

# Focused General Plan Update

## City Council

June 20, 2023



**NATIONAL  
CITY**  
CALIFORNIA 1887



TOGETHER WE

**PLAN**

NATIONAL CITY



## **Review of the Supplemental Program Environmental Impact Report**

- Staff recommendation: Provide feedback and input on the Project and Alternate Project Location Alternative
- Planning Commission recommendation: City Council adopt the Alternate Project Location Alternative

## Scope of the Focused General Plan Update

- Housing Element – 6<sup>th</sup> Cycle Update
- Focused Policy Updates
- Updates to Codes, Ordinances, and Development Standards
- Environmental Review

### Purpose of the FGPU

Create a policy framework that articulates a vision for the City's long-term physical form and development while preserving and enhancing the quality of life for National City's residents.

#### 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 (SEIR)

# Project Milestones

Milestone	Date
Project Kick-Off	March 2020
Phase 1 Outreach	August - September 2020
Draft Housing Element	January 2021
Draft Land Use and Transportation Existing Conditions	March 2021
Phase 2 Outreach	March - April 2021
Land Use, Transportation, Safety, and CAP Goals and Policies development	March 2021 - March 2022
24 <sup>th</sup> Street Transit Oriented Development Overlay Approved	June 2021
Housing Element Adopted	August 2021
Housing Element Certified by California Dept. of Housing and Community Development (HCD)	November 2021

TOGETHER WE

**PLAN**

NATIONAL CITY



# Project Milestones

Milestone	Date
Phase 3 Community Outreach	December 2021 – June 2023
Economic Study	January - September 2022
Traffic Model Run	March - September 2022
SEIR Drafting	April - January 2023
House National City Development	October 2021 - February 2023
Specific Plans Revisions	October 2021 - February 2023
Municipal Code Amendment Development	October 2021 - February 2023
House National City Refinement	March 2023
SEIR Public Review	February - March 2023
House National City – Housing Advisory Committee	February 2023
House National City - City Council	April 2023

TOGETHER WE

**PLAN**

NATIONAL CITY

## Project Objectives

In accordance with CEQA Guidelines Section 15124(b), the following primary objectives serve to:

- Support the purpose of the project
- Assist the Lead Agency in developing a reasonable range of alternatives to be evaluated in this report
- Ultimately aid decision-makers in preparing findings and overriding considerations, if necessary

## Project Objectives

- Update the City's General Plan to **integrate new State legislation** and other regional and local regulatory changes into the City's policies and programs.
- Encourage **smart growth** that is consistent with statewide and regional transportation and planning goals.
- Create a framework for a **mix of land uses**, including residential, commercial, employment, service, agricultural, open space, and recreational uses that accommodate the needs of persons from all income groups and age levels.
- Encourage the development of **complete neighborhoods** that meet the community's needs for sustainable and high-quality living environments.
- Develop **effective plans**, codes, resolutions, ordinances, and zoning to **implement** the General Plan.

## Project Objectives

- Establish a universally accessible, safe, comprehensive, and **integrated pedestrian and bicycle system**.
- Develop a **comprehensive circulation system** that is safe and efficient for all modes of travel that is coordinated with the regional system.
- **Provide and manage parking** in a way that **balances** economic development, livable neighborhoods, environmental health, and public safety with a compact, multimodal environment.
- Develop a safe and efficient system for the **movement of goods** that **supports commerce** while enhancing the **livability of the community**.
- **Reduce GHG emissions** resulting from local government and community-wide activities within the City.



## **Rezoning of Parcels within Focus Area – the Project**

Various factors taken into consideration when developing the Focus Areas such as:

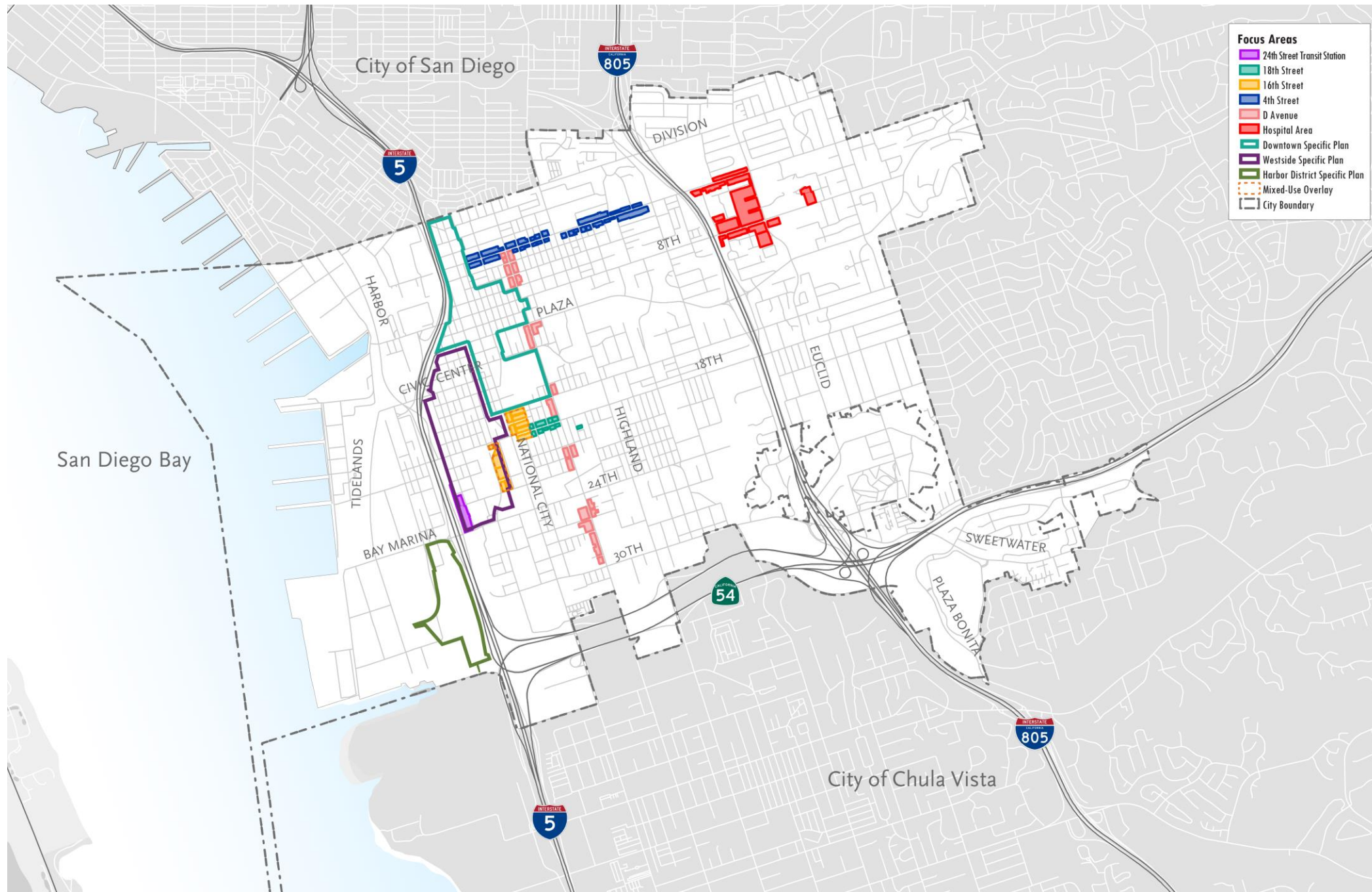
- Public input
- Existing conditions analysis
- Proximity to:
  - Major transportation corridors
  - Employment centers
  - Transit stops
  - Schools, parks, and other services/amenities
- Recommendations of prior planning studies – TODO and INTRACConnect

## **Rezoning of Parcels within Focus Area – the Project**

### Focus Areas:

- 24<sup>th</sup> Street
- 18<sup>th</sup> Street
- 4<sup>th</sup> Street
- D Avenue
- Hospital Area
- 16<sup>th</sup> Street

# Proposed Rezoning & Overlay Zones



TOGETHER WE

# PLAN

NATIONAL CITY



# 24<sup>th</sup> Street

**Rezone to:**  
Multi-Use  
Commercial-  
Residential  
(MCR-1)

**Density:**  
24 DU/AC

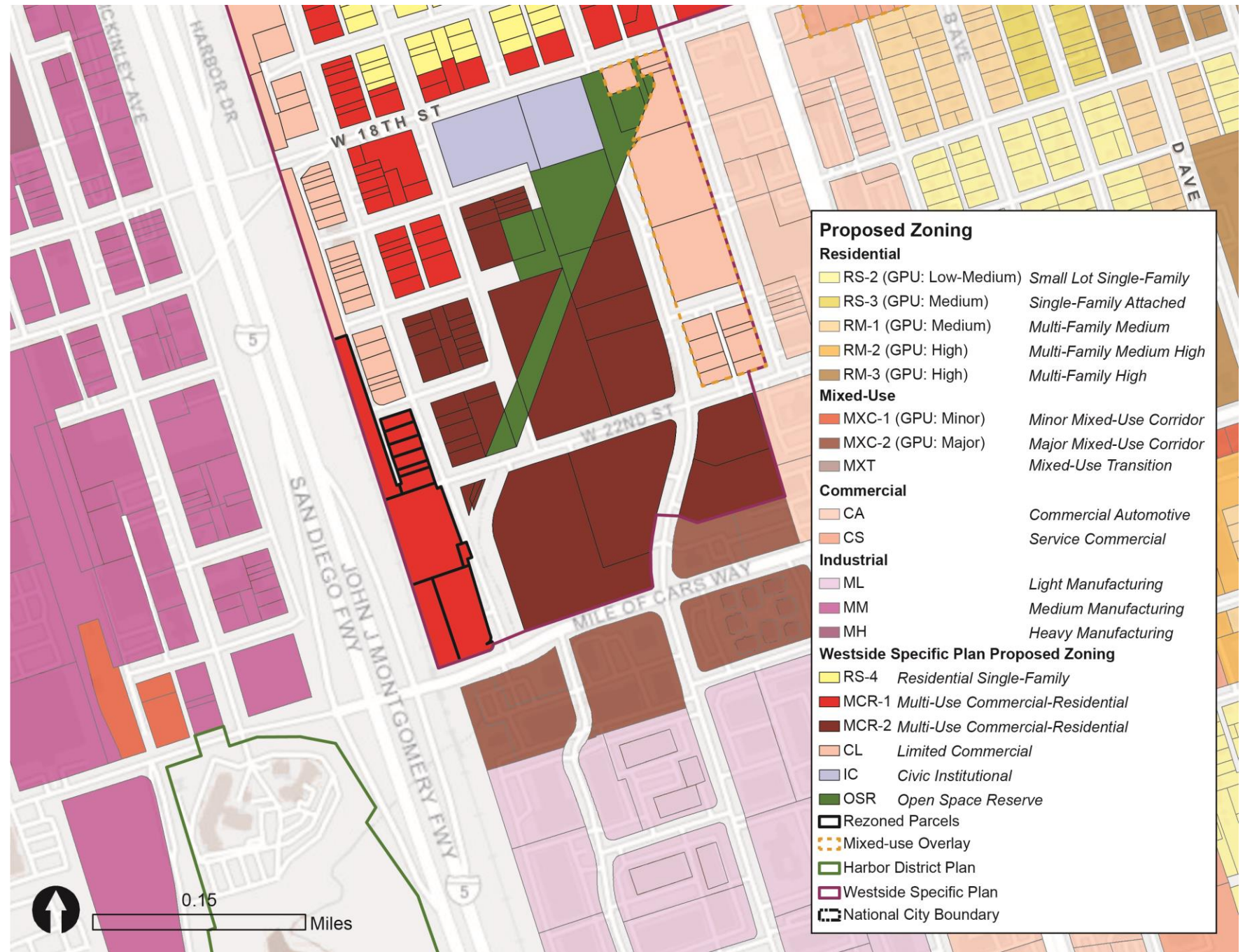
**Height:**  
5 stories/65 ft

TOGETHER WE

# PLAN

NATIONAL CITY

SLIDE 12





# 18<sup>th</sup> Street

**Rezone to:**  
Mixed-Use  
Transition (MXT)  
and Open Space  
(OS)

**Density:**  
24 DU/AC

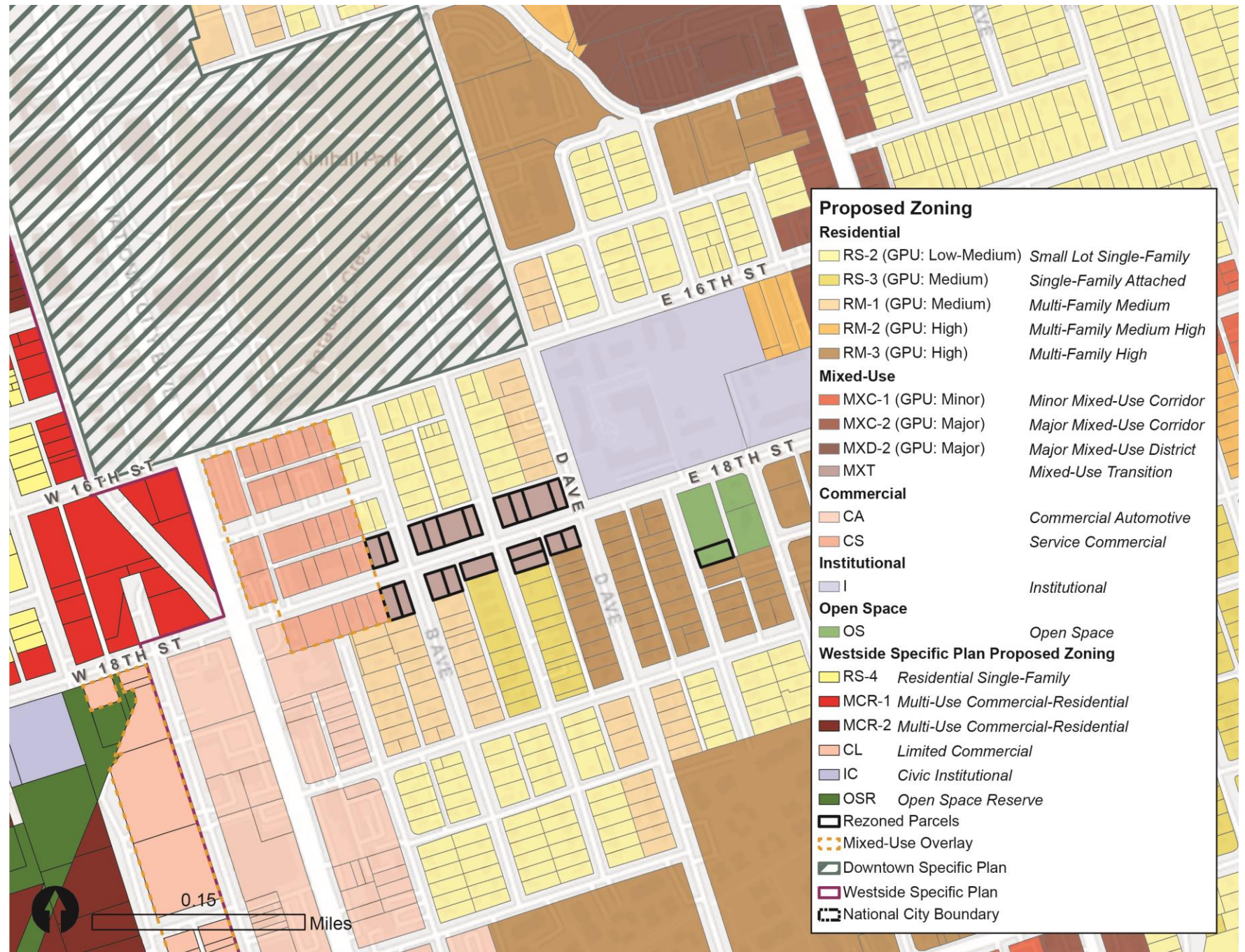
**Height:**  
4 stories/45 ft

TOGETHER WE

# PLAN

NATIONAL CITY

SLIDE 13



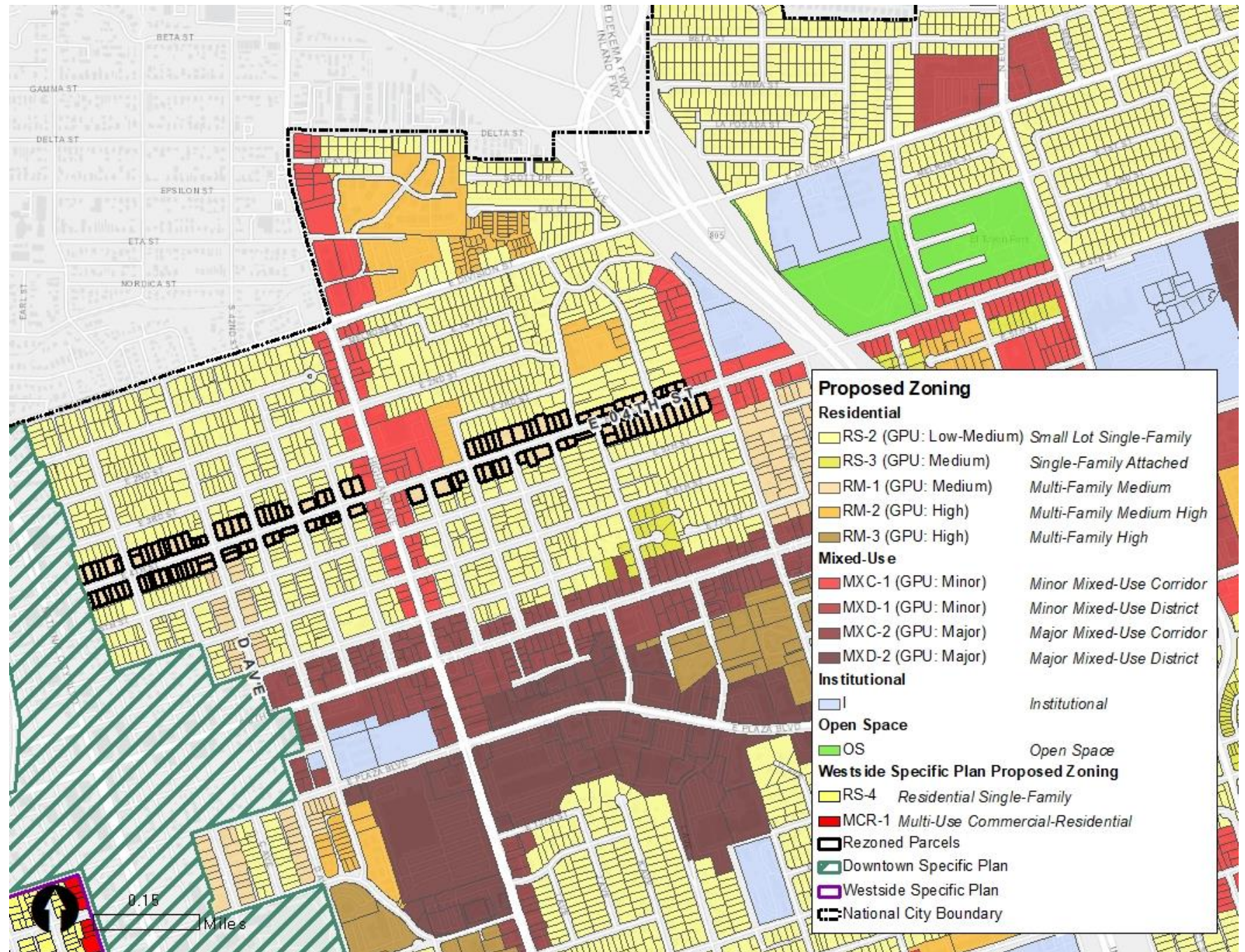


# 4<sup>th</sup> Street

**Rezone to:**  
Medium Density  
Multi-Unit  
Residential (RM-1)

**Density:**  
23 DU/AC

**Height:**  
4 stories/45 ft



TOGETHER WE

# PLAN

NATIONAL CITY



# D Avenue

**Rezone to:**  
Medium Density  
Multi-Unit  
Residential (RM-1)

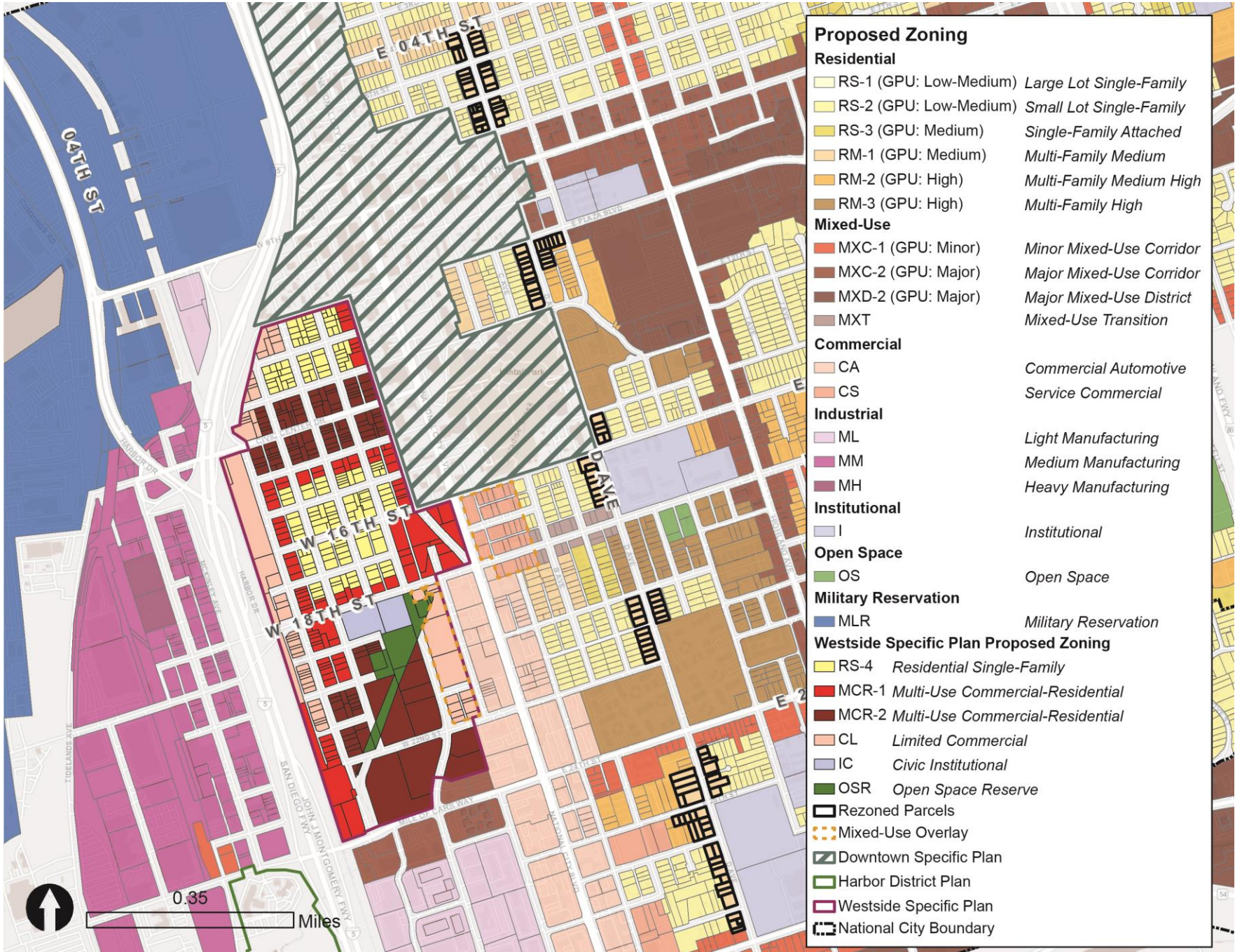
**Density:**  
23 DU/AC

**Height:**  
4 stories/45 ft

TOGETHER WE

PLAN

NATIONAL CITY



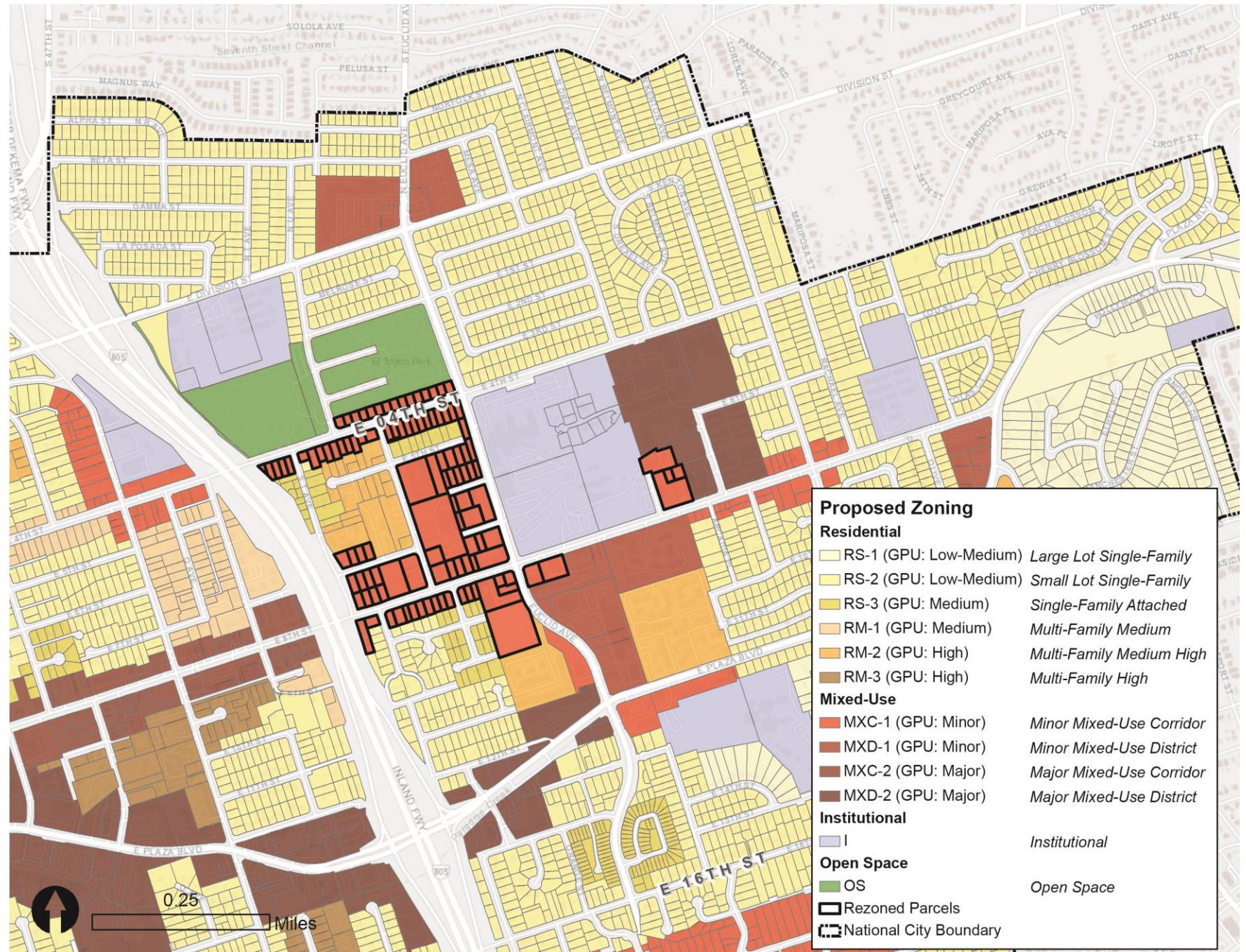


# Hospital Area

**Rezone to:**  
Minor Mixed-Use  
Corridor (MXC-1)

**Density:**  
48 DU/AC

**Height:**  
5 stories/65 ft



TOGETHER WE

# PLAN

NATIONAL CITY



# 16<sup>th</sup> Street

**Rezone to:**  
Mixed-Use  
Overlay

**Density:**  
24 DU/AC

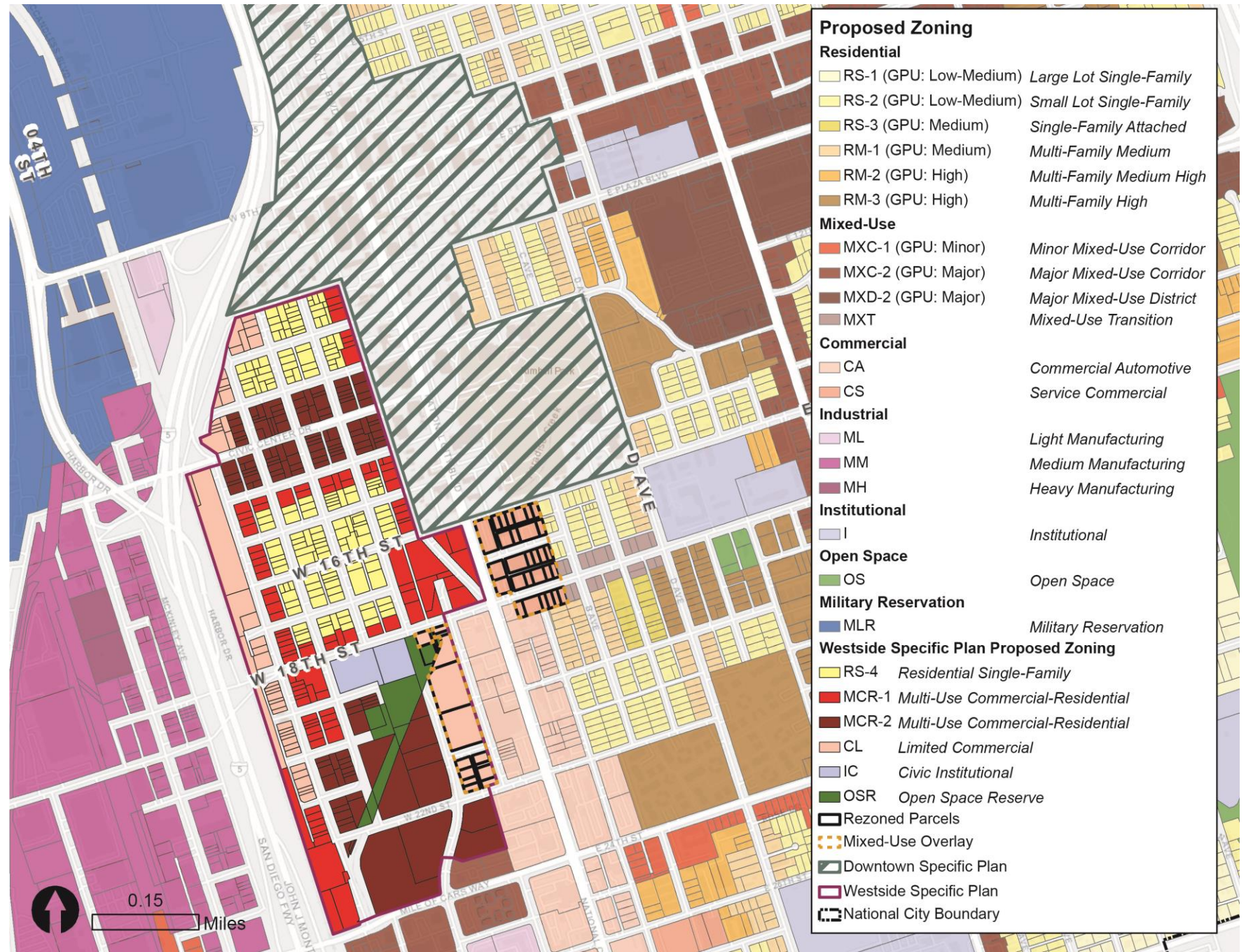
**Height:**  
5 stories/65 ft

TOGETHER WE

# PLAN

NATIONAL CITY

SLIDE 17



## What is CEQA?

The **California Environmental Quality Act** (CEQA) sets statewide policies that require both state and local agencies to consider the **environmental consequences** of their decisions.

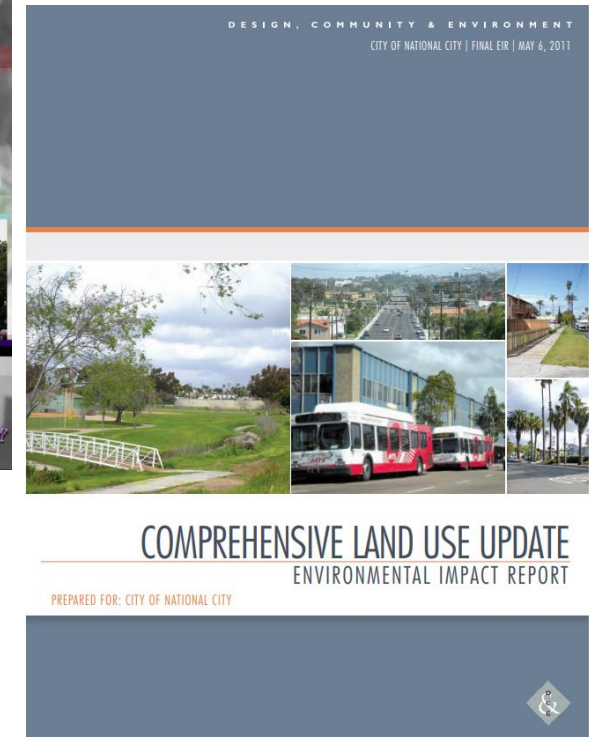
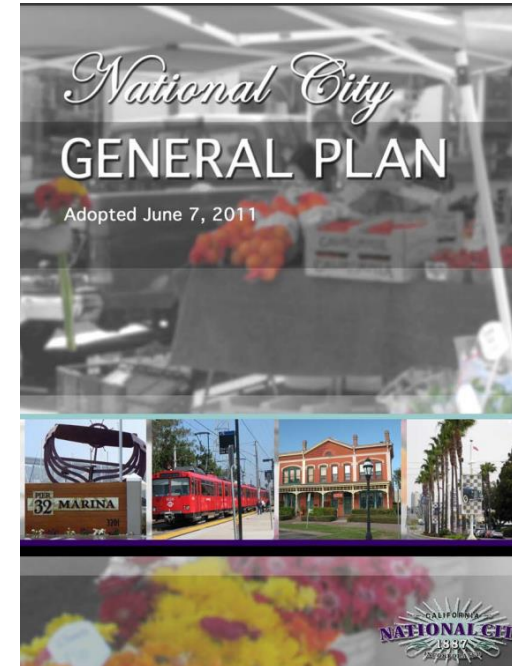
The goal of CEQA is to:

- Provide **information** about the environmental effects of the project.
- Prevent significant environmental damage and identify ways that environmental damage can be avoided (**mitigation/alternatives**).
- Disclose the **basis for the decision** of the project considering its environmental effects.



# Why was a Supplemental Program Environmental Impact Report (SPEIR) prepared?

- **Supplemental** - Is an update to the 2011 General Plan EIR
- **Programmatic** - Analysis of potential impacts from policy changes city-wide. No specific projects are proposed at this time.
- **Disclose/Inform** - The potential significant adverse environmental impacts of the FGPU
- **Mitigate** - Includes recommended mitigation measures which could lessen impacts of future development
- **Alternatives** - to the project are presented to evaluate scenarios that further reduce or avoid significant impacts



## Impacts of the Project

- The Project would result in significant and unmitigated air quality impacts to sensitive receptors in proximity to the I-5 freeway
- All other issues were found to be less than significant

## CEQA Alternatives

- To fully evaluate the environmental effects of projects, the CEQA mandates that alternatives to the project be analyzed
- Section 15126.6 of the CEQA Guidelines requires the discussion of “*a range of reasonable alternatives to the project, or to the location of the project, which would feasibly **attain most of the basic objectives** of the project but would **avoid or substantially lessen any of the significant effects** of the project*” and the evaluation of the comparative merits of the alternatives.
- Alternatives selected for consideration include: the **No Project (Adopted General Plan) Alternative** and the **Alternate Project Location Alternative** (also the Environmentally Superior Alternative)

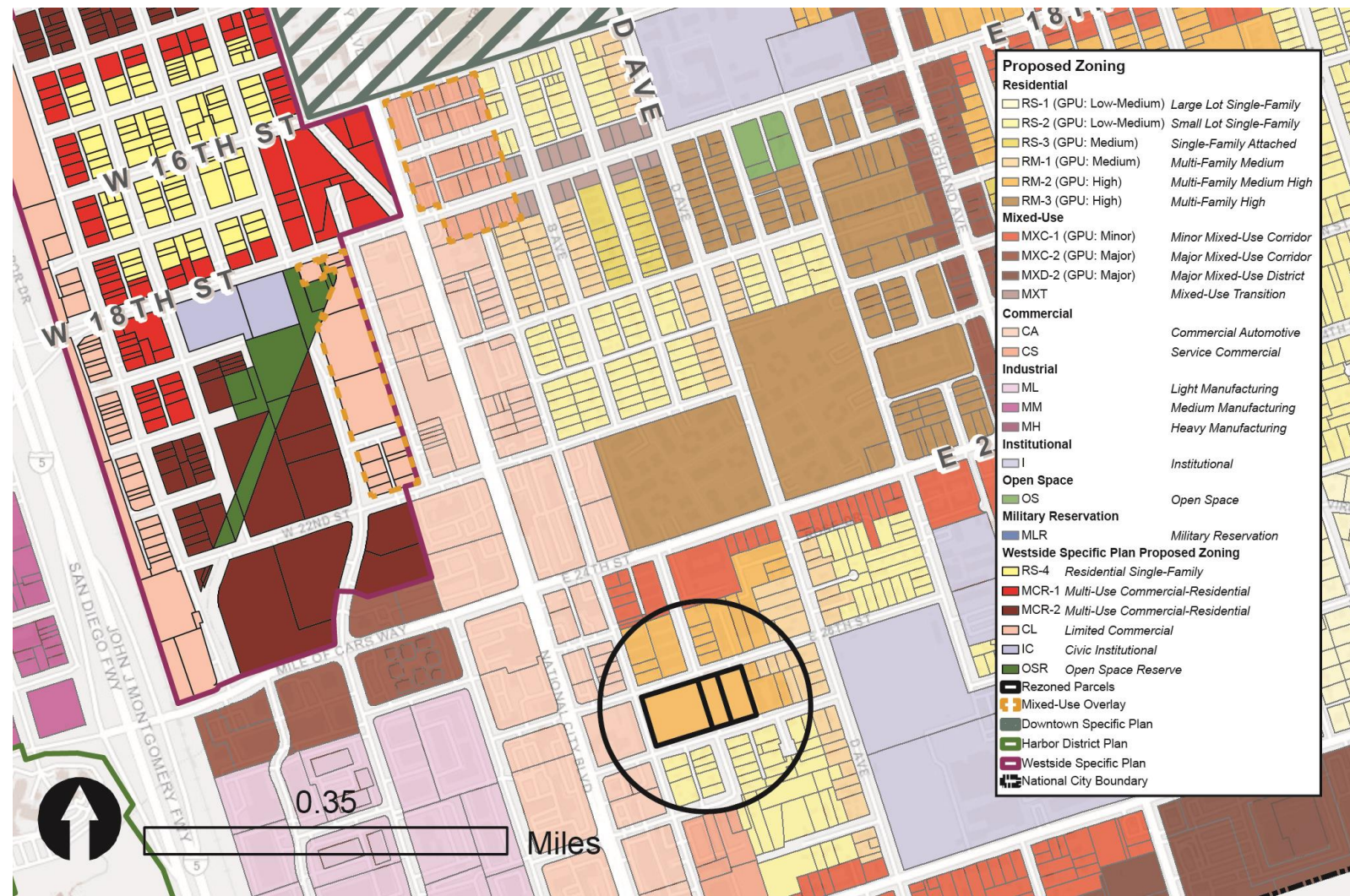
## Alternatives Considered but Rejected

Various sites throughout the Planning Area were considered for inclusion in each Focus Area and ultimately rejected during the FGPU process:

- TODO - Study Area 2: Hoover Avenue: *Potential new land use incompatibilities by allowing the co-location of light industrial and residential uses*
- TODO - Study Area 3: Mile of Cars Way: *Co-locating residential uses with existing automobile-oriented uses*
- TODO - Study Area 4A: National City Boulevard (Sub-Area): *Concerns with co-locating residential uses with existing automobile-oriented uses*
- TODO - Study Area 4B: National City Boulevard (Sub-Area): *Concerns with co-locating residential uses with existing automobile-oriented uses*
- TODO - Study Areas 5A and 5B: Highland Avenue: *Already zoned mixed-use, TODO recommendation was design guideline focused*



# Alternate Project Location Alternative





## **Alternate Project Location Alternative**

- Excludes 24<sup>th</sup> Street Transit Station
- Replaces density at alternate site
- Nets additional 119 dwelling units
- Reduces of 87,705 sf of commercial
- Reduces air quality and noise impacts
- Environmentally superior alternative

## **Findings of Fact and Statement of Overriding Considerations**

- Significant and unavoidable impacts in Air Quality
- Most potentially significant impacts will occur regardless of the alternative chosen, including the “no project alternative,” which assumes the 2011 Plan remains in place

## Findings of Fact and Statement of Overriding Considerations

- The City has identified the need to serve the residents of National City and the region; to meet projected increases in demand for housing opportunities; and to further become a resilient, transit-oriented development community by providing a framework for future development through 2050.
- The FGPU will provide opportunities for infill development of new housing and commercial properties, specifically in proximity to transit corridors.
- The FGPU provides guidance to improve vehicular, pedestrian, and bicycle connections and circulation.
- The FGPU provides a framework to reduce citywide GHG emissions to meet state reduction targets.
- The FGPU provides guidance for smart growth that will encourage the development of complete neighborhoods that meet the community's needs for sustainable and high-quality living environments.

## **Findings of Fact and Statement of Overriding Considerations**

The Statement acknowledges the significant and unavoidable impacts of the implementation of the FGPU project but provides findings supporting the position that FGPU conveys social, legal, economic, technological, and other benefits that outweigh such impacts. Once the General Plan Update EIR has been certified and the plan adopted, the EIR will then be used to inform and streamline CEQA review for future development projects in the City.

# Public Meetings/ Hearings

Meeting/Hearing	Date
City Council - Information	June 20, 2023
Planning Commission – Action Recommendation	August 7, 2023
City Council – Action Adoption	August 15, 2023
City Council – Second Reading	September 5, 2023





## **Review of the Supplemental Program Environmental Impact Report**

- Staff recommendation: Provide feedback and input on the Project and Alternate Project Location Alternative

# Questions?