



AGENDA REPORT

Department: Community Development
Prepared by: Angelita Palma
Meeting Date: Tuesday, April 2, 2024
Approved by: Benjamin A. Martinez, City Manager

SUBJECT:

Second Reading and Adoption of Ordinances Amending the Westside Specific Plan and Title 18 of the Municipal Code.

RECOMMENDATION:

Second Reading and Adoption of the Ordinances Entitled:

- 1) “An Ordinance of the City Council of the City of National City, California, Adopting the Westside Specific Plan Amendment and Amending the Zoning Text and Map of the Westside Specific Plan;” and
- 2) “An Ordinance of the City Council of the City of National City, California, Adopting Municipal Code Chapter 18.49 to Provide Objective Design Standards for Housing Development, Adopting Chapter 18.50 to Provide a Floor Area Ratio Bonus Program, Adopting Amendments to Chapter 18.29 (Overlay Zones) to Create a Mixed-Use Overlay Zone to Allow Residential Development on Certain Parcels Zone CL and CS, and Amending Chapter 18.10 (Understanding the Land Use Code), Chapter 18.12 (Permits and Applications), Chapter 18.22 (Commercial Zones), Chapter 18.24 (Mixed-Use Corridor and District Zones), Chapter 18.30 (Specific Use Regulations), Chapter 18.48 (Residential Density Bonus and Affordable Housing Incentives), and Chapter 18.60 (Glossary) as well as other Amendments to Revise Title 18.”

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:

On August 21, 2023 and March 18, 2024, the Planning Commission recommended that the City Council adopt the Ordinances amending the Westside Specific Plan and Title 18 of the Municipal Code, respectively.

EXPLANATION:

At the regular meeting of the City Council on March 19, 2024, the City Council adopted the Resolution approving the Focused General Plan Update (FGPU). One environmental document, a Supplemental Program Environmental Impact Report (SPEIR), was prepared to analyze the FGPU and related documents. Along with the FGPU, the Downtown Specific Plan, Westside Specific Plan, and Municipal Code have been updated for consistency, as well. For ease of reference, a background report is provided to the City Council is attached hereto as Exhibit “A.”

Westside Specific Plan Amendment

The Westside Specific Plan amendments include allowing transitional and supportive housing as a permitted use in the MCR-1 and MCR-2 zones and group homes as a permitted use in the RS-4, MCR-1, and MCR-2 zones in the Westside Specific Plan, in accordance with State law. Additionally, portions of the 16th Street Focus Area, which is within the boundaries of the Westside Specific Plan boundary, fall within the proposed Mixed-Use Overlay. This overlay allows for multi-

family residential development in areas zoned for commercial and institutional uses and near transit. This overlay is optional and does not propose a change in the underlying zoning on these parcels.

The attached Ordinance, Exhibit “B”, was introduced by first reading at the City Council Meeting held on March 19, 2024. The Westside Specific Plan Amendment is included as Exhibit “D.”

Municipal Code Update

As part of the 6th Cycle 2021-2029 Housing Element implementation, National City’s Municipal Code Title 18 must be updated to comply with Housing Element policies and recent State housing legislation, and address minor language and conformance discrepancies throughout. The Municipal Code update also includes the incorporation of Objective Design Standards and the Floor Area Ratio Bonus Regulations. All updates aim to ease local impacts of the statewide housing crisis by facilitating easier housing development, encouraging deed-restricted affordable housing construction, or allowing for a variety of housing types.

The attached Ordinance, Exhibit “C,” was introduced by first reading at the City Council meeting held on March 19, 2024. Title 18 Municipal Code amendment redline is also included as Exhibit “E.”

FINANCIAL STATEMENT:

Not Applicable

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:

Housing and Community Development

ENVIRONMENTAL REVIEW:

A Resolution of the City Council, certifying the Final Supplemental Program Environmental Impact Report with the selection of the proposed Project, 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 was approved at the March 19, 2024 Council meeting.

PUBLIC NOTIFICATION:

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

ORDINANCE:

Second Reading and Adoption

EXHIBITS:

- Exhibit A – Background
- Exhibit B – Westside Specific Plan Ordinance
- Exhibit C – Title 18 Amendment Ordinance
- Exhibit D – Westside Specific Plan Amendment
- Exhibit E – Title 18 Amendment Redline