



Public Hearing

PLANNED DEVELOPMENT PERMIT FOR
REDUCED REAR YARD SETBACK
WITHIN A 10-LOT RESIDENTIAL
SUBDIVISION AT 3410 VALLEY ROAD

2025-36 PD



Site Characteristics

- 3410 VALLEY ROAD
 - South of SR-54 adjacent to Plaza Bonita Center Way
 - Zoned as RS-2 (Small Lot Residential)
 - Low-Medium Density Land Use
 - 2.5 acres originally comprised of two parcels
 - Developed with a single-family residence
 - Surrounding area is low-density residential in the County with medium density to the west
 - 10-lot subdivision is in the process of recording Final Map
 - Tentative Map approved September 5, 2023
 - Annexed into City on March 4, 2024
 - Original CEQA documentation was a Mitigated Negative Declaration



Overhead



Site Photo

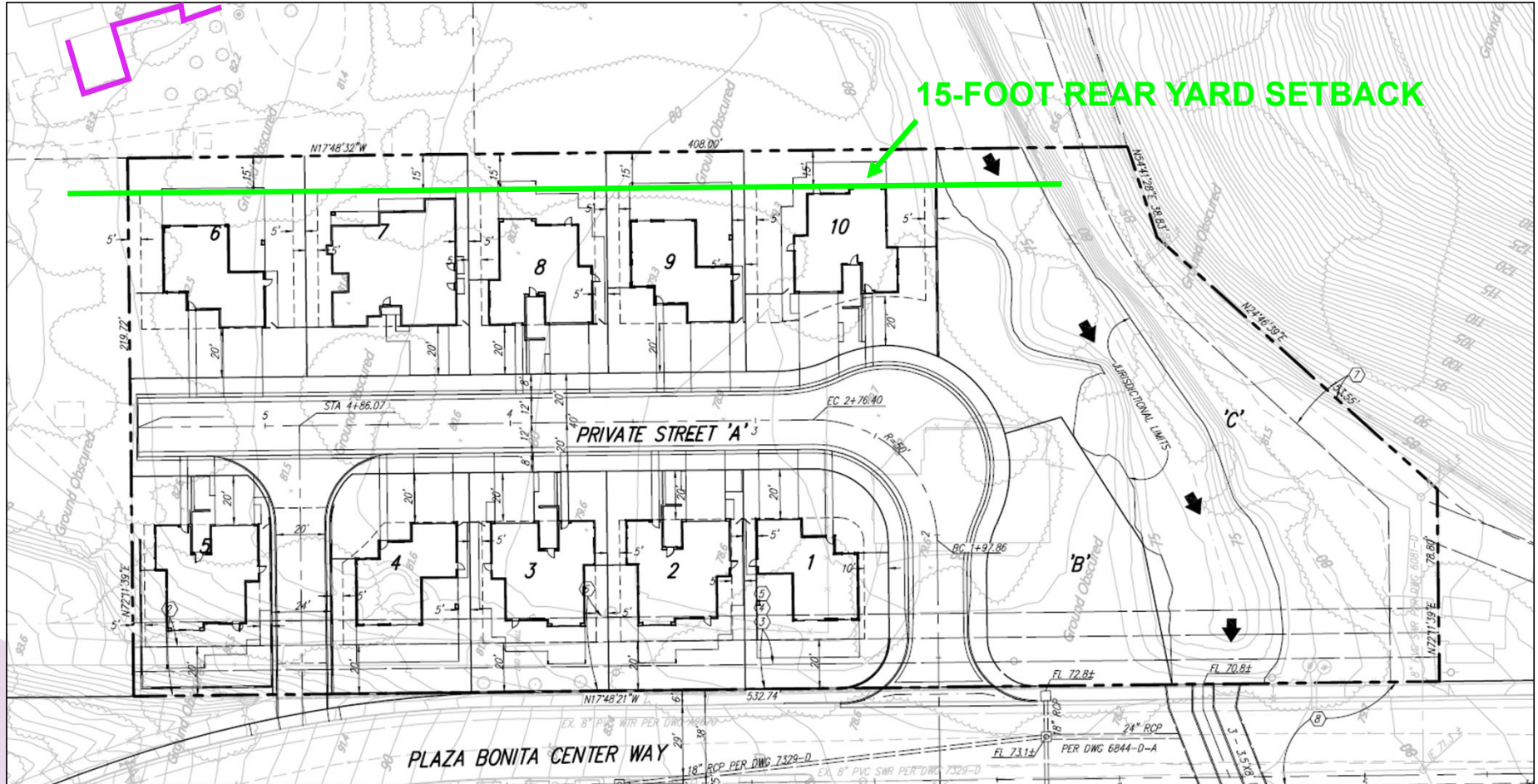


Proposal

- PLANNED DEVELOPMENT PERMIT FOR TENTATIVE 10-LOT SUBDIVISION
 - Applicant is requesting 15-foot rear yard setbacks on the eastern half of the site
 - Planned Development exhibit was originally included with application for Annexation and TSM
 - Staff never took in fees or addressed in previous approval
 - RS-2 zone has 25-foot rear yard setbacks
 - Proposed residences are larger, contemporary-style homes
 - Parcels 1-10
 - 5,005 to 6,667 square feet
 - To be developed with single-family residences (and ADUs)
 - Parcel A
 - 20,972 square feet (private street)
 - Parcel B
 - 5,934 square feet (bio-filtration basin)
 - Parcel C
 - 6,667 square feet (common space)



PD Exhibit



Analysis

- DEVELOPMENT PROPOSAL

- RS-2 zone typically permits one single-family residence per lot, plus an ADU
- Applicant proposes one single-family residence per parcel
- Building permits were submitted; design not final
- Project would provide for 10 new homeownership opportunities

- PLANNED DEVELOPMENT

- One acre or more
- Allows greater flexibility from the strict application of regulations than would be typically allowed under variance process



Analysis (cont.)

- SUBDIVISION DESIGN
 - Southern portion of site includes protected stream
 - Storm water retention required
 - Double-loaded private street; restricted access to Plaza Bonita Centerway
 - Applicant still meets minimum lot area, but depth of the site resulted in atypical lot depths
 - Lot depths are less than 90 feet vs. typically 100+ feet for existing development in the City
 - Applicant desires to build large, open-floor plan contemporary designs



Analysis (cont.)

- LAND USE CODE (LUC) SECTION 18.12.130.E.2
 - Special setbacks may be requested based on the design and relation of buildings to each other and the surrounding area
 - Recently annexed with rural, large lot development on three sides (unincorporated SD County)
 - Frontage along the busy roadway, Plaza Bonita Centerway
 - Little existing development context to take design cues from
 - Appropriate location for a development pattern to deviate from ordinary development in the RS-2 zone
 - All other development standards are being maintained



Analysis (cont.)

- GENERAL PLAN
 - Land Use designation is “Low-Medium Density Residential”
 - Allows up to nine units per acre
 - Under density
 - 10 new residential lots; ADUs
 - General Plan Policies pertinent to the proposal:
 - Policy HE-5.4: Support increased homeownership across all income levels for National City residents



California Environmental Quality Act (CEQA)

- STAFF RECOMMENDING THAT THE PROJECT IS CATEGORICALLY EXEMPT UNDER CLASS 5, SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS)
 - Modified setbacks; no change to land use or density
- PREVIOUS CEQA FOR ANNEXATION AND TENTATIVE SUBDIVISION MAP:
 - Mitigated Negative Declaration (MND)
 - Mitigation Measures:
 - MM BIO-1: Pre-construction Avian Survey
 - MM BIO-2: Construction Fencing
 - MM BIO-3: Permanent Open Space Easement
 - CUL-1 Archaeological and/or Native American Monitoring
 - CUL-2 Unanticipated Discovery of Archaeological Resources



Comments

- NO ADDITIONAL DEPARTMENT COMMENTS
 - Previously reviewed
- PUBLIC COMMENT
 - Opposition to CEQA determination for a categorical exemption
 - Site-specific effects create unusual circumstances
 - Privacy loss, aesthetics, noise, and constructed-related effects





Conditions

- CONDITIONS OF APPROVAL
 - Standard conditions related to new development
 - Project still subject to conditions related to tentative subdivision map



Summary

- Request for modified setbacks for previously-approved subdivision would address an omission during the initial review process.
- Requested 15-foot rear yard setbacks would provide for more buildable area on lots with slightly less depth than most lots within the same zone district.
- Previous entitlement already reviewed and conditioned based on comments from City departments and outside agencies

