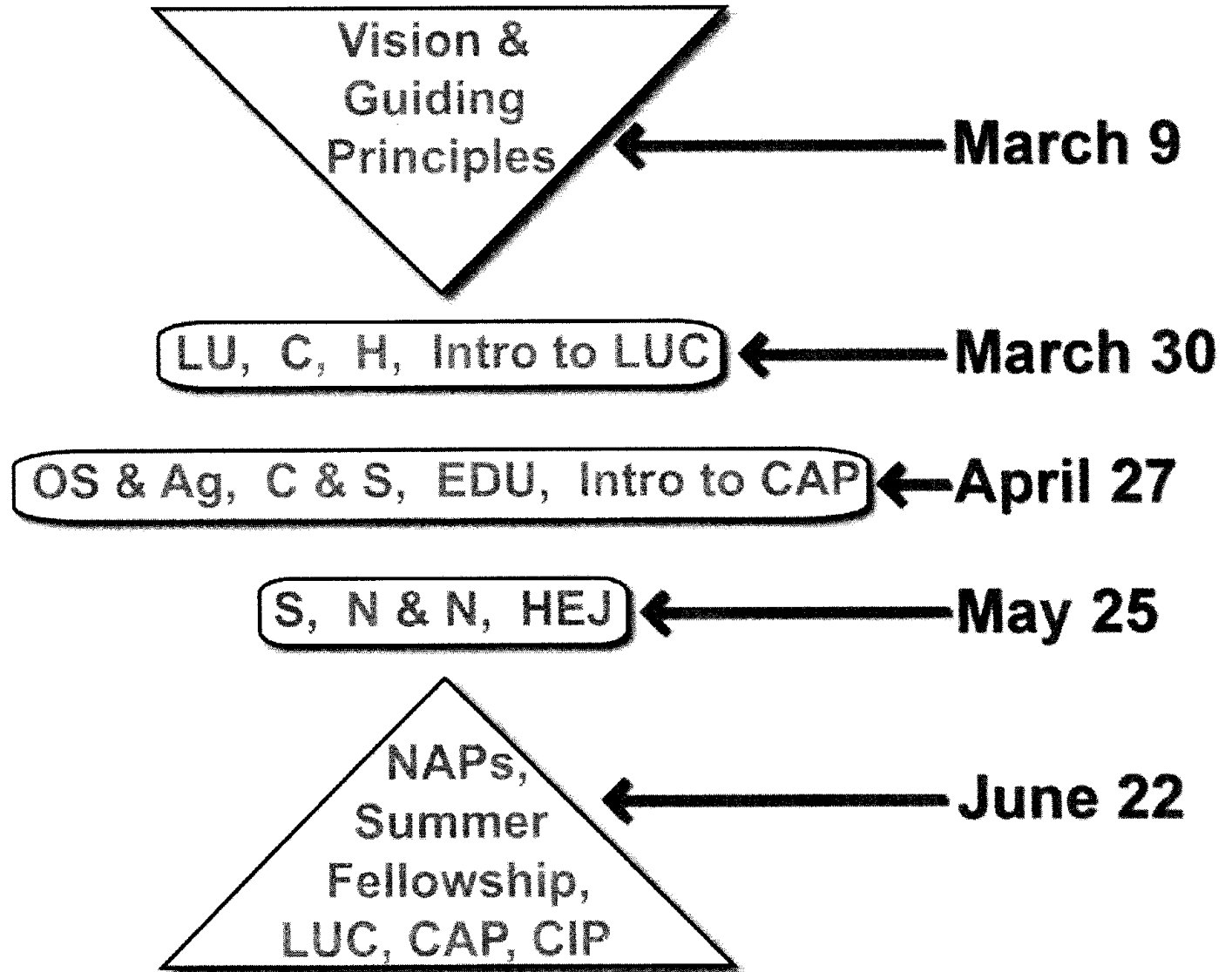
■ Draft GPU, Land Use Code, & CIP Prepared

◆◆ City Council Public Hearings / Adoption

◆◆ Planning Commission Hearings

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General Plan Update City Council Working Meetings Topics and Schedule



City Council Working Meeting Outline

- Draft Land Use and Community Character Element
- Draft Circulation Element
- Housing



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*General Plan Update:
Draft Land Use and
Community Character
Element (LU)*

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State Considerations

- Land Use Designations: Description of allowable land uses, typically accompanied by a Map. Similar to, but more general than zoning.
- Population Density: Typically provided in terms of average number of persons per dwelling unit.
- Building Intensity: Typically provided in terms of dwelling units per acre and Floor to Area Ratios (FAR).

(Government Code Section 65302[a])

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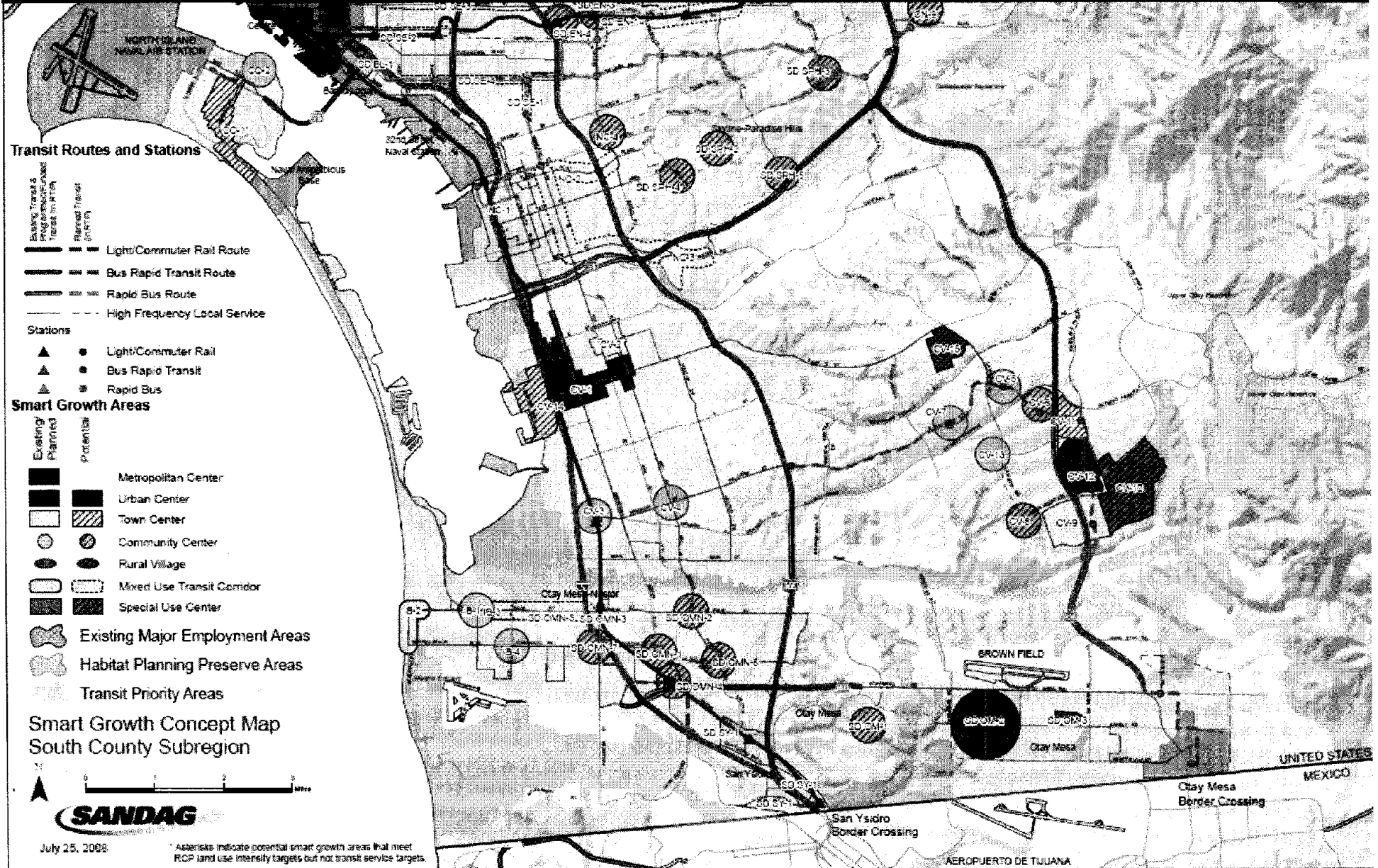
Connection to SANDAG's Regional Planning Efforts

- The Draft Proposed Land Use Map utilizes SANDAG's Smart Growth Concept Map as a base for identifying changes
- Concepts from SANDAG's Regional Comprehensive Plan are incorporated into the Element

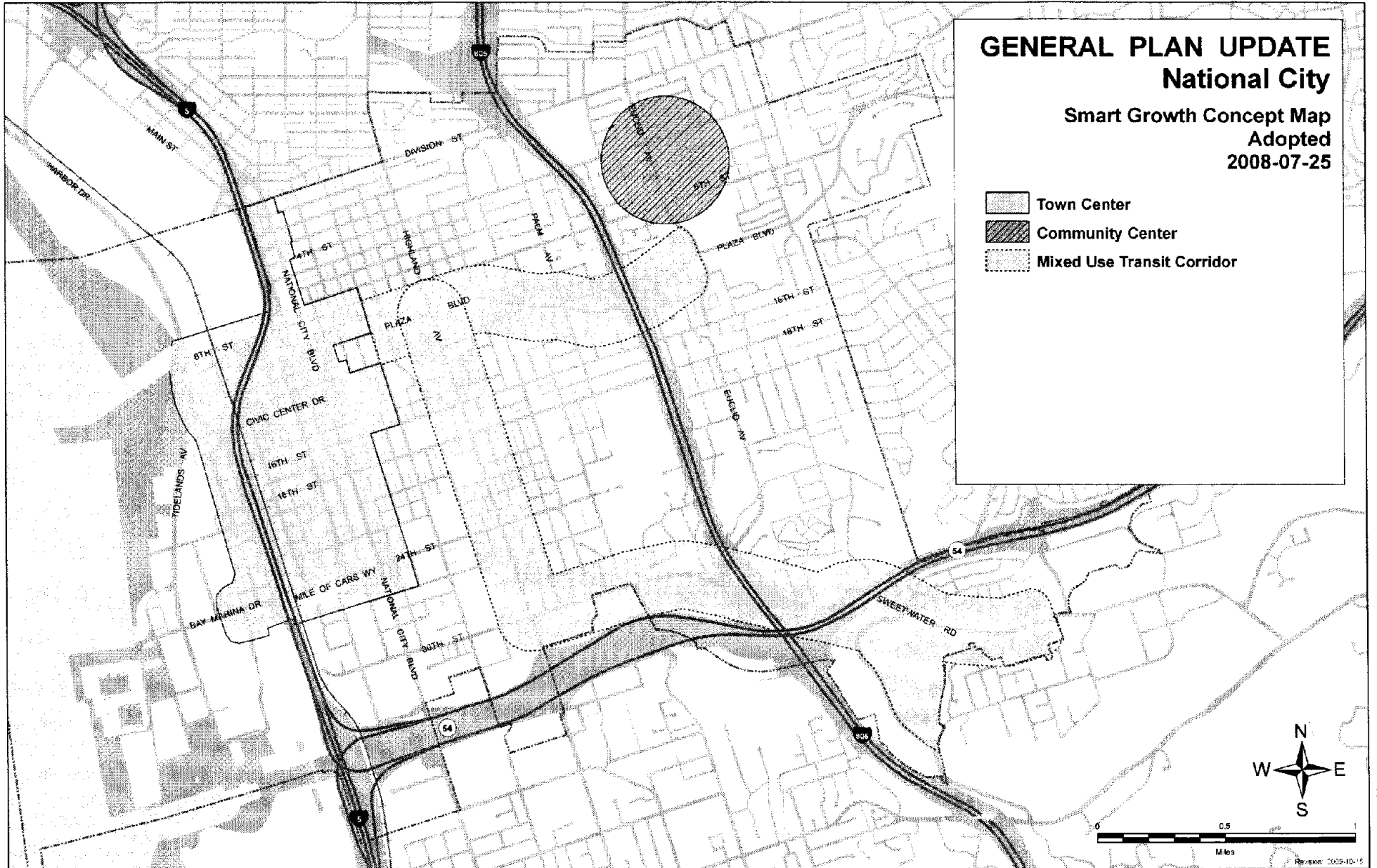


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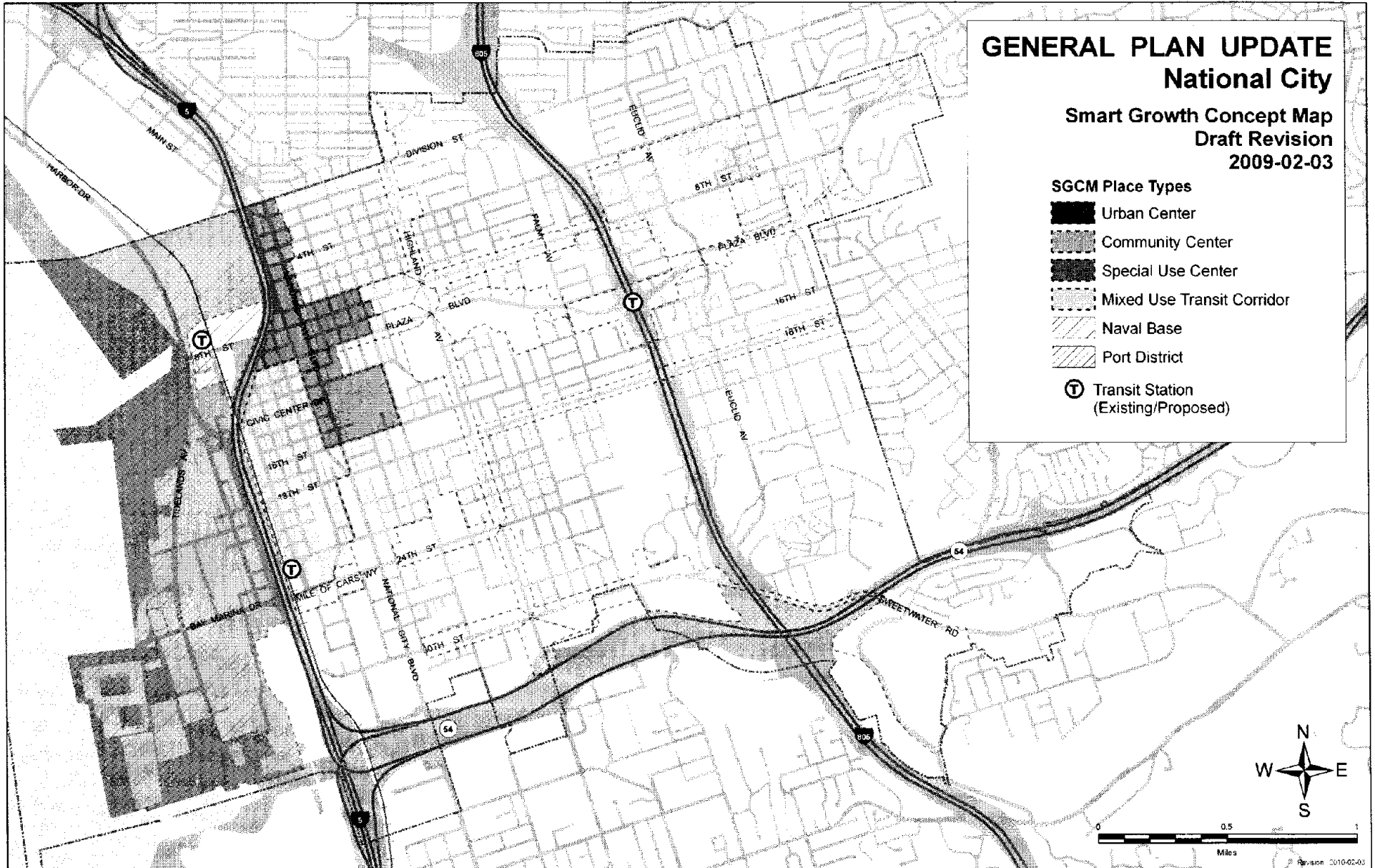
Existing SANDAG Smart Growth Concept Map



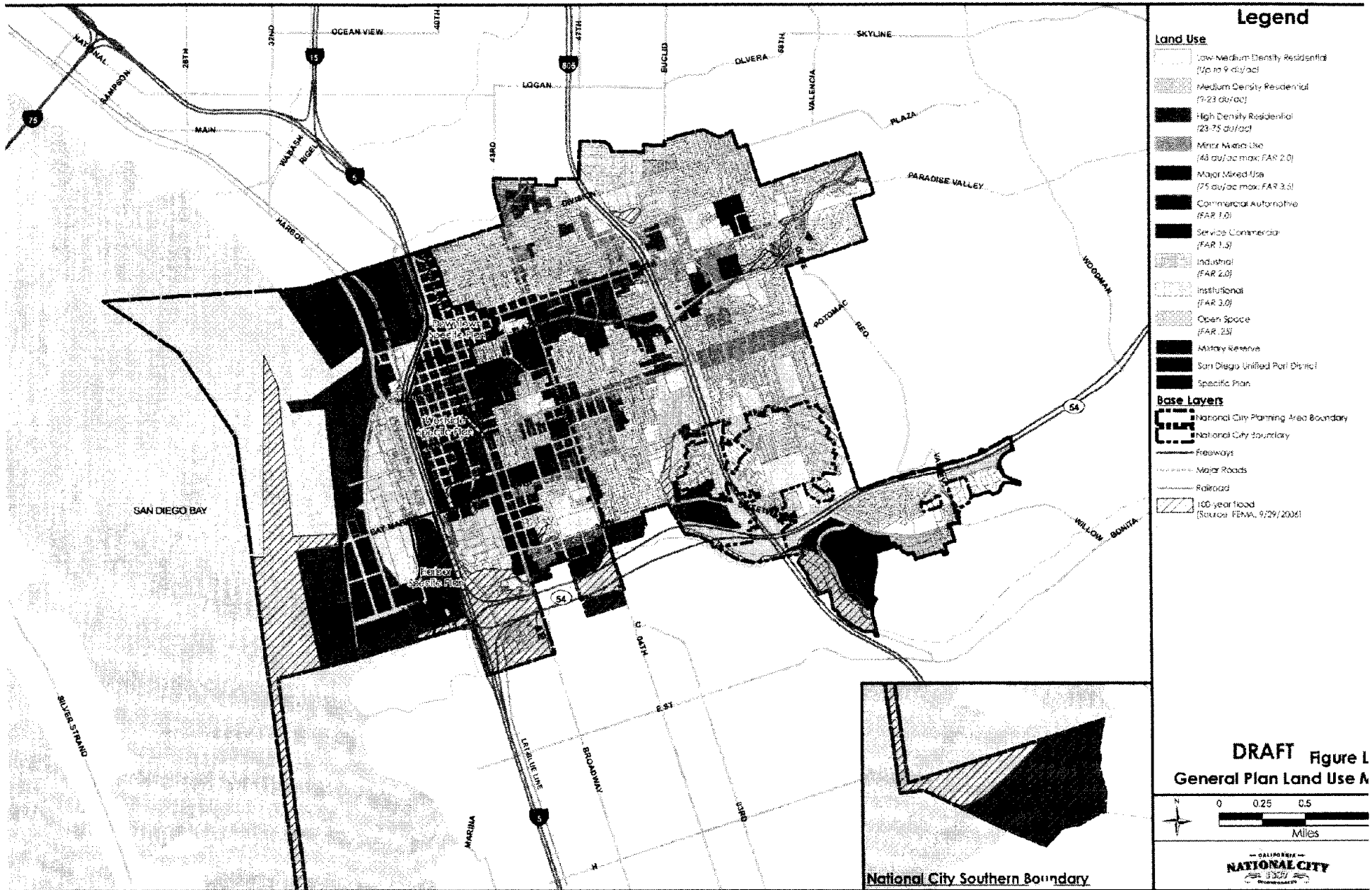
Existing SANDAG Smart Growth Concept Map



Proposed Revisions to the SAN JAG Smart Growth Concept Map



DRAFT Proposed Land Use Map



Proposed Changes to Land Use Map

Minor Changes:

- Change General and Limited Commercial designations to Major or Minor Mixed-Use
- Change spots of Limited Commercial in residential neighborhoods to a residential designation, but continue to permit neighborhood commercial uses (corner stores) in those areas
- Change Heavy Commercial to Service Commercial
- Create one land use designation for Specific Plans

Proposed Changes to Land Use Map

Minor Changes:

- Designate all single-family as Low Medium Density Residential
- Designate RM-1 and Two-Family as Medium Density Residential
- Designate RM-2 and RM-3 as Medium Density Residential or High Density Residential depending on existing densities
- Designate the Mobile Home Parks as Low-Medium or High Density based on existing densities (RMH will be an overlay zone in the Land Use Code)

Proposed Changes to Land Use Map

Minor Changes:

- *Remove the Institutional designation from existing church sites (churches will be permitted in any zone pursuant to a CUP)*
- *Designate schools as institutional rather than open space*
- *Combine all Industrial zones into a single land use designation*
- *Show the Port District as a single land use designation*

Proposed Changes to Land Use Map

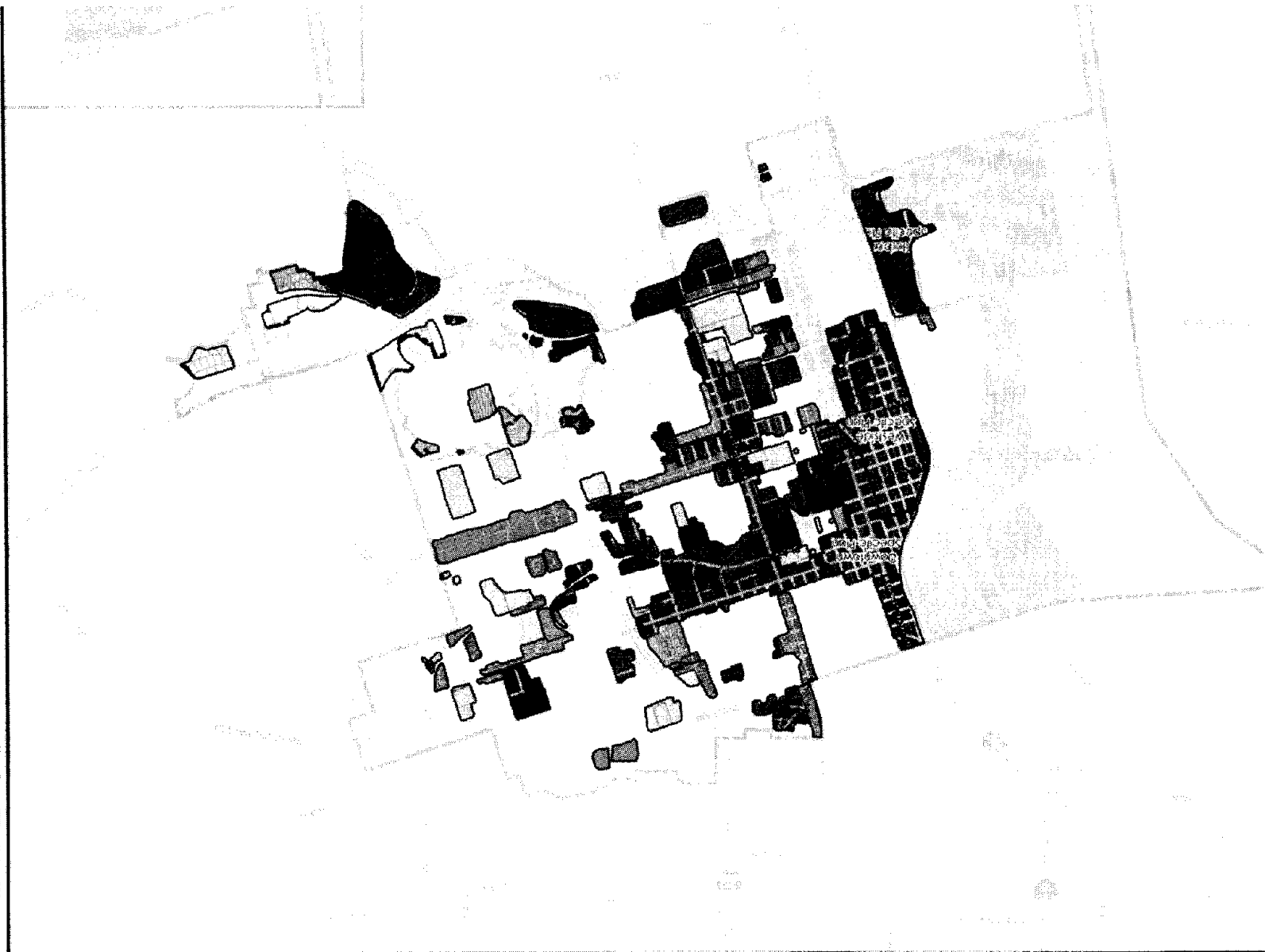
Moderate Changes:

- Designate 18th east of Highland, 24th between A Ave and Highland, 30th between NC Blvd. and Highland, and 8th south of Paradise Valley Hospital as Minor Mixed-Use
- Change a portion of the Institutional use at Paradise Valley Hospital to Major Mixed-Use to reflect the new development there
- Modify areas within Lincoln Acres to be consistent with the County's General Plan Update
- Amend the Downtown Specific Plan boundary
- Eliminate limited use of zones

Proposed DRAFT Land Use Map with Areas of Change

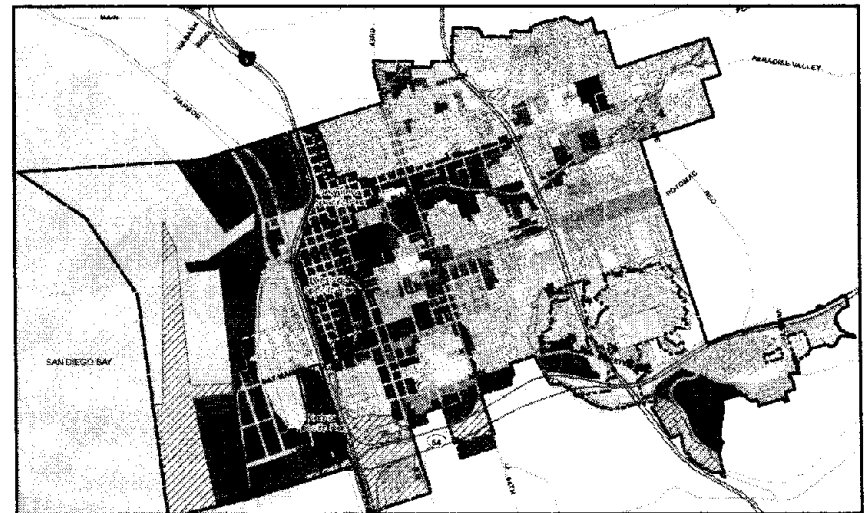
DRAFT Figure 1

- Legend**
- Land Use**
- Low-Medium Density Residential (10 to 9 du/lot)
 - Medium Density Residential (9-22 du/lot)
 - High Density Residential (23-75 du/lot)
 - Minor Mixed-Use (18 du/lot max FAR 2.0)
 - Major Mixed-Use (75 du/lot max FAR 3.5)
 - Commercial Automobile (FAR 1.0)
 - Commercial (FAR 1.0)
 - Service Commercial (FAR 1.5)
 - Industrial (FAR 2.0)
 - Medium-Density (FAR 2.0)
 - Medium-Density (FAR 3.0)
 - Open Space
 - Major Reserve
 - San Diego Unified Port District
 - Specific Plan
- Base Layers**
- San Diego Unified Port District
 - Major Reserve
 - San Diego Unified Port District
 - Specific Plan
- Boundaries**
- San Diego Unified Port District
 - Major Reserve
 - San Diego Unified Port District
 - Specific Plan
- Infrastructure**
- 100 Year Flood (Source: FEMA 9/29/2006)
 - Major Roads
 - Freeways
 - San Diego Unified Port District
 - Major Reserve
 - San Diego Unified Port District
 - Specific Plan



Land Use and Community Character Element – What Is Covered

- Introduction
- Existing Setting
- Land Use Designations, Population Density, and Building Intensity Standards
- Citywide Goals and Policies
- Build-Out Projections

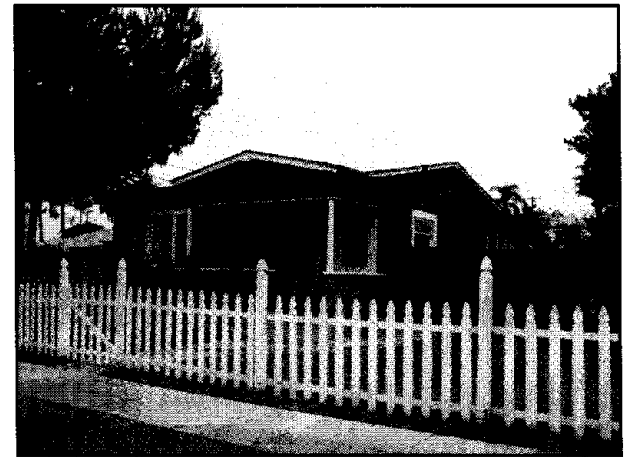


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Land Use and Community Character Element – Land Use Designations

Residential Land Use Designations

- Low-Medium Density (up to 9 dwelling units/acre)
- Medium Density (9 to 23 dwelling units/acre)
- High Density Residential (23 to 75 dwelling units/acre)



Land Use and Community Character Element – Land Use Designations

Mixed-Use Land Use Designations

- Minor Mixed-Use (Maximum of 48 dwelling units per acre and a FAR of 2.0)
- Major Mixed-Use (Maximum of 75 dwelling units per acre and a FAR of 3.5)



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Land Use and Community Character Element – Land Use Designations

Commercial Use Designations

- Automotive (FAR of 1.0)
- Service (FAR of 1.5)

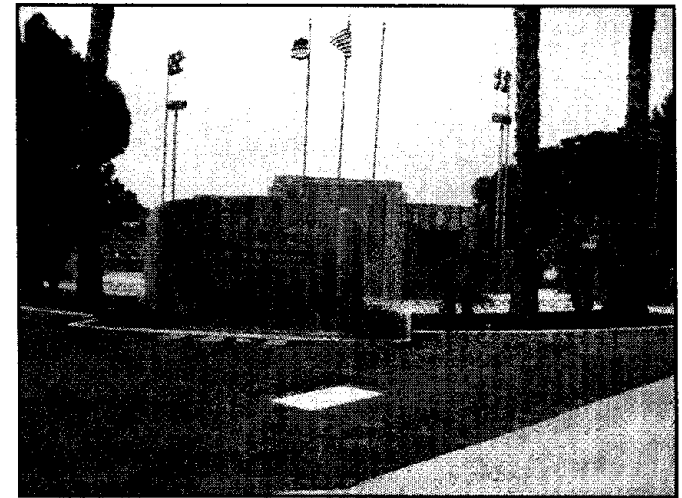


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Land Use and Community Character Element – Land Use Designations

Industrial, Institutional, and Open Space

- Industrial (FAR of 2.0)
- Institutional (FAR of 3.0)
- Open Space (FAR of 0.25)



Land Use and Community Character Element – Land Use Designations

Other Land Use Designations

- Port District (Subject to the Port Master Plan)
- Military Reserve (Subject to the Naval Base San Diego Master Plan)
- Specific Plans (Downtown, Westside, and Harbor)

Definition of a Goal and Policy

A Goal is a broad direction-setter identifying an ideal future end related to Health, Safety, or General Welfare.

A Policy is a specific statement that guides decision making. It indicates a particular commitment to a particular course of action that helps to reach a General Plan goal.

Proposed Goal and Policy Example

Smart Growth and Regional Planning

Goal: Smart growth that is consistent with statewide and regional transportation and planning efforts.

Policy: Concentrate commercial, mixed-use, and medium to high density residential development along transit corridors, at major intersections, and near activity centers that can be served efficiently by public transit and alternative transportation modes.

Land Use and Community Character - Implementation

An Implementation Measure is an action, procedure, program, or technique that carries out a policy.

- **Review and Update the Municipal Code (Title 18 - Zoning)**
 - **Develop standards for mixed-use zones that will implement the Mixed-Use Land Use Designations**

Proposed Form-Based Mixed Use Zoning

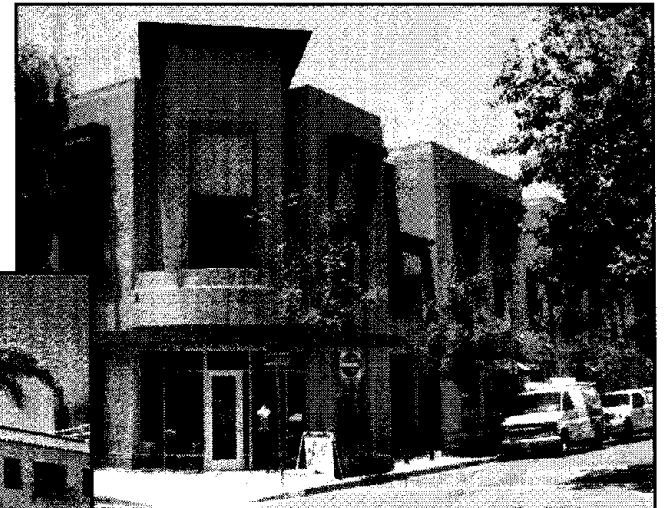
- *Form-Based Code—Governs physical form versus separation of uses*
- *Proposing four Mixed Use Zones*
 - *Mixed Use Minor Corridor*
 - *Mixed Use Minor District*
 - *Mixed Use Major Corridor*
 - *Mixed Use Major District*
- *Zones will include development standards and illustrations*



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Proposed Form-Based Mixed Use Zoning Designation

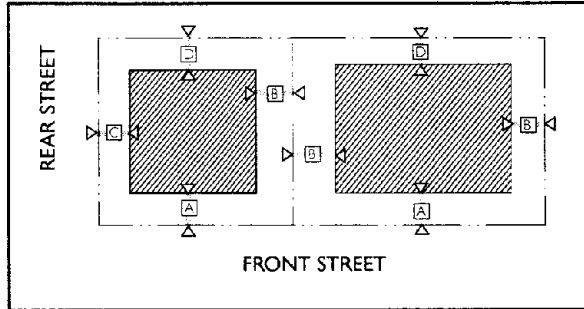
- *Types of Standards Under Consideration*
 - *Minimum Density and Height*
 - *Placement*
 - *Volume*
 - *Parking*
 - *Mix of Uses*
 - *Street Frontage*



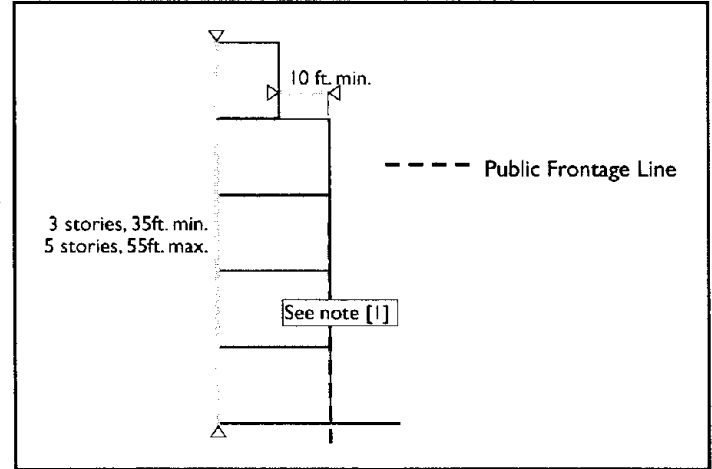
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Proposed Form-Based Mixed Use Zoning Designation

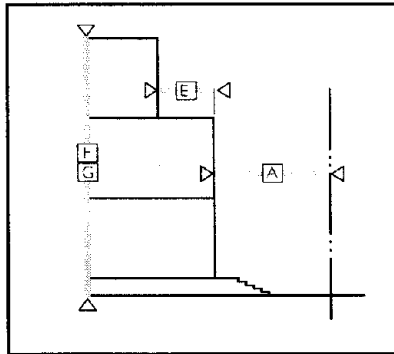
Placement



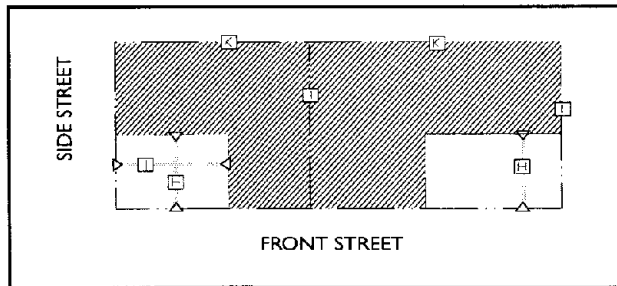
Height



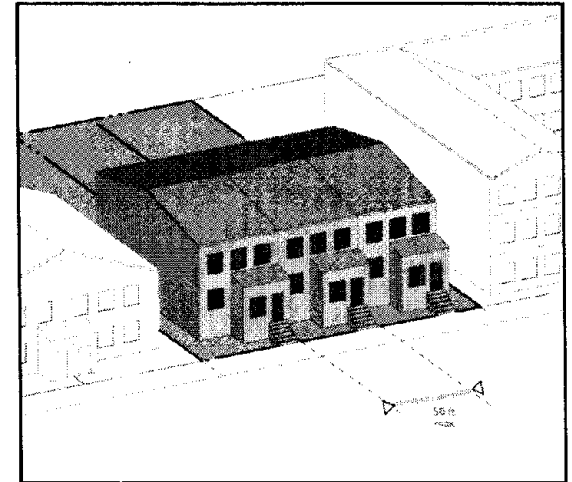
Volume



Parking



Transition Frontage



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Discussion of Draft Land Use and Community Character Element

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*General Plan Update:
Draft Circulation
Element (C)*

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Circulation – State Considerations

- Existing and Proposed Facilities: This Element identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, military airports and ports, and other public facilities.
- Correlation: This Element is correlated (i.e. closely, systematically, or reciprocally related) with the Land Use Element.
- Goals and Policies: This Element plans for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel that is suitable to the context of National City.

(Government Code Section 65302[b])

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Circulation Element – What Is Covered

- Introduction
- Roadway Classifications
- Existing Setting
- Citywide Goals and Policies



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Circulation Element – Proposed Goal and Policy Example

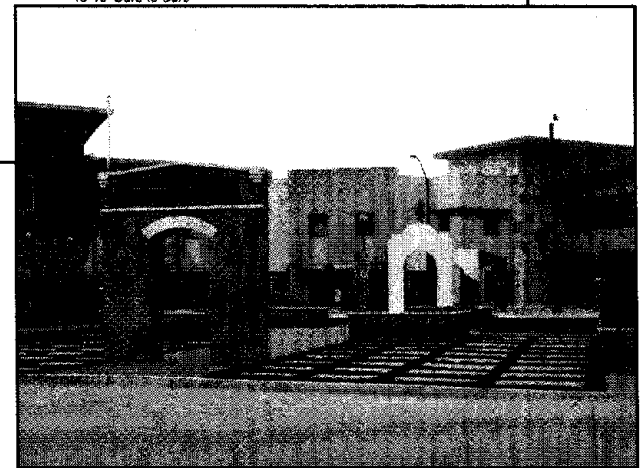
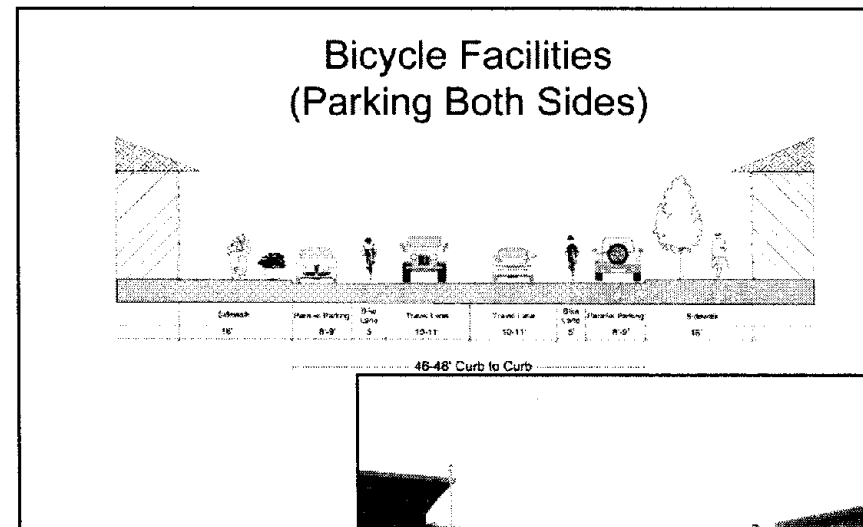
Pedestrian Circulation

Goal: A universally accessible, safe, and convenient pedestrian system that encourages walking.

Policy: Provide connectivity of wide, well-lit walking environments with safety buffers between pedestrians and vehicular traffic, where feasible.

Circulation Element – Implementation

- Community Corridors
- Street Conversions (Contribute to Increased Open Space, but are related to Circulation)



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Community Corridors - Purpose

- Traffic Calming
- Improved Bicycling/Walkability
- Streetscape Enhancements



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Circulation – Community Corridor Considerations

- *Pedestrian Safety and Access*
- *Vehicle Speeds*
- *Bicycle Network Connectivity*
- *Parking Demand*
- *Proximity to Schools, Parks, and Transit Centers*
- *Adjacent Land Uses*
- *Revitalization/Smart Growth Redevelopment*



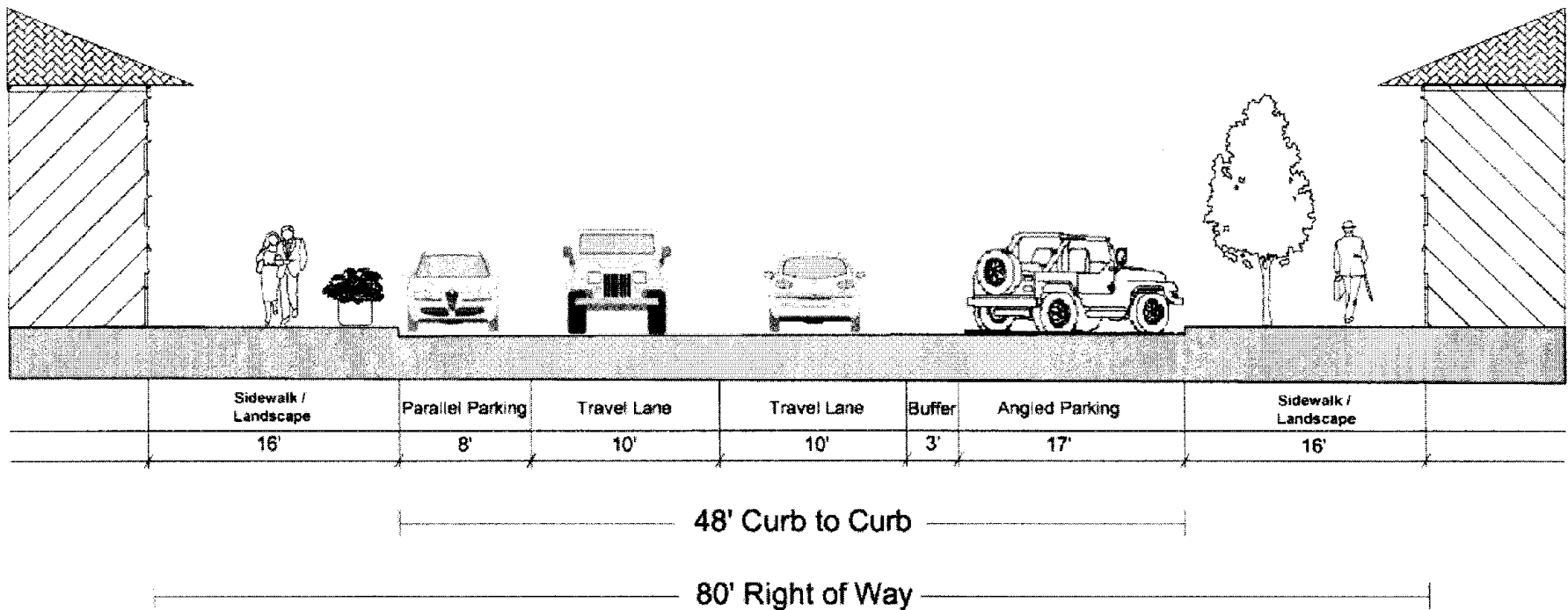
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Circulation – Community Corridors



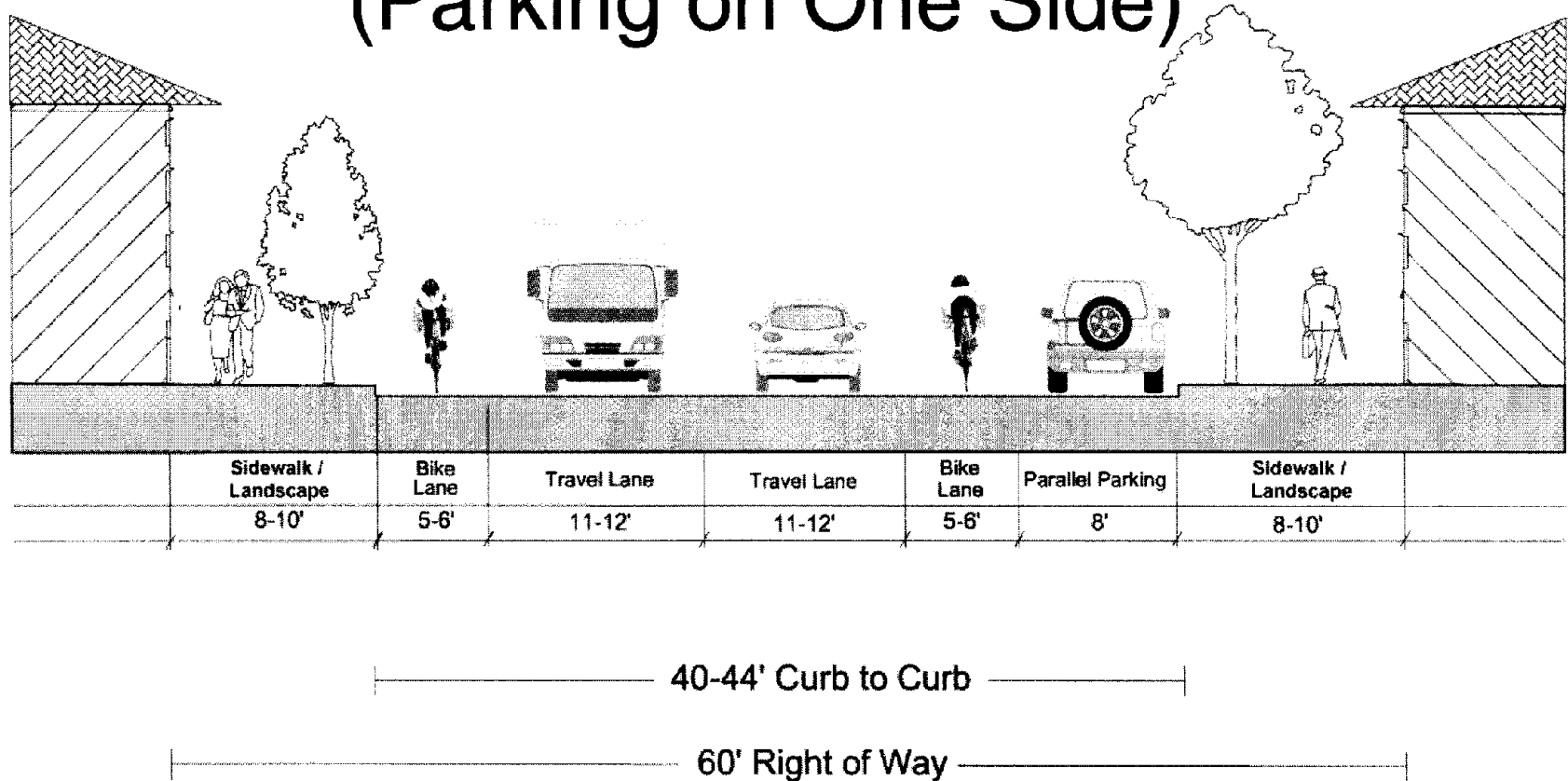
Circulation – Community Corridors

Angled Parking



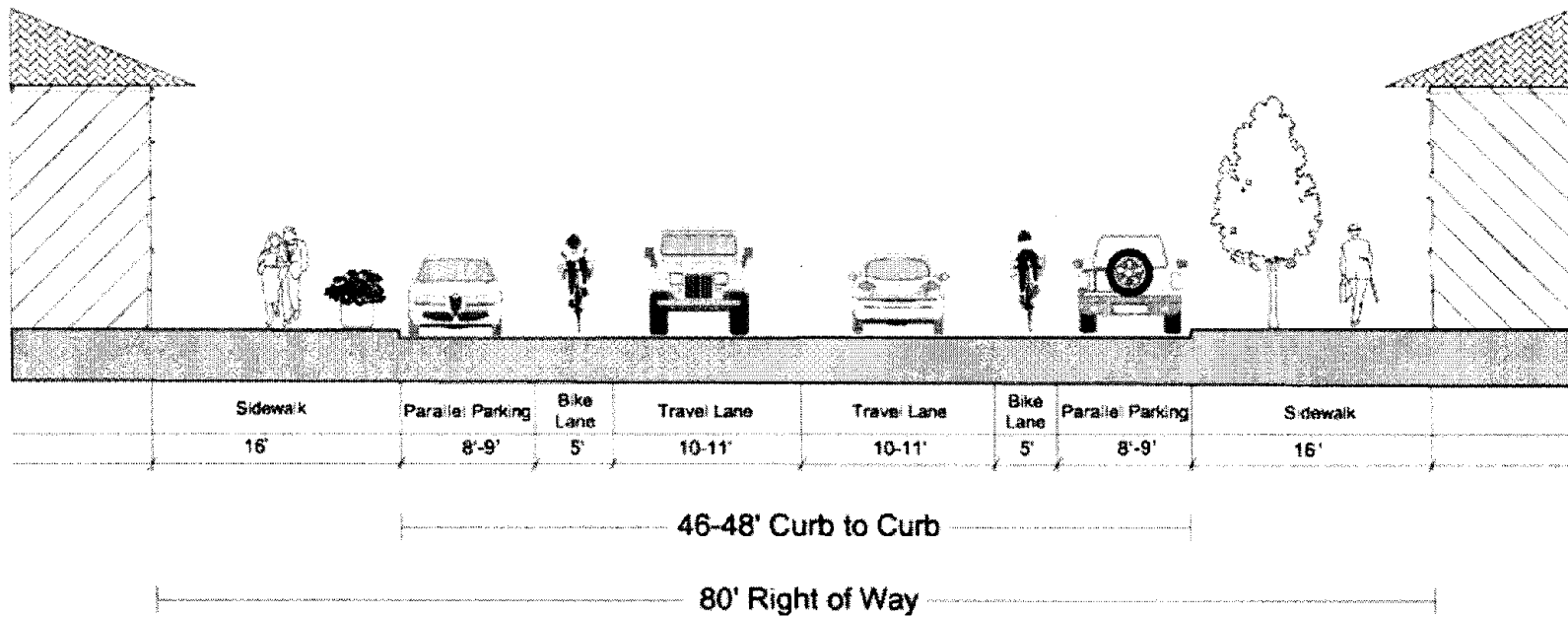
Circulation – Community Corridors

Bicycle Facilities (Parking on One Side)



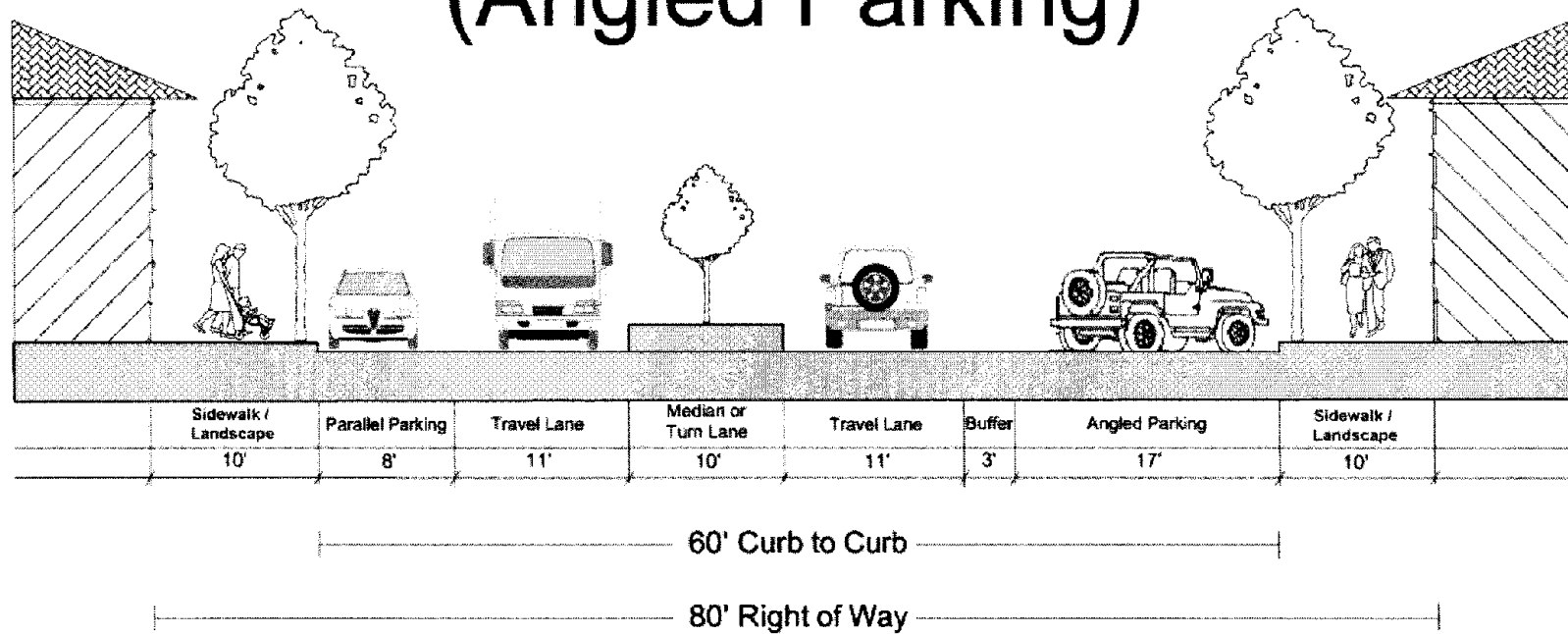
Circulation – Community Corridors

Bicycle Facilities (Parking Both Sides)



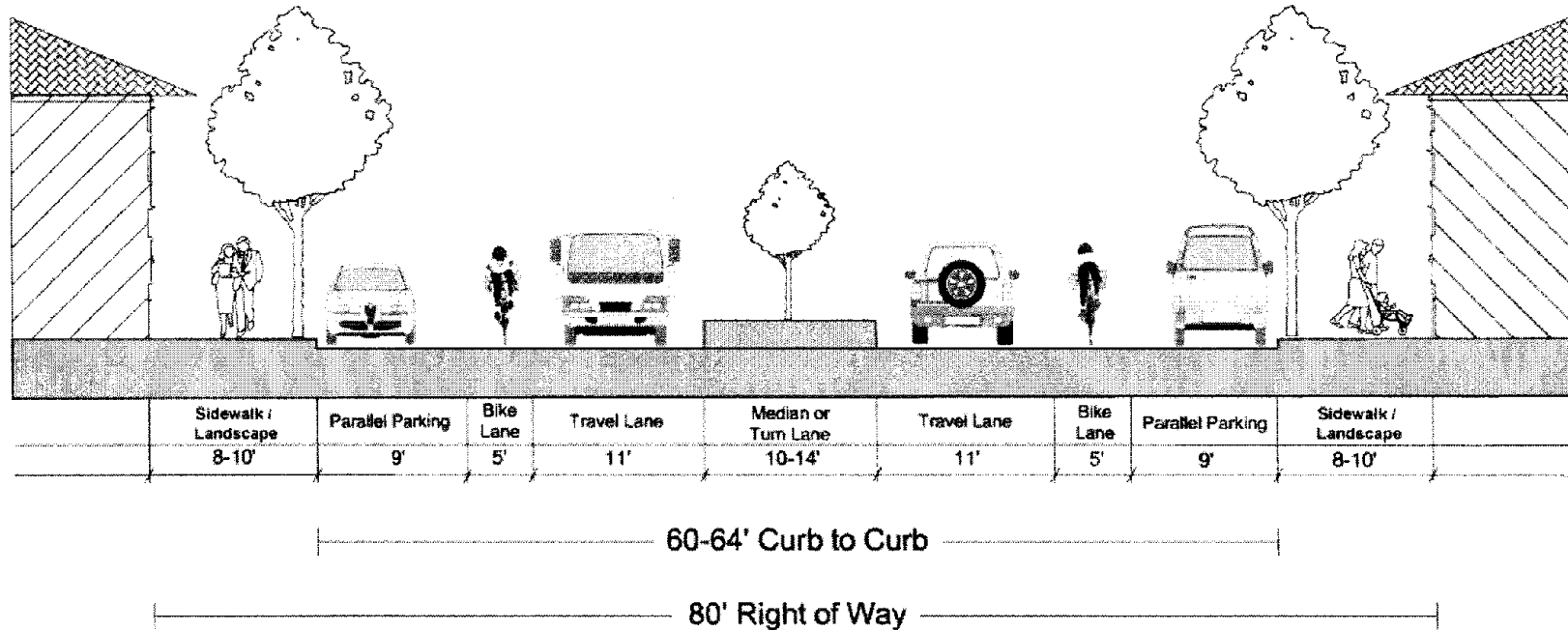
Circulation – Community Corridors

Travel Lane Reduction (Angled Parking)



Circulation – Community Corridors

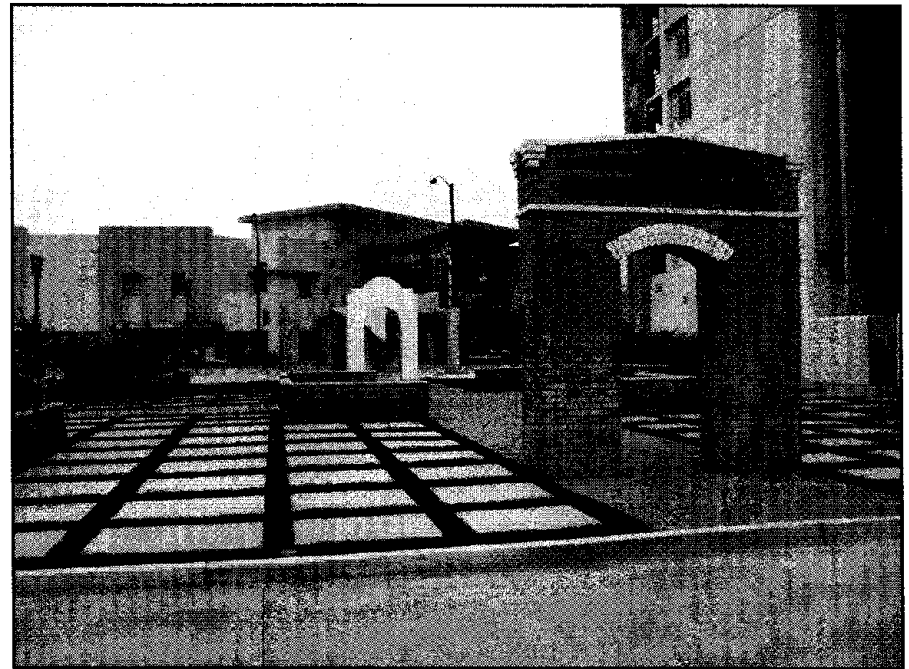
Travel Lane Reduction (Bicycle Facilities)



Circulation – Street Conversions

Purpose:

- Create green spaces/pocket parks
- Enhance the pedestrian environment
- Reduce neighborhood cut-through traffic



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Circulation – Street Conversions

Considerations:

- Circulation
 - Street Classification
 - Street Network Connectivity
 - Diverted Traffic volumes (High, Medium, Low)
 - Alternative Parallel Routes
 - Designated Bus/Bicycle Routes

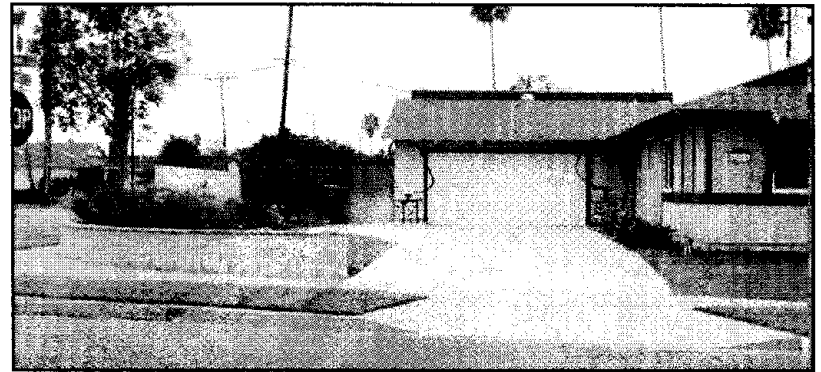


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Circulation – Street Conversions

Considerations:

- Access
 - Driveways/Alleys
(property access)
 - Type/Density of Adjacent
Land Uses
 - Emergency Vehicle Access



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Circulation – Street Conversions

Considerations:

- Safety
 - Reconfiguration of Roadways/Intersections
 - Traffic Calming
 - Vehicle/Pedestrian Conflicts



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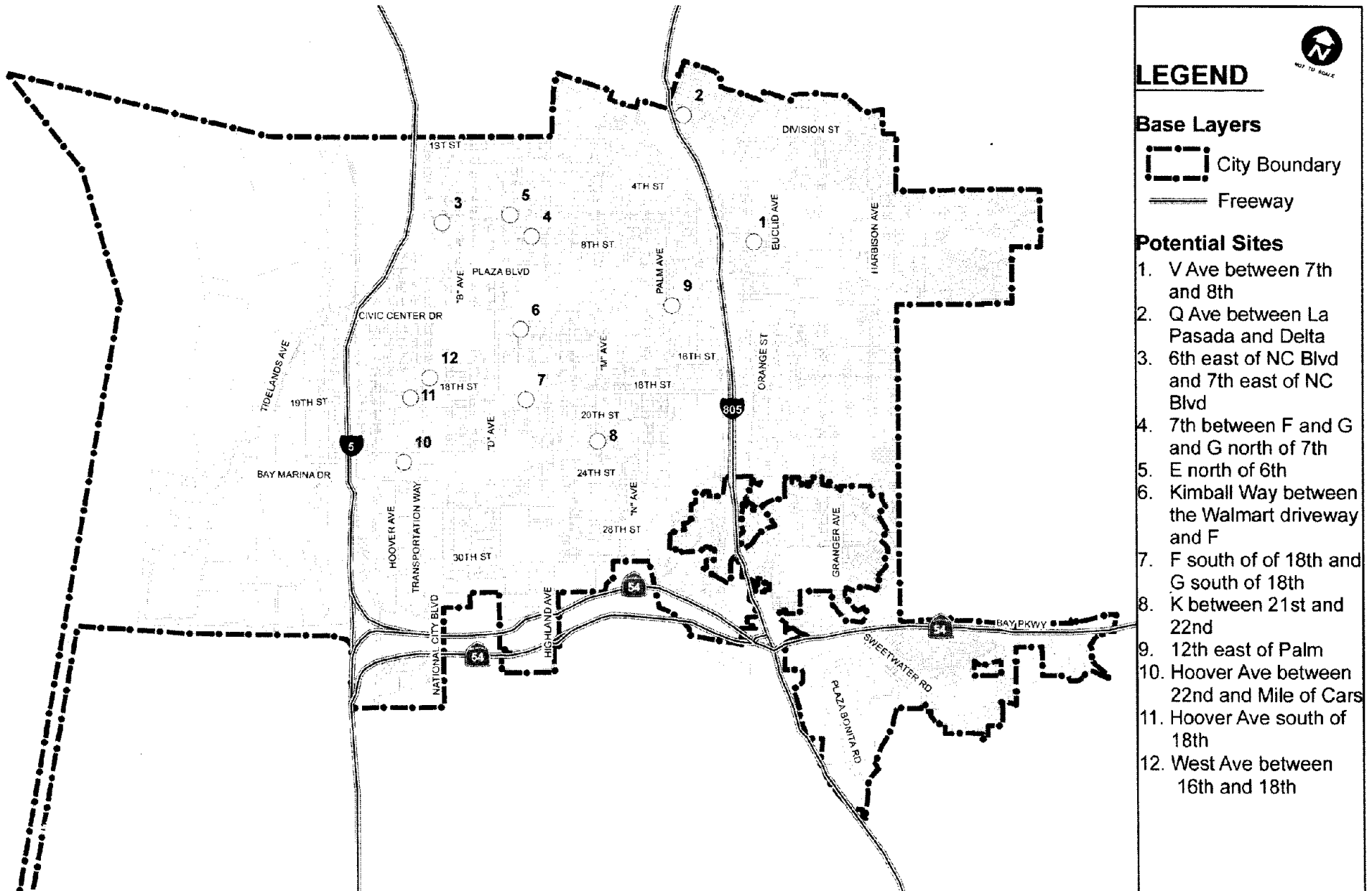
Circulation – Street Conversions

Considerations:

- Parking
 - Parking Demand
 - Net Change in Parking Supply
 - Alternative Parking Supply



Potential Street Conversion Sites



LEGEND

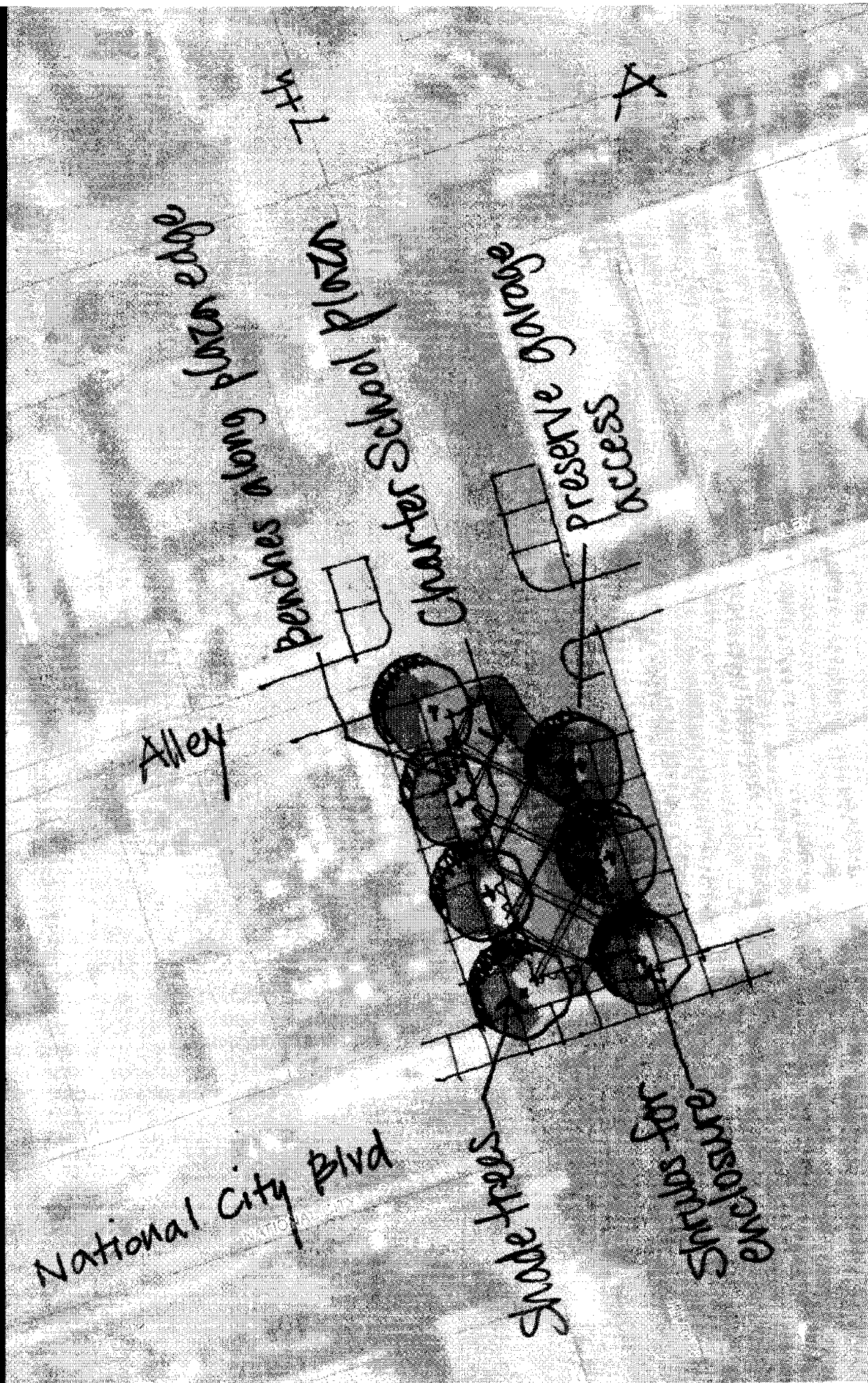
Base Layers

-  City Boundary
-  Freeway

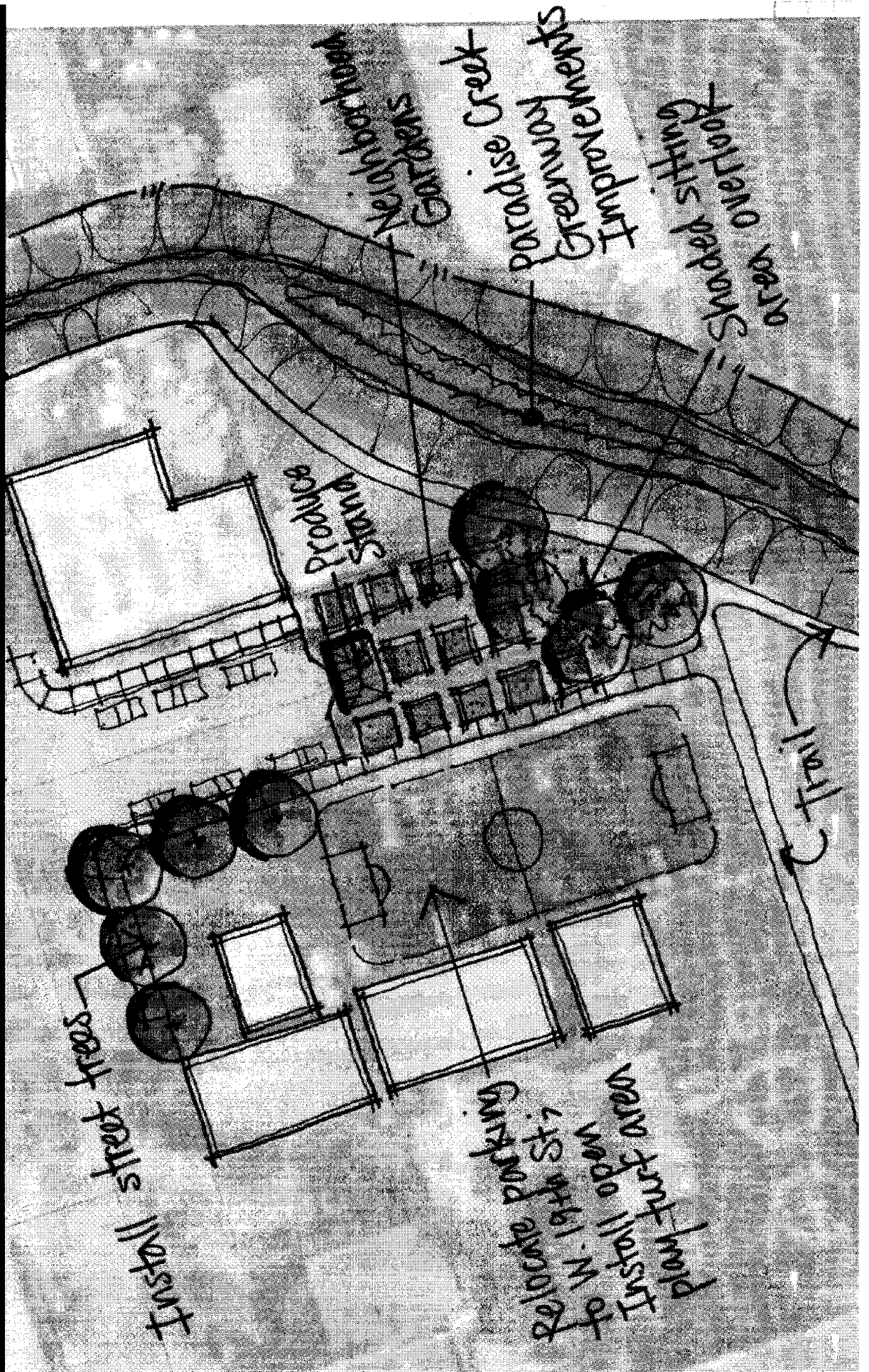
Potential Sites

1. V Ave between 7th and 8th
2. Q Ave between La Pasada and Delta
3. 6th east of NC Blvd and 7th east of NC Blvd
4. 7th between F and G and G north of 7th
5. E north of 6th
6. Kimball Way between the Walmart driveway and F
7. F south of 18th and G south of 18th
8. K between 21st and 22nd
9. 12th east of Palm
10. Hoover Ave between 22nd and Mile of Cars
11. Hoover Ave south of 18th
12. West Ave between 16th and 18th

Example Street Conversion: 7th East of NC Blvd.



Example Street Conversion: Hoover South of 18th



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Discussion of Draft Circulation Element

General Plan Update: Housing Element Information

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Housing Element Information

- Review RHNA numbers
- Next Housing Element is due January 1, 2013
- Not a part of this General Plan Update
- Possible need for minor amendments
- Accessory Dwelling Unit Ordinance



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Comments and Questions