COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

LEGAL NOTICE OF INTENT AND AVAILABILITY FOR ENVIRONMENTAL REVIEW AND COMMENT PERIOD OF DRAFT NEGATIVE DECLARATION (ND) FOR A GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR A PROPERTY LOCATED AT 3040 EAST 16TH STREET AND NEIGHBORING PARCELS TO CHANGE THE ZONING FROM RS-2 (SMALL LOT RESIDENTIAL) TO MXC-1 (MINOR MIXED-USE CORRIDOR).

Draft ND Public Review and Comment Period: May 16, 2025 to June 15, 2025

Notice is hereby given that the City of National City (City), as the lead agency, is proposing to adopt a Negative Declaration (ND) in accordance with the California Environmental Quality Act (CEQA) for the proposed project as identified below. A 20-day public review and comment period has been established pursuant to CEQA Guidelines Section 15073 for the Draft MND which has been prepared for the proposed project.

LEAD AGENCY: City of National City

PROJECT NAME: 2025-02 GPA, ZC, ZV

APPLICANT: Sushmitha Kudari

LOCATION: 3040, 3042, 3102, and 3106 East 16th Street, and 1540 National City, CA 91950

DESCRIPTION: The applicant is proposing to develop the property at 3040 East 16th Street with a five-unit multi-family residential building. The proposed development requires the existing single-family zoning to be changed to a zone that permits multi-family dwellings. For consistency with the existing development pattern and zoning in the area, the applicant has included five neighboring properties with this request. This type of change requires a General Plan Amendment (GPA) and Zone Change (ZC), which is initiated by the Planning Commission. The developer has also applied for a Zone Variance (V) for less than required street wall on the property at 3040 East 16th Street. This Initial Study is related to the General Plan Land Use designation and Zone change portion of the project only.

SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED AS A RESULT OF THE PROJECT: The City conducted an Environmental Initial Study (IS) that determined the proposed project would not have a potentially significant environmental impact.

REVIEW AND COMMENT PERIOD: The City has established a 30-day public review and comment period from **May 16, 2025 to June 15, 2025**. During this period, the Draft ND and IS will be available for review, or for purchase at the cost of reproduction, at the City of National City Planning Division until

between the hours of 7 a.m. and 6 p.m. Monday through Thursday and on the City website. The ND and IS can also be found on the City website at https://www.nationalcityca.gov/government/community-development/planning/current-projects.

Comments can be made on the IS/ND in writing before the end of the public review and comment period and also in person at the Planning Commission meeting, which will be scheduled subsequent to routing and comment response period for the draft ND. All written comments on the Draft ND should focus on the sufficiency of the document in identifying and analyzing the potential impacts on the environment that may result from the proposed project, and the ways in which the significant effects are avoided or mitigated. Written comments must be submitted so as to arrive no later than 6:00 p.m. on June 5, 2025 to the following: **Martin Reeder – AICP, Assistant Director of Community Development, Planning Division, 1243 National City Boulevard, National City, CA 91950**, or via email at mreeder@nationalcityca.gov Following the close of the public comment period, the City will consider the IS/ND and comments thereto in determining whether to approve the proposed project. The City will prepare a Final ND for consideration and certification by the Planning Commission.

FURTHER INFORMATION: For environmental review information, please contact Assistant Director of Community Development Martin Reeder at the City of National City at 619.336.4313 or mreeder@nationalcityca.gov.