



AGENDA REPORT

Department: Housing Authority
Prepared by: Carlos Aguirre, Acting Deputy City Manager & Director of Housing
Meeting Date: Tuesday, September 5, 2023
Approved by: Ben Martinez, Interim City Manager

SUBJECT:

Certification of the Supplemental Program Environmental Impact Report for the Focused General Plan Update

RECOMMENDATION:

Conduct a Public Hearing and Adopt the Resolution Entitled: “Resolution of the City Council of the City of National City, California, Certifying the Final Supplemental Program Environmental Impact Report (SPEIR) with the Selection of the Alternate Project Location Alternative, and Adopting Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program for the City of National City Focused General Plan Update.”

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:

On August 21, 2023, the Planning Commission recommended that the City Council certify the Supplemental Program Environmental Impact Report with the selection of the Alternate Project Location Alternative (Resolution No. 2023-15).

EXPLANATION:

BACKGROUND

One environmental document, a Supplemental Program Environmental Impact Report (SPEIR), was prepared to analyze the Focused General Plan Update (FGPU) and related documents. The SPEIR includes the adoption of the Housing Element, the Land Use Element, Transportation Element, Safety Element, Zoning Map, and Climate Action Plan have been updated. The Downtown Specific Plan, Westside Specific Plan, and Municipal Code have been updated for consistency, as well. Additionally, new Objective Design Standards Floor Area Ratio Bonus Regulations have been created to comply with State legislation and streamline the housing approval process.

ENVIRONMENTAL DETERMINATION

Final Program Environmental Impact Report (Final SPEIR)

The City of National City, as lead agency, has prepared a Draft and Final Supplemental Program Environmental Impact Report (PEIR) to provide information to the public, agencies and policy makers about the potential environmental effects that could occur with implementation of the Focused General Plan Update (FGPU). The California Environmental Quality Act (CEQA) requires a process through which agencies and the public can evaluate the potential environmental effects of implementing the FGPU (the “project”), understand the potential scale of

any environmental impacts to the degree feasible, and develop measures to reduce these impacts.

Impacts identified in the Final SPEIR (which incorporates the Draft PEIR) will be mitigated through application of federal, State, and local laws and regulations; through the application of General Plan policies and programs; and through application of the mitigation framework during project level environmental review and that reflects the implementation of General Plan goals, policies, and actions.

In accordance with California Code Regulations Title 14 §15126.6 of the CEQA Guidelines, the EIR describes two (2) reasonable alternatives to the project, which could feasibly attain most of the basic objectives of the project and might avoid or substantially lessen any of the significant effects of the project. As documented in FSPEIR Section 3.4 (Alternatives Analysis) of the FSPEIR, three alternatives to the proposed FGPU were evaluated in accordance with California Code Regulations Title 14 §15126.6 of the CEQA Guidelines.

Alternate Project Location (Environmentally Superior) Alternative

To fully evaluate the environmental effects of projects, CEQA mandates that alternatives to the project be analyzed. The Environmentally Superior Alternative (ESA) includes the same components as the Project. The sole difference pertains to the exclusion of the 24th Street Transit Station Focus Area. This alternative replaces the 24th Street Transit Station Focus Area with the 27th Street Focus Area, a set of three (3) parcels located between A Avenue, E 26th Street, E 27th Street, and D Avenue.

Table 2: Environmentally Superior Alternative Focus Area Proposed Rezonings

Focus Area	Acres	Current Zoning	Adopted du/ac	Proposed Zoning	du/ac
18th Street	2.2	Small Lot Residential (RS-2)	9	Mixed Use Transition (MXT)	24
		Very High Density Multi-Unit Residential (RM-3)	75	Open Space (OS)	0
4th Street	16.6	Small Lot Residential (RS-2)	9	Medium Density Multi-Unit Residential (RM-1)	23
D Avenue	17.4	Small Lot Residential (RS-2)	9	Medium Density Multi-Unit Residential (RM-1)	23
Hospital Area	38.6	Small Lot Residential (RS-2)	9	Minor Mixed-Use Corridor (MXC-1)	48
		Medium-Low Density Multi-Unit Residential (RS-3)	15		
		Institutional (I)	0		
16th Street	12.3	Multi-Use Commercial-Residential (MCR-1)	24	Mixed-Use Overlay	24
		Limited Commercial (CL)	0		
		Service Commercial (CS)	0		
27th Street	3.2	Service Commercial (CS)	0	High Density Multi-Unit Residential (RM-2)	48

The current adopted use in the 27th Street Focus Area is Service Commercial (CS), which does not allow residential uses. The current maximum height in the area is three (3) stories or 50 feet. Under this alternative, these parcels are proposed to be rezoned to High Density Multi-Unit Residential (RM-2), to allow the production of higher-density residential development with a maximum density of 48 du/ac and a maximum height of six (6) stories or 65 feet. This alternative would relocate density from the 24th Street Transit Station, which would remain zoned as Limited Commercial (CL).

The 27th Street Focus Area was selected as a replacement for the 24th Street Transit Station Focus Area to reduce potential air quality and noise impacts on residential uses near the Interstate 5 (I-5) corridor. Additionally, this site is surrounded by medium- and high-density residential uses and is located near a school, major transportation corridors, 24th Street Transit Station, and is in a Transit Priority Area. This Focus Area is located approximately 2,400 feet (0.4 miles) from the I-5 corridor, as compared to the 24th Street Transit Station Focus Area, which is approximately less than 200 feet from the edge of the parcel to the nearest off-ramp. The SPEIR determined this rezoning alternative to be the Environmentally Superior Alternative because it would result in fewer impacts and would still meet the FGPU's objectives.

Final Supplemental Environmental Impact Report – Located on the City website (<https://fc.nationalcityca.gov/ui/core/index.html?mode=public&shareto=#expl-tabl./SHARED/!2cAmdTIY983DHlv78OB34/D28QfINrxPmNKje!>)

FINANCIAL STATEMENT:

Not Applicable

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:

Housing and Community Development

ENVIRONMENTAL REVIEW:

This is a project under CEQA and requires full environmental review and the preparation of an environmental impact report. California Code Regulations 15362.

PUBLIC NOTIFICATION:

Agenda Report posted within 72 hours of meeting date and time in accordance with Brown Act. Published in The Star News, on City Website and Posted on Bulletin Boards at City Hall.

ORDINANCE:

Not Applicable

EXHIBITS:

Exhibit A - Resolution

Exhibit B – CEQA Findings of Fact and Statement of Overriding Considerations

Exhibit C – Mitigation Monitoring and Reporting Program

Exhibit D - PowerPoint Presentation

Exhibit E – Public Notice