



Focused General Plan Update

Webinar Series - August 2020
nationalcityca.gov/FGPU

Escuchar en Español

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Agenda

1. Introductions and Webinar Housekeeping
2. Project Overview
3. Housing and Land Use Elements
4. Transportation Element
5. Safety Element
6. Climate Action Plan
7. Wrap-Up



+



TARA LAKE
PROJECT MANAGER
Land Use/Housing
WSP



SETH TORMA
Transportation Planning
WSP



STEPHANIE WHITMORE
Environmental Planning
WSP



RYAN WHIPPLE
Transportation Planning
Webinar Q&A Moderator
National City Resident
WSP



+

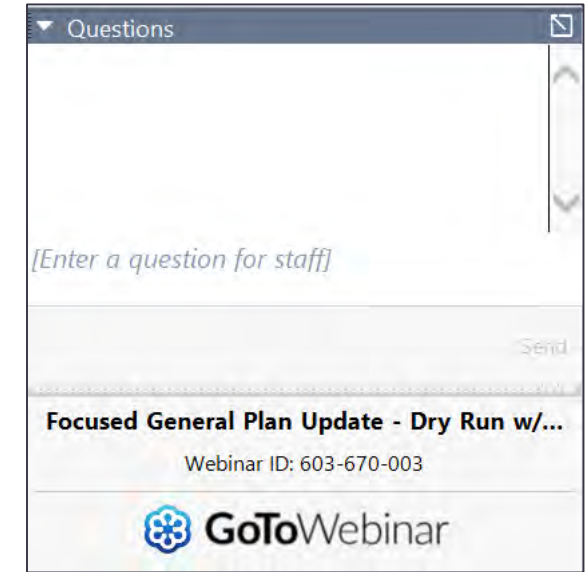


NATIONAL CITY STAFF

- Carlos Aguirre, Director of the National City Housing Authority
- Martin Reeder, Principal Planner
- Ray Pe, Principal Planner
- Angelita Palma, Community Development Manager
- Myra Martinez, Housing Authority Intern
- Roberto Yano, City Engineer
- Jose Lopez, Deputy City Engineer

Webinar Housekeeping

Ask questions! Submit written questions using the Q&A feature



- Want to talk more? Call during Office Hours. Dates and times are listed on the project page (link below) and closing slides.
- Polling – let us know what you think!
- Meeting presentation and summaries to be posted online at the project page:
nationalcityca.gov/FGPU



Listen in Spanish! Escuchar en Español

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**More opportunities!
Más oportunidades**

Seminario Web en Español

— Miércoles 9 de septiembre desde 6-7:30pm

Horario de oficina en Español

— Jueves 10 de septiembre desde 5-6pm. Llame al (619) 336-4301.

Encuesta (en Español)

— nationalcityca.gov/FGPU

Spanish Webinar

— Wednesday, September 9 from 6-7:30pm

Office Hours in Spanish

— Thursday, September 10 from 5-6pm. Call (619) 336-4301.

Survey (in Spanish)

— nationalcityca.gov/FGPU

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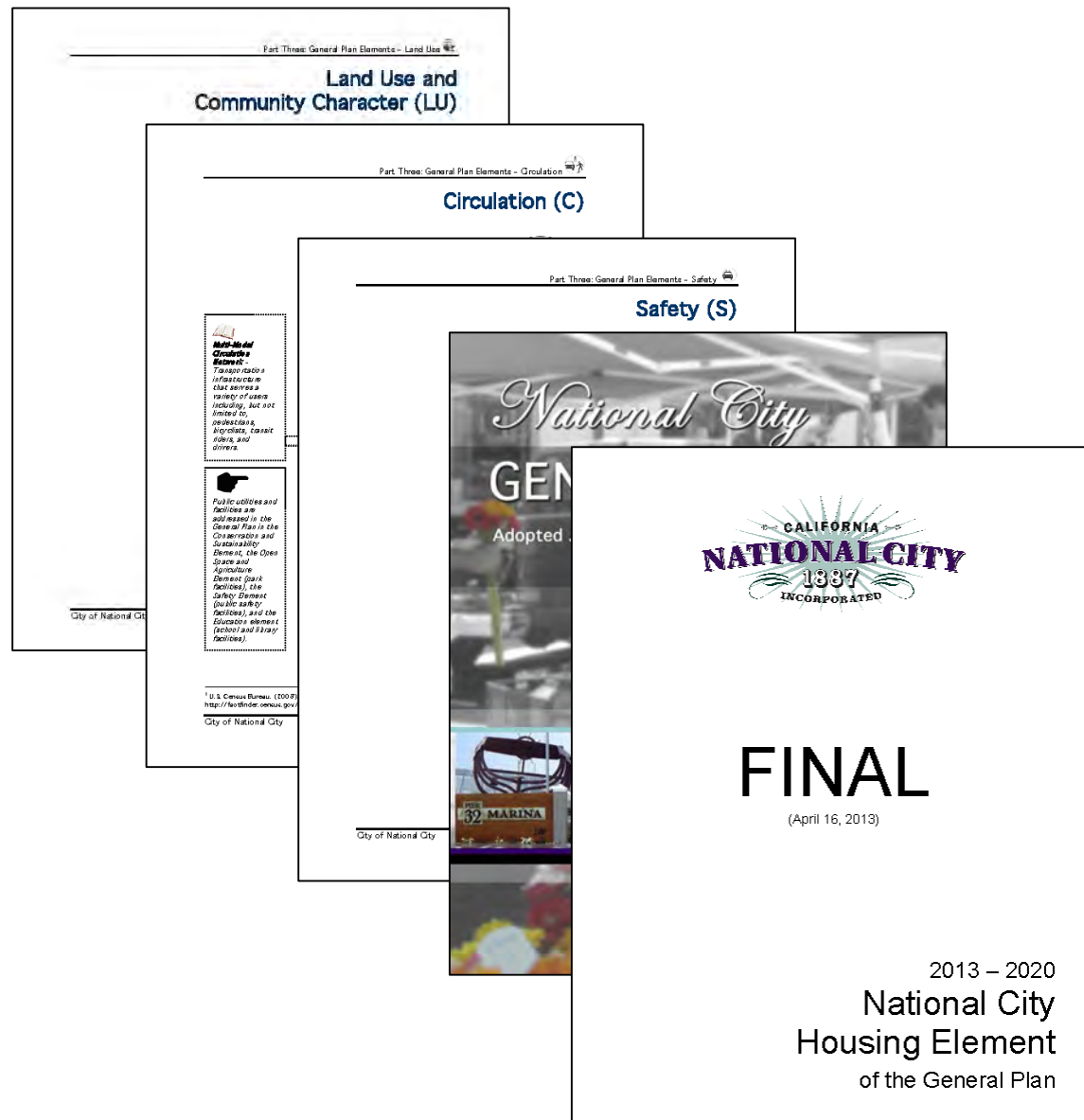
An aerial photograph of a city street, likely in Los Angeles, showing a mix of residential and commercial buildings, palm trees, and a clear view of mountains in the distance. A semi-transparent white rectangular overlay is positioned horizontally across the middle of the image, containing the text 'PROJECT OVERVIEW' in a bold, black, sans-serif font. The text is centered within the overlay and is clearly legible against the background. The background image shows a wide street with multiple lanes, crosswalks, and various buildings, including a large multi-story apartment complex on the right and several smaller commercial buildings on the left. The sky is overcast with grey clouds.

PROJECT OVERVIEW



Focused General Plan Update

- Citywide “blueprint” document last updated in 2011
- Need to address new state legislation related to housing, land use, transportation, safety, and climate change
- Reflect local planning efforts
- Address changing regional context and forecasted future growth



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Scope of the Focused General Plan Update

- Focused Policy Updates
- Supporting Updates to Codes, Ordinances, and Development Standards
- Environmental Review

Policies

- Housing Element
- Land Use Element
- Transportation Element
- Safety Element
- Climate Action Plan

Codes, Ordinances, & Development Standards

- Zoning Code
- Specific Plans
- Objective Design Standards

Environmental Review

- Supplemental Program Environmental Impact Report (PEIR)



Timeline

Critical Path:

- Preferred Land Use and Mobility Network (Fall 2020)
- Environmental Review (Winter 2021)
- Housing Element Submittal to HCD (Spring/Summer 2021)

Spring 2020

Existing Conditions Analysis

Summer 2020

Outreach

Vision, Goals, and Policies

Land Use Scenarios

Fall 2020

Preferred Land Use and Mobility Network

Zoning Code Updates

Outreach

Draft Elements

Winter 2021

Environmental Review

Technical Studies

Spring/Summer 2021

Public Review/Adoption

Housing Element Submittal to HCD

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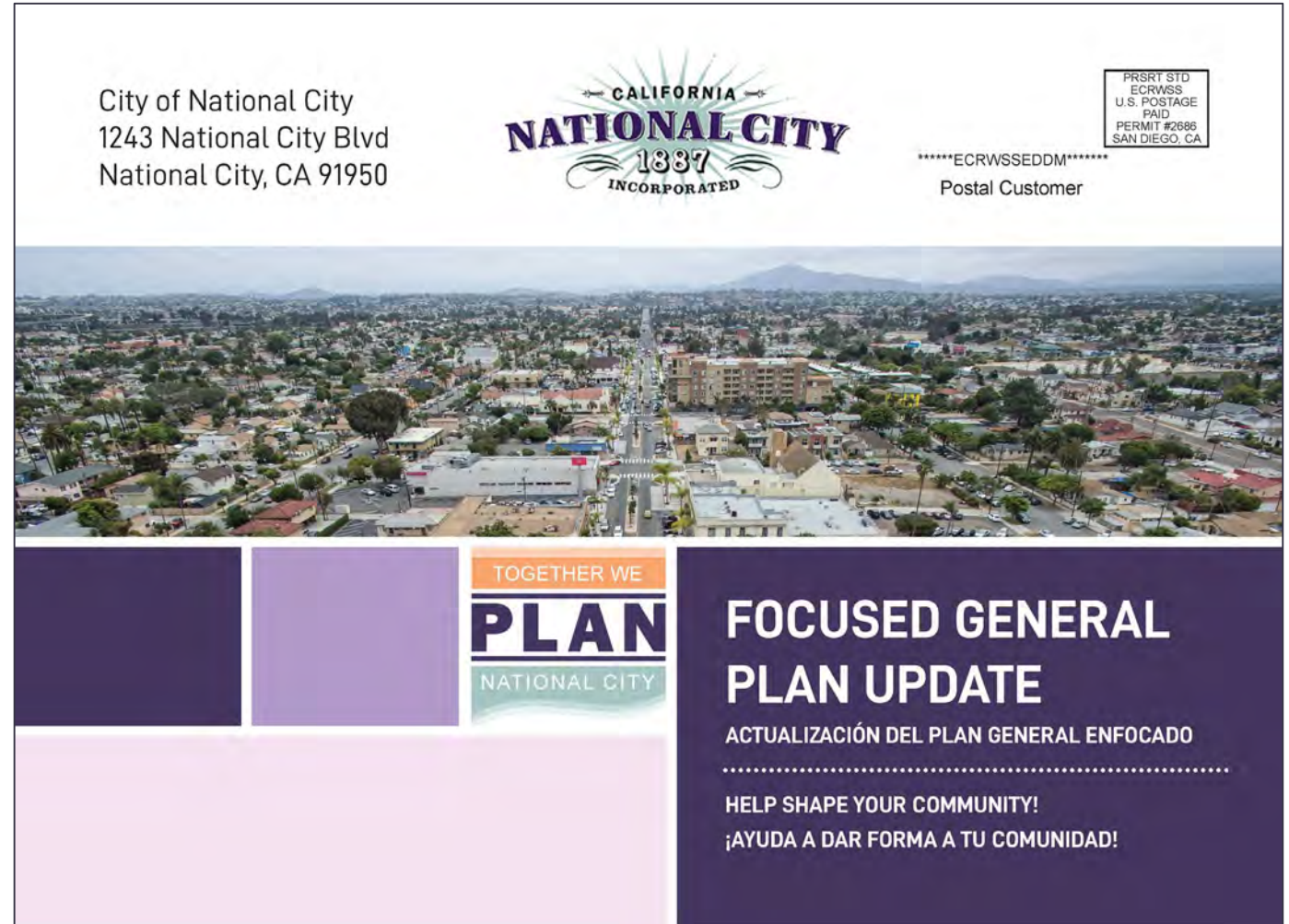
Help Shape Your Community!

- Survey
- Webinars
- Office Hours
- Social Media and Website
- Stakeholder Interviews

nationalcityca.gov/FGPU

#TogetherWePlan

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Survey

Generated on the MetroQuest Platform (both English and Spanish available):

- Welcome Screen
- Housing Budget
- Mobility Markers
- Rate Housing Types
- Wrap Up

Visit project page for survey:

www.nationalcityca.gov/FGPU

National City Focused General Plan Update



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Polling Question #1:

What topic area being addressed through the Focused General Plan Update is most important to you?

Select one:

- Land Use
- Housing
- Transportation
- Safety
- Climate Change



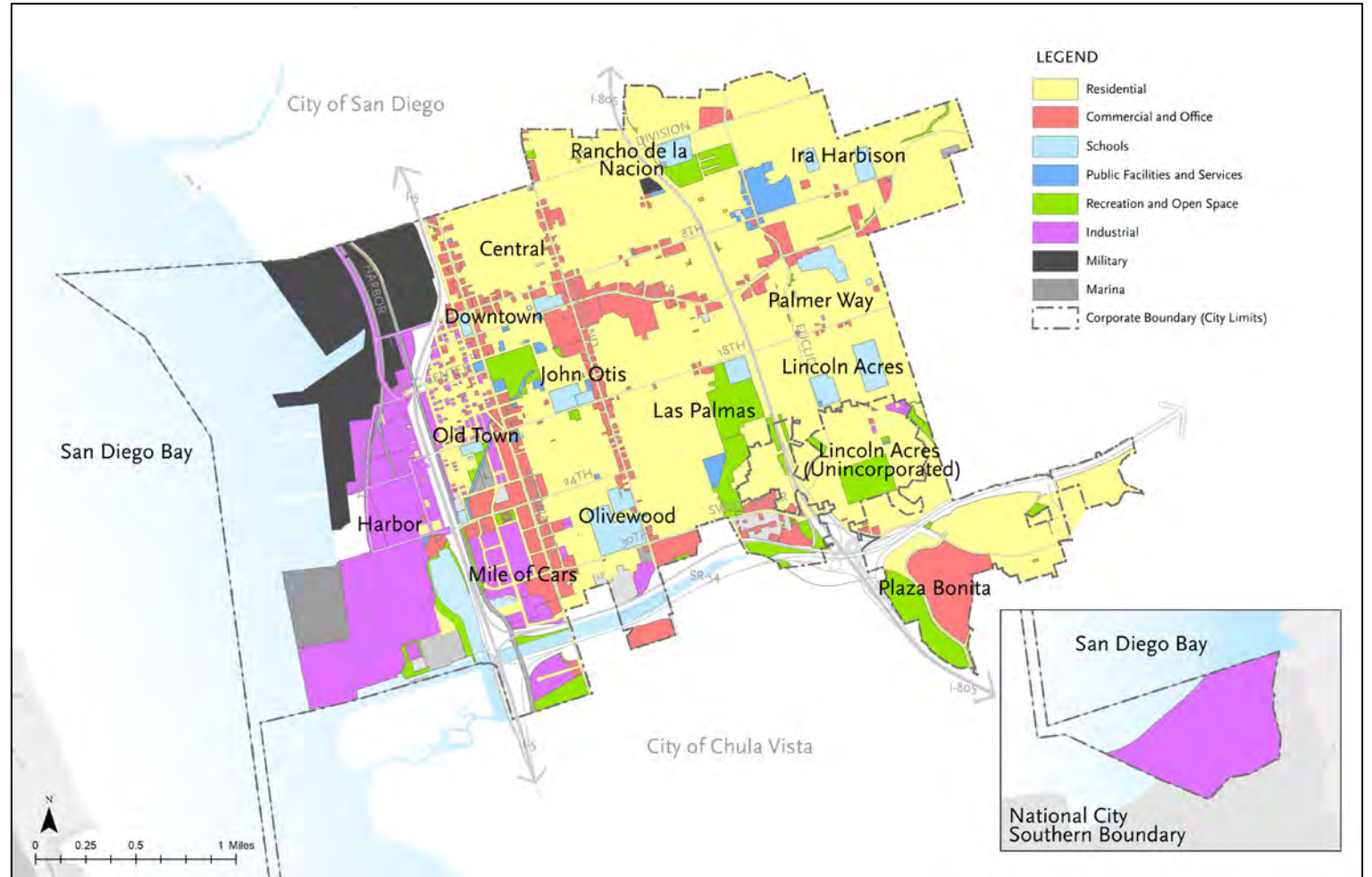
LAND USE & HOUSING ELEMENTS



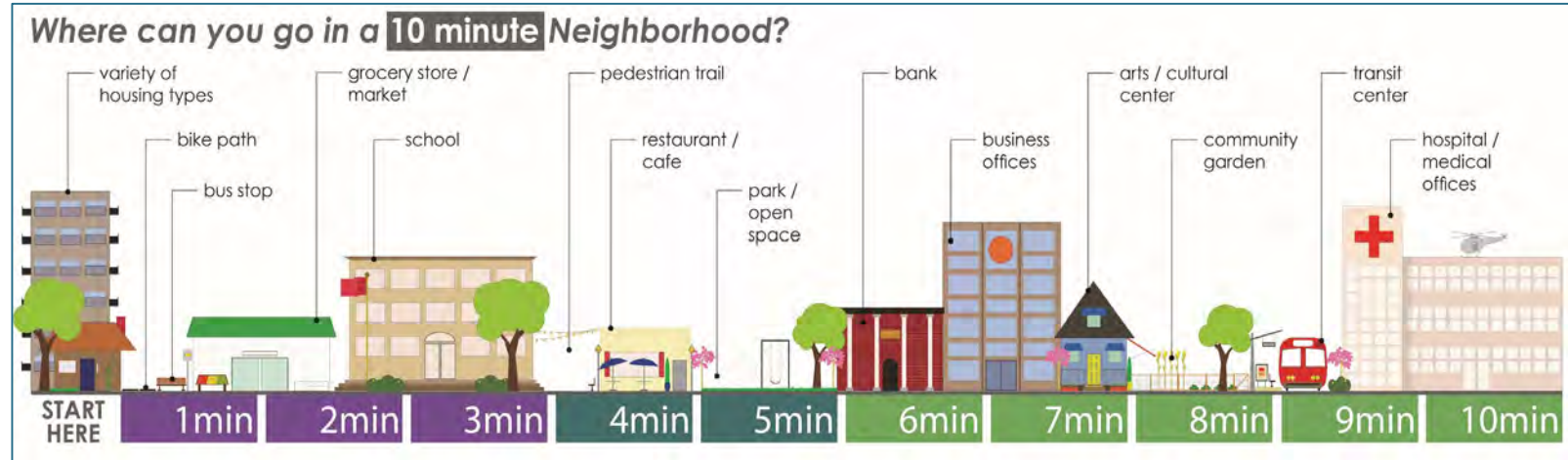
What is a Land Use Element?

Designates the general distribution, location, and extent of uses of land for housing, business, industry, open space, etc.

Existing Land Uses



10-Minute Neighborhoods



10-minute neighborhoods
 Source: INTRACONnect (2020)



What is a Housing Element?

Contains policies and programs to address housing for all income levels. Requirements set by State law.

National City Growth Forecast

2020

Population: 62,342

Housing Units: 17,458

2035

Population: 73,329

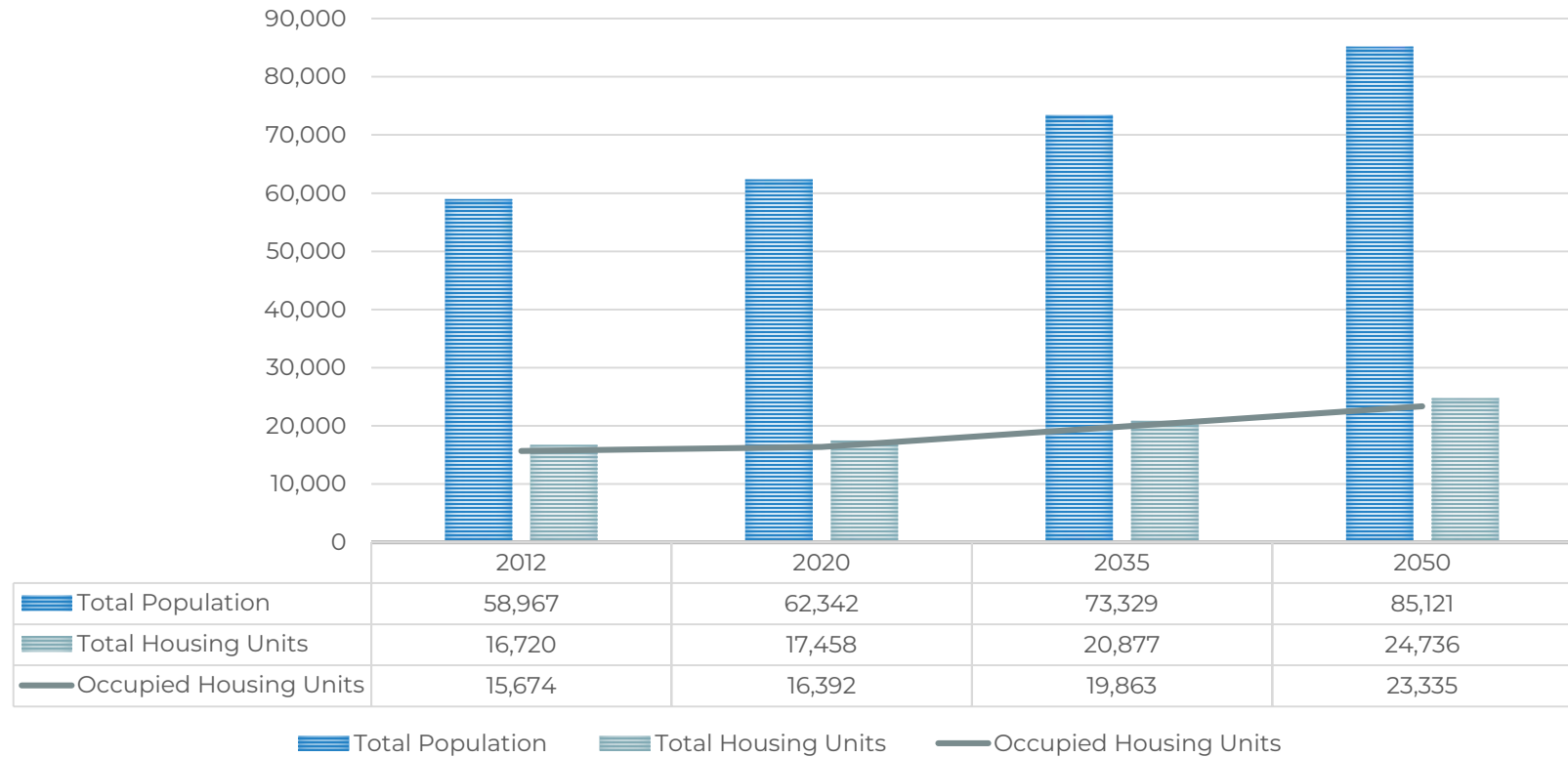
Housing Units: 20,877

2050

Population: 85,121

Housing Units: 24,736

NATIONAL CITY GROWTH FORECAST



Source: Series 13 Regional Growth Forecast. SANDAG.

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6th Cycle Regional Housing Needs Assessment (RHNA)

- Planning Period: 2021-2029
- San Diego region’s target: 171,685 units
- National City’s target: 5,437 units

NATIONAL CITY DRAFT 6TH CYCLE RHNA ALLOCATION

Income Group	Percentage of AMI	Share
Very Low Income	31-50	645
Low Income	51-80	506
Moderate Income	81-120	711
Above Moderate Income	>120	3,575
Total		5,437

Source: 6th Cycle Draft RHNA Allocation. SANDAG.

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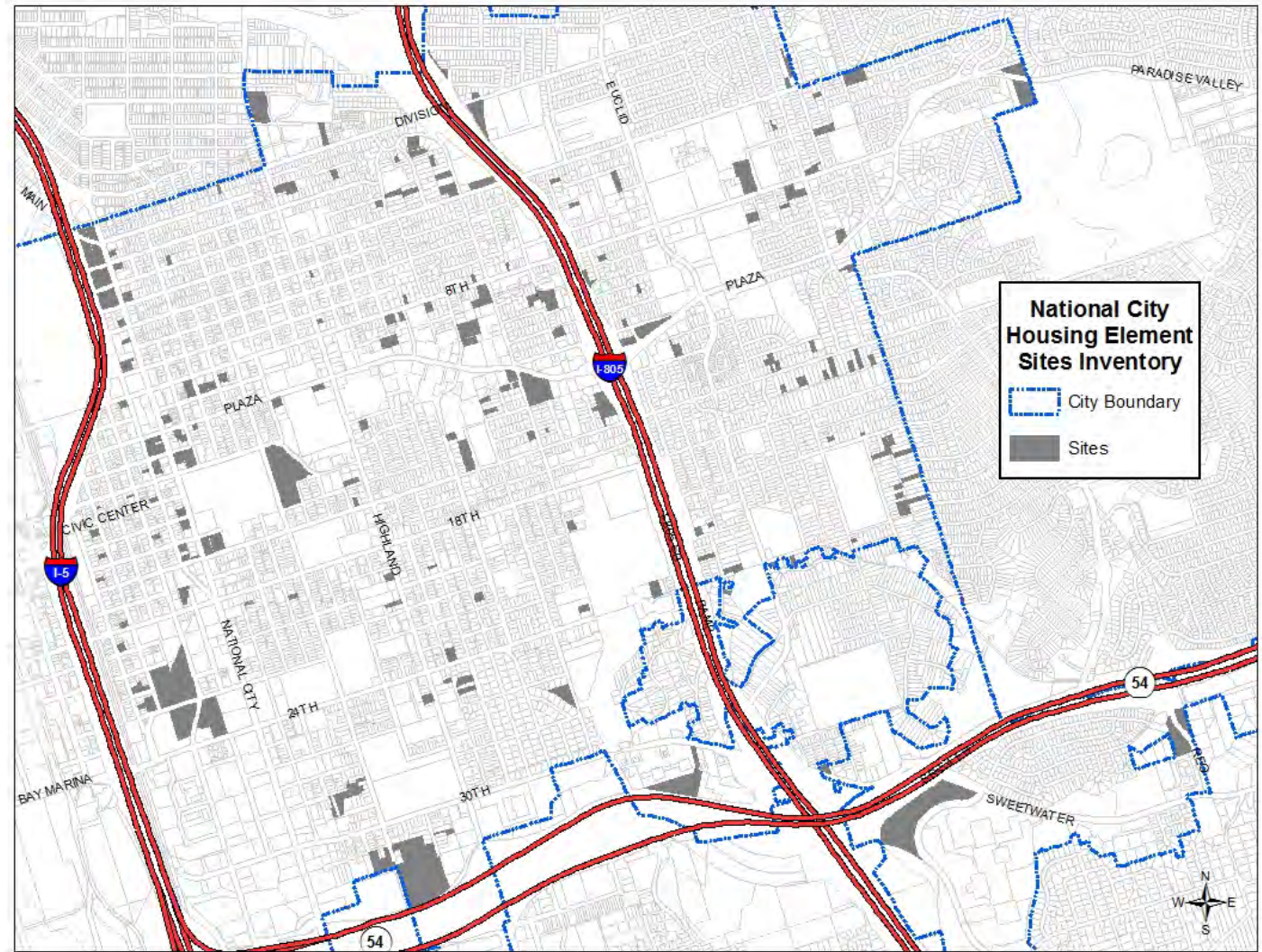
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6th Cycle Regional Housing Needs Assessment (RHNA)

Site Inventory being compiled according to state guidelines:

- Vacant sites
- City-owned sites
- Downtown Specific Plan
- Mixed-use districts and corridors
- Multi-family zoned areas

SLIDE 22



Prior Site Inventory (Cycle 5)

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Goals and Policies

- Goal 1: Maintain and enhance the quality of existing residential neighborhoods.
- Goal 2: Conserve the affordability of the existing housing stock.

SLIDE 23



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Goals and Policies

- Goal 3: Increase the availability and affordability of safe and sanitary housing for all income groups
- Goal 4: Provide a sufficient number of housing units and range of housing types

SLIDE 24



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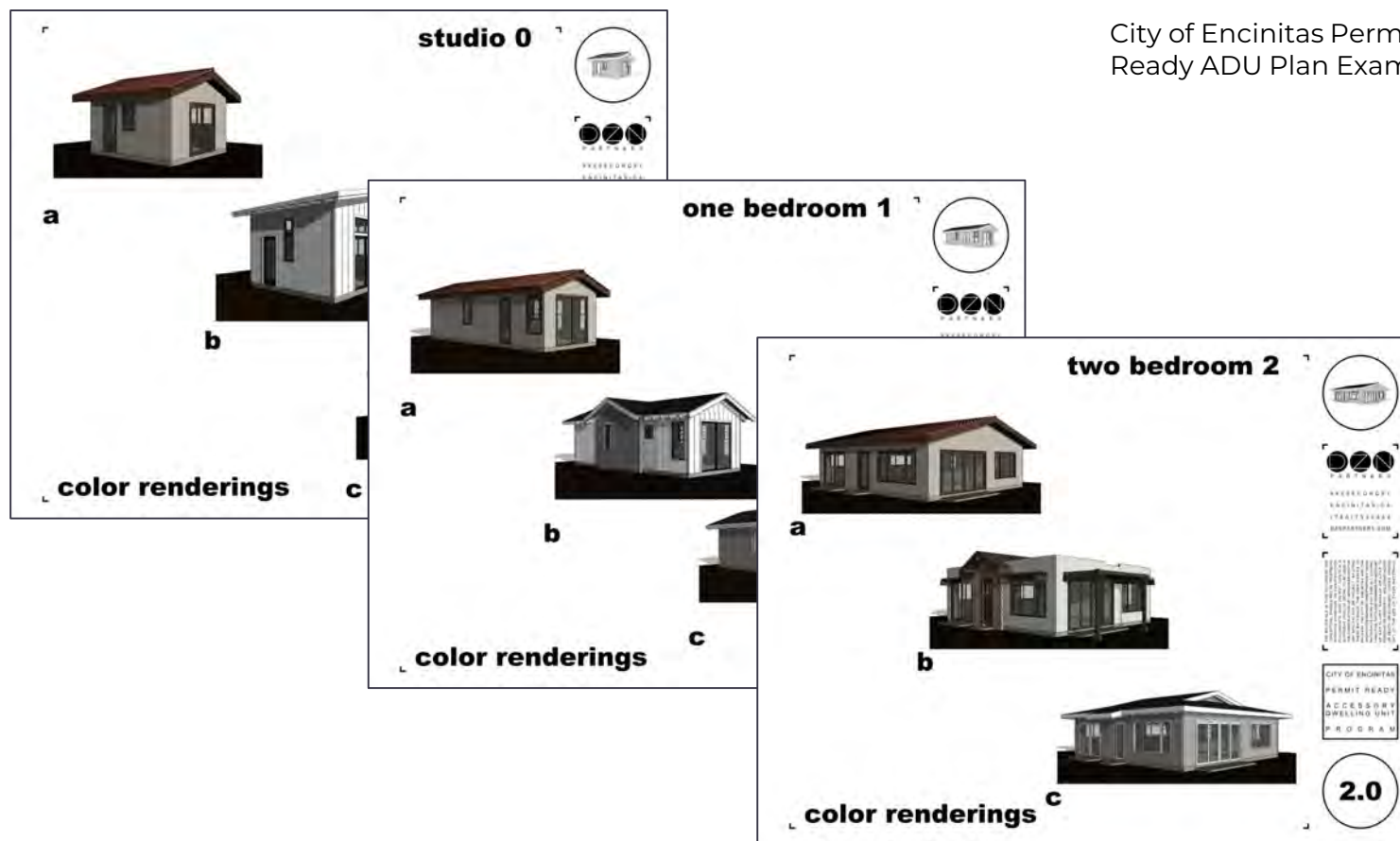
Goals and Policies

- Goal 5: Promote and implement fair housing practices and equal access to housing opportunities
- Goal 6: Enhance housing affordability through energy conservation and design



Strategy: Increase Housing Production

— Adopt an **Accessory Dwelling Unit Ordinance**



ACCESSORY DWELLING UNITS

Adopt an ordinance with ADU standards

Provide permit-ready, customizable plans

Example: City of Encinitas Permit-Ready ADU (PRADU) Program

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Strategy: Increase Housing Production

- Adopt an **inclusionary housing ordinance**



City of San Diego COMM22

INCLUSIONARY HOUSING ORDINANCE

Adopt an ordinance that requires a certain percentage of new development to be set aside as affordable units or pay an in-lieu fee

Must strike a balance with market conditions to be effective

Example: City of San Diego Inclusionary Housing Ordinance

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Strategy: Increase Housing Production

- Provide **incentives** to supplement the State Density Bonus program



City of San Diego NOOK Micro-units

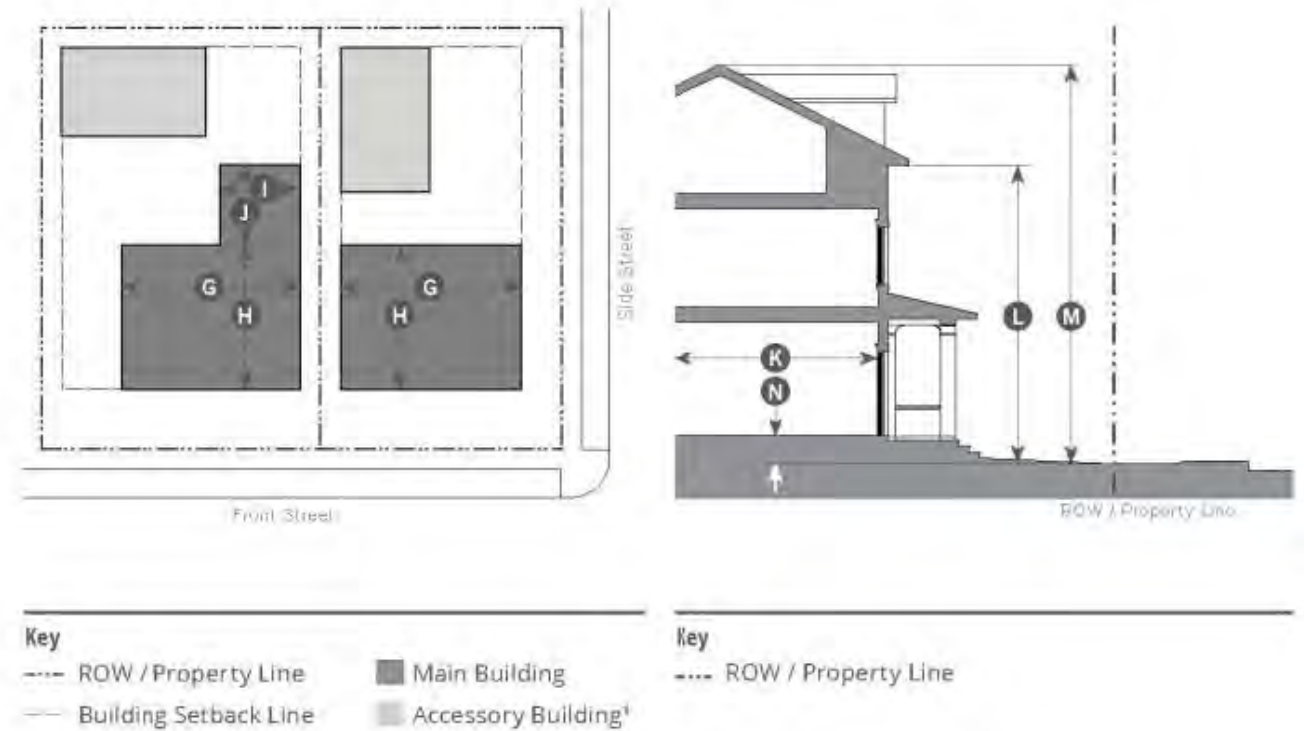
INCENTIVES

Additional density and/or height for certain types of development (microunits, proximity to transit, etc.)

Example: City of San Diego Housing SD Program

Strategy: Reduce Development Costs

— Develop **Objective Design Standards**



OBJECTIVE DESIGN STANDARDS

Design standards that involve no personal or subjective judgement and is uniformly verifiable by benchmarks and criteria

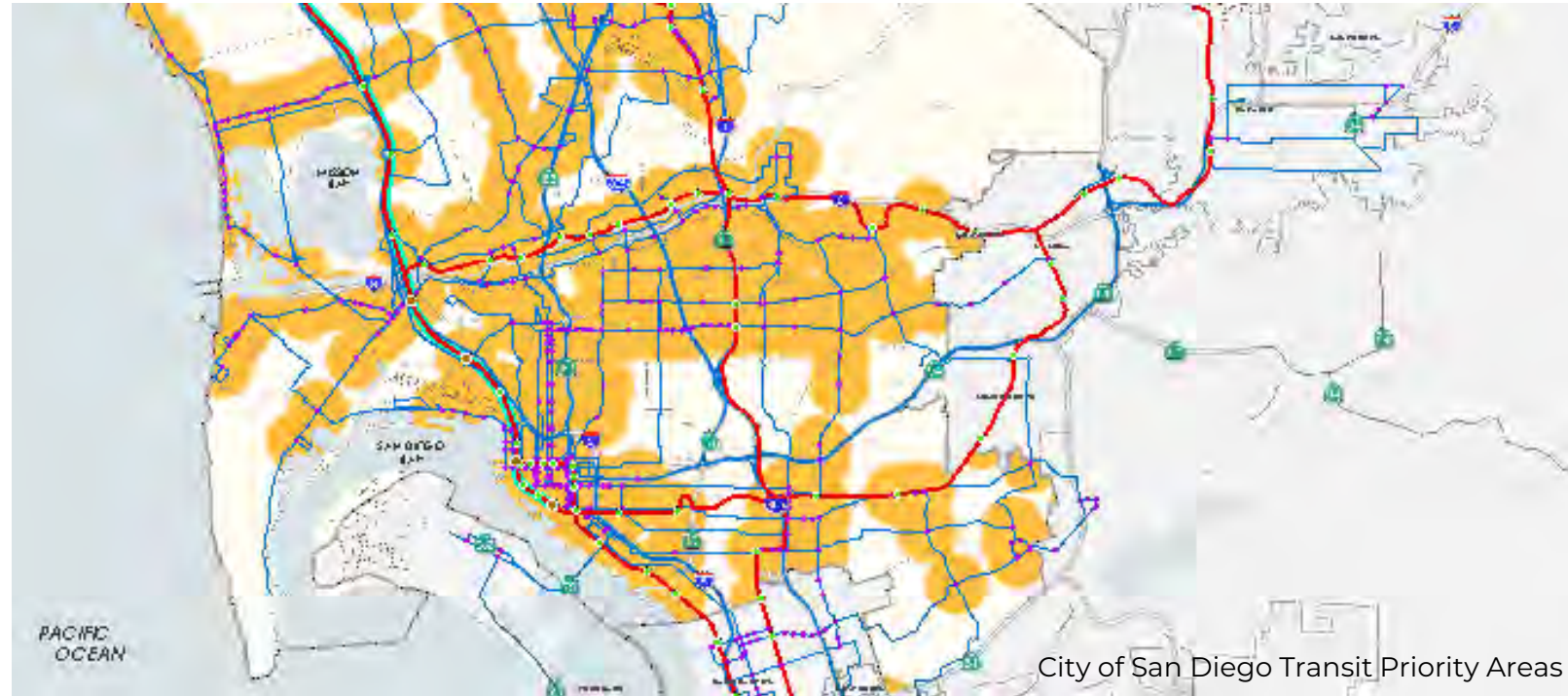
Can include site elements (massing and articulation, parking locations, etc.) and building design (roof design, building details, etc.)

Example: City of Novato (pictured above)

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Strategy: Reduce Development Costs

— Reduce **parking requirements**



REDUCE PARKING REQUIREMENTS

Parking requirements increase the amount of land needed per unit and, consequentially, building cost

Revise parking requirements to provide more flexibility; consider reducing based on proximity to transit and other factors

Example: City of San Diego Transit Priority Area Multifamily Residential Parking Standards

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Strategy: Reduce Development Costs

- Streamline **entitlement processes**



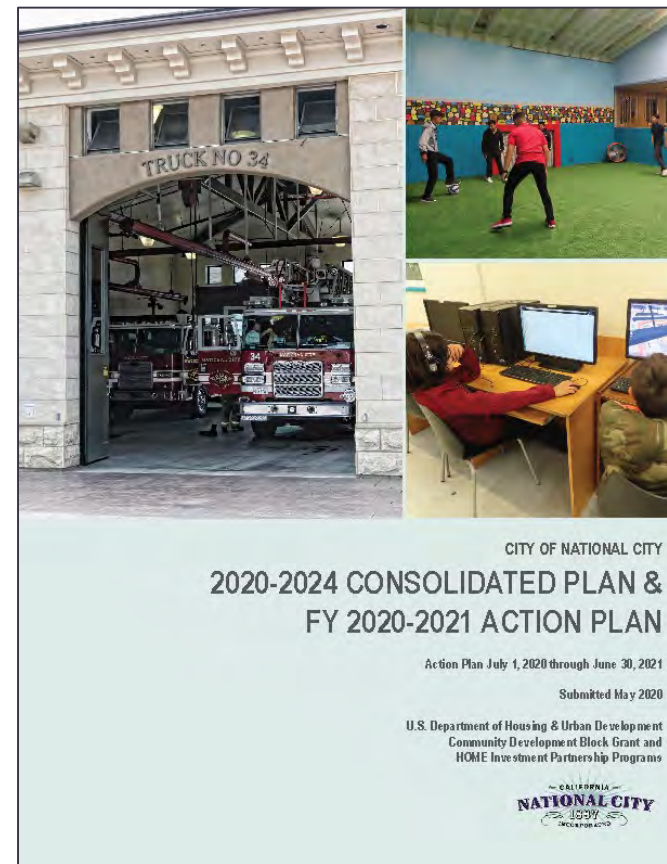
STREAMLINED ENTITLEMENT PROCESSES

Streamlined review and ministerial approval for multifamily projects that meet certain criteria

Example: City of Santa Rosa Streamlined Eligibility Checklist

Strategy: Support Homeowners and Renters

- Continue programs that provide **support for homeowners and renters**



PROGRAMS

Tenant-Based Rental Assistance (TBRA)

Down Payment Assistance

Landlord-Tenant Counseling Programs

Housing Rehabilitation and Repair Program

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Polling Questions





Polling Question #2:

To accommodate the City's housing need, where would you prioritize housing production?

Choose all that apply:

- Downtown National City
- Westside/Old Town National City
- Commercial Corridors (Highland Ave, Plaza Blvd, 8th Street, and 18th Street)
- Other Neighborhoods

Polling Question #3:

To accommodate the City's housing need, what type of units would you like to see produced?

Choose all that apply:

- Accessory Dwelling Units (ADUs)
- Low-medium density (multifamily up to 3 stories)
- Medium density (multifamily up to 6 stories)
- Medium-high density (multifamily up to 9 stories)
- High density (multifamily up to 20 stories)



Questions & Answers





TRANSPORTATION ELEMENT

National City's Transportation History



San Diego Southern Electric Line Street Car No. 101 (1915).
Retrieved from National City Public Library.



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What is a Transportation Element?

*The blueprint document
that guides the City's
decision making
related to transportation
for the future.*

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What is in a Transportation Element?

- Pedestrians
- Bicyclists
- Public Transit
- Vehicles
- Goods Movement
- New Mobility
- TDM / TSM

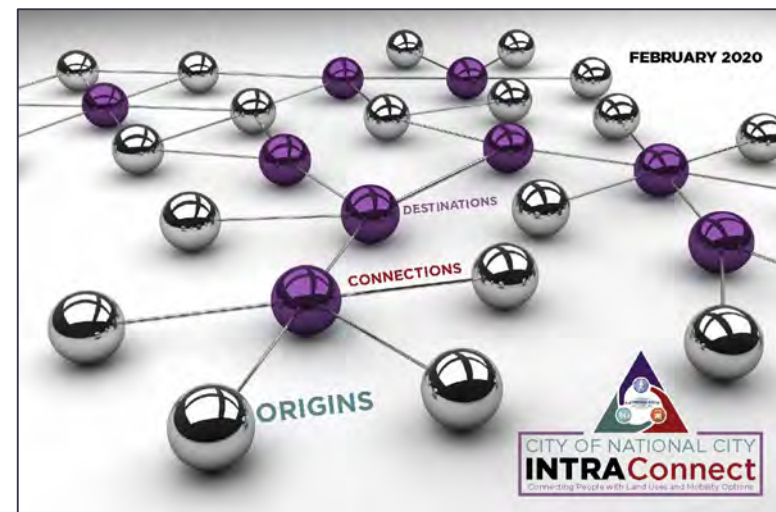
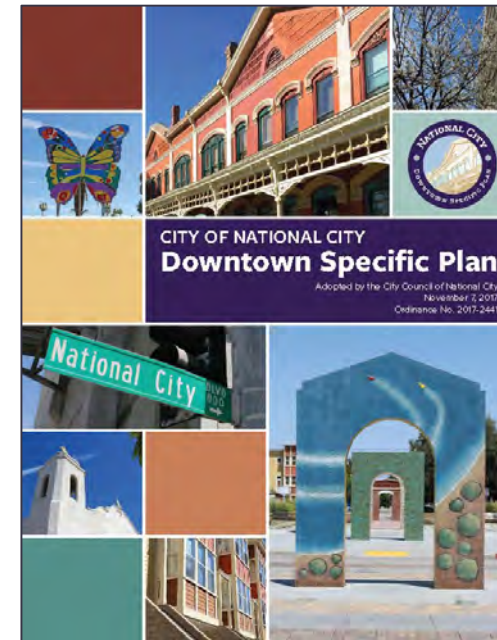
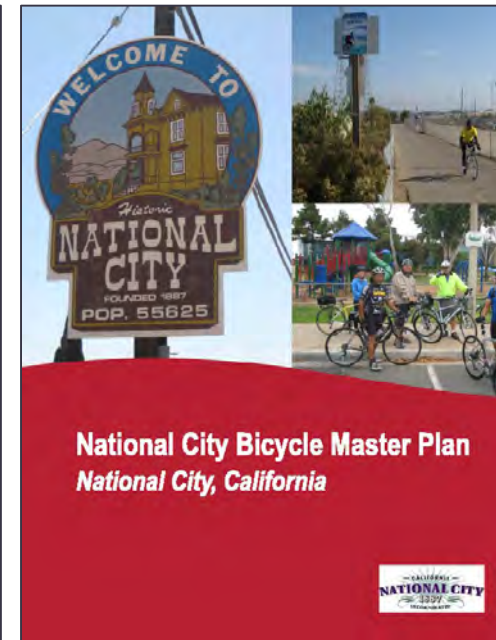
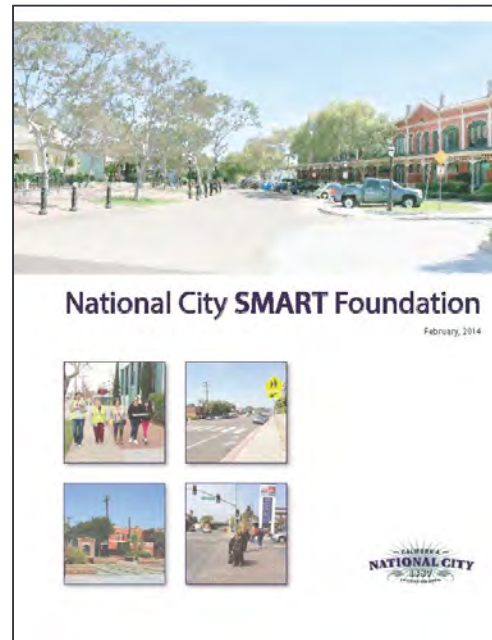


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Building from Previous City Efforts

Focused studies and plans since the last General Plan update in 2011:

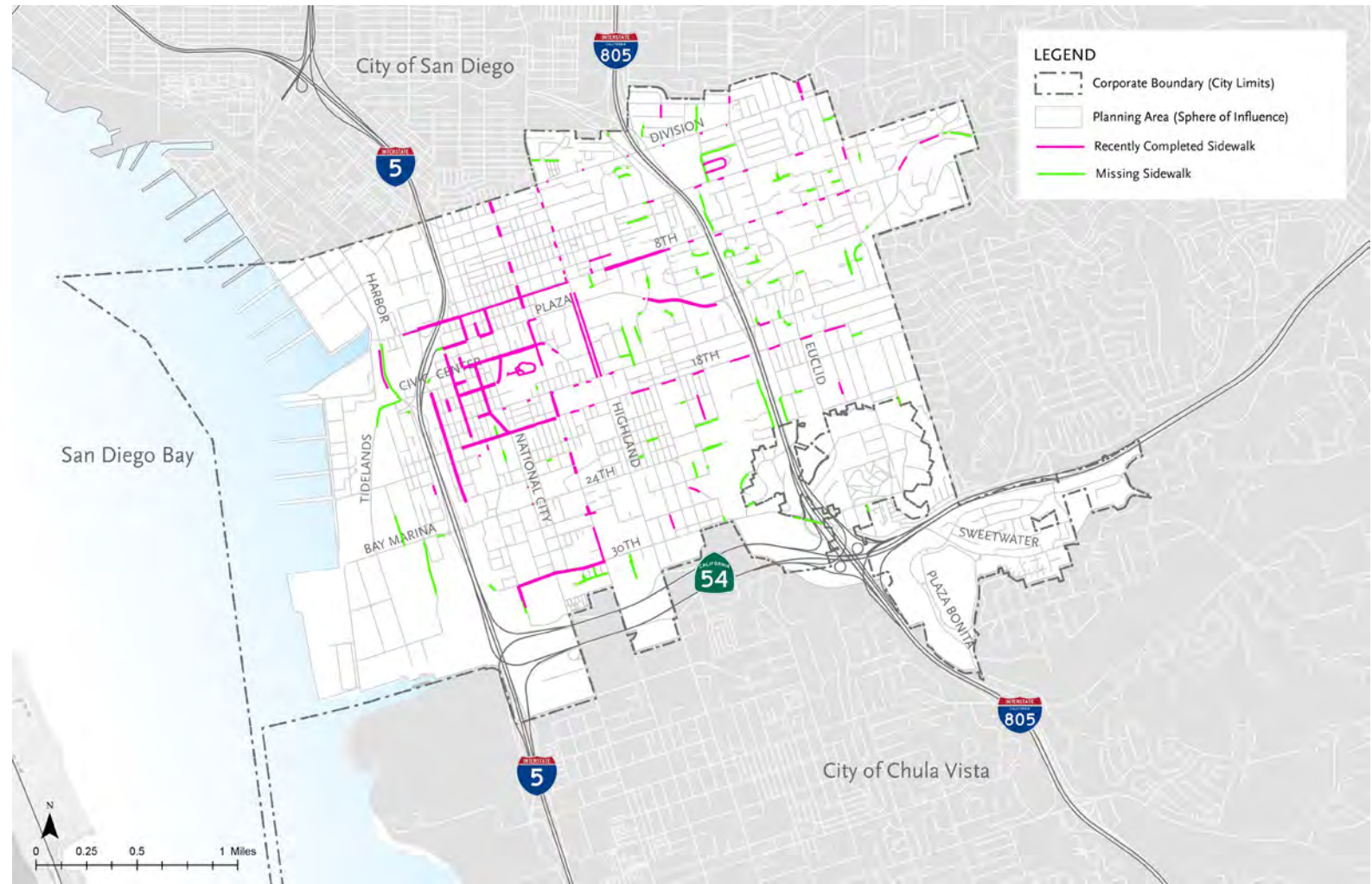
- SMART Foundation Plan (2014)
- Downtown Specific Plan (2017)
- INTRACONnect (2020)
- Homefront to Waterfront Connectivity Study (2020)
- Bicycle Master Plan
- ADA Master Plan



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Existing Conditions: Pedestrian Environment

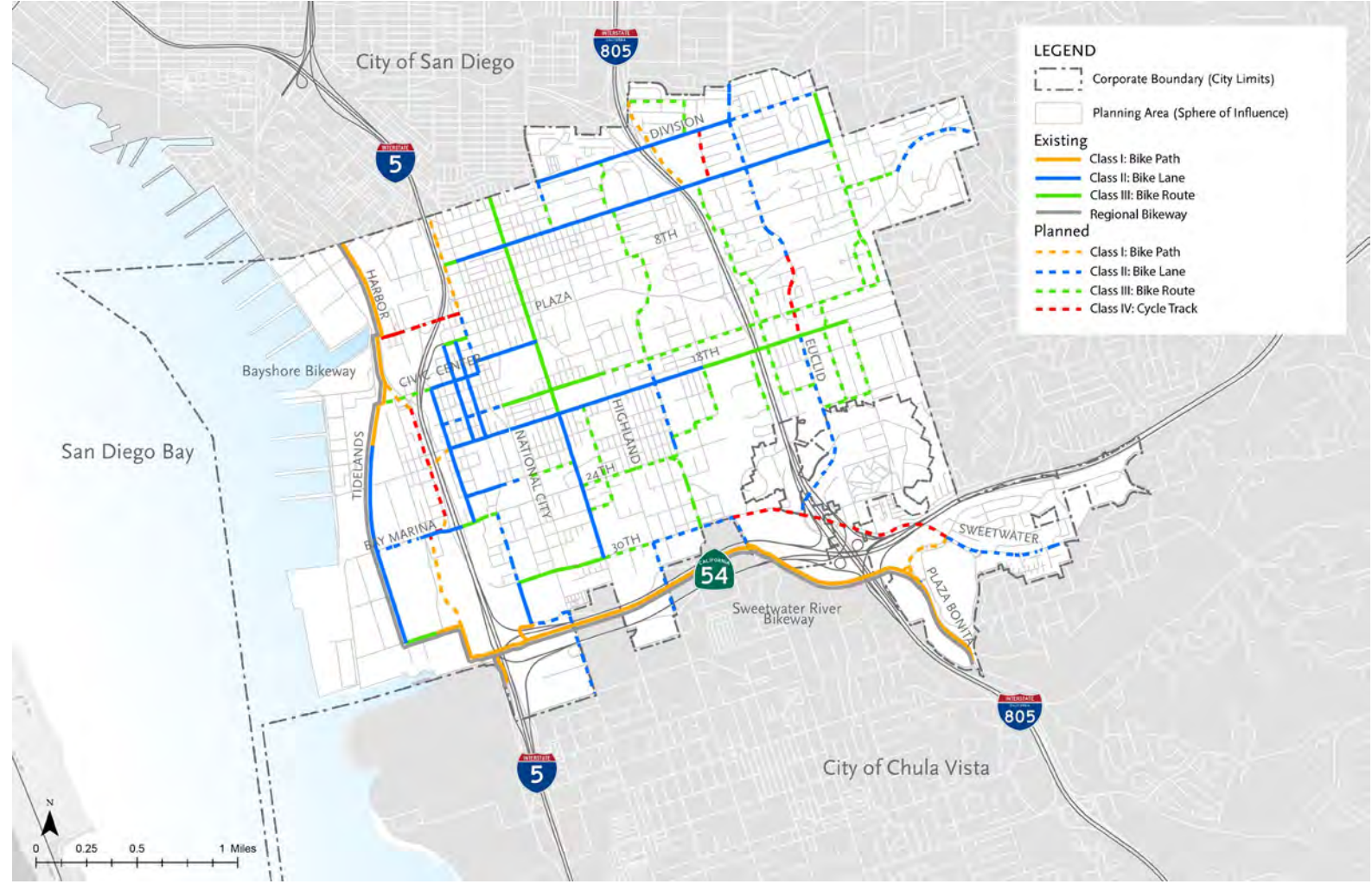
*Missing and Recently
Completed Sidewalks*



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Existing Conditions: Bicycle Environment

Existing and Planned Bicycle Facilities



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What drives the Transportation Element?

Safety and Reliability

Economic Development

**Accessible Neighborhoods
(10-Minute Destinations)**

Ready for Future Technology

Safety and Reliability



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Economic Development



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Accessible Neighborhoods (10-Minute Destinations)



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Ready for Future Technology





Polling Questions





Polling Question #4:

What types of transportation do you generally use?

Choose all that apply

- Walking
- Biking
- Private automobile
- Public transport
- Rideshare



Polling Question #5:

What influences the type of transportation you choose?

Choose all that apply:

- Safety
- Time
- Cleanliness
- Availability and access
- Cost



Polling Question #6:

What transportation improvements should we focus on?

Choose all that apply:

- Pedestrians
- Bicyclists
- Private automobiles
- Public transport
- Streetscape beautification (e.g. trees)

Tell Us More!

Mark specific locations via the Project Survey – Mobility Markers exercise

nationalcityca.gov/FGPU

2 HOUSING BUDGET
3 MOBILITY MARKERS
4 RATE HOUSING TYPES

WELCOME

MOBILITY MARKERS

WRAP UP

What to do Next Task

Please drag and drop at least 5 markers on the map.

Home

Destination

Bike Issue

Ped. Issue

Transit Issue

Vehicle Issue

Map Data
Terms of Use
Report a map error

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Questions & Answers





SAFETY ELEMENT



What is a Safety Element?

Addresses the potential short and long-term risks of fires, floods, earthquakes, landslides, climate change, hazards, emergency services and disaster response, and other locally relevant safety issues.



Key Topics and Drivers

State legislation:

- SB 379: Requires safety element updates to include climate adaptation and resilience strategies
- SB 1000: Identify environmental justice communities
- SB 1035: Revise the safety element no less than every eight years (tied to Housing Element cycle)

Hazard Mitigation Planning

Seismic and Geologic Hazards

Flood Hazards and Inundation

Fire and Emergency Services

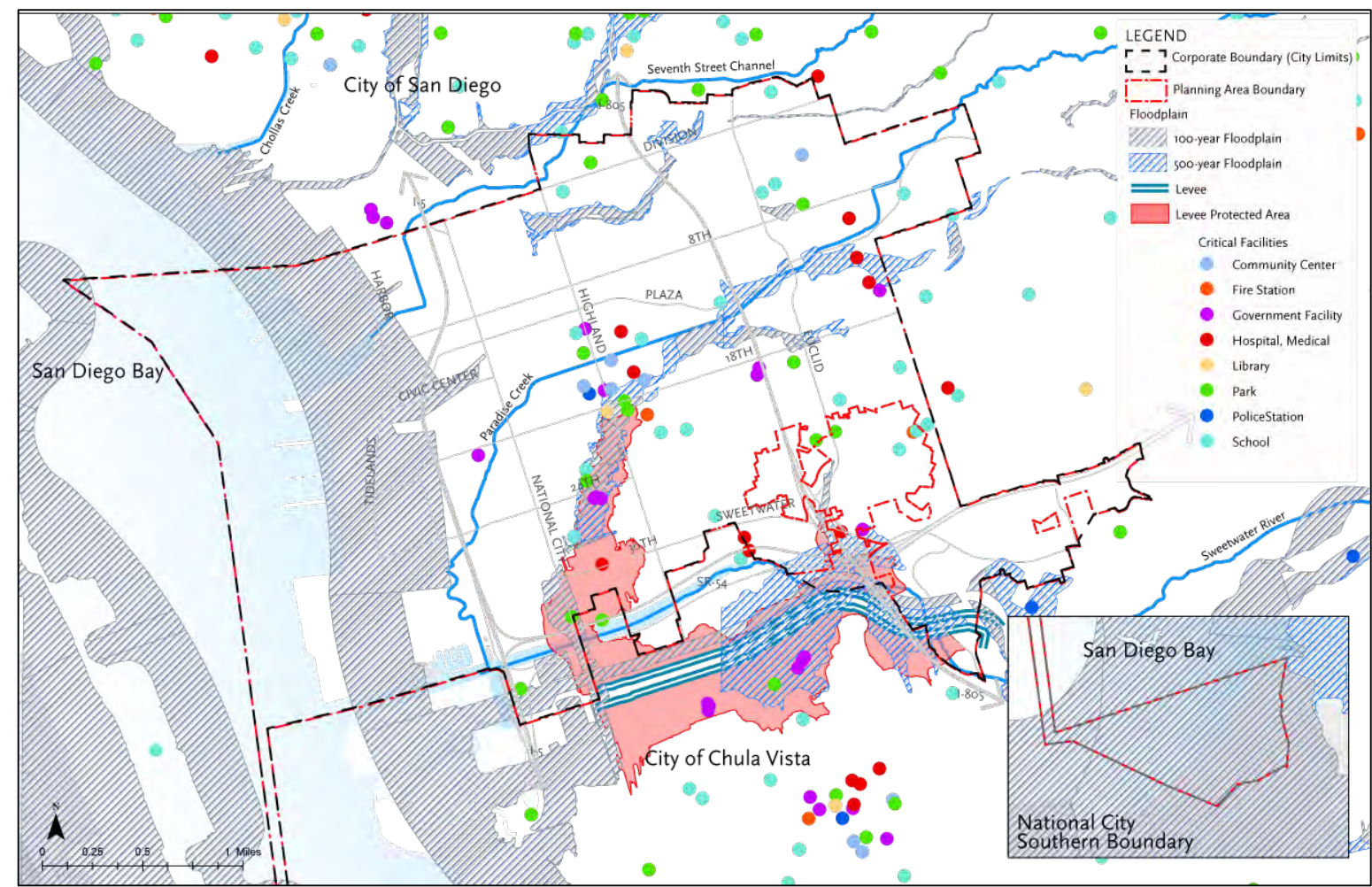
Emergency and Disaster Preparedness & Response

Hazardous Materials, Brownfields, and Military Installations

Climate Change, Adaptation, and Resilience

Natural Hazards: Seismic, Geologic Flooding and Wildfire

Key updates:
 — FEMA Floodplain Maps



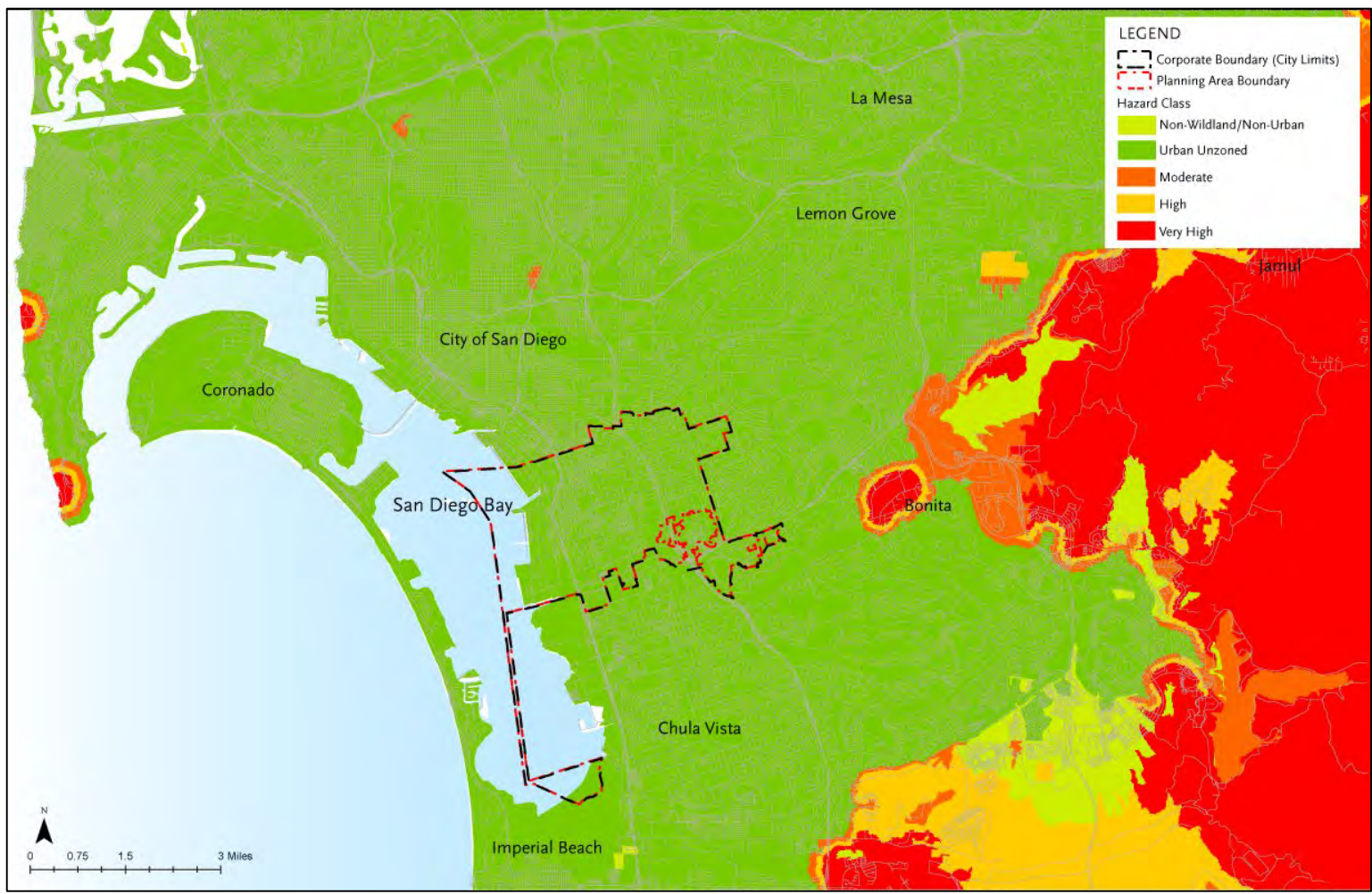
Updated DRAFT FEMA Floodplain Map

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Natural Hazards: Seismic, Geologic Flooding and Wildfire

Key updates:

- CALFIRE Wildfire Hazards



Updated DRAFT CALFIRE Wildfire Hazard Map

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Emergency Response and Disaster Preparedness

Key updates:

- Emergency Response Times

Fire Department:

- Average response time of 6 minutes 34 seconds for 911-emergency calls

Police Department:

- Average response time of 5 minutes 15 seconds for Priority 1 Emergency Calls

SLIDE 60



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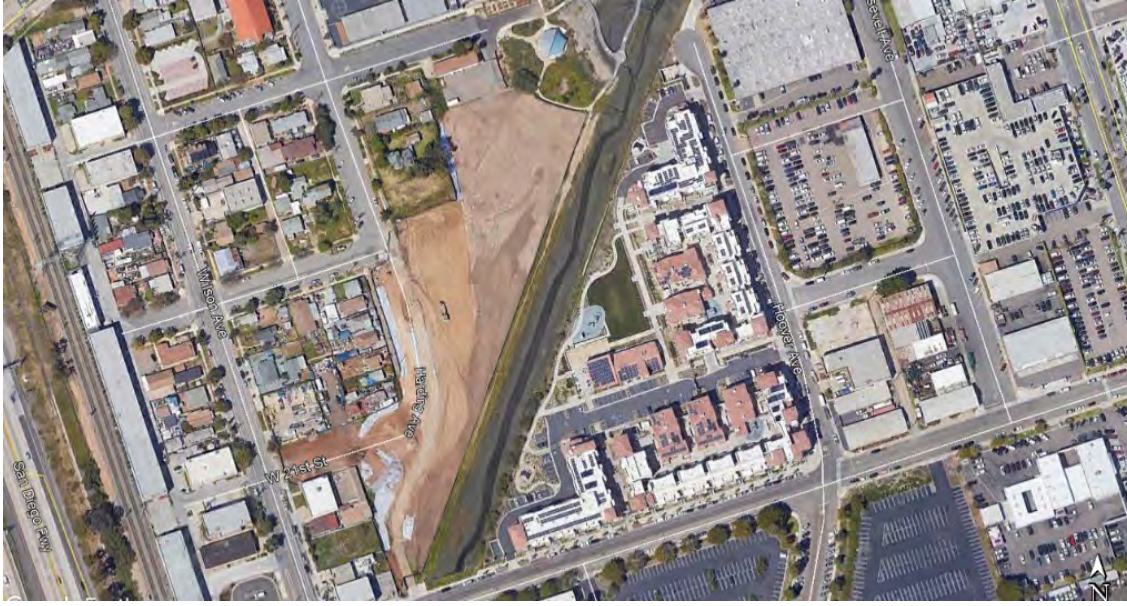
Brownfields and Other Hazards

- Brownfield sites are properties that may include the presence of a hazardous substance, pollutant, or contaminant.
- Difficult to redevelop due to remediation costs and liability concerns.
- Once remediated, brownfields present opportunities for infill development.



Paradise Creek Apartments Site

Before (above)
After (right)

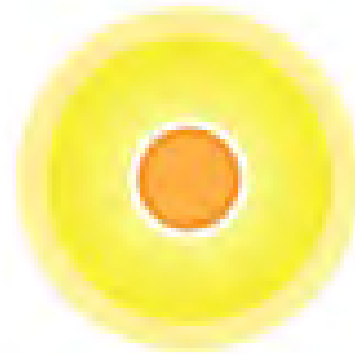


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Climate Adaptation and Resilience

- Climate-related risks include rising temperatures, sea level rise, and other public health and safety-related issues.
- State law (SB 379) requires an assessment of climate-related vulnerabilities and a comprehensive strategy to respond.
- Impacts to be assessed based on modeling tools from State resources (Cal-Adapt).

Climate-Related Risks



Extreme Heat



Extreme Precipitation



Sea Level Rise



Polling Questions





Polling Question #7:

What safety-related issues concern you the most?

Choose all that apply:

- Natural hazards: seismic, geologic, flooding, and wildfire
- Crime or emergency response
- Hazardous materials and brownfields
- Climate change adaptation



Questions & Answers

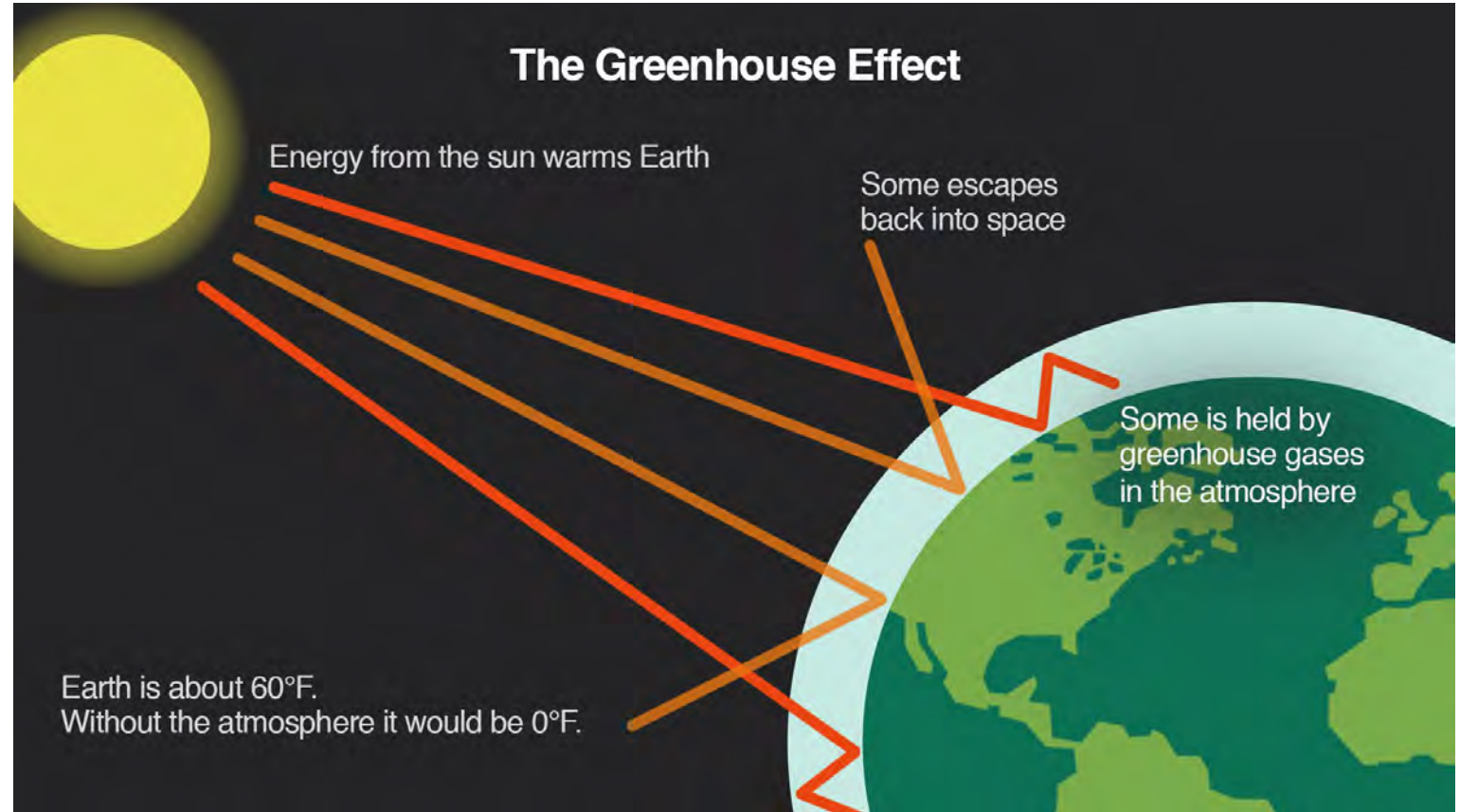


The image shows the exterior of a modern building with a curved glass facade and a teal roof. In the foreground, there is a large, colorful archway made of mosaic tiles, featuring a blue sky with a yellow sun, a red arrow, and green circular patterns. A woman in a white shirt and black pants is walking through the archway. To the left, an American flag flies on a tall pole. The building's entrance has a sign that reads "CHAMBER OF COMMERCE & VISITOR CENTER" and the address "901".

CLIMATE ACTION PLAN

Climate Planning: Overview

- Greenhouse Gases (GHGs) are gases that trap heat in the atmosphere
- GHG stem mainly from fossil fuels used in transportation
- Communities can reduce their GHG contributions through climate planning



The Greenhouse Effect, illustrated above.

Climate Action Plan (CAP)

A CAP guides the City in reducing its contribution to global climate change by:

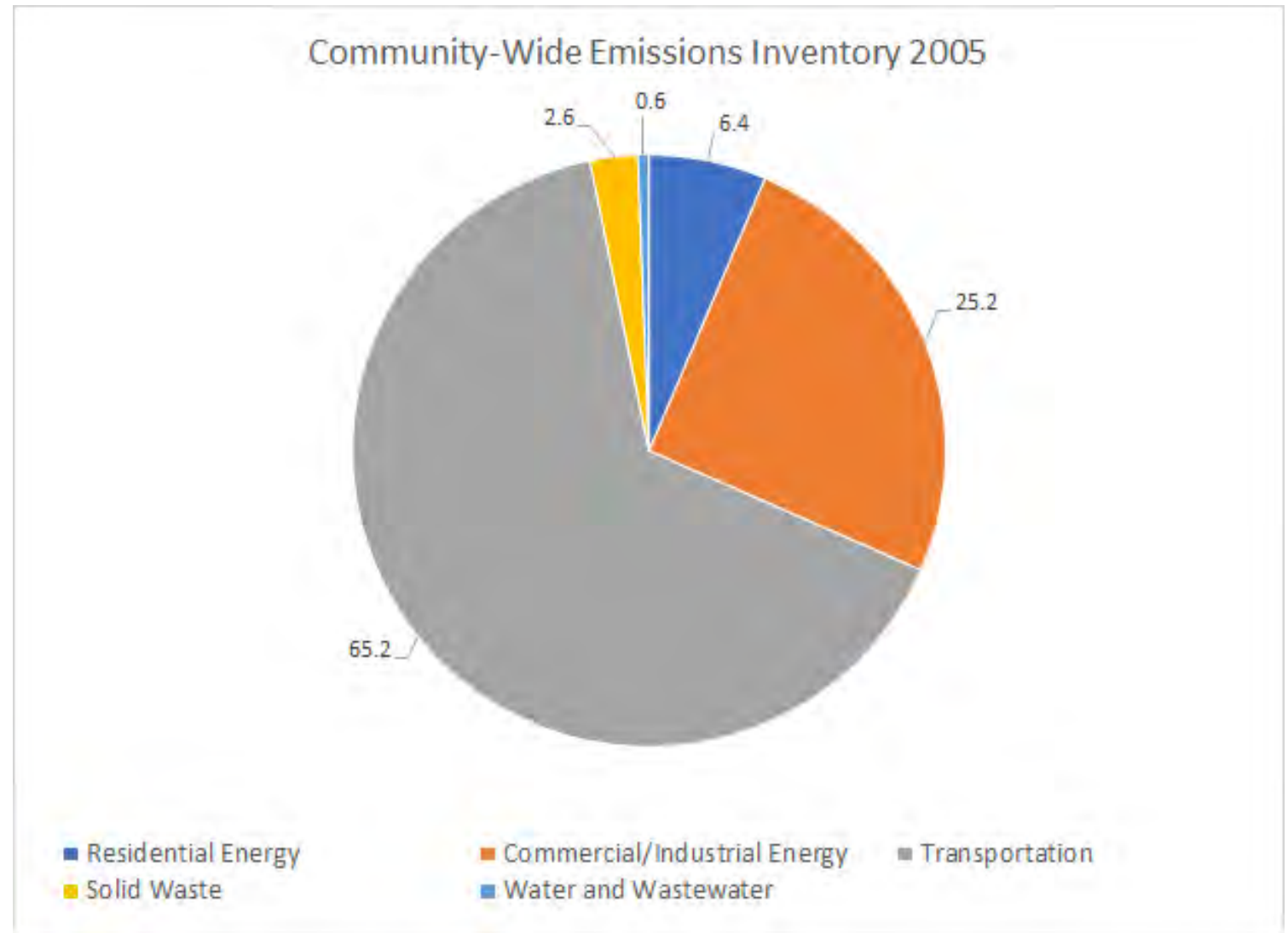
- Inventorying and forecasting GHG emissions
- Creating emission reduction targets
- Proposing measures & policies
- Implementing performance standards & monitoring programs



Climate Action Plan: GHG Emissions Inventory

- Electricity and Natural Gas
- Transportation
- Solid Waste and Wastewater
- Water
- Government Operations

Inventory update is currently in progress.



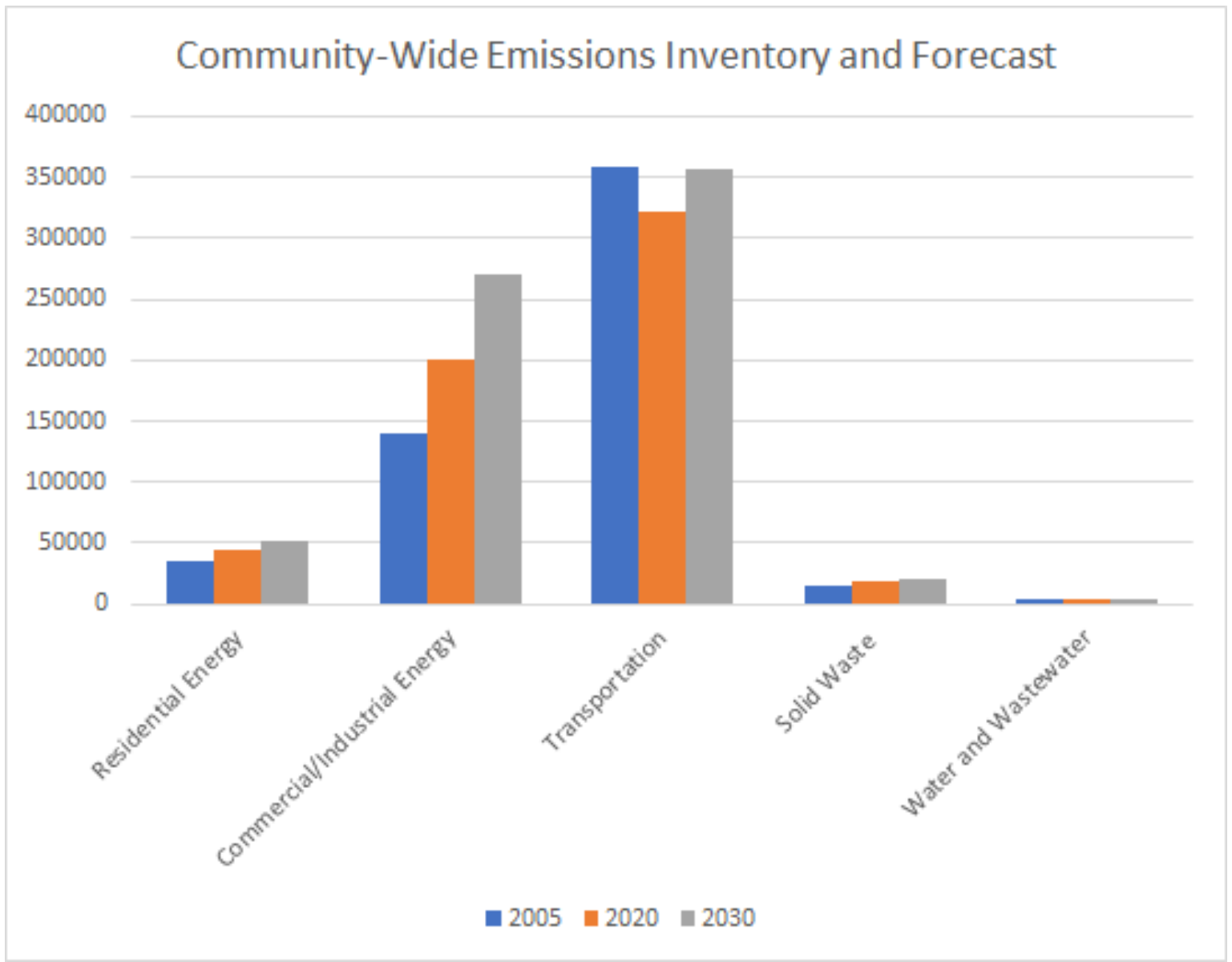
Source: CACP Model, ICLEI, 2009 and DC&E, 2010.

Transportation (65.2%) and Commercial/Industrial Energy (25.2%) shown as largest emissions sectors.

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Climate Action Plan: GHG Emissions Forecast

- “Business As Usual” (BAU) emissions forecasted through the General Plan Update horizon year (2050).
- BAU forecast used as a comparison point for emissions reduction efforts.



Source: CACP Model, ICLEI, 2009 and DC&E, 2010.

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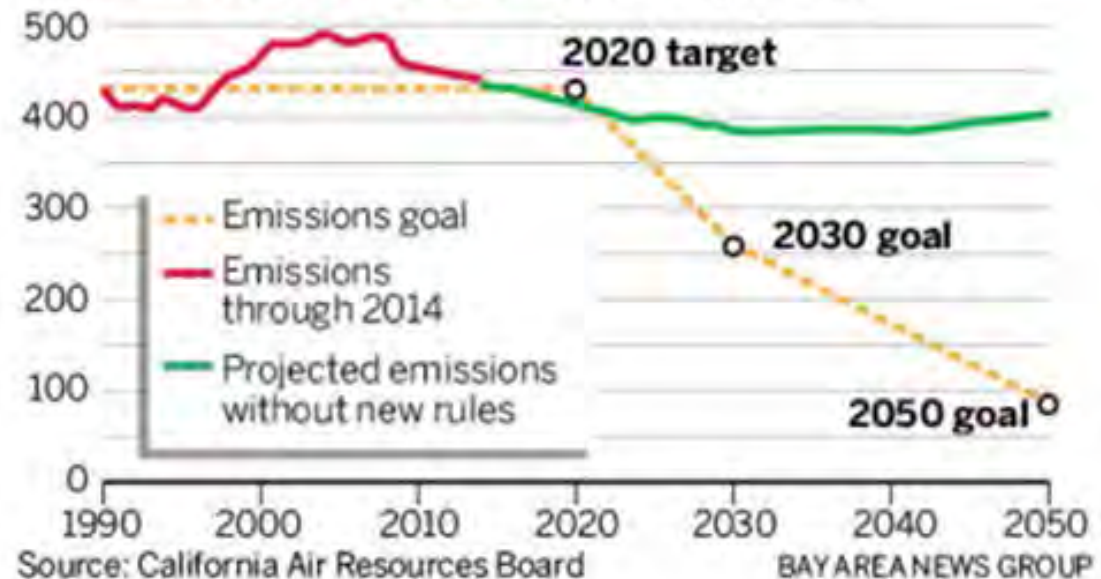
Climate Action Plan: GHG Emissions Targets

- Emission targets set by the State (AB32, SB32, Executive Order S-3-05)
- California is required to reduce greenhouse gases by 80% below 1990 levels by 2050
- Align community targets with state reduction targets

CALIFORNIA GREENHOUSE GAS EMISSIONS

California is on track to meet its goal for greenhouse gas emissions by 2020, but will need to do far more to reach targets for 2030 and 2050.

Million metric tons of carbon dioxide equivalent





Climate Action Plan: Emissions Reduction Strategies

Strategies linked to land use
and transportation elements.

Energy

- Reduce consumption through energy-efficiency
- Encourage renewable energy (Community Choice Aggregation [Energy])
- Encourage building energy audits

Transportation and Land Use

- Encourage “smart growth” that fosters well-connected land uses and transportation investments to reduce VMT
- Support investments in multi-modal infrastructure (biking, walking, and transit)
- Encourage teleworking and other transportation demand management (TDM) measures

Solid Waste, Wastewater, and Water

- Establish incentives for green waste recycling programs
- Encourage the use of gray and reclaimed water

Source: National City's Climate Action Plan, 2011

ESCUCHAR EN ESPAÑOL – LISTEN IN SPANISH!
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Climate Action Plan: Next Steps

- CAP relies heavily on community participation
- Help to make choices to reduce emissions in your community





Polling Questions





Polling Question #8:

What emissions-reducing activities do you currently participate in?

Choose all that apply:

- Alternative transportation (Ride transit, bike to work, etc.)
- Composting
- Solar or energy efficient appliances
- Landscape with drought-tolerant plants
- Other



Polling Question #9:

What strategies would you like to see National City implement to reduce emissions?

Choose all that apply:

- Increase opportunities for other modes of transportation
- Pursue incentives for financing renewable energy projects
- Increase recycling and composting initiatives
- Pursue Community Choice Energy



Questions & Answers



Help Shape Your Community!

1. **Take a survey!** Visit nationalcityca.gov/FGPU

2. Upcoming Webinars

- **Monday, August 24** from 1pm-2:30pm
- **Thursday, August 27** from 5pm-6:30pm
- **Saturday, August 29** from 9am-10:30am
- **Miércoles 9 de Septiembre** – Seminario Web en Español desde 6pm-7:30pm.
(Wednesday, September 9 – *Spanish Webinar from 6pm-7:30pm*)

3. Call during office hours

Call Tara Lake at (619) 849-5415 during the times listed below to speak in English.

- **Tuesday, August 25** from 10am-12pm
- **Wednesday, August 26** from 3pm-5pm
- **Friday, August 28** from 10am-12pm

Llame durante las horas de oficina que se indican en la lista abajo. Comuníquese con Myra Martínez al (619) 336-4301.

- **Martes, 25 de Agosto** desde 10am-12pm
- **Miércoles, 26 de Agosto** desde 3pm-5pm
- **Viernes, 28 de Agosto** desde 10am-12pm
- **Jueves, 10 de Septiembre** desde 5pm-6pm



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