

CITY OF NATIONAL CITY

(1) NOTICE OF PUBLIC HEARING TO CONSIDER RESCINDING CITY COUNCIL'S RESOLUTION 2011-119, WHICH ADOPTED COMPONENTS OF THE NATIONAL CITY COMPREHENSIVE LAND USE UPDATE, WHICH INCLUDED (1) AN UPDATE OF THE GENERAL PLAN AND LAND USE MAP, (2) AN AMENDMENT OF THE DOWNTOWN SPECIFIC PLAN AND SPECIFIC PLAN MAP, (3) A CLIMATE ACTION PLAN, (4) FIVE DEVELOPMENT PROPOSALS IN CONCEPT ONLY (STREET CONVERSIONS/COMMUNITY CORRIDORS, SENIOR VILLAGE EXPANSION, LAS PALMAS PARK AND FACILITIES VISION CONCEPT PLAN, KIMBALL PARK MASTER PLAN, AND EL TOYON PARK MASTER PLAN), AND (5) WATER SUPPLY ASSESSMENT

(2) NOTICE OF PUBLIC HEARING TO CONSIDER REPEALING CITY COUNCIL ORDINANCE 2011-2362, WHICH ADOPTED THE LAND USE CODE (MUNICIPAL CODE TITLE 18 ZONING) AMENDMENT AS PART OF THE NATIONAL CITY COMPREHENSIVE LAND USE UPDATE

(3) NOTICE OF PUBLIC HEARING TO CONSIDER PLANNING COMMISSION'S RECOMMENDATIONS CONTAINED IN RESOLUTION 2-2012 WHICH RECOMMENDED CITY COUNCIL: CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM, ADOPT A GENERAL PLAN UPDATE INCLUDING A GENERAL PLAN LAND USE MAP AMENDMENT, ADOPT A LAND USE CODE (ZONING) AMENDMENT AND OFFICIAL ZONING MAP AMENDMENT, ADOPT A DOWNTOWN SPECIFIC PLAN AMENDMENT AND SPECIFIC PLAN MAP AMENDMENT, ADOPT A CLIMATE ACTION PLAN, AND APPROVE IN CONCEPT ONLY FIVE DEVELOPMENT PROPOSALS, INCLUDING STREET CONVERSIONS/COMMUNITY CORRIDORS, SENIOR VILLAGE EXPANSION, LAS PALMAS PARK AND FACILITIES VISION CONCEPT PLAN, KIMBALL PARK MASTER PLAN, AND EL TOYON PARK MASTER PLAN. THESE RECOMMENDATIONS WERE BASED, IN PART, ON FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS SET FORTH IN PLANNING COMMISSION'S RESOLUTION.

(4) NOTICE OF PROPOSED CHANGE OF ZONE BOUNDARIES OR CLASSIFICATIONS. THE LAND USE CODE (ZONING) AMENDMENT IS A ZONING REGULATION WITHIN THE CONTEXT OF AND ADOPTED PURSUANT TO THE LAND USE CODE (TITLE 18 ZONING) OF THE NATIONAL CITY MUNICIPAL CODE. THE LAND USE CODE AND THE ASSOCIATED ZONING MAP IMPLEMENT THE LAND USE DESIGNATIONS OF THE GENERAL PLAN LAND USE MAP.

(5) NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTING A GENERAL PLAN UPDATE INCLUDING A GENERAL PLAN LAND USE MAP AMENDMENT, ADOPTING A LAND USE CODE (ZONING) AMENDMENT INCLUDING THE OFFICIAL ZONING MAP, ADOPT A DOWNTOWN SPECIFIC PLAN AMENDMENT AND SPECIFIC PLAN MAP AMENDMENT, ADOPT A CLIMATE ACTION PLAN, APPROVE, IN CONCEPT ONLY, FIVE DEVELOPMENT PROPOSALS, INCLUDING STREET CONVERSIONS/COMMUNITY CORRIDORS, SENIOR VILLAGE EXPANSION, LAS PALMAS PARK AND FACILITIES VISION CONCEPT PLAN, KIMBALL PARK MASTER PLAN, AND EL TOYON PARK MASTER PLAN, AND APPROVE THE WATER SUPPLY ASSESSMENT. THESE RECOMMENDATIONS ARE BASED, IN PART, ON FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS SET FORTH IN CITY COUNCIL'S RESOLUTION AND ORDINANCE.

CASE FILE NO. 2011-17 GPA, ZC, SPA, IS

On January 9, 2012, the Planning Commission held a public hearing, considered public comments, and adopted Resolution 2-2012. This Resolution rescinded Planning Commission's Resolution 14-

2011, which contained Planning Commission's previous recommendations to City Council to: certify the Final Environmental Impact Report, adopt a Statement of Overriding Considerations, adopt a Mitigation Monitoring and Reporting Program, adopt the National City Comprehensive Land Use Update ("CLUU"), which included an update/amendment of the (1) General Plan and Land Use Designation Map, (2) Land Use Code (Zoning), (3) the Downtown Specific Plan, (4) a Climate Action Plan, and (5) Five Development Proposals in concept only (which included Street Conversions/Community Corridors, Senior Village Expansion, Las Palmas Park and Facilities Vision Concept Plan, Kimball Park Master Plan, and El Toyon Park Master Plan).

Resolution 2-2012 also recommended that the City Council: certify the Final Environmental Impact Report, adopt a Statement of Overriding Considerations, adopt a Mitigation Monitoring and Reporting Program, adopt a General Plan Update including a General Plan Land Use Map Amendment, adopt a Land Use Code (Zoning) Amendment and Official Zoning Map Amendment, adopt a Climate Action Plan, adopt a Downtown Specific Plan amendment and Specific Plan map amendment, adopt a Climate Action Plan, and Five Conceptual Development Proposals (which included Street Conversions/Community Corridors, Senior Village Expansion, Las Palmas Park and Facilities Vision Concept Plan, Kimball Park Master Plan, and El Toyon Park Master Plan). The City Council will consider the Planning Commission recommendations and take final action.

The City Council of the City of National City will hold a public hearing to consider rescinding City Council Resolution 2011-119 in its entirety (adopted June 7, 2011), which adopted the (1) General Plan Update and Land Use Designation Map, (2) the Downtown Specific Plan and the associated Specific Plan Map Amendment, (3) a Climate Action Plan, (4) Five Development Proposals in concept only (which included Street Conversions/Community Corridors, Senior Village Expansion, Las Palmas Park and Facilities Vision Concept Plan, Kimball Park Master Plan, and El Toyon Park Master Plan), and (5) the Water Supply Assessment. The City Council will also consider repealing Ordinance 2011-2362 in its entirety (adopted June 21, 2011), which adopted the Land Use Code (Municipal Code Title 18 Zoning).

The City Council will consider a new resolution to adopt the General Plan Update and Land Use Designation Map, adopt a Downtown Specific Plan amendment and the associated Specific Plan map, adopt a Climate Action Plan, approve, in concept only, Five Development Proposals (including Street Conversions/Community Corridors, Senior Village Expansion, Las Palmas Park and Facilities Vision Concept Plan, Kimball Park Master Plan, and El Toyon Park Master Plan), and approve the Water Supply Assessment. This resolution will also include findings, a statement of overriding considerations, and mitigation monitoring and reporting program related to California Environmental Quality Act ("CEQA") compliance. The City Council will also consider a new ordinance to adopt the Land Use Code amendment and the associated Zoning Map (Zoning).

Additional details and documents related to the Comprehensive Land Use Update ("CLUU"; also referenced on the website as "General Plan" and "General Plan Update") are available for review at:

<http://www.ci.national-city.ca.us/index.aspx?page=480>

Descriptions of these amendments and projects are also included in the detailed 80 page project description in the Draft Environmental Impact Report ("EIR"), available at City Hall (address below) and online at:

<http://www.ci.national-city.ca.us/Modules/ShowDocument.aspx?documentid=4460>

The Public Hearing before the City Council will be held on **January 24, 2012 at 6:00 p.m.** in the City Council Chambers, City Hall, 1243 National City Boulevard, National City, California 91902.

Project Title: National City Comprehensive Land Use Update (Case File No. 2011-17 GPA, ZC, SPA, IS)

Project Location: The City of National City and its sphere of influence. Additional more detailed information on the location of project components is available in the EIR available on the website.

Project Description: The Comprehensive Land Use Update includes a General Plan Update and Land Use Designation Map, a Land Use Code (Zoning) Amendment, a Downtown Specific Plan and Map Amendment, and a Climate Action Plan. The General Plan is the vision for the City's future and is the principal policy document to guide decisions on growth, development, and conservation. The plan includes goals, policies, and land use designations (including Floor Area Ratios and Dwelling Units per Acre) that serve as the foundation for all planning decisions. The Land Use Code implements the broad policies of the General Plan by establishing zoning regulations that specify the uses permitted on each parcel of land, the intensity of development, and standards for development and use such as setbacks, parking, and building heights. The Downtown Specific Plan establishes further goals, regulations, policies and standards governing the use and development of land within the downtown area of the City. The Climate Action Plan establishes a City-wide strategy to reduce greenhouse gas emissions that contribute to climate change.

The Comprehensive Land Use Update also includes conceptual plans for five future development proposals governing improvements of certain streets and parks within the City and future development of senior housing. The conceptual plans are fully described in the EIR. These conceptual plans and proposals consist of:

- Street Conversions/Community Corridors include neighborhood gardens, produce stands, paradise creek greenway improvements, street trees, sitting areas, various other public amenities through the closure of portions of various streets near (1) Hoover Avenue south of 18th Street, (2) West Avenue between 16th Street and 18th Street, (3) Hoover Avenue between 22nd Street and Mile of Cars Way, (4) 12th Street east of Palm Avenue, (5) F Avenue between 18th Street and 19th Street, (6) Kimball Way at F Avenue, and (7) Q Avenue between La Posada Street and Delta Street. The Community Corridors establish roadway design standards intended to calm traffic and increase pedestrian safety. Community Corridors are proposed throughout the City.
- Senior Village Expansion includes an expansion to the existing Senior Village multi-family residential complex, to include 200 additional senior residential units up to 60 feet in height and construction of a medical office structure, and a parking structure. The project site is located between 12th Street and 15th Street east of D Avenue.
- Las Palmas Park and Facilities Vision Concept Plan which includes a soccer field, expanded playground, skate park, trails, dog park/run, community garden plots, open space and lake/irrigation pond, parking spaces, improvements to the community center and pool house, and new commercial space and associated parking in the current location of the driving range.
- Kimball Park Master Plan which includes parking spaces, community garden plots, a trail, vegetation enhancements within paradise creek.
- El Toyon Park Master Plan which includes an expanded playground, a joint use facility to include a fire station and community center, community garden plots, trails, a dog run, picnic area, and demolition of some existing structures.

Members of the public are invited to comment. Any person interested in this matter may appear at the above time and place and be heard. Written comments should be received by the Planning Division on or before 6 p.m. on January 24, 2012. Copies of the updated General Plan, Land Use

Code and Downtown Specific Plan Amendment, the Climate Action Plan, Water Supply Assessment and the Environmental Impact Report and the associated CEQA documents may be reviewed at the Planning Division, 1243 National City Boulevard. The documents are also available on the City's website: <http://www.nationalcityca.gov>. Internet access is available at the National City Library on public computers and via Wi-Fi. The conceptual development proposals are described in the Environmental Impact Report. For questions or clarifications please contact Raymond Pe below.

For more information:

Raymond Pe, Principal Planner
1243 National City Boulevard
National City, CA 91950
(619)336-4421
rpe@nationalcityca.gov

If you challenge the recommendation on the proposed actions, described above, in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of National City at, or prior to the public hearing.