



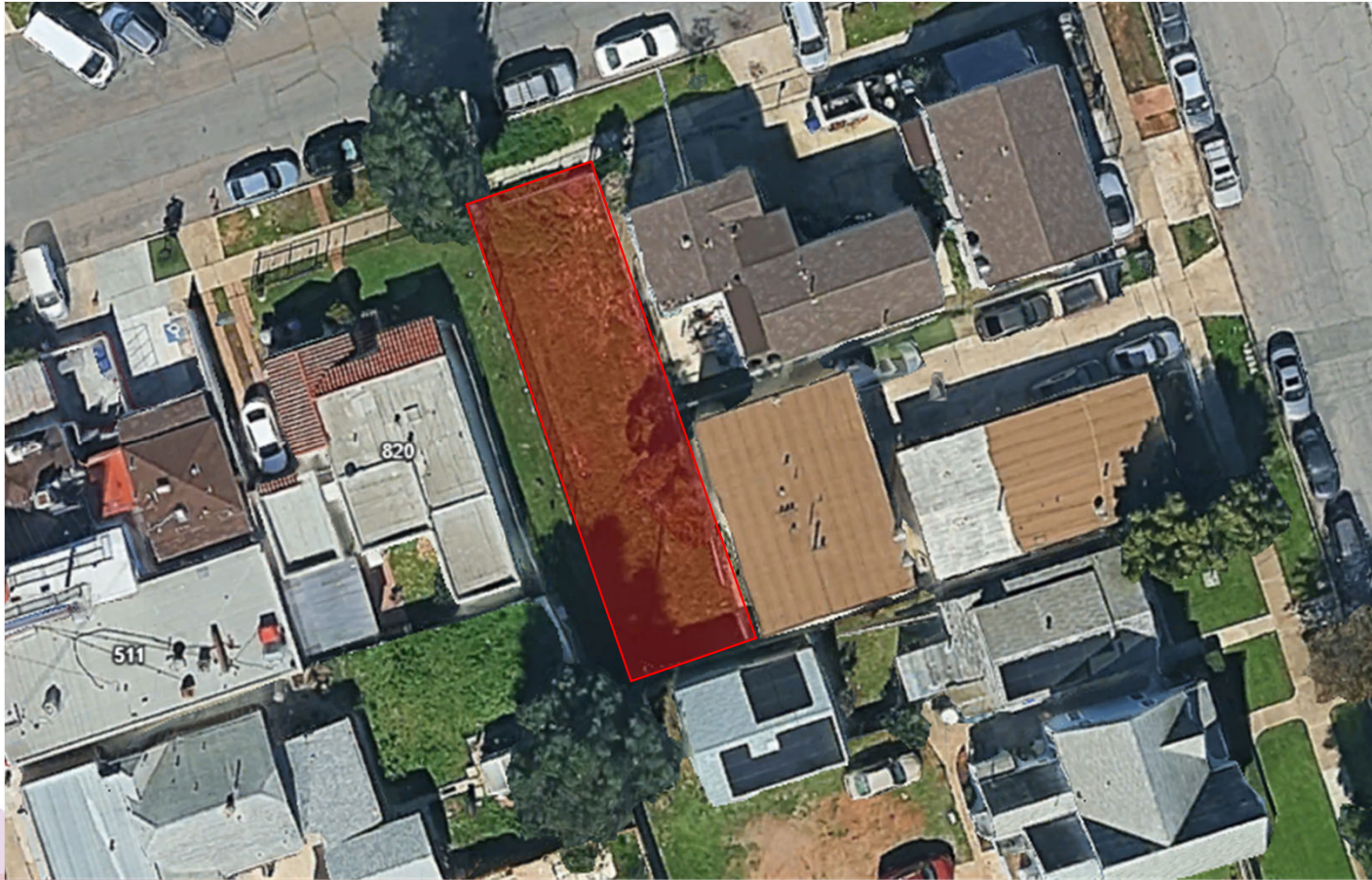
Continued Public Hearing

ZONE VARIANCE TO DEVIATE FROM
MINIMUM REQUIREMENTS FOR LOT
AREA, STREET FRONTAGE, AND
SETBACKS AT A VACANT PROPERTY
LOCATED ON EAST 5TH STREET
BETWEEN HIGHLAND AND I AVENUE

2025-21 ZV



Overhead



Site Characteristics

- East 5th Street between Highland and I Avenue
 - RS-2 (Small Lot Residential)
 - 2,500 square-foot vacant parcel
 - Rectangular-shaped
 - Remnant parcel from divisions of land for development of adjacent properties
 - Substandard with constrained buildable area
 - Area is Commercial and Residential
 - Mostly single-family homes
 - Retail and service establishments to the west



Site Photos



Site Photos

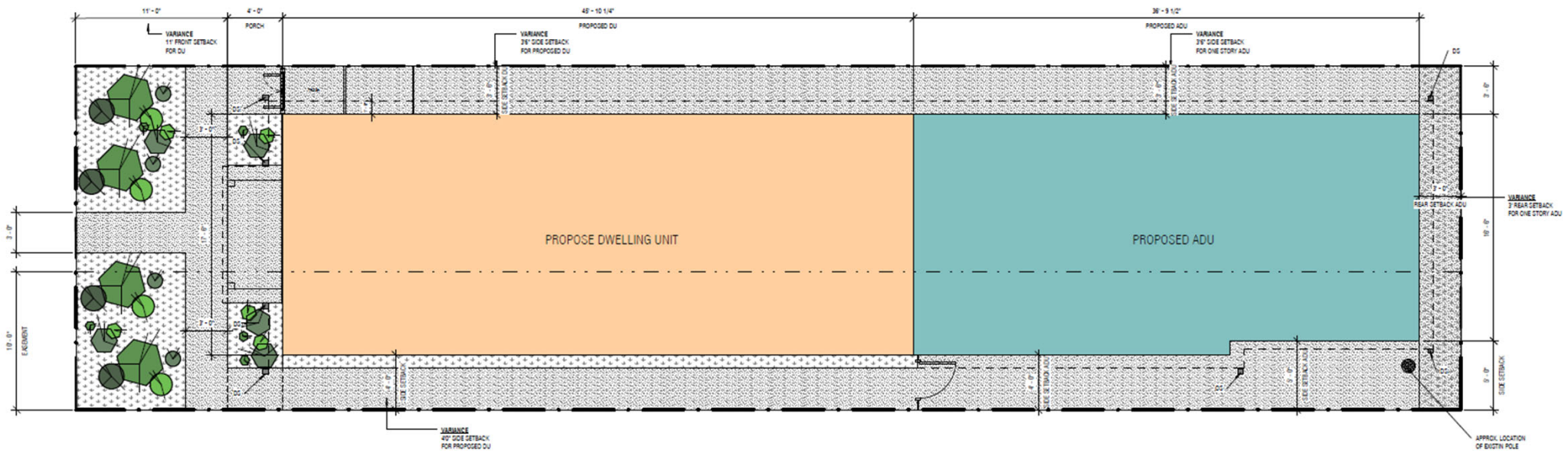


Proposal

- Variance Request for a New Single Family Residence and ADU
 - 803 square-foot residence
 - One story with two bedrooms and two bathrooms
 - 630 square-foot ADU
 - One story with two bedrooms and two bathrooms
 - Reduced minimum lot size, street frontage, and setbacks
 - 11-foot front yard setback
 - 3-foot rear yard setback
 - 3-foot, 6-inch side yard setback to the east

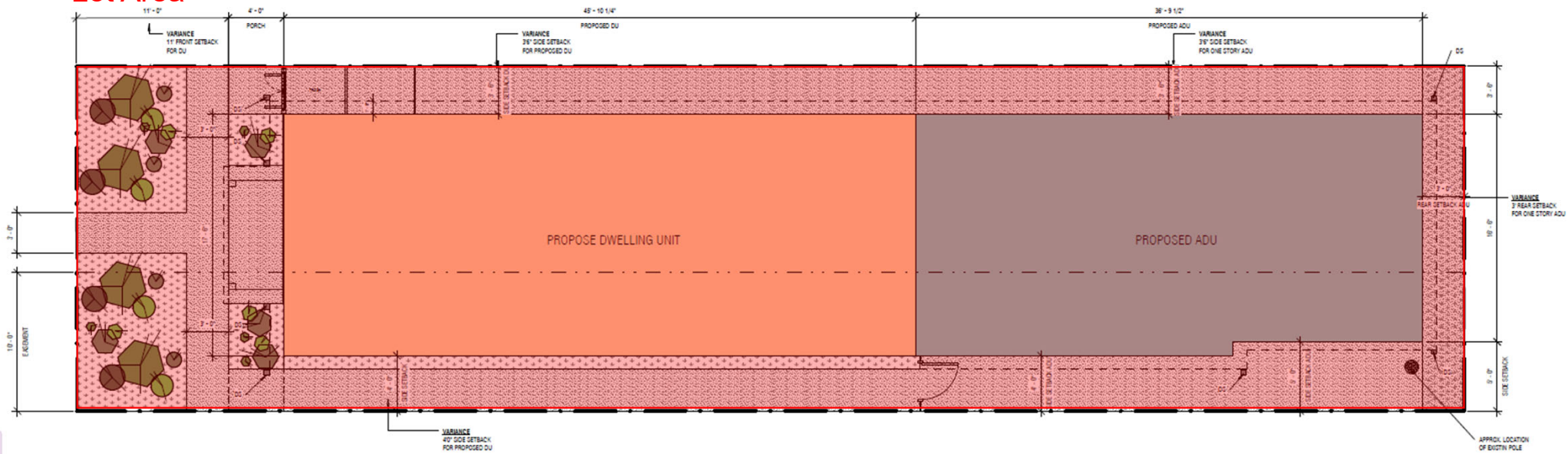


Site Plan

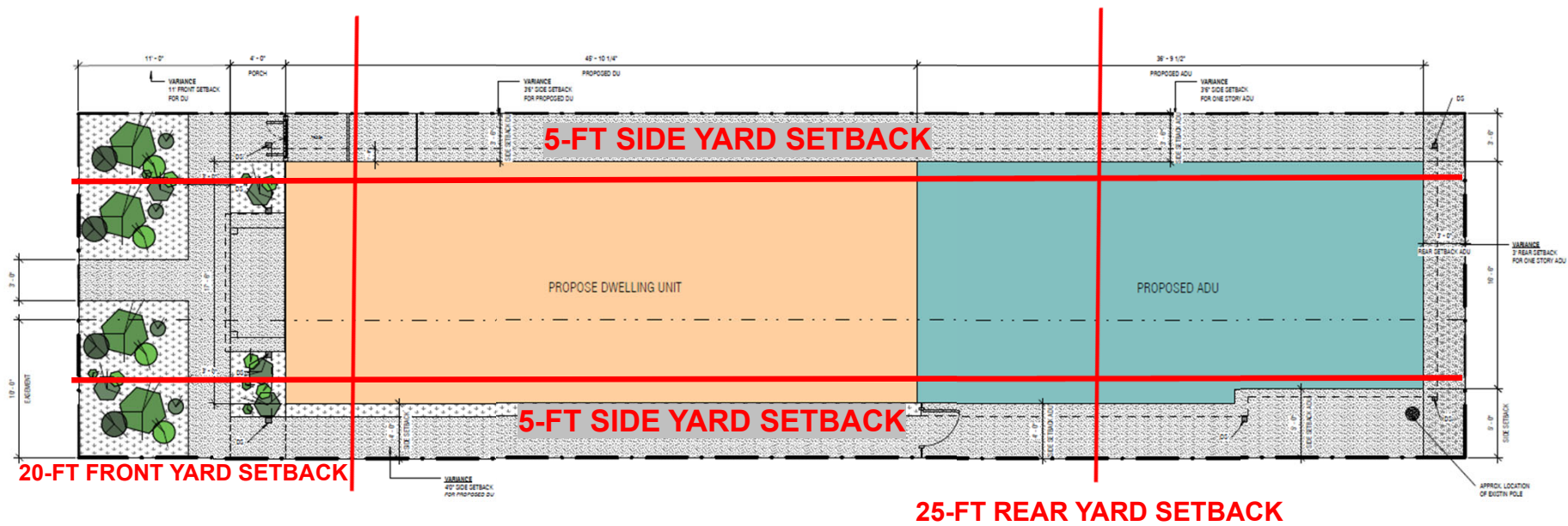


Site Plan

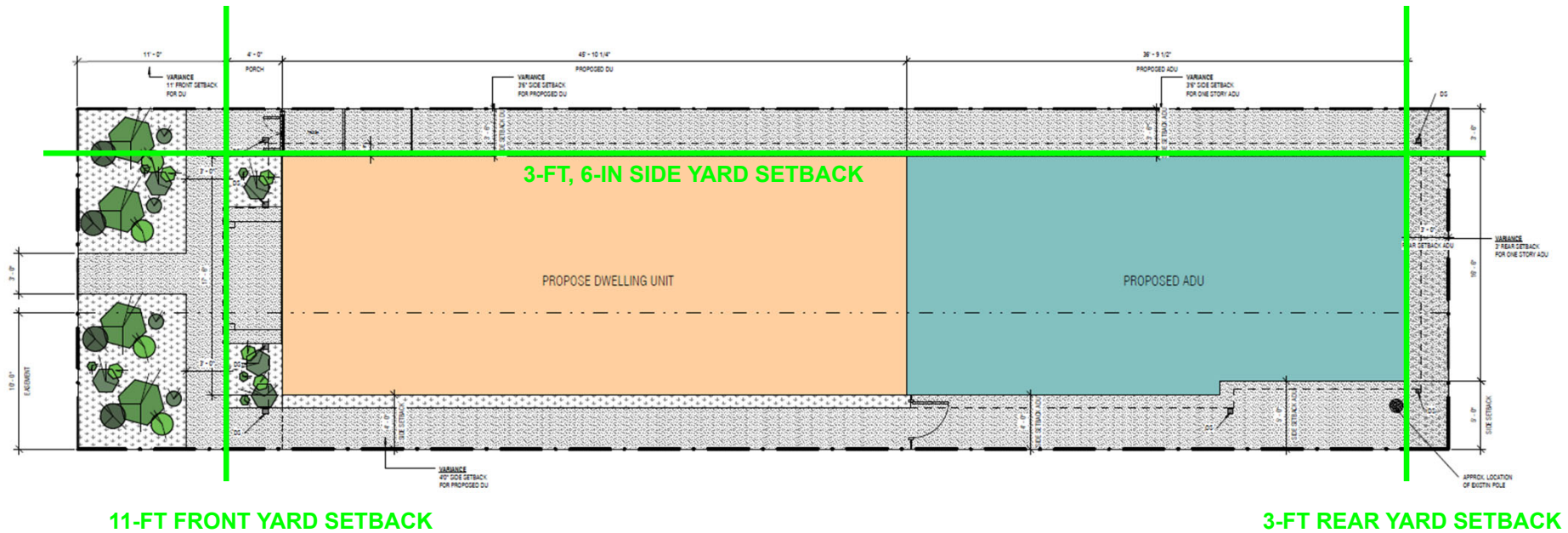
2,500 square-foot
Lot Area



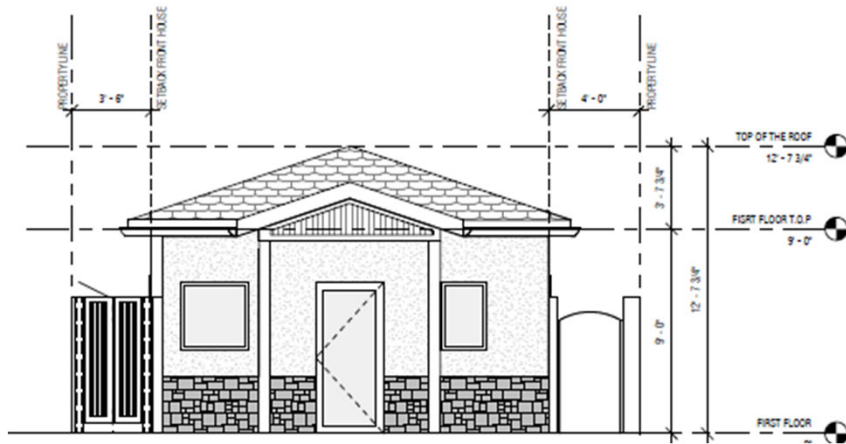
Site Plan



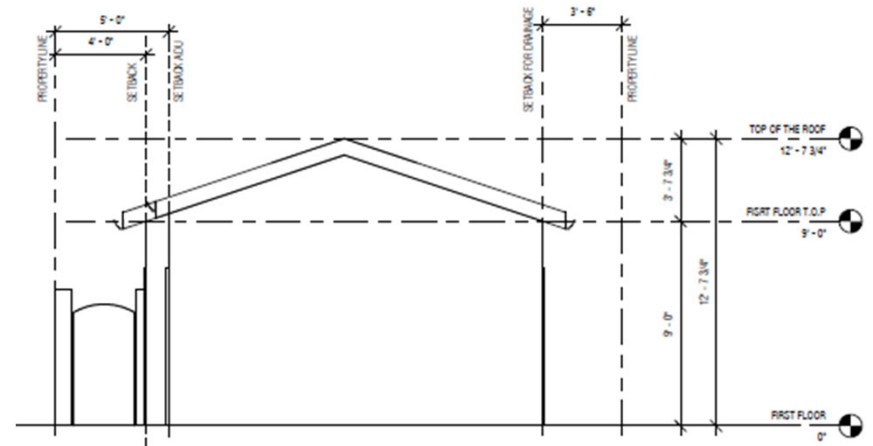
Site Plan



Elevations

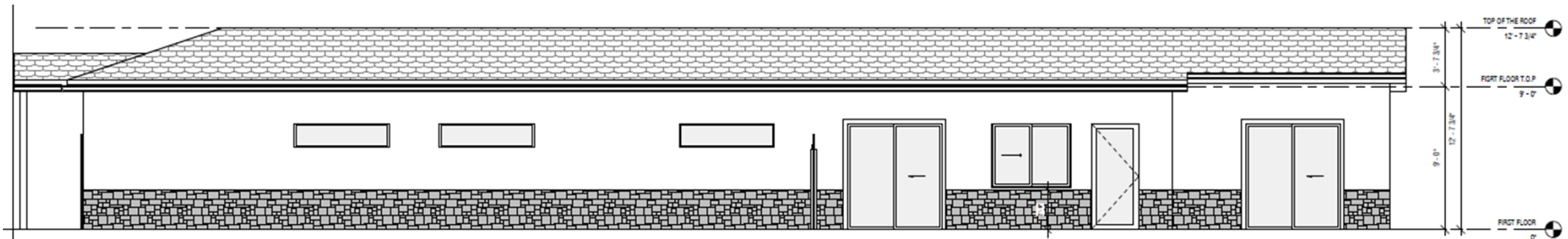


North Elevation

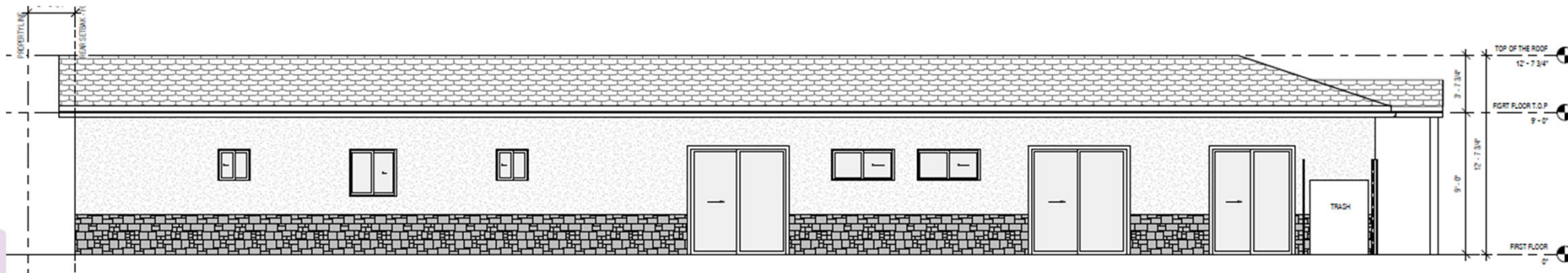


South Elevation

Elevations



West Elevation



East Elevation

Analysis

- Proposal Consistent With General Plan
 - Infill development encouraged
 - HE-2.1: Promote residential development on underutilized land and remove barriers to infill development
 - Affordable housing encouraged
 - LU-2.3: Encourage housing types that are often more affordable, such as micro-units and accessory dwelling units
 - HE-1.4: Promote the development of accessory dwelling units (ADUs) throughout National City to meet residential housing needs
 - Provides an additional home ownership opportunity
 - Consistent with the Housing Element
 - Zoning permits at least one single-family residence and ADU per lot



Analysis (cont.)

- Consistent with the Land Use Code
 - RS-2 zone and general development standards
 - 5,000 square-foot minimum lot area (2,500 requested)
 - Size and shape result of surrounding land division
 - 50-foot minimum street frontage (25 feet requested)
 - Narrow shape is the result of surrounding land division
 - 20-foot front yard setback (11 feet requested)
 - Five-foot interior side yard setbacks (three feet and six inches requested to the east)
 - 25-foot rear yard setback (three feet requested for ADU)



Analysis (cont.)

- Findings
 - 1. Variances from the terms of Title 18 shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of Title 18 deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification
 - Lot is half the required size, which restricts the buildable area
 - Rectangular shape is half the required street frontage, which modifies buildable area
 - No room for a residence and an ADU of a typical size



Analysis (cont.)

- Findings
 - 2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated
 - Other developed lots smaller than 5,000 square-feet are common in the zone
 - Many properties in the vicinity exist with less than required lot size, street frontage, and setbacks
 - Consistent with the character of the surrounding area; **applicant revised plans to reduce request for setback deviation**



Analysis (cont.)

- Findings
 - 3. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property
 - A single-family residence and an ADU are permitted uses in the RS-2 zone



California Environmental Quality Act (CEQA)

- Determine To Be Categorically Exempt From Environmental Review Pursuant To Class 2, Section 15303 (New Construction or Conversion of Small Structures)
 - Notice of exemption will be filed subsequent to an approval

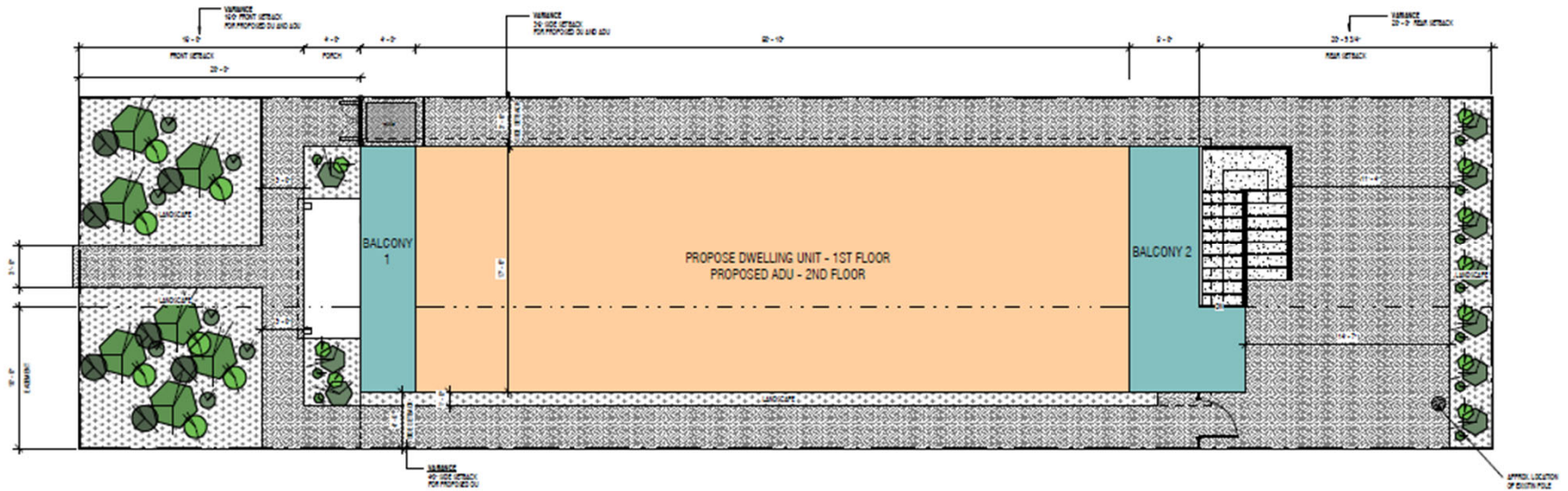


Previous PC Meeting

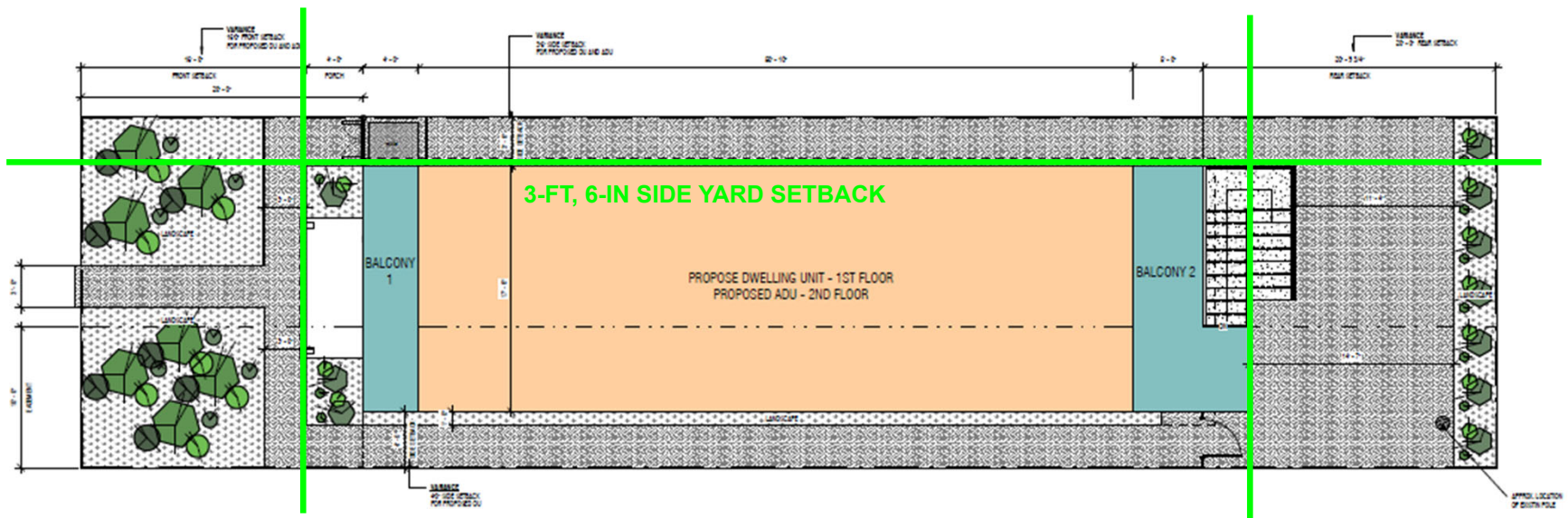
- Comments in opposition
 - Concerns with side and rear yard setback
- Planning Commission request for two-story design
 - Applicant prefers to construct one-story design (Exhibit A)
 - Project is constrained by CBC (minimum bedroom size, hallway size, etc.)
 - Two-story design is also included as Exhibit B



Site Plan – Exhibit B



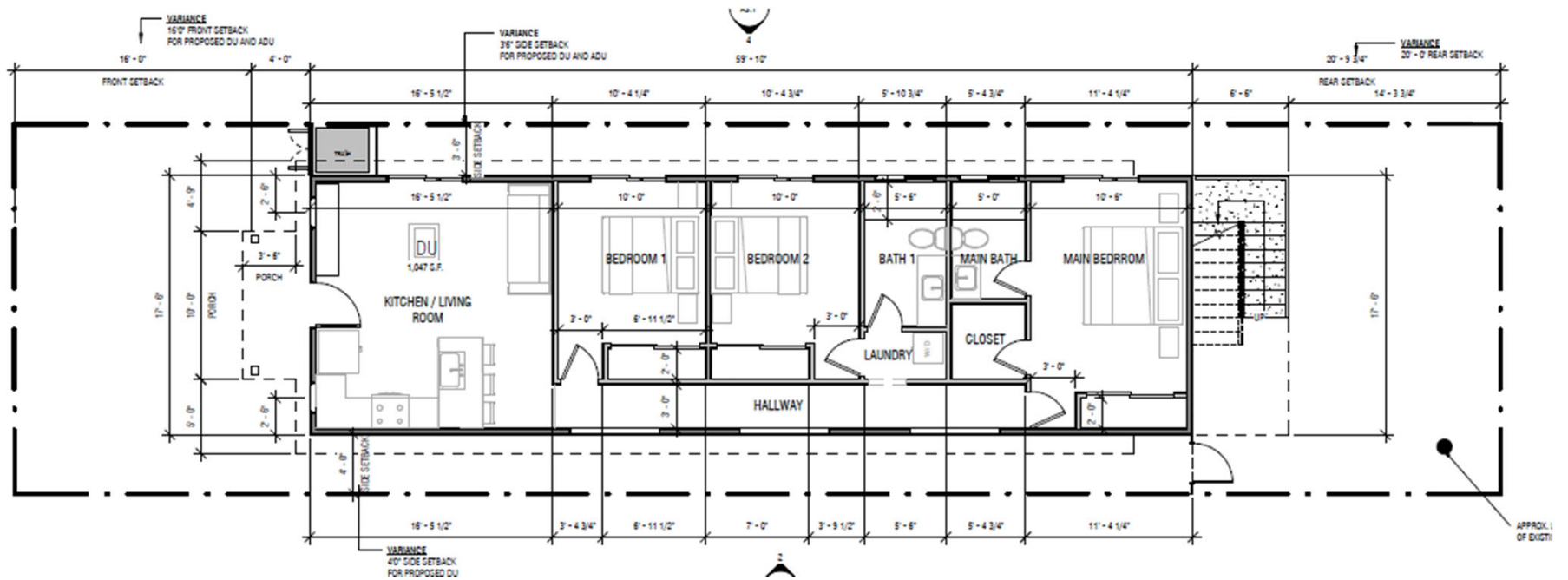
Site Plan – Exhibit B



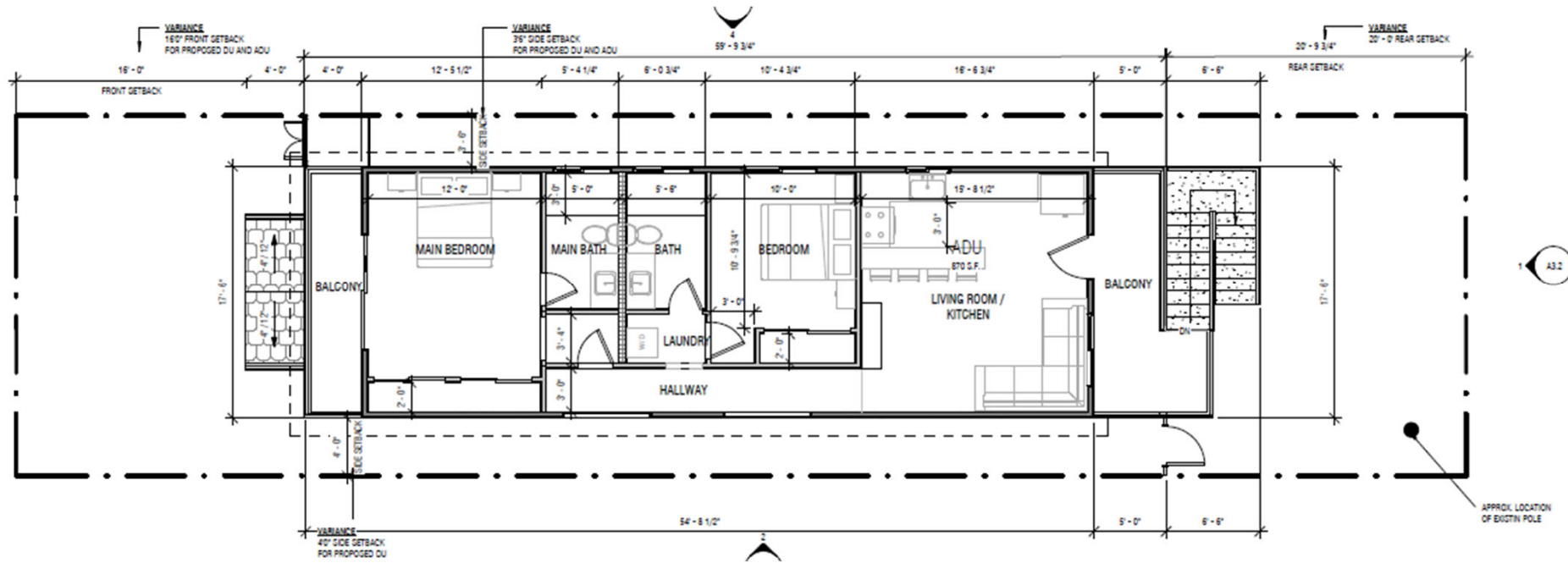
16-FT FRONT YARD SETBACK

20-FT REAR YARD SETBACK

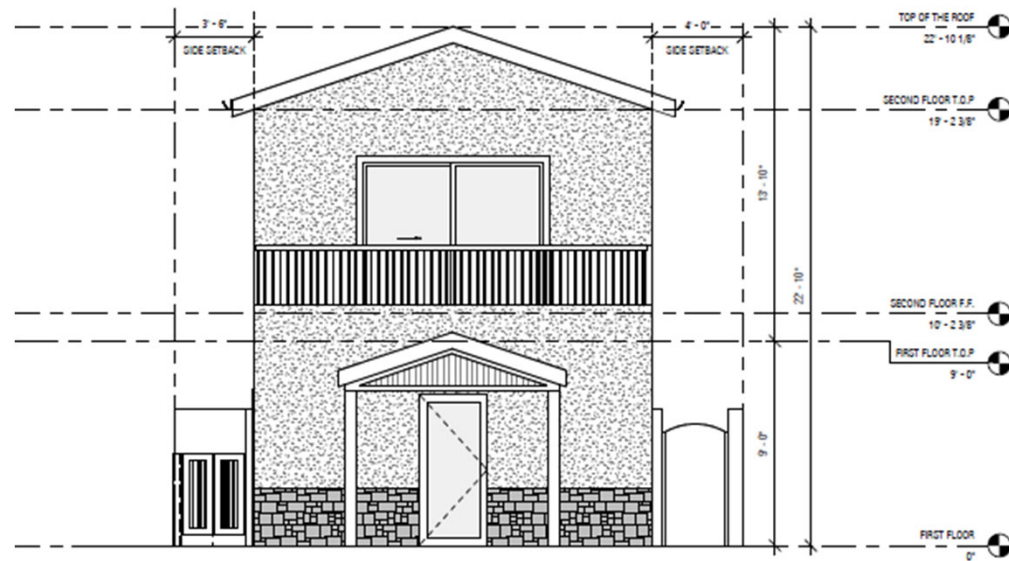
1st Floor Plan/Primary – Exhibit B



2nd Floor Plan/ADU – Exhibit B

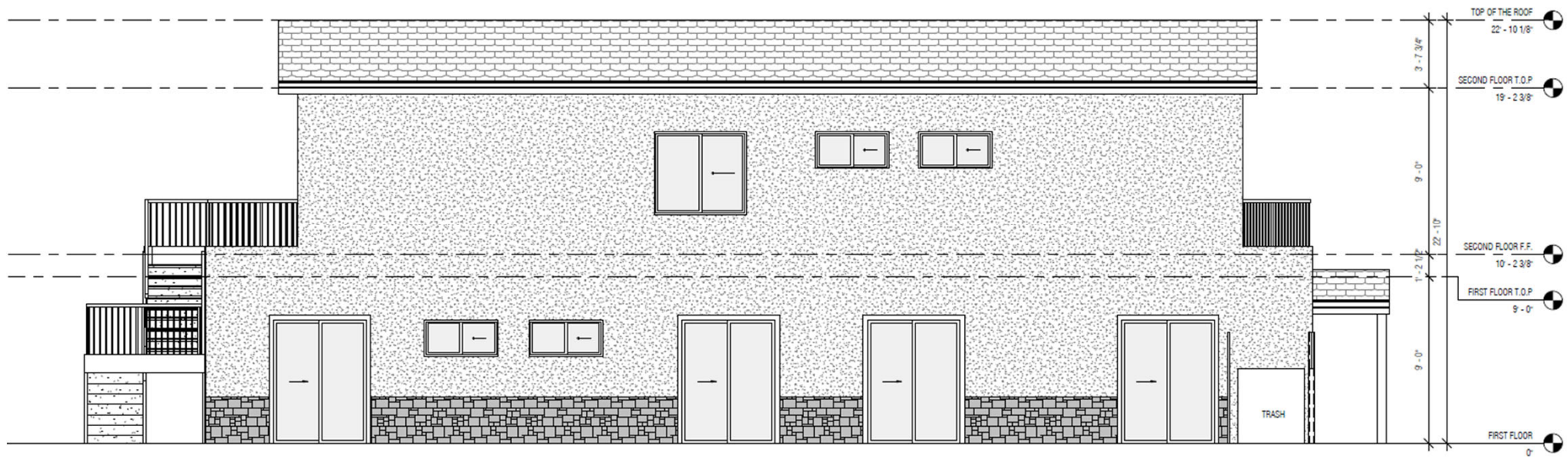


Elevations – Exhibit B



North Elevation

Elevations – Exhibit B



East Elevation

Conditions / Summary

- Conditions of Approval
 - Building, Engineering, and Fire comments
 - Compliance with LUC
- Proposed use consistent with General Plan
 - Project is consistent with General Plan and Land Use Code
 - Proposed single-family residence and ADU are permitted uses
 - Title 18 permits zone variances with findings

