



# AGENDA

## Regular Planning Commission Meeting

Monday, April 21, 2025 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

---

*Richard Martin Miller, Chair*

*Randi Marie Castle, Vice-Chair*

*Claudia E. Valenzuela, Commissioner*

*Ricardo Sanchez, Commissioner*

*Liliana Armenta, Commissioner*

*Pearl Quinones, Commissioner*

*Beryl Forman, Commissioner*

*Ashlin Y. Lutes, Deputy City Attorney*

*Carlos Aguirre, Director of Community Development*

*David Welch, Associate Planner*

*Sophia Depew, Assistant Planner*

*Sarah Esendencia, Executive Secretary*

---

Thank you for participating in local government and the City of National Planning Commission Meetings.

**Meetings:** Regular Planning Commission Meetings are held on the first and third Mondays of the month at 6:00 p.m. Special Closed Session Meeting and Workshops may be same day, the start time is based on needs. Check Special Agendas for times.

**Location:** Regular Planning Commission Meetings are held in the Council Chamber located at City Hall, 1243 National City Boulevard, National City, CA 91950, the meetings are open to the public.

**Agendas and Material:** [Agendas and Agenda Packet](#) for items listed are available on the City website, and distributed to the Planning Commission no less than 72 hours prior to the Planning Commission Meeting. Sign up for [E-Notifications](#) to receive alerts when items are posted.

**Public Participation:** Encouraged in a number of ways as described below. Members of the public may attend the Planning Commission Meeting in person, watch the Planning Commission Meeting via [live](#) web stream, or participate remotely via Zoom. [Recording of Meetings](#) are archived and available for viewing on the City's website.

**Public Comment:** Persons wishing to address the Planning Commission on matters not on the agenda may do so under Public Comments. Those wishing to speak on items on the agenda may do so when the item is being considered. Please submit a Speaker's Slip to the Executive Secretary prior to the meeting or immediately following the announcement of the item. All comments will be limited up to three (3) minutes. The Presiding Officer shall have the authority to reduce the time allotted to accommodate for a large number of speakers. (*City Council Policy 104*)

If you wish to submit written comment [email](#) to the Planning Commission Secretary at least 4 hours prior to the Planning Commission Meeting to allow time for distribution to the Planning Commission.

**American Disabilities Act Title II:** In compliance with the American Disabilities Act (ADA) of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Title II. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Planning Department, Sarah Esendencia (619) 336-4227 at least 24 hours in advance of the meeting.



## AGENDA

### Regular Planning Commission Meeting

Monday, April 21, 2025 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

---

Gracias por participar en las reuniones del gobierno local y del Consejo de la Ciudad de National City.

**Reuniones:** Las reuniones regulares del Comisión de Planificación se llevan a cabo el primer y tercer martes del mes a las 6:00 p.m. La reunión especial de sesión privada y los talleres pueden ser el mismo día, la hora de inicio se basa en las necesidades. Consulte las agendas especiales para conocer los horarios.

**Ubicación:** Las reuniones regulares del Comisión de Planificación se llevan a cabo en la Cámara del Consejo ubicada en el Ayuntamiento, 1243 National City Boulevard, National City, CA 91950, las reuniones están abiertas al público.

**Agendas y Material:** Las Agendas y el Paquete de Agenda para los temas enumerados están disponibles en el sitio web de la Ciudad y se distribuyen al Comisión de Planificación no menos de 72 horas antes de la Reunión del Concejo Municipal. Regístrese para recibir notificaciones electrónicas cuando se publiquen artículos.

**Participación pública:** Se fomenta de varias maneras como se describe a continuación. Los miembros del público pueden asistir a la Reunión del Comisión de Planificación en persona, ver la Reunión del Concejo Municipal a través de la transmisión web en vivo o participar de forma remota a través de Zoom. Las grabaciones de las reuniones están archivadas y disponibles para su visualización en el sitio web de la Ciudad.

**Comentario Público:** Las personas que deseen dirigirse al Comisión de Planificación sobre asuntos que no están en la agenda pueden hacerlo bajo Comentarios públicos. Quienes deseen hacer uso de la palabra sobre los temas del programa podrán hacerlo cuando se esté examinando el tema. Por favor, envíe una solicitud del orador al Secretario de la Ciudad antes de la reunión o inmediatamente después del anuncio del artículo. Todos los comentarios estarán limitados a tres (3) minutos. El Presidente tendrá la autoridad para reducir el tiempo asignado para dar cabida a un gran número de oradores. (Política del Concejo Municipal 104)

Si desea enviar comentarios por escrito, envíe un correo electrónico a la Oficina del Secretario de la Ciudad al menos 2 horas antes de la Reunión del Comisión de Planificación para dar tiempo a la distribución al Consejo Municipal.

**Servicios de interpretación en español:** Los servicios de interpretación en español están disponibles, comuníquese con el Secretario de la Ciudad antes del inicio de la reunión para obtener ayuda.

**Título II de la Ley de Discapacidades Americanas:** En cumplimiento con la Ley de Discapacidades Americanas de 1990, las personas con discapacidad pueden solicitar una agenda en formatos alternativos apropiados según lo requerido por el Título II. Cualquier persona con una discapacidad que requiera un modificación o adaptación para participar en una reunión debe dirigir dicha solicitud a la Oficina del Secretario de la Ciudad (619) 336-4228 al menos 24 horas antes de la reunión.



# AGENDA

## Regular Planning Commission Meeting

Monday, April 21, 2025 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

---

### ROLL CALL

### PLEDGE OF ALLEGIANCE

### APPROVAL OF AGENDA

1. Approval of the Agenda for the Meeting on April 21, 2025

### APPROVAL OF MINUTES

2. Approval of Minutes from the Meeting of March 3, 2025

### PUBLIC COMMENT (Limited up to three (3) minutes)

In accordance with State law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the Planning Commissioners will not be able to discuss or take action on any issue not included on the agenda. Speakers will have up to three (3) minutes.

### PRESENTATIONS

3. CEQA Training.

### PUBLIC HEARING

4. Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) Under Class 15 of the CEQA Guidelines Section 15315 (Minor Land Divisions) and a Tentative Parcel Map Dividing One Lot into Two on a Property Located at 639-643 E 21<sup>st</sup> Street. Case File No.: 2024-22 LS APN: 560-310-21-00.
5. Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) Under Class 15 of the CEQA Guidelines Section 15315 (Minor Land Divisions) and a Tentative Parcel Map Dividing One Lot into Two on a Property Located at 2241-2245 Van Ness Avenue. Case File No.: 2025-01 LS APN: 558-330-04-00.

### STAFF REPORTS

### ADJOURNMENT

Adjournment to the regularly scheduled meeting on May 5, 2025 at 6:00 p.m.



# AGENDA

## Regular Planning Commission Meeting

Monday, April 21, 2025 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

---

### AFFIDAVIT OF POSTING

#### MEETING AGENDA

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO) SS

CITY OF NATIONAL CITY)

I, Sarah Esendencia, Executive Secretary of the City of National City, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the Planning Commission of the City of national City, California, was delivered and/or notice by email no less than 72 hours, before the hour of 6:00 p.m. on April 21, 2025, to the members of the Planning Commission, and caused the agenda to be posted on the City's website at [www.nationalcityca.gov](http://www.nationalcityca.gov) and at National City Hall, 1243 National City Blvd., National City, California 91950.

/s/: Sarah Esendencia

Sarah Esendencia, Executive Secretary



## **Planning Commission Minutes**

Regular Planning Commission  
Meeting of March 3, 2025

### **IN PERSON AND ONLINE MEETING**

<https://www.nationalcityca.gov/webcast>

### **LIVE WEBCAST**

Council Chambers, Civic Center  
1243 National City Boulevard  
National City, CA 91950

These minutes have been abbreviated. Video recordings of the full proceedings are on file and available to the public.

### **CALL TO ORDER**

A Regular Meeting of the Planning Commission of the City of National City was called to order at 6:00 p.m. via teleconference and in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

### **ROLL CALL**

Commissioners Present: Valenzuela, Quinones, Miller, Castle, Armenta.

Commissioners Absent: Sanchez, Forman.

Staff Also Present: Director of Community Development Carlos Aguirre, Assistant Director of Community Development Martin Reeder, Deputy City Attorney Ashlin Y. Lutes, and Executive Secretary Sarah Esendencia.

### **PLEDGE OF ALLEGIANCE**

Pledge of Allegiance led by Commissioner Armenta.

### **PUBLIC COMMENTS**

Alisha Morrison made a public comment not related to the agenda.

## **APPROVAL OF AGENDA**

1. Approval of Agenda for the Regular Planning Commission Meeting on March 3, 2025.

Motion by Castle, second by Valenzuela, to approve the agenda.

### **Motion carried by the following vote:**

**Ayes:** Valenzuela, Quinones, Miller, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** Sanchez, Forman.

**Motion approved.**

## **APPROVAL OF MINUTES**

2. Approval of Minutes for the Regular Planning Commission Meeting of December 2, 2024.

Public comment by Luisa McCarthy.

Public comment by Micaela Polanco.

Public comment by Frank Rivera in favor of the item.

Motion by Castle, second by Armenta, to approve the minutes with edits of opposition.

### **Motion carried by the following vote:**

**Ayes:** Quinones, Miller, Castle, Armenta.

**Noes:** None.

**Abstain:** Valenzuela.

**Absent:** Sanchez, Forman.

**Motion approved.**

## **PRESENTATIONS**

3. Planning Commission Training Regarding Processes and Procedures

Deputy City Attorney, Ashlin Y. Lutes made a PowerPoint presentation.

## **OTHER BUSINESS**

4. Review of a proposed vacation of an unused section on Orange Street west of Euclid Avenue for conformance with the General Plan.

Martin Reeder made a PowerPoint presentation.

Motion by Valenzuela, second by Armenta to adopt Resolution No. 2025-01, a Resolution of the Planning Commission of the City of National City, California, finding the vacation of an unused section of Orange Street west of Euclid Avenue in conformance with the General Plan. Applicant: Andrea Arendas. Case File No.: 2022-24SC.

### **Motion carried by the following vote:**

**Ayes:** Valenzuela, Quinones, Miller, Castle, Armenta.

**Noes:** None.

**Abstain:** None.

**Absent:** Sanchez, Forman.

**Motion approved.**

## **STAFF REPORTS:**

**Deputy City Attorney:** None.

**Director of Community Development:** None.

**Assistant Director of Community Development:** Wishes a Happy New Year, welcomes everyone back, and looks forward to working together this year.

**Vice-Chair Castle:** Asked if there was anyone in the public wanting to speak on the last item.

**Commissioner Valenzuela:** None.

**Commissioner Sanchez:** Absent.

**Commissioner Armenta:** Thanks the public who made public comments, members of the community, Deputy City Attorney, and states that her and two other Commissioners will be headed to the Planning Commission Academy.

**Commissioner Quinones:** Thanks Deputy City Attorney for her presentation.

**Commissioner Forman:** Absent.

**Chair Miller:** Thanks the public for coming out and participating in the democracy. Also thanks staff for their presentations.

## **ADJOURNMENT**

Chair Miller adjourned to the Regular Meeting of the Planning Commission of the City of National City, Monday, March 17, 2025, at 6:00 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

The meeting adjourned at 6:50 p.m.

---

Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of April 21, 2025.

---

Martin Miller, Chair



Item no.

4

April 21, 2025

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

**PLANNING COMMISSION STAFF REPORT**

Title: PUBLIC HEARING - DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 15 OF THE CEQA GUIDELINES SECTION 15315 (MINOR LAND DIVISIONS) AND A TENTATIVE PARCEL MAP FOR THE DIVISION OF ONE LOT INTO TWO ON A PROPERTY LOCATED AT 639-643 E 21<sup>st</sup> STREET.

Case File No.: 2024-22 LS

Location: East side of 'F' Avenue, North of East 21<sup>st</sup> Street

Assessor's Parcel No.: 560-310-21-00

Staff report by: Sophia Depew, Assistant Planner

Applicant: Phillip Henry Lowe

Zoning designation: RM-3 (Very High Density Multi-Unit Residential)

Adjacent land use/zoning:

North: Multi-Family Residential / RM-3

East: Single-Family Residential / RM-3

South: Single-Family & Multi-Family Residential / RM-3

West: Single-Family Residential / RM-3

Environmental review: Categorical Exemption Class 15, Section 15315 Minor Land Divisions

Staff recommendation: Approve

### **Staff Recommendation**

Staff recommends approval of the Tentative Parcel Map (TPM) for the subdivision of one existing parcel into two, based on the findings and subject to the recommended conditions in the attached resolution, including a determination that the project is exempt from CEQA. The project is consistent with the General Plan and Subdivision Ordinance.

### **Executive Summary**

The applicant proposes to subdivide an existing 20,864 square-foot parcel into two parcels. Parcel 1 will be 7,477 square feet in size, with an existing 1,845 square foot single-family home to remain. Parcel 2 will be 13,387 square feet in size, with an existing 822 square-foot single-family dwelling to remain. Both lots will be accessed from East 21st Street. No new development is proposed at this time.

### **Site Characteristics**

The 20,864 square-foot property is located between 'F' Avenue and Highland Avenue on the north side of East 21<sup>st</sup> Street. The lot has an approximate width of 162 feet and a depth of 130 feet. This property is located in the RM-3 zone and is currently developed with two single-family homes, both of which have independent access to East 21<sup>st</sup> Street. Surrounding properties are also located in RM-3 zone and consist of single and multi-family residential development.

### **Proposed Use**

The applicant proposes to subdivide the existing 20,864 square-foot parcel into two parcels. Each resulting parcel will contain one of the existing single-family homes. No new development is proposed at this time.

Subdivision of the property into two lots is proposed as follows:

*Parcel 1* will have approximately 60 feet of frontage on E 21<sup>st</sup> Street and will be approximately 130 feet deep. The parcel will have an approximate size of 7,477 square feet. All setbacks required by the Land Use Code (LUC) would be maintained for the existing development.

*Parcel 2* will have approximately 103 feet of frontage on E 21<sup>st</sup> Street and will be approximately 130 feet deep. The parcel will have an approximate size of 13,387 square feet. All setbacks required by the LUC would be maintained for the existing development.

## **Analysis**

### **General Plan**

The General Plan Land Use map designates the property as Very High Density Residential, which specifies a maximum density of 75 dwelling units per acre. While no development is proposed at this time, the existing density of 4.3 dwelling units per acre is consistent with this General Plan designation. The lot split would potentially allow each property to have an accessory dwelling unit (ADU). The General Plan encourages affordable housing options, including ADUs.

Policy LU 2.3: Encourage housing types that are often more affordable, such as micro-units and accessory dwelling units.

The proposal also provides an additional home ownership opportunity, which is consistent with the City's Housing Element.

### **Subdivision Ordinance**

The Subdivision Ordinance has requirements for dedications, improvements, design standards, and conformance with the Land Use Code. The proposed parcel map is on an established block where existing development fronts East 21<sup>st</sup> Street. No additional public streets are required to be dedicated for the proposed lot configuration, which can be adequately served with the existing frontage along East 21<sup>st</sup> Street. The Engineering Department provided comments, which are included in the conditions of approval, related to additional improvements that may be required.

Pursuant to Subdivision Ordinance Section 17.07.040- Design and improvements standards, side line of lots shall be as nearly at right angles or radial to the street upon which the lots face as *practicable*. The applicant is requesting a side lot line with a slight jog that follows an existing fence. Staff is recommending a condition that requires a more standard lot configuration.

### **Land Use Code (LUC)**

The lot split is consistent with the LUC because it meets the development standards for the RM-3 zone. Both parcels being created exceed the minimum lot size requirement of 5,000 square feet and the minimum frontage standard of 50 feet. The existing single-family

homes meet all required setbacks and detached single-family homes are a permitted use in the RM-3 zone.

### **Mailing**

All property owners and occupants within a distance of 300 feet of the property are required to be notified of a public hearing for TPM applications. Notice of this public hearing was sent to 310 occupants and owners.

As of the writing of this staff report, no public comment was received as part of this public hearing notice.

### **California Environmental Quality Act (CEQA)**

The project as proposed qualifies for a Categorical Exemption under Class 15, Section 15315 of CEQA (Minor Land Divisions). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

This property is in an urbanized area zoned for residential uses. The applicant is proposing to divide the land into two separate parcels. The split is in conformance with the General Plan and RM-3 zone. No variances or exceptions are required for the split. Access and services to the proposed parcels are available from E 21<sup>st</sup> Street and the existing development already receives necessary services (e.g., sewer, water, gas, electric, etc.). The parcel was not involved in a recent division of a larger parcel and the site has minimal topography, with grades less than 20 percent.

### **Required Findings**

The Subdivision Map Act contains nine required findings for Tentative Parcel Maps:

1. The proposed map is consistent with the National City General Plan: The proposed subdivision has a residential density of 4.3 dwelling units per acre which is consistent with the max density (75 dwelling units per acre) of the Very High Density Residential land use designation. No new dwelling units are proposed with the subdivision.

2. The site is physically suitable for the proposed type of development: The proposed Parcels 1 and 2 will each contain an existing single-family dwelling. No new development is proposed at this time. Each parcel has adequate street frontage to be served by all necessary utilities for the existing residential uses.
3. The site is physically suitable for the proposed density of development: The new parcels can accommodate the existing residential development and would meet the prescribed density for the area.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat: There is no natural habitat or body of water present nearby or on-site. The property is surrounded by urban development.
5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems: All necessary public services are provided for the existing development on site.
6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision: No such easements exist currently or would be encroached upon in the future.
7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6: Discharge of sewerage waste has been addressed through the existing development on site. No new development is proposed at this time.
8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources: The project will provide the opportunity for additional accessory dwelling units as well as an additional homeownership opportunity.

9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage: No development is proposed at this time. However, any construction proposed in the future will be in compliance with the California Building Code, which takes such factors into consideration.

An additional finding has been included with regard to compliance with the California Environmental Quality Act (CEQA), which is as follows:

10. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA): The project has been determined to be categorically exempt from environmental review pursuant to Class 15, Section 15315 (Minor Land Divisions) for which a Notice of Exemption will be filed subsequent to approval of this Tentative Parcel Map. This property is in an urbanized area zoned for residential uses. The applicant is proposing to divide the land into two separate parcels. The split is in conformance with the General Plan and RM-3 zone. No variances or exceptions are required for the split. Access and services to the proposed parcels are available from E 21st Street and the existing development already receives necessary services (e.g., sewer, water, gas, electric, etc.). The parcel was not involved in a recent division of a larger parcel and the site has minimal topography, with grades less than 20 percent.

#### **Department Comments and Conditions of Approval**

Comments were received from the Engineering Department, Building Division, and Sweetwater Authority. The Engineering Department provided standard requirements related to tentative maps, final map procedures, and improvements. Building Division comments were related to the site and any future development. Sweetwater Authority provided comments related to water service. All comments have been incorporated as conditions of approval as well as general conditions related to tentative maps.

#### **Summary**

The subject 20,864 square-foot property with two existing single-family homes is suitable for subdividing. If approved, the proposed subdivision will allow for additional accessory dwelling units and homeownership opportunities, will meet all Land Use Code requirements, and be consistent with the General Plan. Conditions of Approval will ensure

that the property is appropriately developed and will meet all requirements of the Land Use Code and pertinent construction codes at the time of any future construction.

**Options**

1. Find the project exempt from CEQA under Class 15 of the CEQA Guidelines Section 15315 and approve 2024-22 LS subject to the conditions included in the Resolution, or other conditions, and based on the findings included in the Resolution, or other findings to be determined by the Planning Commission; or,
2. Find the project not exempt from CEQA and/or deny 2024-22 LS based on the attached findings, or findings to be determined by the Planning Commission; or,
3. Continue the item to a specific date in order to obtain additional information.

**Attachments**

1. Draft Resolution
2. Overhead
3. Site Photos
4. Applicant's Plans (Exhibit A, Case File No. 2024-22 LS, dated 3/13/2025)
5. Public Hearing Notice (Sent to 310 property owners & occupants)
6. Sweetwater Authority Letter
7. CEQA Notice of Exemption

RESOLUTION NO. 2025-02

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA DETERMINING THAT THE  
PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 15 OF THE CEQA  
GUIDELINES SECTION 15315 (MINOR LAND DIVISIONS) AND  
APPROVING A TENTATIVE PARCEL MAP DIVIDING ONE LOT INTO TWO  
LOCATED AT 639-643 E 21<sup>ST</sup> STREET.  
CASE FILE NO. 2024-22  
APN: 560-310-21-00

WHEREAS, the Planning Commission of the City of National City considered a Tentative Parcel Map dividing one lot into two located at 639-643 East 21<sup>ST</sup> Street at a duly advertised public hearing held on April 21, 2025, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2024-22 LS maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on April 21, 2025, support the following findings:

1. The proposed map is consistent with the National City General Plan because the proposed subdivision, at an existing density of 4.3 units per acre, is consistent with the Very High Density Residential land use designation, which specifies a maximum density of 75 dwelling units per acre. No new dwelling units are proposed with the subdivision.
2. The site is physically suitable for the proposed type of development because, the proposed Parcels 1 and 2 will each contain an existing single-family dwelling. No new development is proposed at this time. Each parcel has adequate street frontage to be served by all necessary utilities for the existing residential use.

3. The site is physically suitable for the proposed density of development because the new parcels can accommodate the existing residential development and would meet the prescribed density for the area.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because there is no natural habitat or body of water present nearby or on-site. The property is surrounded by urban development.
5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems because all necessary public services are provided for the existing development on site.
6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision because no such easements exist currently or would be encroached upon in the future.
7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6 because discharge of sewerage waste has been addressed through the existing development on site. No new development is proposed at this time.
8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources because the project will provide the opportunity for additional accessory dwelling units as well as an additional homeownership opportunity.
9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage because no new development is proposed at this time. Any new construction proposed in the future will be in compliance with the California Building Code, which takes such factors into consideration.
1. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the project has been determined to be

categorically exempt from environmental review pursuant to Class 15, Section 15315 (Minor Land Divisions) for which a Notice of Exemption will be filed subsequent to approval of this Tentative Parcel Map. The property is in an urbanized area zoned for residential uses. The applicant is proposing to divide the land into two separate parcels. The split is in conformance with the General Plan and RM-3 zone. No variances or exceptions are required for the split. Access and services to the proposed parcels are available from E 21st Street and the existing development already receives necessary services (e.g., sewer, water, gas, electric, etc.). The parcel was not involved in a recent division of a larger parcel and the site has minimal topography, with grades less than 20 percent.

BE IT FURTHER RESOLVED that the application for a Tentative Parcel Map is approved subject to the following conditions:

#### General

1. This *Tentative Parcel Map* authorizes the creation of two new parcels from one existing parcel located at 639-643 East 21<sup>st</sup> Street. Except as required by Conditions of Approval, all plans submitted for permits associated with this project shall conform to the revised Exhibit A, Case File No. 2024-22 LS, dated 3/13/2025.
2. Before this *Tentative Parcel Map* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Tentative Map*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Tentative Map* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Director of Community Development prior to recordation.
3. Approval of the tentative map expires two (2) years after adoption of the resolution of approval at 6:00 p.m. unless prior to that date a request for a time extension not exceeding three (3) years has been filed as provided by National City Municipal Code §17.04.070.

#### Building

4. No new construction is approved with this proposal. All site conditions must adhere to all applicable local and state codes including but not limited to the City's municipal

code, the adopted Building Code at time of application, and any public utility company requirements.

## Engineering

### 5. The parcel map shall include full and accurate information required by the Tentative Parcel Map Checklist:

#### 1. Tentative Parcel Map Checklist

##### a. Form and Content

- i. Scale: 1" = 100' (1cm = 10m) minimum with north arrow
- ii. Title: Tentative Parcel Map
- iii. Legal description: Sufficient to define map boundaries
- iv. Tax Assessor's Parcel Number(s)
- v. Owner's name, address, telephone number and signature
- vi. Applicant's name, address, telephone number (if other than owner)
- vii. Civil engineer's or land surveyor's name, address, telephone number and registration or license number
- viii. Source of water supply
- ix. Method of sewage disposal
- x. Zoning – existing and proposed
- xi. Proposed usage of each parcel
- xii. Gross area (acres and square feet)
- xiii. Reference to topographic source
- xiv. Grading – statement if no grading proposed
- xv. Date of preparation and number and dates of any revision
- xvi. Vicinity map with north arrow and scale

##### b. Map Data

- i. North arrow with scale (min. 1" = 100')
- ii. Boundaries
  1. Fully dimensioned
  2. Proposed as solid lines, existing as dashed lines
  3. City/County boundaries identified
  4. Approximate Curve Information – deltas, radii, lengths
  5. Inundation lines for design flood
- iii. Existing
  1. Highways, streets, roads – names, grades, widths, if private designated as such
  2. Sidewalks, pavement, curbs, and gutters, street lights, driveways
- iv. Utilities
  1. Sewer – location, size, type, depth manholes
  2. Water – location, size, type
  3. Gas – location, size
  4. Electrical, telephone, cable, TV lines – location, size, type, poles, overhead or underground
  5. Water courses – widths, directions of flow
  6. Buildings/Structures – location with respect to lot lines
  7. Trees – groves, orchards and trees of trunk diameter 4" (10cm) or more shown
  8. Contours – maximum 5' (2m) interval
  9. Easements – location, purpose, size, public or private

v. Proposed

1. Highways, streets, roads – names, grades, widths, and if to be private designated as such
2. Sidewalks, curbs and gutters, driveways
3. Sewers – location, size, type, manholes
4. Drainage facilities
5. Removal or relocation of existing buildings and location of any proposed buildings
6. Removal of existing trees
7. Grading – degree of slope, benches, retaining walls, pad elevations
8. Easements – location, purpose, size, public or private

vi. Parcels

1. Approximate dimensions
2. Numbered in consecutive order
3. Net area of each parcel (acres or square feet)

6. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.
7. The existing street improvements along the property frontage(s) shall be kept free from weed growth by the use of special weed killers, or other approved methods.
8. All existing survey monuments, including any benchmark, within the boundaries of the project shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall restore them after completion of the work. A Corner Record shall be filed with the County of San Diego Recorder. A copy of the documents filed shall be given to the City of National City Engineering Department as soon as filed.
9. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property.
10. The final parcel map shall meet all of the requirements of the Subdivision Map Act, and the City of National City Municipal Codes including certification, acknowledgement, complete boundary information and monumentation.
11. The developer shall submit to the Fire Department a letter from Sweetwater Authority stating existing fire flow. If determined by the Fire Department that additional improvements are needed, the developer shall enter into an agreement for the water improvements with the Sweetwater Authority prior to obtaining the final map approval.
12. Separate water and sewer laterals shall be provided to each lot/parcel.
13. All new property line survey monuments shall be set on private property, unless otherwise approved.
14. The parcel map/final map shall use the California Coordinate System for its “Basis of Bearings” and express all measured and calculated bearings in terms of the system. The angle of grid divergence from a true meridian, and the north point shall appear

on the map. Two measured ties from the boundary of the property to existing horizontal control stations shall be shown.

#### Planning

15. The proposed interior side lot line of the lots shall be at a right angle or radial to the street upon which the lots face.
16. The interior fence line shall be relocated to follow the newly established property line prior to issuance of final map.
17. The General Plan Land Use designation shall be corrected to Very High Density Residential on the final map.
18. Prior to the recording of a final map, the applicant shall submit a revised Exhibit 'A' showing the corrected lot line in conformance with Section 17.07.040.C.2 of the National City Municipal Code.
19. Any plans submitted for construction shall be in conformance with all applicable development codes, including design, parking, and landscaping.
20. Any required easements shall be recorded prior to issuance of the final map.

#### Sweetwater Authority

21. Plans shall adhere to any applicable requirements in the letter dated November 20, 2024, attached as Exhibit 6.

#### Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of April 21, 2025, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

---

CHAIRPERSON

2024-22 LS – 639-643 E 21<sup>st</sup> Street – Overhead









# TENTATIVE PARCEL MAP 2024-22-LS

## PROJECT AREA

20,864 SF TOTAL  
EXISTING LOTS/PARCELS = 1  
PROPOSED PARCELS = 2  
PARCEL 1: 7,477 SF GROSS (7,477 SF NET)  
PARCEL 2: 13,387 SF GROSS (13,387 SF NET)

## ZONING:

EXISTING: RM-3  
PROPOSED: RM-3  
ADJACENT: RM-3

## LAND USE:

HIGH DENSITY RESIDENTIAL

## SITE ADDRESS:

639-43 E. 21ST STREET  
NATIONAL CITY, CA 91950

## APN:

560-310-21

## PARCEL OWNERS:

RALPH ANDREW LOWE  
639-43 E. 21ST STREET  
NATIONAL CITY, CA 91950  
619-933-2652

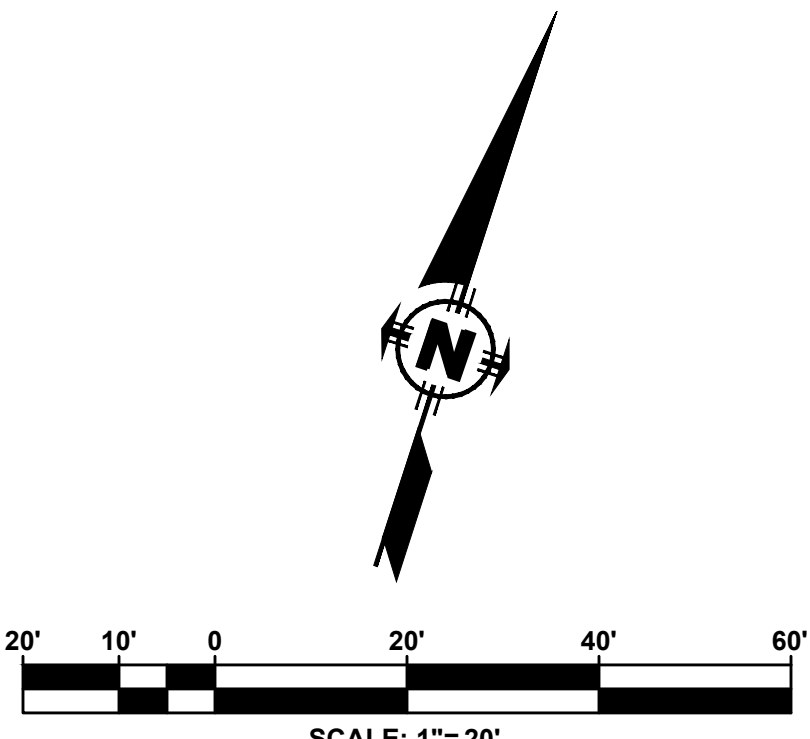
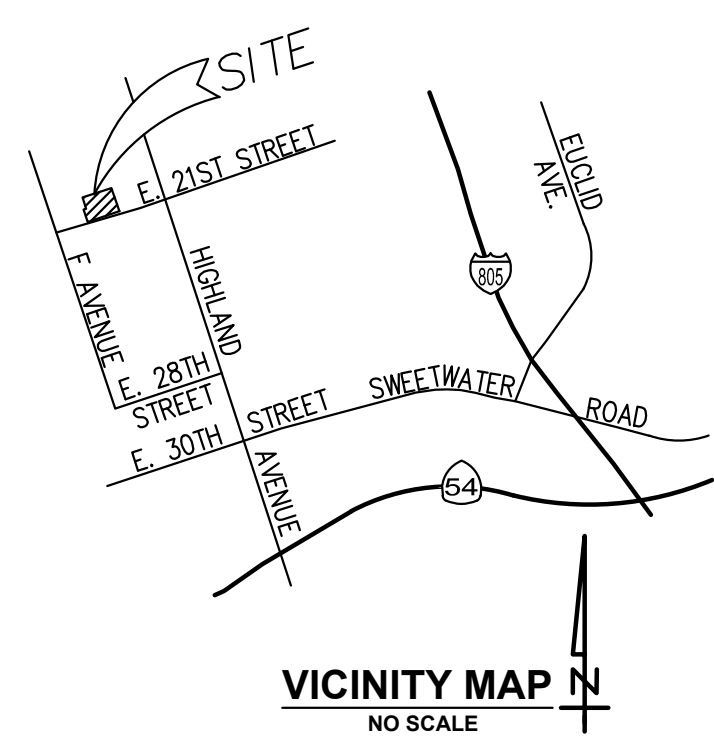
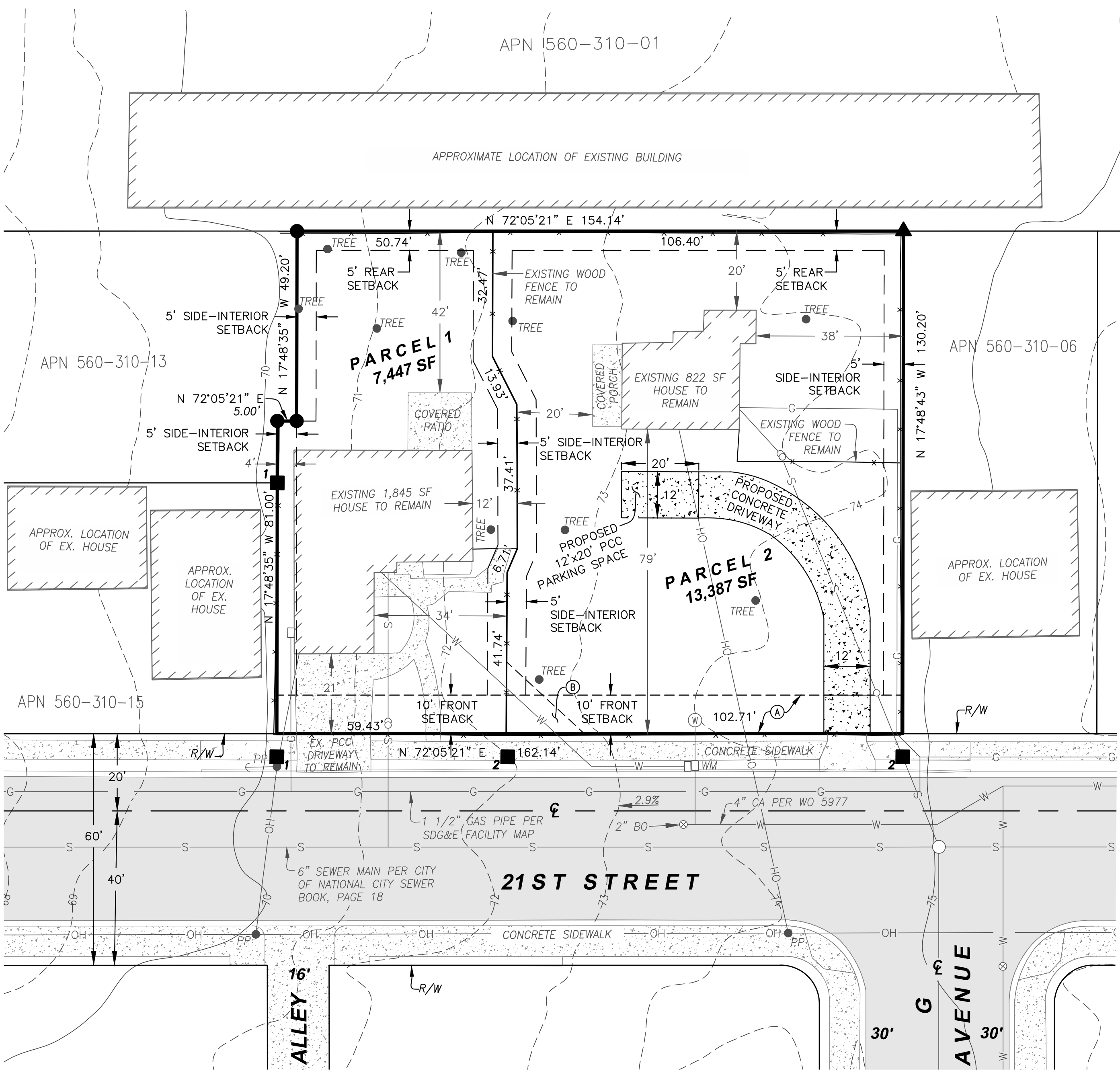
DATE

PRISCILLA L. LOWE-ZURCHER  
639-43 E. 21ST STREET  
NATIONAL CITY, CA 91950  
619-933-2652

DATE

PHILLIP HENRY LOWE  
639-43 E. 21ST STREET  
NATIONAL CITY, CA 91950  
619-933-2652

DATE



## LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHERLY 150.2 FEET OF THE EASTERLY HALF OF THE 10 ACRE LOT 12 SHOWN ON MAP NO. 166, IN THE OFFICE OF CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MAY 11, 1869. LYING BETWEEN THE EASTERLY LINE OF THE WESTERLY 165 FEET OF SAID EASTERLY HALF OF SAID LOT AND THE WESTERLY SIDE OF THE EASTERLY 340.31 FEET OF SAID LOT. EXCEPTING THEREFROM THE SOUTHERLY 20.00 FEET, AS DESCRIBED IN GRANT DEED, RECORDED MAY 12, 1961, AS DOC# 82317.

## EASEMENT NOTES:

EASEMENTS PLOTTED PER PRELIMINARY REPORT PREPARED BY CORINTHIAN TITLE COMPANY AS ORDER NO. 2016118 DATED OCTOBER 23, 2024.

④ 10' WIDE SEWER, DRAINAGE, AND EMBANKMENT EASEMENT GRANTED TO THE CITY OF NATIONAL CITY PER DEED RECORDED NOVEMBER 25, 1958 IN BOOK 7367

EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF FLUMES, CANALS, AND AQUEDUCTS GRANTED TO CALIFORNIA (FORMERLY KNOWN AS KIMBALL BROTHERS WATER COMPANY) PER DEED RECORDED OCTOBER 14, 1869 IN BOOK 7, PAGE 124 (NOT PLOTTABLE, AN EXACT LOCATION IS NOT GIVEN)

⑥ PROPOSED WATER EASEMENT OVER PARCEL 2 FOR THE BENEFIT OF PARCEL 1

## BOUNDARY NOTES:

FULL BOUNDARY SURVEY PERFORMED BY WALSH ENGINEERING & ENGINEERING & SURVEYING, INC. IN AUGUST 2023.

● INDICATES FOUND 3/4" PIPE WITH DISC STAMPED "LS 7006" PER ROS 25092

1 ■ INDICATES FOUND LEAD AND DISC STAMPED "LS 7006" IN CONCRETE FENCE POST FOOTING PER ROS 25092

2 ■ INDICATES FOUND LEAD AND DISC STAMPED "LS 6665", SEE CR 47437 AND ROS 25092

▲ INDICATES FOUND 2" PIPE AND DISC STAMPED "LS 6665", SEE ROS 25092

## SURVEY NOTE:

FIELD SURVEY FOR HORIZONTAL PURPOSES PERFORMED BY WALSH ENGINEERING & ENGINEERING & SURVEYING, INC. ON 07-31-23.

## GRADING NOTE:

NO GRADING IS PROPOSED

## TOPOGRAPHY NOTE:

TOPOGRAPHY PER COUNTY GIS (NAVD 88)

| REVISIONS TABLE |          |                  |
|-----------------|----------|------------------|
| NO.             | DATE     | REVISION / ISSUE |
| 1               | 10/28/24 | 1ST ISSUE        |
| 2               | 3/10/25  | 1ST REVISION     |
|                 |          |                  |
|                 |          |                  |
|                 |          |                  |



PREPARED BY:

LAWRENCE W. WALSH  
Walsh Engineering & Surveying, Inc.  
607 Aldwych Road, El Cajon, CA 92020  
(619) 588-6747

DATE



NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 15 OF THE CEQA GUIDELINES SECTION 15315 (MINOR LAND DIVISIONS) AND A TENTATIVE PARCEL MAP DIVIDING ONE LOT INTO TWO ON A PROPERTY LOCATED AT 639-643 E 21<sup>ST</sup> STREET.

CASE FILE NO.: 2024-22 LS

APN: 560-310-21-00

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, April 21, 2025**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Phillip Henry Lowe)

The applicant proposes to subdivide an existing 20,864 square-foot parcel into two parcels. Parcel 1 will be 7,477 square feet in size, with an existing 1,845 square-foot single-family home to remain. Parcel 2 will be 13,387 square feet in size, with an existing 822 square-foot single-family dwelling to remain. Both lots will be accessed from East 21st Street. No new development is proposed at this time. The Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 15, Section 15315 (Minor Land Divisions).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Division on or before 2:00 p.m., **April 21, 2025** by submitting it to [PlcPubComment@nationalcityca.gov](mailto:PlcPubComment@nationalcityca.gov). Planning staff can be contacted at 619-336-4310 or [planning@nationalcityca.gov](mailto:planning@nationalcityca.gov).

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

November 20, 2024

Sophia Drew  
Assistant Planner  
City of National City, Planning Division  
1243 National City Blvd.  
National City, CA 91950

Subject: Tentative Parcel Map – 24-62  
639-43 East 21<sup>st</sup> Street, National City; A.P.N. 560-310-21-00  
SWA File: (Dev) Lowe Parcel Split

Dear Ms. Drew:

Sweetwater Authority (Authority) has completed its review of the Tentative Parcel Map (TPM) submitted on November 4, 2024, for subdividing a single parcel into two parcels in National City. Based on its review, the Authority is enclosing a marked copy of the TPM that includes revisions and comments, which are summarized below.

Tentative Parcel Map (TPM), Sheet 1 of 1:

1. The proposed parcel split for the subject site requires the water service lateral and meter for the proposed Parcel 1 to be positioned in accordance with the Rates and Rules 2.4.1. Laterals and Meters (A), which mandates that these facilities front the parcel being served. However, the Authority's existing water main on East 21<sup>st</sup> Street terminates approximately 50 feet east of proposed Parcel 1, as shown on the TPM. To comply with the Authority's Rates and Rules and Design and Construction Standards, the owner will be required to extend the Authority's water main on East 21<sup>st</sup> Street to the mid-point of the proposed parcel. Revise the TPM to reflect this requirement.
2. Revise the TPM to relocate the existing water service and meter designated for the existing 1,845-square foot (SF) residential building on Parcel 1 in accordance with the Rates and Rules 2.4.1. Laterals and Meters (A). The water service and meter for proposed Parcel 1 shall be placed in accordance with the Authority's Design and Construction Standards, which requires a minimum of 10 feet of horizontal separation from the existing sewer lateral designated for Parcel 1. This water service must connect to the extended portion of the Authority's water main

on East 21st Street. Additionally, the TPM should detail the size of the proposed water service lateral and meter, including the private water supply pipeline from the meter to the existing dwelling on Parcel 1.

3. Revise the TPM to remove this proposed water easement over Parcel 2 for the benefit of Parcel 1. See Item 2 above for reference.
4. The Authority requests that the following be added as a condition of approval for the TPM: "The location of all proposed water services and meters must be approved by Sweetwater Authority prior to approval of the parcel map. All fees for proposed meters shall be paid, and public water facilities must be constructed prior to any building, grading or street improvement permit, or the start of any construction."
5. This property is encumbered by an existing Authority blanket easement. Please note, the owner has the option to request a quitclaim of the easement by the Authority prior to parcel map recordation, if desired. By quitclaiming the easement, parcel titles will be free of the blanket easement encumbrance, and the requirement for a Signature Omission letter will be eliminated. Quitclaims require approval of the Authority's Governing Board. The Authority's fee for such a request is \$1,000. Governing Board approval typically takes 6-8 weeks to process. If the owner chooses not to have the Authority quitclaim the blanket easement, the owner must submit a written request to the Authority for a Signature Omission letter.

The owner is requested to revise the TPM, coordinate with the City of National City to ensure that the proposed conditions are included in the TPM resolution, and resubmit the TPM and the City's resolution for the Authority's review.

Finally, the Authority will issue a Design Requirements letter to the owner, that provides guidance on how to design and obtain water service, with a request for payment of a \$5,000 deposit to cover Authority's review costs. If you have any questions, please contact Arturo Tejeda at [atejeda@sweetwater.org](mailto:atejeda@sweetwater.org) or at (619) 409-6758.

Sincerely,

SWEETWATER AUTHORITY



Erick Del Bosque, P.E.  
Director of Engineering and Operations

EDB:ART:mm

enclosures: TPM, Sheet 1 of 1 with Authority markings

cc: Phillip Lowe  
Priscilla Lowe-Zurcher  
639 East 21<sup>st</sup> Street  
National City, CA 91950



COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

**NOTICE OF EXEMPTION**

TO: Assessor/Recorder/County Clerk  
Attn: Fish and Wildlife Notices  
1600 Pacific Highway, Suite 260  
San Diego, CA 92101  
MS: A-33

**Project Title:** 2024-22 LS

**Project Location:** 639-643 E 21<sup>st</sup> Street, National City, CA 91950

**Lead Agency:** City of National City

**Contact Person:** Sophia Depew

**Telephone Number:** (619) 336-4381

**Description of Nature, Purpose and Beneficiaries of Project:**

Tentative Parcel Map to subdivide an existing 20,864 square-foot parcel into two parcels. Parcel 1 will be 7,477 square feet in size, with an existing 1,845 square foot single-family home to remain. Parcel 2 will be 13,387 square feet in size, with an existing 822 square-foot single-family dwelling to remain. Both lots will be accessed from East 21st Street. No new development is proposed at this time.

**Applicant:**

Phillip Henry Lowe  
639-643 E 21<sup>st</sup> Street  
National City, CA 91950

**Telephone Number:**

[REDACTED]

**Exempt Status:**

☒ **Categorical Exemption - Class 1 Section 15315 Minor Land Divisions**

**Reasons why project is exempt:**

The property is in an urbanized area zoned for residential uses. The applicant is proposing to divide the land into two separate parcels. The split is in conformance with the National City General Plan and RM-3 zone. No variances or exceptions are required for the split. Access and services to the proposed parcels are available from E 21st Street and the existing development already receives necessary services (e.g., sewer, water, gas, electric, etc.). The parcel was not involved in a recent division of a larger parcel and the site has minimal topography, with grades less than 20 percent.

Date: 4/16/2025

Sophia Depew, Assistant Planner



COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

**PLANNING COMMISSION STAFF REPORT**

Title: PUBLIC HEARING - DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 15 OF THE CEQA GUIDELINES SECTION 15315 (MINOR LAND DIVISIONS) AND A TENTATIVE PARCEL MAP FOR THE DIVISION OF ONE LOT INTO TWO ON A PROPERTY LOCATED AT 2241-2245 VAN NESS AVENUE.

Case File No.: 2025-01 LS

Location: Van Ness Avenue, between East 20<sup>th</sup> and East 24<sup>th</sup> Street

Assessor's Parcel No.: 558-330-04-00

Staff report by: Sophia Depew, Assistant Planner

Applicants: Jose Tellechea & Abram Garcia

Zoning designation: RS-2 (Small Lot Residential)

Adjacent land use/zoning:

North: Single-Family Residential / RS-2

East: Single-Family Residential / RS-2

South: Single-Family Residential / RS-2

West: Granger Junior High / Institutional (I)

Environmental review: Categorical Exemption Class 15, Section 15315 Minor Land Divisions

Staff recommendation: Approve

### **Staff Recommendation**

Staff recommends approval of the Tentative Parcel Map (TPM) for the subdivision of one existing parcel into two, based on the finding and subject to the recommended conditions in the attached resolution, including a determination that the project is exempt from CEQA. The project is consistent with the General Plan and Subdivision Ordinance.

### **Executive Summary**

The applicant proposes to subdivide an existing 17,952 square-foot parcel into two parcels. Parcel 1 will be 7,986 square feet in size, with an existing 930 square-foot single-family home to be demolished. Parcel 2 will be 9,966 square feet in size, with an existing 2,000 square-foot single-family dwelling to remain. Both lots will be accessed from Van Ness Avenue. No new development is proposed at this time.

### **Site Characteristics**

The 17,952 square-foot property is located along the east side of Van Ness Avenue, between East 20<sup>th</sup> and East 24<sup>th</sup> Streets. The property also has frontage along Harbison Avenue. However, this right-of-way is unimproved and both lots will take access from Van Ness Avenue. The lot has an approximate width of 66 feet and a depth of 272 feet. This property is located in the RS-2 zone and is currently developed with two single-family homes. Surrounding properties are also located in RS-2 zone and consist of a single-family development. To the west, across Van Ness Avenue, is Granger Junior High School.

### **Proposed Use**

The applicant proposes to subdivide an existing 17,952 square-foot parcel into two parcels. No new development is proposed at this time; however, the single-family home on parcel 1 is to be demolished and the lot may be redeveloped at a later date. The single-family home on Parcel 2 will remain, with no proposal for future development.

Subdivision of the property into two lots is proposed as follows:

*Parcel 1* will have approximately 66 feet of frontage on Van Ness Avenue and will be approximately 121 feet deep. The parcel will have an approximate size of 7,986 square feet. The existing single-family dwelling shall be demolished. Any new development shall follow the development standards for the RS-2 zone.

*Parcel 2* will have approximately 66 feet of frontage on Harbison Avenue and will be approximately 151 feet deep. An easement will be provided to allow Parcel 2 to take access from Van Ness Avenue. The parcel will have an approximate size of 9,966 square feet. All setbacks required by the Land Use Code (LUC) would be maintained for the existing development.

## **Analysis**

### **General Plan**

The General Plan Land Use map designates the property as Low Density Residential, which specifies a maximum density of nine dwelling units per acre. While no development is proposed at this time, the existing density of 4.8 dwelling units per acre is consistent with this General Plan designation. The lot split would potentially allow additional accessory dwelling units (ADU), subject to the ADU ordinance. The General Plan encourages affordable housing options, including ADUs.

Policy LU 2.3: Encourage housing types that are often more affordable, such as micro-units and accessory dwelling units.

The proposal also provides an additional home ownership opportunity, which is consistent with the City's Housing Element.

### **Subdivision Ordinance**

The Subdivision Ordinance has requirements for dedications, improvements, design standards, and conformance with the Land Use Code. The proposed parcel map is on an established block where existing development fronts Van Ness Avenue. No additional public streets are required to be dedicated for the proposed lot configuration. While Harbison Avenue is unimproved, both parcels can be adequately served with the existing frontage along Van Ness Avenue. The Engineering Department provided comments, which are included in the conditions of approval, related to additional improvements that may be required. The proposed lots are regular in shape, as required by the Subdivision Ordinance.

### **Land Use Code (LUC)**

The lot split is consistent with the LUC because it meets the development standards for the RS-2 zone. Both parcels being created exceed the minimum lot size requirement of

5,000 square feet and the minimum frontage standard of 50 feet. A condition has been included that requires the demolition of the single-family home located on Parcel 1 to meet the 25-foot rear yard setback. Any new development on Parcel 1 will meet the development standards for the RS-2 zone. The single-family home remaining on Parcel 2 will meet all required setbacks. Detached single-family homes are a permitted use in the RS-2 zone.

### **Mailing**

All property owners and occupants within a distance of 300 feet of the property are required to be notified of a public hearing for TPM applications. Notice of this public hearing was sent to 33 occupants and owners.

As of the writing of this staff report, no public comment was received as part of this public hearing notice.

### **California Environmental Quality Act (CEQA)**

The project as proposed qualifies for a Categorical Exemption under Class 15, Section 15315 of CEQA (Minor Land Divisions). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel and the parcel does not have an average slope of greater than 20 percent.

This property is in an urbanized area zoned for residential use. The applicant is proposing to divide the land into two separate parcels. The split is in conformance with the General Plan and RS-2 zone. No variances or exceptions are required for the split. Access and services to the proposed parcels are available from Van Ness Avenue and the existing development already receives necessary services (e.g., sewer, water, gas, electric, etc.). The parcel was not involved in a division of a larger parcel and the site has minimal topography, with grades less than 20 percent.

### **Required Findings**

The Subdivision Map Act contains nine required findings for Tentative Parcel Maps:

1. The proposed map is consistent with the National City General Plan: The proposed subdivision, with a residential density of 4.8 dwelling units per acre, is consistent

with the max density (9 dwelling units per acre) of the Low Density Residential land use designation and the development standards of the Small Lot Residential (RS-2) zone with the demolition of the existing home on proposed Parcel 1. No new dwelling units are proposed with the subdivision.

2. The site is physically suitable for development: No new development is proposed at this time. Parcel 2 will contain the existing single-family dwelling.
3. The site is physically suitable for the proposed density of development: The new parcels can accommodate the existing residential development and would meet the prescribed density for the area.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat: There is no natural habitat or body of water present nearby or on-site. The property is surrounded by urban development.
5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems: All necessary public services are provided for the existing development on site. Easements will be required for continued service and maintenance for the individual parcels.
6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision: No such easements exist currently or would be encroached upon in the future.
7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6: Discharge of sewerage waste will be addressed through existing and proposed utility connections on site.
8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the

public service needs of the residents and available fiscal and environmental resources: The project will provide the opportunity for additional accessory dwelling units as well as an additional homeownership opportunity.

9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage: No development is proposed at this time. However, any construction proposed in the future will be in compliance with the California Building Code, which takes such factors into consideration.

An additional finding has been included with regard to compliance with the California Environmental Quality Act (CEQA), which is as follows:

10. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA): The project has been determined to be categorically exempt from environmental review pursuant to Class 15, Section 15315 (Minor Land Divisions) for which a Notice of Exemption will be filed subsequent to approval of this Tentative Parcel Map. This property is in an urbanized area zoned for residential use. The applicant is proposing to divide the land into two separate parcels. The split is in conformance with the General Plan and RS-2 zone. No variances or exceptions are required for the split. Access and services to the proposed parcels are available from Van Ness Avenue. The parcel was not involved in a division of a larger parcel and the site has minimal topography, with grades less than 20 percent.

#### **Department Comments and Conditions of Approval**

Comments were received from the Engineering Department, Fire Department, Building Division, and Sweetwater Authority. The Engineering Department provided standard requirements related to tentative maps, final map procedures, and improvements. The Fire Department and Building Division comments were related to any future development on site. Sweetwater Authority provided comments related to water service. All comments have been incorporated as conditions of approval as well as general conditions related to tentative maps.

### **Summary**

The subject 17,952 square-foot property with two existing single-family homes is suitable for subdividing. If approved, the proposed subdivision will allow for additional accessory dwelling units and homeownership opportunities, will meet all Land Use Code requirements with the demolition of the existing home on Parcel 1, and be consistent with the General Plan. Conditions of Approval will ensure that the property is appropriately developed and will meet all requirements of the Land Use Code and pertinent construction codes at the time of any future construction.

### **Options**

1. Find the project exempt from CEQA under Class 15 of the CEQA Guidelines Section 15315 and approve 2025-01 LS subject to the conditions included in the Resolution, or other conditions, and based on the findings included in the Resolution, or other findings to be determined by the Planning Commission; or,
2. Find the project not exempt from CEQA and/or deny 2025-01 LS based on the attached findings, or findings to be determined by the Planning Commission; or,
3. Continue the item to a specific date in order to obtain additional information.

### **Attachments**

1. Draft Resolution
2. Overhead
3. Site Photos
4. Applicant's Plans (Exhibit A, Case File No. 2025-01 LS, dated 4/08/2025)
5. Public Hearing Notice (Sent to 33 property owners & occupants)
6. Sweetwater Authority Letter
7. CEQA Notice of Exemption

RESOLUTION NO. 2025-03

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA DETERMINING THAT THE  
PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 15 OF THE CEQA  
GUIDELINES SECTION 15315 (MINOR LAND DIVISIONS) AND  
APPROVING A TENTATIVE PARCEL MAP DIVIDING ONE LOT INTO TWO  
LOCATED AT 2241-2245 VAN NESS AVENUE.

CASE FILE NO. 2025-01

APN: 558-330-04-00

WHEREAS, the Planning Commission of the City of National City considered a Tentative Parcel Map dividing one lot into two located at 2241-2245 Vann Ness Avenue at a duly advertised public hearing held on April 21, 2025, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2025-01 LS maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on April 21, 2025, support the following findings:

1. The proposed map is consistent with the National City General Plan because the proposed subdivision, at an existing density of 4.8 dwelling units per acre, is consistent with the max density (9 dwelling units per acre) of the Low Density Residential land use designation and the development standards of the Small Lot Residential (RS-2) zone. No new dwelling units are proposed with the subdivision at this time.
2. The site is physically suitable for development but no new development is proposed at this time. Parcel 2 will contain the existing single-family dwelling.
3. The site is physically suitable for the proposed density of development because the new parcels can accommodate the existing residential development and would meet the prescribed density for the area.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because there is no natural habitat or body of water present nearby or on-site. The property is surrounded by urban development.
5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems because all necessary public services are available from the existing development on site. Easements will be required for continued service and maintenance for the individual parcels.
6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision because no such easements exist currently or would be encroached upon in the future.
7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6 because discharge of sewerage waste will be addressed through existing and proposed utility connections on site.
8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources because the project will provide the opportunity for additional accessory dwelling units as well as an additional homeownership opportunity.
9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage because no new development is proposed at this time. Any construction proposed in the future will be in compliance with the California Building Code, which takes such factors into consideration.
10. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the project has been determined to be categorically exempt from environmental review pursuant to Class 15, Section 15315 (Minor Land Divisions) for which a Notice of Exemption will be filed

subsequent to approval of this Tentative Parcel Map. This property is in an urbanized area zoned for residential use. The applicant is proposing to divide the land into two separate parcels. The split is in conformance with the General Plan and RS-2 zone. No variances or exceptions are required for the split. Access and services to the proposed parcels are available from Van Ness Avenue and the existing development already receives necessary services (e.g., sewer, water, gas, electric, etc.). The parcel was not involved in a division of a larger parcel and the site has minimal topography, with grades less than 20 percent.

BE IT FURTHER RESOLVED that the application for a Tentative Parcel Map is approved subject to the following conditions:

#### General

1. This *Tentative Parcel Map* authorizes the creation of two new parcels from one existing parcel located at 2241-2245 Van Ness Avenue. Except as required by Conditions of Approval, all plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2025-01 LS, dated 4/08/2025.
2. Before this *Tentative Parcel Map* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Tentative Map*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Tentative Map* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Director of Community Development prior to recordation.
3. Approval of the tentative map expires two (2) years after adoption of the resolution of approval at 6:00 p.m. unless prior to that date a request for a time extension not exceeding three (3) years has been filed as provided by National City Municipal Code §17.04.070.

#### Building

4. A plan check submittal will be required for the demolition on what would be Parcel 1. The property owner is responsible for obtaining the necessary permits for this demolition prior to beginning any work.

5. The property owner is responsible for obtaining the necessary permits for any new proposed construction on either of the proposed lots.

#### Engineering

6. In accordance with the National City Municipal Code Section 17.04.010 the following shall apply;
  - A. Each tentative subdivision map or tentative parcel map shall show and contain the following information:
    1. The name or title under which the proposed subdivision is to be recorded;
    2. Space for the tentative map number (to be assigned by the director of planning);
    3. Name, address, telephone number and signature of subdivider, owner or owners, and California registered civil engineer or California licensed surveyor, including registration or license number;
    4. Sufficient legal description of the land as to define the boundaries of the proposed subdivision, and assessor's book, page and parcel number;
    5. Date, north arrow and scale. Maps shall be drawn to clearly show all information to a scale wherein one inch represents not more than one hundred feet;
    6. A vicinity map showing roads, adjoining subdivisions, towns, creeks, railroads, and other data sufficient to locate the proposed subdivision and show its relation to the community;
    7. Name and number of any adjacent subdivisions and parcel maps shall be identified. When possible, the lot pattern of the adjacent subdivisions shall be shown where it is contiguous to the tentative map;
    8. The locations, names, existing widths, approximate grades and radii of all highways, streets, alleys or ways within one hundred feet of the exterior boundary of the proposed subdivision;
    9. The widths, approximate grades and curve radii of all new highways, streets, alleys or ways within the proposed subdivision with street names designated by letter (A, B, C, etc.);
    10. The widths and approximate locations of all existing or proposed easements, including rights-of-way, whether public or private, recorded or unrecorded, within the subdivision or on adjacent parcels;
    11. All buildings and traveled ways within the proposed subdivision or within one hundred feet of the exterior boundaries thereof. Buildings and trees shall be identified and located approximately on the map and indicated whether to be removed or remain. Existing use of land adjacent to the subdivision shall be identified;
    12. The proposed lot layout, approximate dimensions of each lot, minimum area of each lot in square feet, approximate area of each lot and building site and the approximate finish grade of the building site pads;
    13. All lots shall be numbered in consecutive order. Each separate tentative map should start with lot No. 1;

14. Statements of the total gross and net acreage as defined in the land use code, Title 18 of the municipal code, minimum lot sizes, and the total number of lots proposed;
15. Lines of inundation of all one-hundred-year floodplains. Locations of all areas subject to stormwater overflow and the locations, widths and directions of flow of all water courses;
16. Adequate topographic information with contour intervals of not more than two feet if the general slope of the land is less than ten percent and five feet for all other areas within the proposed subdivision and one hundred feet beyond the subdivision boundaries, with the tentative map design superimposed. A note shall indicate the source of the data used. If deemed appropriate, the director of planning may require different contour intervals;
17. The improvements the subdivider proposes to construct and install, including typical cross-sections of street and drainage improvements;
18. Existing and proposed zoning for the subject property and existing zoning on the adjacent properties;
19. Land use designation of the subject and adjacent property as shown on the city's general plan or applicable specific plan;
20. The location of existing fire hydrants, water mains, culverts, drainpipes, sewers, wells, or underground structures, including underground tanks, within two hundred feet or portion of the subdivision noting thereon whether or not they are to be abandoned, removed, or remain in operation. If no fire hydrants are located within two hundred feet of the site, the location of the nearest fire hydrant shall be shown within three hundred feet of the subdivision;
21. The location of all streets, existing or contained on adjacent approved tentative maps, where such streets intersect the boundary of the subdivision or where such streets intersect another street that forms a boundary or subdivision;
22. A layout of adjoining unsubdivided property in sufficient detail to show the effect of proposed streets that may intersect such property;
23. The location of any previously filled areas within the subdivision;
24. Proposed direction of flow and grade of street drainage;
25. Statement of the present use and the proposed use or uses of the property;
26. The tentative map shall clearly indicate the proposed handling of stormwaters. In the event that such information cannot satisfactorily be shown on the tentative map, the map shall be accompanied by whatever supplemental maps or written reports are necessary;
27. Grading shall be shown on the tentative map for construction or installation of all improvements to serve the subdivision and feasible grading for the creation of building sites on each lot together with driveway access thereto; Both the proposed grades and the existing topographic contours must be shown on the map. If the subdivider does not intend to grade the building sites, a statement to that effect shall be placed on the tentative map. However, feasible grading for

building sites shall be shown on the tentative map unless the director of planning determines this to be unnecessary.

28. If the tentative map is for condominiums, a statement shall be added, as follows: "This is a map of a residential/commercial/industrial condominium project as defined in Section 1350 of the state of California Civil Code.";
29. The subdivider shall specify any deviation from city standards and the authority for such deviation;
30. The tentative map shall clearly show the method of sewage disposal. In the event this information cannot satisfactorily be shown on the tentative map, the map shall be accompanied by whatever supplemental maps or written reports are necessary to show the proposal. Any existing subsurface septic systems shall be shown on the map with a note whether such septic system will remain;
31. The director of planning may waive any of the foregoing tentative map requirements whenever the division of land is such as not to necessitate compliance with these requirements or when other circumstances justify such waiver.
32. If the tentative map is for a condominium conversion, the applicant shall provide evidence that applicable requirements of the state Subdivision Map Act (Government Code Section 66427.1) have been satisfied. The director of planning may require additional information as needed to support required findings pursuant to Title 18 as well as this title.

B. The following supplemental drawings, statements, and data shall accompany the tentative map:

1. If the subdivider plans to develop the site in phases, the proposed sequence of construction shall be provided;
2. A statement consenting to the submission of the tentative map by the party holding a proprietary interest in the parcel or parcels comprising the division of land;
3. A preliminary title report;
4. Three copies of a geologic and/or soils report, unless waived in writing by the city engineer;
5. A flood hazard report, prepared by a California registered civil engineer, if required by the city engineer;
6. An application for initial study, required by the California Environmental Quality Act, unless the director of planning determines that previously completed environmental review adequately addresses the subdivision;
7. Any other data or reports as deemed necessary by the director of the planning or the city engineer;
8. The director of planning may waive any of the foregoing when such is not necessitated by the nature of the division of land.

C. All tentative maps shall further conform to any rules and regulations for submittal of tentative maps as specified by the director of planning.

1. The proposed access easement along the southerly side of Parcel 1 shall be a minimum of twenty feet wide.
2. The map shall show the existing as well as proposed sewer lateral(s). In accordance with National City Municipal Code 14.06.150 every building shall have its own separate lateral when not on the same property and that property is not subdividable.
3. The minimum distance between the sewer lateral and the water service lateral shall ten feet. A separate easement for utilities shall be provided for the rear lot. A minimum five-foot-wide easement for the sewer lateral is required. If the utilities are proposed to be placed in the access easement area, then the access easement shall be titled as an access and utility easement.
4. For the sewer lateral, if proposed to flow to Van Ness Avenue, a duel pump system is required unless the rear house is elevated enough to provide gravity fall.

#### Fire

7. Plans are to be designed, fabricated and installed to code.
8. The below comments shall be considered if development occurs in the future. Please reach out to the National City Fire Department for direction prior to plan submittal and development.
9. Project to be in compliance with the current editions of the National Fire Protection Association, California Fire Code 2022 Edition, Title 19 and local City of National City Municipal Codes. All design plans shall reflect the most current code at time of submittal.
10. Fire sprinkler shall be evaluated and installed for intended use per code.
11. A fire flow letter shall be requested from this AHJ early in the process.
12. Fire apparatus access roads shall comply with the requirements of this section (Section 5 CFC 2022) and shall extend to within 150 feet of **all** portions of the facility and **all** portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. This comment shall apply to new residential structures. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
13. The required width of emergency fire apparatus access roads shall not be **obstructed in any manner**, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all-weathered road with the ability to support 75 thousand pounds or greater. Where a fire hydrant is located on a fire apparatus road; the minimum road width shall be 26 feet. A 28-foot turning radius is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas.

14. Grade of fire apparatus road shall be within the limits established (15% Grade) by the fire code official based on fire department's apparatus.
15. Buildings or portions of buildings or facilities exceeding 30 feet in height measured vertically from the centerline of the street adjacent to the project above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus.
16. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with approval of the fire code official.
17. The fire code official is authorized to require more than one fire apparatus road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions other factors that could limit access.
18. Aerial fire apparatus roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
19. Fire hydrants to be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 400 feet of all locations which are roadway accessible. (Measurement starts from nearest existing fire hydrant to project).
20. The following items pertain to fire hydrants:
  - A. Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves.
  - B. Fire hydrant to be of three outlet design.
21. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose (4 inch).
22. Fire hydrants to be marked by use of blue reflective marker in the roadway.
23. Upon submittal for an underground permit, the following shall be included:
  - Data sheet for Back-Flows
  - Data sheets for Private and Commercial Hydrants
  - Data sheets for Post Indicator Valves
    - o *Information on required fire hydrants back-flow devices, etc.; can be acquired from Sweetwater Authority. All pipe and their appliances, shall meet industry/code standards for underground use*
24. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
25. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.

26. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
27. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.
28. Should any plan corrections be required, contractor must correct the plan and re-submit to the Fire Department for approval once again prior to installation.
29. Additional comments may be required based on additional information provided due to the above comments. Final approval contingent upon final field inspection and compliance with all applicable codes and ordinances.

#### Planning

30. Prior to recordation of the final map, the existing single-family dwelling located on the proposed Parcel 1 shall be demolished.
31. Any plans submitted for construction shall be in conformance with all applicable development codes, including design, parking, and landscaping.
32. The General Plan Land Use designation shall be corrected to Low Density Residential on the final map.
33. Applicant shall coordinate with AT&T to secure the necessary easements for service provision.

#### Sweetwater Authority

34. Plans shall adhere to any applicable requirements in the letter dated February 27, 2025, attached to the staff report as Exhibit 6.

#### Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the

City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of April 21, 2025, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

---

CHAIRPERSON

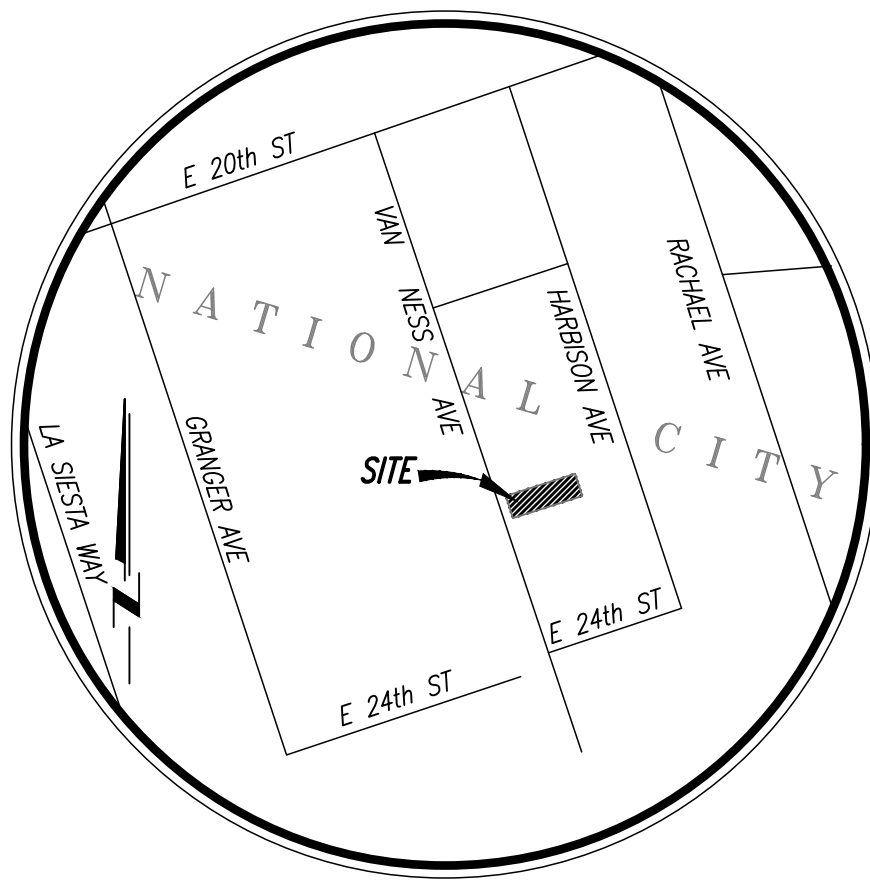
2025-01 LS – 2241-2245 Van Ness Avenue – Overhead



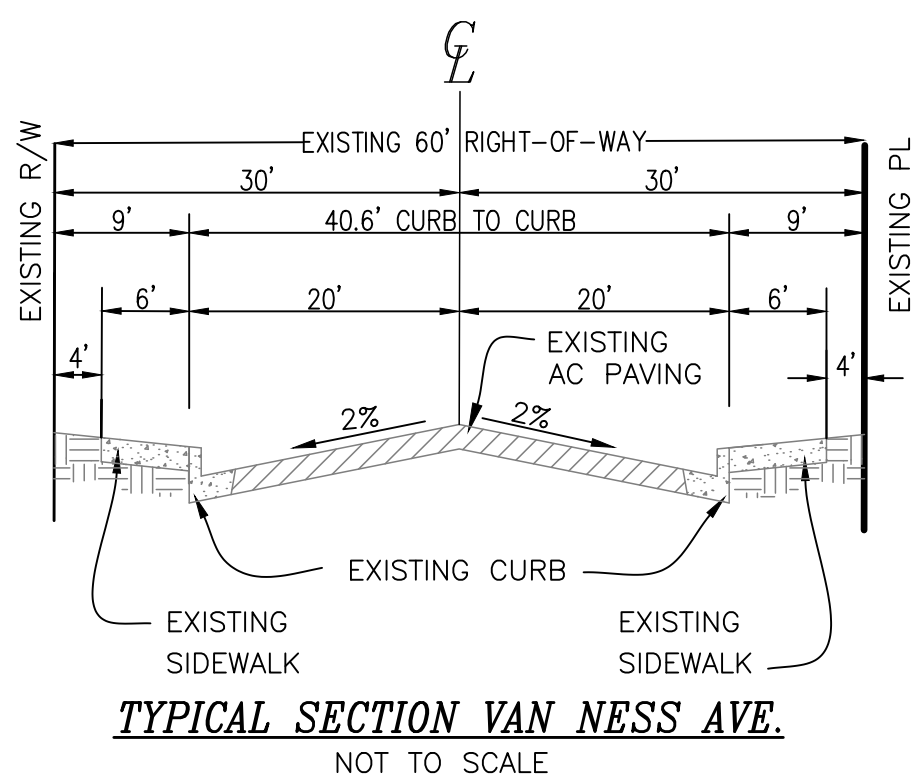
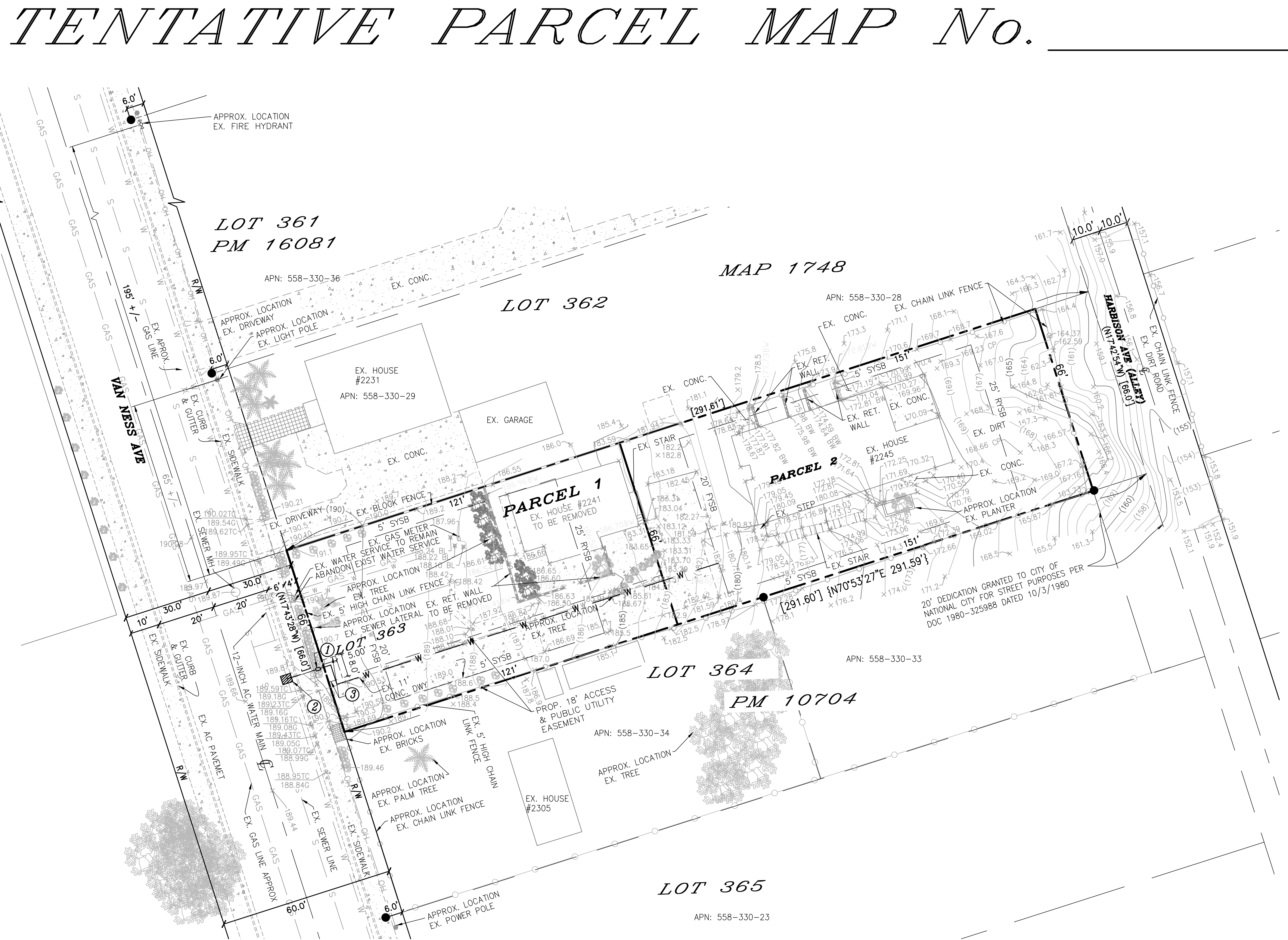
N ↗







VINICITY MAP  
(NOT SCALE)



TYPICAL SECTION VAN NESS AVE.  
NOT TO SCALE

TOTAL NO. OF PARCELS PROPOSED: 2

| PARCEL NO. | AREA (SQ.FT.) |        | MINIMUM |
|------------|---------------|--------|---------|
|            | GROSS         | NET    |         |
| 1          | 7,986         | 5,808  | 5,000   |
| 2          | 9,966         | 9,966  | 5,000   |
| TOTAL      | 17,952        | 15,774 |         |

| TABLE |                                                                    |
|-------|--------------------------------------------------------------------|
| ①     | PROP. WATER SERVICE                                                |
| ②     | PROP. TRENCH RESURFACING PER STANDARD NATIONAL CITY DWG. # 113-S-B |
| ③     | PROP. 5.0' PVT WATER EASEMENT FOR THE BENEFIT OF PARCEL 2          |

LEGAL DESCRIPTION :

LOT 363 OF LINCOLN ACRES ANNEX NO. 2, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1748, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1923.

ASSESSOR'S PARCEL NO.:

558-330-04-00

ZONING :

EXISTING: RS-2 (SINGLE FAMILY - SMALL LOT)  
PROPOSED: RS-2 (SINGLE FAMILY - SMALL LOT)

SETBACKS :

FRONT: 20' (15 ACCESSORY)  
SIDE INTERIOR: 5' (5 ACCESSORY)  
REAR: 25' (5 ACCESSORY)

LAND USE DESIGNATION:

SUBJECT PROPERTY: LOW MEDIUM DENSITY RESIDENTIAL  
ADJACENT: LOW MEDIUM DENSITY RESIDENTIAL

SITE USAGE :

EXISTING: SINGLE FAMILY RESIDENCE  
PROPOSED: SINGLE FAMILY RESIDENCE

LEGEND:

| ITEM                              | SYMBOL |
|-----------------------------------|--------|
| PROPERTY LINE                     | R/W    |
| RIGHT OF WAY LINE                 |        |
| CENTER LINE                       |        |
| EXISTING LOT LINE                 |        |
| EXISTING MAJOR CONTOUR            | (190)  |
| EXISTING MINOR CONTOUR            | (186)  |
| EXISTING CHAIN LINK FENCE         |        |
| EXISTING GAS LINE                 | GAS    |
| EXISTING SEWER LINE               | S      |
| EXISTING WATER LINE               | W      |
| EXISTING OVERHEAD LINE            | OH     |
| EXISTING CONCRETE                 |        |
| EXISTING CERAMIC                  |        |
| EXISTING CURB & GUTTER            |        |
| EXISTING DRIVEWAY                 |        |
| EXISTING TREES                    |        |
| EXISTING SHRUBS                   |        |
| DIMENSIONS INDICATES PER PM 20226 | ( )    |
| DIMENSIONS INDICATES PER MAP 1748 | [ ]    |
| DIMENSIONS INDICATES PER PM 10704 | { }    |
| EXISTING RETAINING WALL           |        |
| EXISTING POWER POLE               |        |
| EXISTING LIGHT POLE               |        |
| EXISTING SURVEY MONUMENT          |        |
| EXISTING BOATOM OF WALL           |        |

SITE ADDRESS :

2245 VAN NESS AVE,  
NATIONAL CITY, CA. 91950

TOPOGRAPHY :

SURVEYED BY:  
BRIAN D. HARP, LS 8535  
DATE: JULY 10, 2024

BENCHMARK:

CITY OF NATIONAL CITY  
LA SIESTA WAY & E 20TH ST  
ELEV.: 151.878

OWNER/SUBDIVIDER:

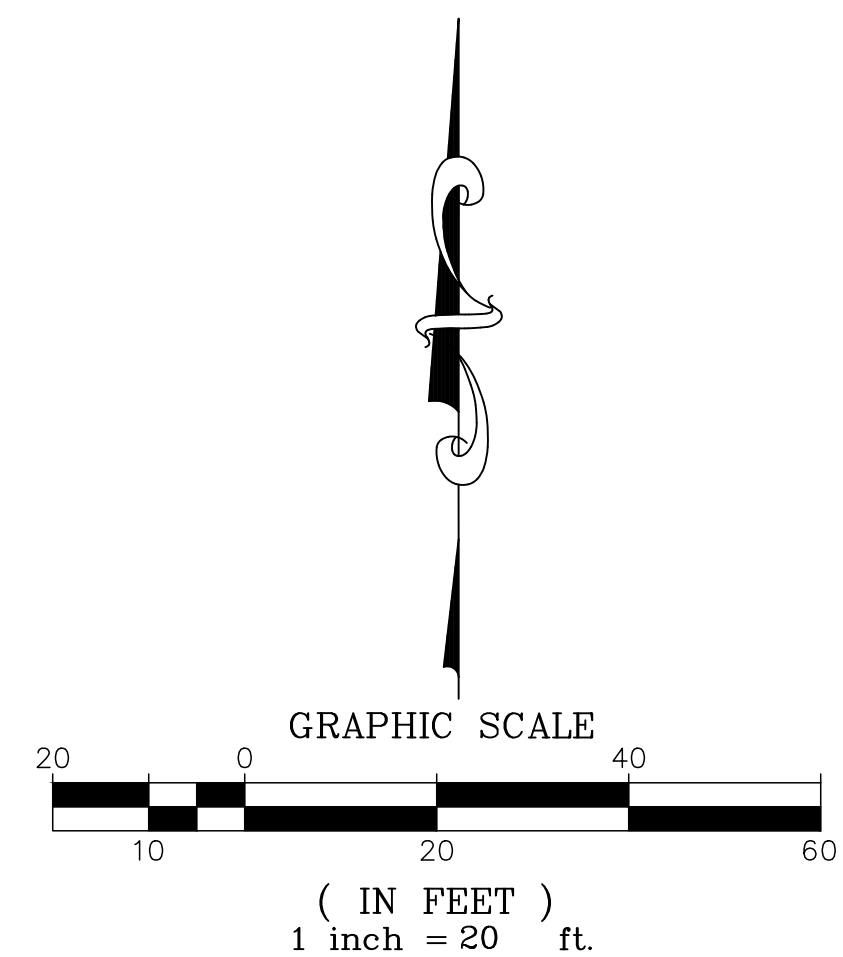
MILLER RACHEL R REVOCABLE LIVING TRUST 06-24-99  
2245 VAN NESS AVE, NATIONAL CITY, CA. 91950  
PH:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APROX. EARTHWORK::

CUT 0 CY.  
FILL 0 CY.  
EXPORT 0 CY.

PREPARED BY :





NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 15 OF THE CEQA GUIDELINES SECTION 15315 (MINOR LAND DIVISIONS) AND A TENTATIVE PARCEL MAP DIVIDING ONE LOT INTO TWO ON A PROPERTY LOCATED AT 2241-2245 VAN NESS AVENUE.

CASE FILE NO.: 2025-01 LS

APN: 558-330-04-00

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, April 21, 2025**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicants: Jose Tellechea & Abram Garcia)

The applicants propose to subdivide an existing 17,952 square-foot parcel into two parcels. Parcel 1 will be 7,986 square feet in size, with an existing 930 square-foot single-family home to be demolished. Parcel 2 will be 9,966 square feet in size, with an existing 2,000 square-foot single-family dwelling to remain. Both lots will be accessed from Van Ness Avenue. No new development is proposed at this time. The Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 15, Section 15315 (Minor Land Divisions).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Division on or before 2:00 p.m., **April 21, 2025** by submitting it to [PlcPubComment@nationalcityca.gov](mailto:PlcPubComment@nationalcityca.gov). Planning staff can be contacted at 619-336-4310 or [planning@nationalcityca.gov](mailto:planning@nationalcityca.gov).

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

February 27, 2025

Sophia Drew  
Assistant Planner  
National City Planning Division  
1243 National City Blvd.  
National City, CA 91950

Subject: Tentative Parcel Map – 24-118; Case File No. 2025-01 LS  
2241-2245 Van Ness Avenue, National City; A.P.N. 558-330-04-00  
SWA File: (Dev) Tellechea-Garcia Parcel Split

Dear Ms. Drew:

Sweetwater Authority (Authority) has completed its review of the Tentative Parcel Map (TPM), submitted on January 22, 2025. Based on its review of the TPM, the Authority is providing the enclosed marked copy of the TPM showing revisions and comments as summarized below.

Tentative Parcel Map (TPM), Sheet 1 of 1:

1. Revise the TPM to show the correct location of the Authority's existing water main in Van Ness Avenue, which is approximately 3 feet from the face of curb located on the east side of Van Ness Avenue. Include a call out for the Authority's water main: "12-INCH AC WATER MAIN."
2. Revise the TPM to show the action for the existing meters (e.g. ABANDON, REMAIN, ETC.). The northly water service and meter is dedicated to serve address 2241 Van Ness Avenue, and the southerly water service and meter is dedicated to serve 2245 Van Ness Avenue. See the enclosed Authority water service lateral records No. 6105 and 34410.
3. According to the Authority's Rates and Rules, each meter must serve only the parcel it fronts and cannot supply multiple parcels. Therefore, it shall place the proposed water service and meter dedicated to serve proposed Parcel 2 in accordance with the Authority's Design and Construction Standards, which also requires a minimum of 10 feet of horizontal separation from the existing sewer lateral. Additionally, specify the size of the proposed water service lateral and meter, along with the details of the private water supply pipeline from the meter to the existing dwelling on Parcel 2.

4. Revise the TPM to include a water easement shown on Parcel 1, for the benefit of the owner of Parcel 2. This easement should grant the rights to install, access, and maintain a private water line from the Van Ness Avenue right-of-way to Parcel 2, which does not front Van Ness Avenue. Incorporate the specific easement language into the proposed Parcel Map and submit a copy of the revised map to the Authority for review and approval before its recordation. The establishment of private easements should be a prerequisite for approving remote water service.
5. See Item 4 above, and revise the TPM accordingly.

The proposed subdivision does not comply with Sweetwater Authority's Rates and Rules, which requires water to be served to the newly created parcel from an Authority owned water main in public right-of-way, or an Authority owned easement. Therefore, once Items 3, 4, and 5 above, are incorporated into the TPM and Authority Staff approves the TPM, the owner will be required to pay a \$1,000 fee to process a Remote Water Service Request that presents this situation to the Authority's General Manager for consideration and approval. The Remote Water Service Request must be approved prior to approval of the Parcel Map.

The owner is requested to verify if this property is encumbered by an existing Authority blanket easement. Please note, the owner has the option to request a quitclaim of the easement by the Authority prior to parcel map recordation, if desired. By quitclaiming the easement, parcel titles will be free of the blanket easement encumbrance, and the requirement for a Signature Omission letter will be eliminated. Quitclaims require approval of the Authority's Governing Board. The Authority's fee for such a request is \$1,000. Governing Board approval typically takes 6-8 weeks to process. If the owner chooses not to have the Authority quitclaim the blanket easement, the owner must submit a written request to the Authority for a Signature Omission letter.

The owner is requested to revise the TPM and the Plans accordingly and submit to the Authority for its review and comment. If you have any questions, please contact Arturo Tejeda at [atejeda@sweetwater.org](mailto:atejeda@sweetwater.org) or at (619) 409-6758.

Sincerely,

SWEETWATER AUTHORITY


Kyehee Kim, Ph.D., P.E.  
Engineering Manager of Infrastructure and Inspection

KK:ART:mm

enclosures: TPM, Sheet 1 of 1 with Authority markings  
Authority Water Service Lateral Records No. 6105 and 34410  
GIS Facility Exhibit

cc: Jose Tellechea

[REDACTED]

Abram Garcia

[REDACTED]



COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

**NOTICE OF EXEMPTION**

TO: Assessor/Recorder/County Clerk  
Attn: Fish and Wildlife Notices  
1600 Pacific Highway, Suite 260  
San Diego, CA 92101  
MS: A-33

**Project Title:** 2025-01 LS

**Project Location:** 2241-2245 Van Ness Avenue, National City, CA 91950

**Lead Agency:** City of National City

**Contact Person:** Sophia Depew

**Telephone Number:** (619) 336-4381

**Description of Nature, Purpose and Beneficiaries of Project:**

Tentative Parcel Map to subdivide an existing 17,952 square-foot parcel into two parcels. Parcel 1 will be 7,986 square feet in size, with an existing 930 square-foot single-family home to be demolished. Parcel 2 will be 9,966 square feet in size, with an existing 2,000 square-foot single-family dwelling to remain. Both lots will be accessed from Van Ness Avenue. No new development is proposed at this time.

**Applicant:**

Jose Tellechea & Abram Garcia  
2241-2245 Van Ness Avenue  
National City, CA 91950

**Telephone Number:**



**Exempt Status:**

☒ **Categorical Exemption - Class 1 Section 15315 Minor Land Divisions**

**Reasons why project is exempt:**

The property is in an urbanized area zoned for residential use. The applicant is proposing to divide the land into two separate parcels. The split is in conformance with the General Plan and RS-2 zone. No variances or exceptions are required for the split. Access and services to the proposed parcels are available from Van Ness Avenue and the existing development already receives necessary services (e.g., sewer, water, gas, electric, etc.). The parcel was not involved in a division of a larger parcel and the site has minimal topography, with grades less than 20 percent.

Date: 4/16/2025

Sophia Depew, Assistant Planner