



COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 5 OF THE CEQA GUIDELINES SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND PLANNED DEVELOPMENT PERMIT FOR REDUCED REAR YARD SETBACKS WITHIN A 10-LOT SUBDIVISION LOCATED AT 3410 VALLEY ROAD.

Case File No.: 2025-36 PD

Location: East side of Plaza Bonita Center Way south of Valley Road

Assessor's Parcel Nos.: 591-100-27 and 591-100-31

Staff report by: David Welch, Principal Planner

Applicant: Laurence Tucker

Zoning designation: Small Lot Residential (RS-2)

Adjacent use and zoning:

- North: Low-density residential use / County of San Diego (Bonita)
- East: Low-density residential use / County of San Diego (Bonita)
- South: Low-density residential use / County of San Diego (Bonita)
- West: Planned Unit Development (Bella Bonita) / RS-2

Environmental review: Categorically exempt from environmental review pursuant to Class 5, Section 15305 (Minor Alterations in Land Use Limitations)

Staff recommendation: Approve

Staff Recommendation

Staff is recommending approval of the Planned Development (PD) request, subject to the recommended conditions in the attached resolution and a determination that the project is exempt from CEQA. The project is consistent with the General Plan.

Executive Summary

The applicant requests modified rear yard setbacks for a previously approved 10-lot subdivision to construct single-family homes and accessory dwelling units (ADUs). The development includes 10 single-family residential lots with a private street connecting the development to Plaza Bonita Center Way. The subdivision will also include a biofiltration basin on-site for stormwater management purposes that. The private street and common areas have dedicated lots that are separate from the 10 residential lots.

The average parcel size is approximately 5,443 square feet in size, although the properties vary in size from 5,005 to 6,667 square feet in size. Due to the shape of the lots and design of the homes, reduced rear yard setbacks are being requested for the development.

Site Characteristics

The proposed project is located at 3410 Valley Road approximately one mile east of the intersection of California State Route 54 (SR-54) and Interstate 805 (I-805). The site was annexed into National City in 2024. The site is comprised of a 10-lot subdivision, private street, and a biofiltration basin, totaling approximately 2.5 acres. The properties are zoned as RS-2 and are considered Low-Medium Density Residential on the General Plan Land Use map. There was an existing single-family residence on the site, which was demolished to redevelop the property. The property was annexed into the City on March 4, 2024, with the subdivision approved on September 5, 2023.

Proposed Use

The applicant proposes to construct an approved 10-lot single family subdivision with reduced rear yard setbacks. The project's tentative subdivision map and the property's annexation into the City were previously approved. However, the requested reduction in setbacks was not addressed during the original project review and a separate PD permit has been submitted for this purpose. The applicant is requesting 15-foot rear yard setbacks for the eastern half of the site and 20-foot rear yard setbacks for the western half of the site when a 25-foot rear yard setback is typically required for the RS-2 zone. No other modified standards

are requested for this permit and the approved lot configuration was already in conformance with minimum lot area and frontage standards. The table below provides an overview of the subdivision and the requested setbacks.

Lot Number	Size (square feet)	Proposed Use	Requested Rear Yard Setback
1	5,017	Single Family Residence	20'
2	5,005	Single Family Residence	20'
3	5,035	Single Family Residence	20'
4	5,065	Single Family Residence	20'
5	5,050	Single Family Residence	20'
6	6,485	Single Family Residence	15'
7	5,979	Single Family Residence	15'
8	5,078	Single Family Residence	15'
9	5,045	Single Family Residence	15'
10	6,667	Single Family Residence	15'
A	20,972	Private Street	N/A
B	5,934	Biofiltration Basin	N/A
C	6,667	Open Space (Drainage)	N/A
Total	106,782		
	(2.451 acres)		

Analysis

A PD permit may be requested for developments that consist of more than one acre and the purpose is to allow for greater flexibility from the strict application of regulations than would typically be allowed under the variance process. The applicant's property has characteristics that influenced the subdivision design. There is a stream that flows through the southern portion of the site. In order to protect this wetland, a stormwater retention basis was also needed in close proximity. The private street was also necessary to restrict driveway access from Plaza Bonita Centerway. The applicant was still able to meet minimum lot area for the zone, but the depth of the site resulted in lots that were wider and less deep than typical lots in the City. As a result, the buildable area of the lots is not as large as the applicant needs to construct the desired style of homes for the proposed subdivision, which are intended to be larger, open-floor plan contemporary designs.

Section 18.12.130.E.2 of the Land Use Code (LUC) provides for the request of special setbacks (or height) based on design and relation of buildings to each other and the surrounding area. The proposed development is uniquely situated on the edge of National City having been recently annexed. It is surrounded on three sides by rural, large lot development within unincorporated San Diego County. On the west side, the development has frontage along Plaza Bonita Centerway, which is a busy roadway that is used to access the Bonita area and Westfield Plaza Bonita Mall. Unlike most developments in the City, there is very little existing development context for the new subdivision to take design cues from. The site is, therefore, appropriate for the establishment of development patterns that deviate from what is ordinarily found in the RS-2 zone. In this case, the applicant is only requesting deviations in rear yard setbacks while lot area, frontage, height, and other development standards are still maintained. Furthermore, the depth of the new lots is just under 90 feet while most lots in the City have a least 100 feet providing further need for reduced rear yard areas.

General Plan

This project meets minimum lot area requirements and, therefore, the maximum density of the Low Density Residential land use designation of the General Plan. In addition, the project will provide 10 new residential lots, which will expand homeownership in the City as encouraged by the Housing Element:

Policy HE 5.4: Support increased homeownership across all income levels for National City residents.

Each home is also expected to be constructed with an accessory dwelling unit, which will provide additional lower cost housing opportunities within the subdivision.

Mailing

All property owners and occupants within 300 feet are required to be notified of a public hearing for a PD application. Notice of this public hearing was sent to 10 occupants and owners.

Department Comments

The project was previously routed for review by departments and outside agencies during the review of the tentative subdivision map. No additional comments were received for the PD.

Public Comment

No public comments were received as of the writing of this staff report.

Findings for Approval

The Municipal Code contains six required findings for Planned Developments as follows:

1. The proposed project is consistent with the General Plan.

The proposed subdivision consists of single-family lots, which is a permitted use in the Small Lot Residential (RS-2) zone. The lots comply with the minimum lot area requirement for the zone and the density of the Low-Density Residential land use designation. The project will provide for additional homeownership opportunities and the construction of accessory dwelling units, which are promoted by policies in the City's Housing Element. In addition, modified rear yard setbacks will not substantially alter the character of existing neighborhoods within the City.

2. The proposed project will not be detrimental to the public health, safety, and welfare.

The proposed subdivision and subsequent construction of single-family homes on the lots will be required to comply with applicable standards of the California Building Code and California Fire Code. The site was previously analyzed for the provision of adequate services when the property was annexed into the City in 2024.

3. The proposed development will comply with the regulations of the Land Use Code.

The proposed subdivision includes 10 lots that can be developed with single-family homes. Each lot has adequate building area to construct a residence as well as accessory structures in conformance with the development standards of the zone with the approval of the reduced rear yard setbacks.

4. The proposed development, when considered as a whole, will be beneficial to the community.

The proposed development will provide for a new housing subdivision that offers homeownership opportunities and additional accessory dwelling units. The modified setbacks for the development allow for more diversity of housing units within the City. The development will also provide adequate stormwater retention to protect existing wetlands on the site.

5. Any proposed deviations pursuant to this section are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The developer proposes to construct larger, contemporary homes on the 10 lots in the subdivision. Each home is also anticipated to include an attached accessory dwelling unit. The deviation allows for more buildable area on each site to allow for the necessary square footage.

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act.

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 5, Section 15305 (Minor Alterations in Land Use Limitations) for which a Notice of Exemption will be filed subsequent to approval of this PD. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. This class explicitly provides for set back variances. The proposed project is on land with minor topographic changes and the proposed deviation from rear yard setback requirements will not result in any change in project density or the number of parcels in the subdivision.

Conditions of Approval

Standard Conditions of Approval related to new development projects are included in the draft resolution. The project was previously subjected to conditions with the approval of the tentative parcel map.

Summary

The request for modified rear yard setbacks for a previously approved subdivision would address an omission during the initial review process. The requested setbacks would provide for more buildable area on lots that have slightly less depth

than most lots in the same zone district. The previous entitlement was reviewed and conditioned based on comments from City departments and outside agencies. Staff is recommending approval of the PD with only standard conditions of approval for new development projects.

Options

1. Find the project exempt from CEQA under Class 5 of the CEQA Guidelines Section 15305 or other exemption and approve 2025-36 PD subject to the conditions included in the Resolution, and based on the findings included in the Resolution or other findings to be determined by the Planning Commission; or,
2. Find the project not exempt from CEQA and/or deny 2025-36 PD based on the attached findings, or findings to be determined by the Planning Commission; or,
3. Continue the item to a specific date in order to obtain additional information.

Attachments

1. Draft Resolution
2. Overhead
3. Applicant's Plans (Exhibit A, Case File No. 2025-36 PD, dated 3/3/2026)
4. Public Hearing Notice (Sent to 10 property owners and occupants)

RESOLUTION NO. 2026-04

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA DETERMINING THAT THE
PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 5 OF THE CEQA
GUIDELINES SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS)
AND PLANNED DEVELOPMENT FOR REDUCED REAR YARD SETBACKS WITHIN
A 10-LOT SUBDIVISION LOCATED AT 3410 VALLEY ROAD.

CASE FILE NO. 2025-36 PD
APNS: 591-100-27 & 591-100-31

WHEREAS, the Planning Commission of the City of National City considered a Planned Development for reduced rear yard setbacks within a 10-lot subdivision located at 3410 Valley Road. At a duly advertised public hearing held on March 16, 2026, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2025-36 PD maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on March 16, 2026, support the following findings:

1. The proposed project is consistent with the General Plan because the proposed subdivision consists of single-family lots, which is a permitted use in the Small Lot Residential (RS-2) zone. The lots comply with the minimum lot area requirement for the zone and the density of the Low Density Residential land use designation. The project will provide for additional homeownership opportunities and the construction of accessory dwelling units, which are promoted by policies in the City's Housing Element. In addition, modified rear yard setbacks will not substantially alter the character of existing neighborhoods within the City.
2. The proposed project will not be detrimental to the public health, safety, and welfare because the proposed subdivision and subsequent construction of single-family homes on the lots will be required to comply with applicable standards of the California Building Code and California Fire Code. The site was

previously analyzed for the provision of adequate services when the property was annexed into the City in 2024.

3. The proposed development will comply with the regulations of the Land Use Code because the proposed subdivision includes 10 lots that can be developed with single-family homes. Each lot has adequate building area to construct a residence as well as accessory structures in conformance with the development standards of the zone with the approval of the reduced rear yard setbacks.
4. The proposed development, when considered as a whole, will be beneficial to the community because the proposed development will provide for a new housing subdivision that offers homeownership opportunities and additional accessory dwelling units. The modified setbacks for the development allow for more diversity of housing units within the City. The development will also provide adequate stormwater retention to protect existing wetlands on the site.
5. Any proposed deviations pursuant to this section are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone because the developer proposes to construct larger, contemporary homes on the 10 lots in the subdivision. Each home is also anticipated to include an attached accessory dwelling unit. The deviation allows for more buildable area on each site to allow for the necessary square footage.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 5, Section 15305 (Minor Alterations in Land Use Limitations) for which a Notice of Exemption will be filed subsequent to approval of this PD. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. This class explicitly provides for set back variances. The proposed project is on land with minor topographic changes and the proposed deviation from rear yard setback requirements will not result in any change in project density or the number of parcels in the subdivision.

BE IT FURTHER RESOLVED that the application for a Conditional Use Permit is approved subject to the following conditions:

General

1. This Planned Development authorizes reduced rear yard setbacks within a 10-lot subdivision located at 3410 Valley Road. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2025-36 PD, dated 3/3/2026.
2. Before this *Planned Development* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Planned Development*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Planned Development* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Director of Community Development prior to recordation.
3. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.
4. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the San Diego County Clerk and submitted to the National City Planning Department.

Planning

5. Plans submitted for construction improvements shall comply with the current editions of the California Building, Mechanical, Electrical, Plumbing, Accessibility, Green, Energy, and Fire Codes.
6. Plans submitted for building permits must meet appropriate design guidelines as specified by the Land Use Code.
7. A landscape and underground irrigation plan shall be submitted with building permit plans as part of the construction permitting process in compliance with Land Use Code Chapter 18.44.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or

employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 16, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

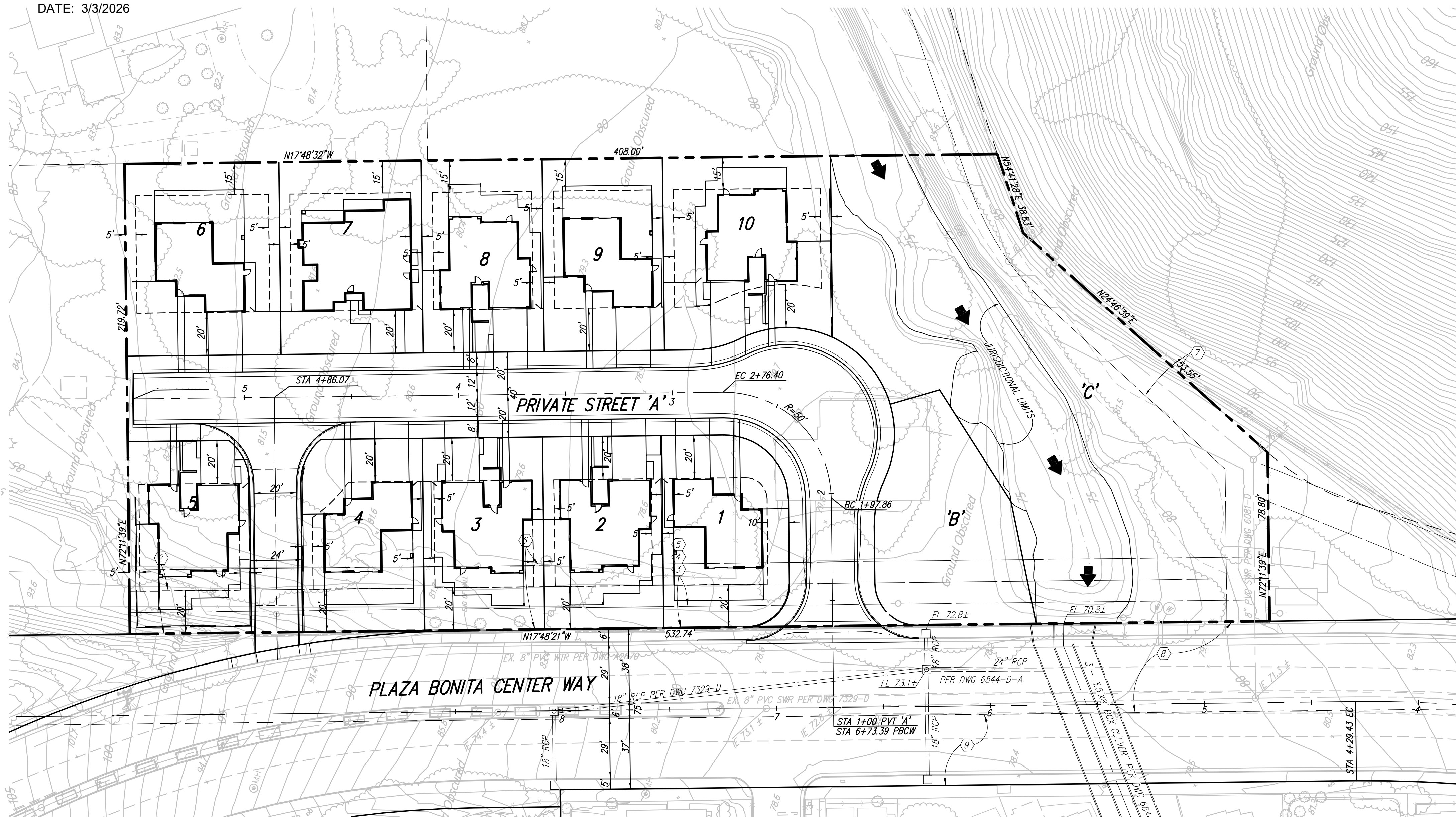
CHAIRPERSON

2025-36 PD – 3410 Valley Road – Overhead



VALLEY VIEW DEVELOPMENT

PLANNED DEVELOPMENT PERMIT NO. _____



OWNER
VALLEY VIEW DEV, LLC
2577 UNIVERSITY AVE
SAN DIEGO, CA 92104
ATTN: J. ARTURO VALDEZ

ENGINEER
ALIDADE ENGINEERING, INC.
28936 OLD TOWN FRONT STREET, # 205
TEMECULA, CA 92590
(951) 587-2020
BRENT C. MOORE, PE CS9121

APN
591-100-27 & 31

LEGAL DESCRIPTION
THE SOUTHERLY 230 FEET OF THE NORTHERLY 692 FEET OF THE WESTERLY 220 FEET OF THE SOUTHWESTERLY QUARTER OF QUARTER SECTION 83 OF RANCHO DE NACION, ACCORDING TO MAP THEREOF NO. 166 BY MORRILL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THE WESTERLY 220.00 FEET OF THE NORTHERLY 264.00 FEET OF THE WESTERLY 605.00 FEET OF THE SOUTHWEST QUARTER OF QUARTER SECTION 83, TOGETHER WITH THAT PORTION OF SAID SOUTHWEST QUARTER OF QUARTER SECTION 83, OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT 330.00 FEET NORTH 190 00° WEST OF THE SOUTHWEST CORNER OF QUARTER SECTION 83 OF RANCHO DE LA NACION, ON THE DIVIDING LINE BETWEEN SAID QUARTER SECTION 83 AND 100; THENCE AT RIGHT ANGLES NORTH 71 0 00° EAST FOR 78.8 FEET; THENCE NORTH 23 0 35' 00" EAST FOR 153.00 FEET; THENCE NORTH 53 0 30' 00" EAST FOR 279.2 FEET; THENCE NORTH 300 31' 00" EAST 206.00 FEET; THENCE NORTH 190 00° WEST FOR 396.00 FEET; THENCE SOUTH 71 0 00° WEST 605.00 FEET TO THE WESTERLY LINE OF SAID QUARTER SECTION 83; THENCE SOUTH 190 00° EAST 726.00 FEET TO THE POINT OF COMMENCEMENT AND AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO OVER THE WESTERLY 30 FEET OF THE NORTHERLY 462 FEET OF THE SOUTHWEST QUARTER OF QUARTER SECTION 83, RANCHO DE NACION, ACCORDING TO THE MAP THEREOF NO. 166 BY MORRILL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MAY 11, 1896, EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PROPERTY THE NORTHERLY 692.00 FEET THEREOF.

LEGEND

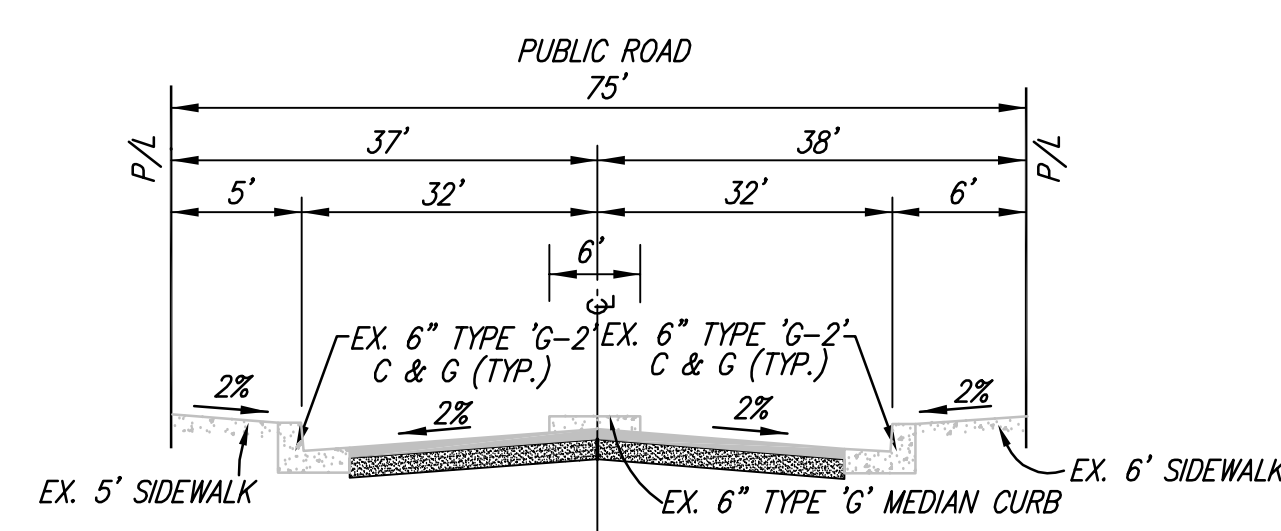
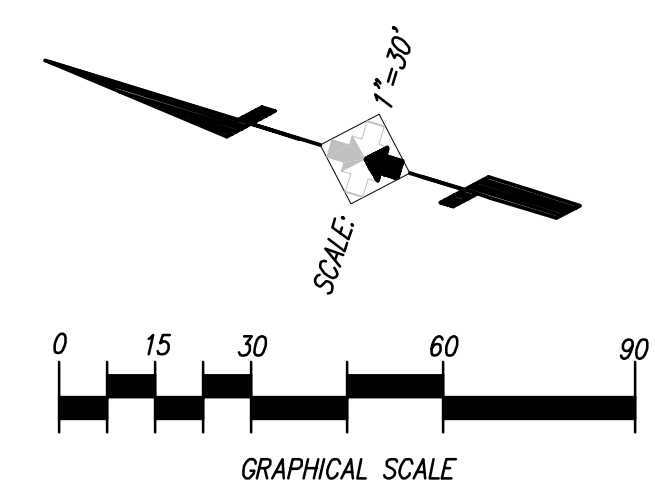
EXISTING IMPROVEMENTS	
PROPERTY LINE	-----
RIGHT-OF-WAY	-----
EXISTING LOT LINE	-----
EXISTING EASEMENT LINE	-----
CITY/COUNTY LIMITS LINE	-----
EXIST. HOUSE	-----
EXIST. CONTOUR	-----
EXIST. SPOT ELEV.	-----
EXIST. BRUSH	-----
EXIST. TREE	-----
EXIST. WALL	-----
EXIST. CURB AND GUTTER	-----
EXIST. MEDIAN & PLANTER	-----
EXIST. DRAINAGE STRUCTURE	-----
EXIST. FIRE HYDRANT	-----
EXIST. MANHOLE	-----
EXIST. STRIPING	-----
EXIST. WATER VALVE	-----
EXIST. SIGN	-----
EXIST. WATER	-----
EXIST. SEWER	-----
EXIST. STORM DRAIN	-----
EXIST. TRIPLE BOX CULVERT	-----
PROPOSED IMPROVEMENTS	
PROP. LOT LINE	-----
PROP. SETBACK	-----

SETBACKS

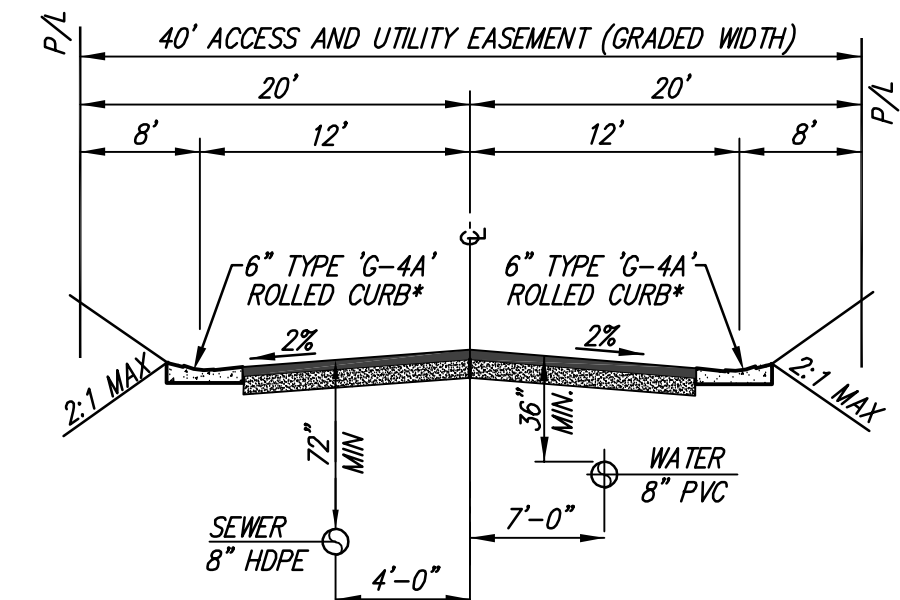
REQUIRED	PROPOSED
FRONT YARD - 20'	20'
SIDEYARD - 5'	5'
SIDEYARD ROAD - 10'	10'
REAR YARD - 20'	15'

DEVIATION TO STANDARD
REQUEST DEVIATION TO STANDARD FRONT AND REAR YARD SETBACKS TO ACCOMMODATE THE FACT THAT THE LOTS ARE NOT DEEP AT THE CUL-DE-SAC LOCATION. THE REQUEST IS TO LESSEN THE REAR AND FRONT YARD SETBACKS TO 15' INSTEAD OF THE REQUIRED 20'.

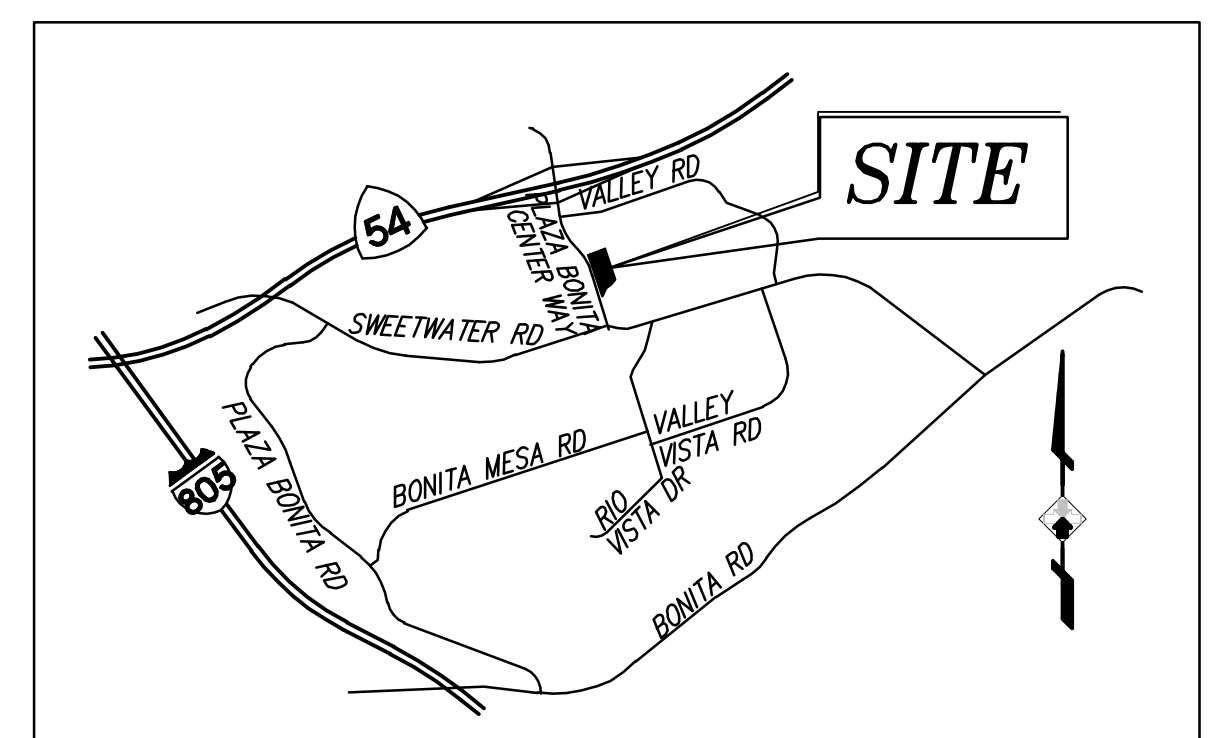
- EASEMENT NOTES:**
1. AN EASEMENT FOR CANALS OR AQUEDUCTS PER DOC. REC. 10-14-1869 IN BK 7 PAGE 124 OF DEEDS IS NOT DESCRIBED OF RECORD AND CANNOT BE PLOTTED ON THIS EXHIBIT.
 2. 20' WIDE ROADWAY EASEMENT PER DOC. REC. 5-22-20 IN BK 816 PG 48 OF DEEDS.
 3. 10' TELEPHONE/COMMUNICATION EASEMENT TO PACIFIC TELEPHONE PER DOC. REC. 5-13-57 IN BK 6493 PG 360, O.R.
 4. 10' TELEPHONE/COMMUNICATION EASEMENT TO PACIFIC TELEPHONE PER DOC. REC. 5-13-57 IN BK 6575 PG 202, O.R.
 5. 10' SDG&E EASEMENT FOR POLES, WIRES AND APPURTENANCES PER DOC. REC. 11-09-63 AS FILE NO. 201170, O.R.
 6. 30' WIDE EASEMENT TO SDG&E FOR ELECTRICAL AND COMMUNICATION FACILITIES PER DOC. REC. 2-13-91 AS F/P NO. 91-68366, O.R.
 7. 20' WIDE SEWER EASEMENT PER DOC. REC. APRIL 22, 1986 AS F/P NO. 86-155280, O.R.
 8. PORTION OF PLAZA BONITA CENTER WAY (FORMERLY REO DR.) ACCEPTED BY THE CITY COUNCIL OF THE CITY OF NATIONAL CITY BY RESOLUTION NO. 15146, RECORDED 02/09/87 AS F/P NO. 87-071224, O.R.
 9. PORTION OF PLAZA BONITA CENTER WAY (FORMERLY REO DR.) DEDICATED PER MAP NO. 12748.



PLAZA BONITA CENTER WAY
NOT TO SCALE



PRIVATE ST. 'A'
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

PREPARED BY:
NAME: ALIDADE ENGINEERING, INC.
ADDRESS: 28936 OLD TOWN FRONT STREET, # 205
TEMECULA, CA 92590
PHONE #: (951) 587-2020 FAX: (951) 587-2626

PROJECT ADDRESS:
3410 VALLEY RD
BONITA, CA 91902

PROJECT NAME:
VALLEY VIEW DEVELOPMENT
SHEET TITLE:
PLANNED DEVELOPMENT PERMIT

REVISION 2: _____
REVISION 1: 08-07-23
ORIGINAL DATE: 07-25-22
SHEET **1** OF **1**



BRENT C. MOORE RCE 59123 DATE
MY REGISTRATION EXPIRES 6-30-23



NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 5 OF THE CEQA GUIDELINES SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND PLANNED DEVELOPMENT FOR REDUCED REAR YARD SETBACKS WITHIN A 10-LOT SUBDIVISION LOCATED AT 3410 VALLEY ROAD.

CASE FILE NO.: 2025-36 PD

APNS: 591-100-27 & 591-100-31

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, March 16, 2026**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant requests modified rear yard setbacks for a 10-lot subdivision to construct single-family homes and accessory dwelling units (ADUs). The development includes 10 single-family residential lots with a private street connecting the development to Plaza Bonita Center Way. The Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 5, Section 15305 (Minor Alterations in Land Use Limitations).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **March 16, 2026** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.