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City Of National City Redevelopment/Special Projects Division

AMORTIZATION FACT SHEET

Westside Specific Plan Vision: A vision statement was adopted for the Westside Neighborhood after more than three years of city-hosted public workshops and community meetings:

“Reestablish the Westside as a safe, healthy, and vibrant neighborhood where people engage in community life.” (Westside Specific Plan, page 5)

Background: In 2006, the City Council adopted an Amortization Ordinance in response to community requests. Amortization is a long-established legal process by which non-conforming land uses can be terminated within a reasonable time based on many factors. The criteria established by City Council Ordinance are:

- The total cost of land and improvements;
- The length of time the land use has existed;
- Adaptability of the land and improvements to a currently permitted use;
- The cost of moving and reestablishing the use elsewhere;
- Whether the use is significantly non-conforming;
- Compatibility with existing land use patterns and densities of the surrounding neighborhood;
- The possible threat to public health, safety or welfare; and
- Any other relevant factors. (City of National City Municipal Code Section 18.108.230)

Amortization Process:

1. Identify non-conforming uses
2. Collect data from public records to assess non-conforming uses based on criteria
3. Rank non-conforming uses via objective process using criteria factors approved by City Council on May 17, 2011
4. Proceed with individual amortization analysis on top-ranked non-conforming uses
5. Staff recommendation of amortization schedule to the Planning Commission for two to three non-conforming uses.

Please see amortization examples on reverse side of this sheet.