

13.A.2 CEQA PUBLIC REVIEW NOTICE

ANNOUNCEMENT OF AVAILABILITY OF A DRAFT SUPPLEMENTAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR PUBLIC REVIEW AND COMMENT FOR NATIONAL CITY, CALIFORNIA

Proposed Project:

The City of National City invites you to comment on the draft Supplemental Program Environmental Impact Report (SPEIR) prepared for the Focused General Plan Update.

To address changes in State legislation, a changing regional context and forecasted future growth, National City is conducting a Focused General Plan Update. The Focused General Plan Update will include updates to policies and supporting updates to codes, ordinances, and development standards. Policy updates will be reflected in the Land Use Element, Transportation Element, Safety Element, and Climate Action Plan (CAP), which were last updated in 2011. The Focused General Plan update takes into account separate recent planning documents, including the 24th Street Transit Oriented Development Overlay (TODO) study. Recommendations from this predecessor planning study have been carried forward to all components of the Focused General Plan Update per City Council direction. In addition, the General Plan will be expanded to include the annexation of approximately 50 acres of the unincorporated community of Lincoln Acres into the City of National City, which was completed in 2020.

A. General Plan - Element Updates

The goals, policies, and actions in the General Plan will guide development and conservation in National City through the horizon year in 2050. These documents will supersede the current City of National City General Plan, which was last updated in 2011, and portions of the current Municipal Code.

The Land Use Element is required by State law (Government Code Section 65302). The Element designates the general distribution, location, and extent of uses of land for housing, businesses, industry, open space, etc. It is implemented through the Land Use Code (Municipal Code Title 18 Zoning), which establishes regulations for the use and development of land. The Land Use Element will be updated to reflect the City's vision for managing the region's growth.

The Transportation Element guides the City's decision making related to transportation for the future. The update will build on the focused studies and plans that were completed since the last 2011 General Plan update, including integrating findings from the Safe, Multi-modal, Accessible Routes To (SMART) Foundation Plan (2014), Downtown Specific Plan (2017), INTRACONnect (2020), Homefront to Waterfront Connectivity Study (2020), Bicycle Master Plan, Parking Plan, and Americans with Disabilities Act (ADA) Master Plan. It will also include new modelling to encompass anticipated growth in the region.

The Safety Element addresses the potential short and long-term risks of fires, floods, earthquakes, landslides, climate change, hazards, emergency services and disaster response, and other locally relevant safety issues. Due to updates in state legislation, including Senate Bill (SB) 379, which requires safety element updates to include climate adaptation and resilience strategies, and SB 1035, which requires that the Safety Element be revised no less than every eight years, the Safety Element must be updated to reflect these new requirements.

The Climate Action Plan addresses the major sources of greenhouse gas (GHG) emissions in National City and sets forth a detailed and long-term strategy that the City and community can implement to achieve GHG emissions reduction targets. It provides an updated 2018 emissions inventory and guides the City in its efforts to reduce its GHG emissions through proposing reduction targets, policies, and measures.

House National City is a new program to incentivize affordable and mixed income housing in strategic areas across the city. In exchange for affordable housing, qualifying projects receive a Floor Area Ratio (FAR) bonus.

The City also proposes to adopt updates to the zoning code, specific plan amendments, and objective design standards as a means to implement the FGPU.

B. Zoning Code Updates

Updates to regulations and development standards in National City's zoning code to accelerate housing production in all income categories in a manner consistent with the goals of National City's Housing Element and recent State legislation. This includes updates and revisions to floor-area ratios, maximum allowable heights, and parking requirements, as well as, updated density bonus regulations, and other incentives to increase housing production.

C. Objective Design Standards

Objective design standards developed to provide architectural and design requirements aimed at streamlining the approval process for qualifying multi-unit residential developments based on zoning, general plan land use designations, and percentages of residential use designated square footages. These standards will serve as the minimum requirements and will be mandatory for any eligible project for which a streamlined approval process is requested under state law provisions that reference objective design standards. The objective design standards will be incorporated into the municipal code.

D. Housing Strategic Plan

Four-year Housing Strategic Plan to guide the investment of the National City Housing Authority's resources and assist the City in meeting its Regional Housing Needs Allocation (RHNA). The Strategic Plan provides recommendations to direct the agency's financial and real estate assets towards housing production. The plan identifies resources to fund the construction for 650 to 750 new units and establishes property-specific guidelines to inform future requests for proposals (RFPs) for development. The Strategic Plan creates an implementation roadmap and quantifiable metrics for the National City Housing Authority to accelerate housing production within the first four years of the 6th Housing Element Cycle.

E. Specific Plan Amendments

Amending the Downtown Specific Plan and Westside Specific Plan policies, including development zones (allowed uses, densities, FARs, heights, and other development standards), design guidelines, and parking requirements to encourage housing production. The policies aim to streamline housing production for all income categories and align with updates to the Zoning Code and General Plan. Amendments to these Specific Plans center on specific conformance with recently adopted plans and those being concurrently revised through the updates to the General Plan, and do not serve to create new plans.

G. Bike Master Plan Update

Updates to the Bike Master Plan to incorporate new changes to the General Plan and other recently completed planning documents, such as the Harbor Drive Corridor Study, the INTRACONnect plan, and the 24th Street Transit Oriented Development Overlay (TODO) study. This update revises the Citywide bicycle network to guide the City in planning for a more connected, safe, and accessible network. Design guidelines will be updated to align with current best practices and City plans. The plan will identify priority projects for implementation and will update recommendations for programs for education, bicycling

encouragement, enforcement, and evaluation. Estimated network costs and resources to fund construction will be identified.

Public Review Period: The 45-day public review period for the SPEIR begins on Friday, February 17, 2023 and ends on Monday, April 3, 2023.

Where to find the SPEIR: The SPEIR is available at the Planning Division (1243 National City Blvd, National City, CA 91950) at the public counter. The report can also be accessed from the City website: <https://www.nationalcityca.gov/government/community-development/planning/focused-general-plan-update>

Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice to later than 6:00 p.m. on April 3, 2023. Please include your name, address, and contact information in your correspondence to Martin Reeder, AICP, Principal Planner at mreeder@nationalcityca.gov. Written comments can also be mailed to the Planning Division (Attn: Planning Division, Focused General Plan Update, 1243 National City Blvd, National City, CA 91950) postmarked no later than April 3, 2023.