



January 23, 2017

RE: Amortization of Nonconforming Uses in the Westside Specific Plan Area

You were previously mailed a notice for the City Council meeting held on Tuesday, January 17, 2017 regarding an agenda item on the amortization of nonconforming uses in the Westside Specific Plan area. At that meeting, a draft ranking of the top 20 nonconforming uses was presented to the City Council. The City Council directed staff to provide notice to property and business owners, commence a 60-day public review period, revise the ranking if needed, meet with the top 10 on the final ranking, and recommend the amortization of up to five nonconforming uses.

A total of 96 properties/businesses in the Westside Specific Plan area were identified as nonconforming and ranked using methodology developed by the U.S. Environmental Protection Agency for the City. The previous notice was intended for the top 20 ranking on the list, but was mailed inadvertently to all 96 properties/businesses. Consequently, the entire draft ranking list is attached for your information; however, the City Council directed staff to focus only on the top 20 non-conforming uses.

A public workshop has been scheduled for Wednesday, February 15 at 6:00 p.m. in the City Council Chambers, 1243 National City Boulevard, National City, CA 91950. For more information, please contact Raymond Pe at (619) 336-4421 or email: rpe@nationalcityca.gov

This notice is being provided to you since your property and/or business has been identified as a nonconforming use in the Westside Specific Plan area. A nonconforming use is a use that was lawfully established under previous zoning regulations, but which is no longer permitted under current zoning and is therefore considered nonconforming. In general, nonconforming uses may continue indefinitely until the use is discontinued by the property/business owner. However, the Municipal Code (Section 18.11.100.D) allows for the termination of nonconforming uses through amortization. Amortization is a process to terminate a nonconforming use after a period of time that is sufficient to allow the owner of the property and/or business to recover their investment in the use/business. Amortization periods are determined by a property valuation consultant that would consider various factors as provided in the Municipal Code.

Sincerely,

Brad Raulston
Deputy City Manager

Attachment
rvp