



AGENDA

Regular Planning Commission Meeting

Monday, November 17, 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-Salgado, Vice-Chair

Claudia E. Valenzuela, Commissioner

Ricardo Sanchez, Commissioner

Liliana Armenta, Commissioner

Pearl Quinones, Commissioner

Sherry Gogue, Commissioner

Ashlin Y. Lutes, Deputy City Attorney

Martin Reeder, Director of Community Development

David Welch, Principal 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.



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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, November 17, 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 November 17, 2025

APPROVAL OF MINUTES

2. Approval of Minutes from the Meeting of October 20, 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. Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) Under Class 3 of the CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Zone Variance to Deviate from Minimum Requirements for Lot Area, Street Frontage, and Setbacks at a Vacant Property Located on East 5th Street Between Highland Avenue and I Avenue. Case File No.: 2025-21 ZV APN: 556-311-10.

OTHER BUSINESS

4. Election of 2026 Officers

STAFF REPORTS

ADJOURNMENT

Adjournment to the regularly scheduled meeting on December 1, 2025 at 6:00 p.m.



AGENDA

Regular Planning Commission Meeting

Monday, November 17, 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 November 17, 2025, to the members of the Planning Commission, and caused the agenda to be posted on the City's website at 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 October 20, 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 6:20 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, Gogue, Castle-Salgado, Armenta.

Commissioners Absent: Sanchez.

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

APPROVAL OF AGENDA

1. Approval of Agenda for the Regular Planning Commission Meeting on October 20, 2025.

Motion by Castle-Salgado, second by Gogue, to approve the agenda.

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Absent: Sanchez.

Motion approved.

APPROVAL OF MINUTES

2. Approval of Minutes for the Regular Planning Commission Meeting of September 15, 2025.

Motion by Armenta, second by Quinones, to approve the agenda.

Motion carried by the following vote:

Ayes: Quinones, Miller, Castle-Salgado, Armenta.

Noes: None.

Abstain: Valenzuela, Gogue.

Absent: Sanchez.

Motion approved.

PUBLIC HEARING

3. Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) Under Class 1 of the CEQA Guidelines Section 15301 (Existing Facilities) and Conditional Use Permit for a Mobile Recycling Facility to be located at 1240 E Plaza Boulevard.

Assistant Planner, Sophia Depew made a PowerPoint presentation.

Applicant, Anthony St. John was present and answered any questions the Commissioners and public had.

Vice-Chair Castle-Salgado disclosed that she shops in the shopping center and is familiar with the people who go there as well as the store fronts.

Commissioner Gogue disclosed that she shops in the area and drove by the location.

Commissioner Armenta disclosed that she shops in the shopping area and had talked to Anthony and Anthony Jr.

Chair Miller disclosed that he shopped in the shopping center.

Amanda Rojas made a Public Comment in opposition of the item.

Motion by Valenzuela, second by Gogue to close the Public Hearing.

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Absent: Sanchez.

Motion approved.

Motion by Valenzuela, second by Miller to adopt Resolution No. 2025-15, 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 1 of the CEQA Guidelines Section 1530 (Existing Facilities) and Conditional Use Permit for a recycling center to be located at 1240 E Plaza Boulevard. Case File No. 2025-19 CUP APN: 557-322-10-00.

Motion carried by the following vote:

Ayes: Valenzuela, Miller.

Noes: Quinones, Gogue, Castle-Salgado, Armenta.

Abstain: None.

Absent: Sanchez.

Motion failed.

Motion by Armenta, second by Castle-Salgado, to deny Resolution No. 2025-15, 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 1 of the CEQA Guidelines Section 1530 (Existing Facilities) and denying Conditional Use Permit for a

recycling center to be located at 1240 E Plaza Boulevard. Case File No. 2025-19 CUP APN: 557-322-10-00.

Motion carried by the following vote:

Ayes: Quinones, Gogue, Castle-Salgado, Armenta.

Noes: Valenzuela, Miller.

Abstain: None.

Absent: Sanchez.

Motion approved.

4. Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) Under Class 32 of the CEQA Guidelines Section 15332 (In-Fill Development Projects) and Conditional Use Permit for a Drive-Through Coffee Shop (Dutch Bros Coffee) to be located at 1838 Sweetwater Road Case File No.: 2025-29 APN: 563-231-31-00 & 563-231-32-00.

Assistant Planner, Sophia Depew made a PowerPoint presentation.

Representatives of the applicant, John Caglia and Tom Wong were present via Zoom and answered any questions the Commissioners and public had.

Commissioner Gogue disclosed she is familiar with the area and drove by the site.

Commissioner Quinones disclosed she is familiar with the area and drove by the site.

Vice-Chair Castle-Salgado disclosed that she familiar with the area.

Commissioner Armenta disclosed she is familiar with the area.

Chair Miller disclosed he shops at the stores in the area.

Motion by Gogue, second by Quinones to close the Public Hearing.

Motion carried by the following vote:

Ayes: Quinones, Valenzuela, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.
Abstain: None.
Absent: Sanchez.

Motion approved.

Motion by Valenzuela, second by Miller to adopt Resolution No. 2025-16, 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 32 of the CEQA Guidelines Section 15332 (In-Fill Development) and approving a Conditional Use Permit for a Drive-Through Coffee Shop (Dutch Bros Coffee) to be located at 1838 Sweetwater Road Case File No.: 2025-29 CUP APN: 563-231-31-00 & 563-231-32-00.

Motion carried by the following vote:

Ayes: Quinones, Valenzuela, Miller, Gogue, Castle-Salgado, Armenta.
Noes: None.
Abstain: None.
Absent: Sanchez.

Motion approved.

OTHER BUSINESS

5. Adoption of 2026 meeting dates.

Motion by Quinones, second by Armenta to approve the National City Planning Commission Meeting Dates of 2026.

Motion carried by the following vote:

Ayes: Quinones, Valenzuela, Miller, Gogue, Castle-Salgado, Armenta.
Noes: None.
Abstain: None.
Absent: Sanchez.

Motion approved.

STAFF REPORTS:

Deputy City Attorney: None.

Acting Director of Community Development: Stated that he attended the California State Planning Conference last month in Monterey and stated that it was a good experience

Vice-Chair Castle-Salgado: Thanked staff for their hard work. Requested that information for the Planning Commissioner Academy be given out sooner. She then acknowledges Commissioner Valenzuela's comment and states she respects her comment and will make a better effort in looking at Land Use Development and going to help business owners in the future.

Commissioner Valenzuela: Stated she was absent last meeting due to work and discussed about what she learned regarding field studies on social housing. She then ask if Deputy City Attorney can help setup a training regarding the role of Planning Commissioner.

Deputy City Attorney stated that she will conduct trainings in the New Year and work with Executive Secretary Sarah to help put together a document that Commissioners can refer to during meetings.

Commissioner Sanchez: Absent.

Commissioner Armenta: Thanked staff for answering all their questions. Stated she would appreciate more training. Stated that National City Chamber of Commerce was having a salute to Navy Veterans on October 23, 2025 at National City Harley Davidson from 10:30 a.m. – 1 p.m. and gave a shout out to the National City Historical Society. Stated that Kimball House was open to pass out candy and hot dogs for Halloween.

Commissioner Quinones: Thanked staff for all the work they do. Stated she agrees with Commissioner Valenzuela but also believes to listen to the community and welcomed Commission Gogue.

Commissioner Gogue: Stated she looks forward to the training. Stated that we need more recycling and that location is important and safety of residents is important. Thanked everyone for their help and welcoming her in.

Chair Miller: Stated that this is what democracy looks like. Also stated that it is a democratic process at the local government level that has been

setup. Requested that staff schedule time for Commission Gogue to take safety training.

ADJOURNMENT

Chair Miller adjourned to the Regular Meeting of the Planning Commission of the City of National City, Monday, October 20, 2025, at 8:17 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of November 17, 2025.

Martin Miller, Chair



Item no. **3**
November 17, 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 3 OF THE CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND ZONE VARIANCE TO DEVIATE FROM MINIMUM REQUIREMENTS FOR LOT AREA, STREET FRONTAGE, AND SETBACKS AT A VACANT PROPERTY LOCATED ON EAST 5TH STREET BETWEEN HIGHLAND AVENUE AND I AVENUE.

Case File No.: 2025-21 ZV

Location: East 5th Street between Highland Avenue and I Avenue

Assessor's Parcel Nos.: 556-311-10-00

Staff report by: Erin Reim, Planning Technician

Applicant: Flavia Gomes

Zoning designation: Small Lot Residential (RS-2)

Adjacent use and zoning:

North: Residential use across East 5th Street / RS-2

East: Residential use / RS-2

South: Residential use / RS-2

West: Residential with Commercial uses beyond Highland Avenue / Minor Mixed-Use Corridor (MXC-1)

Environmental review: Categorically exempt from environmental review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures)

Staff recommendation: Approve

Staff Recommendation

Staff is recommending approval of the Zone Variance request, subject to the recommended conditions in the attached resolution and a determination that the project is exempt from California Environmental Quality Act (CEQA).

Executive Summary

The applicant proposes to construct a one story, 1,021 square-foot single-family residence and 454 square-foot attached accessory dwelling unit (ADU) on an existing 2,500 square-foot vacant lot on East 5th Street between Highland Avenue and I Avenue. Due to the size and shape of the lot, a variance is being requested to deviate from the minimum lot area, street frontage, and setbacks for the Small Lot Residential (RS-2) zone.

Site Characteristics

The project site is comprised of a 2,500 square-foot vacant parcel located on East 5th Street between Highland Avenue and “I” Avenue. The rectangular-shaped lot is a remnant parcel from divisions of land for the development of adjacent properties. The lot is of a substandard size for the RS-2 zone and would not allow for the construction of a home without the granting of a variance. The lot has 25 feet of street frontage along East 5th Street. The lot is approximately 100 feet deep along its eastern and western boundary. The size of the lot results in a constrained buildable area when required setbacks are accounted for. The property is zoned RS-2 and has a Low Density Residential General Plan designation.

Proposed Project

The applicant is proposing to construct a single-family residence with an attached ADU on a vacant, substandard lot. The proposed 1,021 square-foot residence is planned to be one story with three bedrooms and two bathrooms. The attached 454 square-foot ADU is planned to be one story with one bedroom and one bathroom. In addition to the minimum lot size and street frontage requirements, the applicant is requesting reduced setbacks. The applicant is requesting a 17-foot front yard setback, a four-foot side yard setback to the east, a three-foot side yard to the West, and a 24-foot rear yard setback for the single-family residence. The applicant is requesting a zero-foot side yard setback to the east and a zero-foot rear yard setback for the ADU.

Analysis

General Plan

The General Plan land use designation for the subject property is Low Density Residential, which specifies a maximum density of nine dwelling units per acre. The project has a proposed density (not including the ADU) of approximately 17 units per acre, which is double the generally-allowed density. However, the property owner has the right to develop a single-family residence on the lot per state law. Moreover, Senate Bill 9 (SB 9) allows for the creation of new lots that are less than the required minimum lot size. Therefore, the project is consistent with state law, and thus, the General Plan.

This project contributes to affordable housing and infill development, which is encouraged by the following General Plan policies:

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

Policy HE 1.4: Promote the development of accessory dwelling units (ADUs) throughout National City to meet residential housing needs.

Policy HE 2.1: Promote residential development on underutilized land and remove barriers to infill development.

The proposal is a residential infill project including a single-family residence and an ADU on a vacant lot that would ordinarily not be permitted on a substandard lot. The proposal also provides an additional home ownership opportunity, which is consistent with the City's Housing Element.

Land Use Code

The Land Use Code (LUC) includes development standards for zoning districts. For the RS-2 zone, there are minimum standards for lot area, street frontage, and setbacks. The proposed single-family residence would not meet several requirements within the LUC and is requesting a zone variance to deviate from the prescribed rules.

As discussed above, the property is 2,500 square-feet in size with a street frontage of 25 feet along East 5th Street. For this reason, the property is substandard in size and logically presents challenges to the development of a single-family residence that would not exist on an ordinary lot. The minimum lot area and street frontage required by the LUC for the RS-2 zone is 5,000 square

feet and 50 feet respectively. With the development of the adjacent properties, the lot has been reduced in size and shape and has remained in a vacant state for several decades. The request for a variance for a reduced minimum lot area and street frontage would allow for the development of a single-family home and ADU consistent with other properties in the RS-2 zone.

Setback requirements for a single-family residence in the RS-2 zone include a 20-foot front yard setback, five-foot side yard setbacks, and a 25-foot rear yard setback. Setback requirements for an ADU include a 15-foot front yard setback and four-foot side and rear yard setbacks. In order to construct the proposed primary residence, the applicant is requesting a reduced (17-foot) front yard setback, a (four-foot) side yard setback to the east, a (three-foot) side yard to the West, and a (24-foot) rear yard setback. Additionally, the applicant is requesting a reduced (zero-foot) side yard setback to the east and a (zero-foot) rear yard setback for the ADU.

The substandard size and shape of the lot would not allow for the placement of a single-family home and an attached ADU of a typical size without reduced setbacks. The proposed size of the one-story single-family home is of a similar size and character to other homes in the area. An ADU can be built up to 1,200 square-feet, however, the applicant is requesting a small ADU of 454 square-feet. The requested reduced front yard setback is to serve a covered porch which is a common feature seen in the surrounding residences. Additionally, structures that are built with zero-foot setbacks are required to be built to a higher standard to meet Building and Fire codes.

Mailing

All property owners and occupants within 300 feet are required to be notified of a public hearing for a Zone Variance application. Notice of this public hearing was sent to 184 occupants and owners.

As of the writing of this staff report, the Planning Division received one public comment as part of this public hearing notice (Attachment 5).

Department Comments

Comments were provided by the Fire Department related to standard requirements for new developments. The Building Division and Engineering Department provided comments for additional considerations for stormwater and

fire safety specific to the request for zero-foot setbacks. The comments have been incorporated as conditions of approval.

Findings for Approval

The Municipal Code contains three required findings for Zone Variances as follows:

1. Variances from the terms of Title 18 shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of Title 18 deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The rectangular-shaped lot is a remnant parcel from divisions of land for the development of adjacent properties resulting in a substandard lot with half the minimum lot size and street frontage requirements in the zone. Given the size and shape of the lot, there is no room to build a residence of a typical size and an ADU without encroaching into the required property setbacks.

2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

Existing development within the RS-2 zone and vicinity is constructed with less than required lot size, street frontage, and setbacks. Developed properties with less than 5,000 square feet of lot area along E 5th Street and I Avenue are common. Most residential properties in the area do not conform to setback regulations. The requested reduction will result in development consistent with the surrounding area.

3. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The request is to construct a single-family home and an ADU, which is a permitted use in the RS-2 zone.

One additional finding is required for this project:

4. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures) for which a Notice of Exemption will be filed subsequent to approval of this Zone Variance. Class 3 consists of construction and location of limited numbers of new, small facilities or structures among other similar projects. One single-family residence, or a second dwelling unit in a residential zone are explicitly provided for under this exemption. The proposed project is to construct one single-family residence and an ADU.

Conditions of Approval

Standard Conditions of Approval related to new development projects are included as well as comments from the Fire, Building, and Engineering Department.

Summary

The proposed single-family residence and accessory dwelling unit (ADU) are permitted uses for which the applicant is requesting several variances. The lot size and shape would make it impractical to construct an ordinary single-family residence and ADU in conformance with applicable regulations within Land Use Code. Staff is recommending approval of the variance request for reduced lot area, street frontage, and setbacks subject to the recommended Conditions of Approval.

Options

1. Find the project exempt from CEQA under Class 3 of the CEQA Guidelines Section 15303 or other exemption and approve 2025-21 ZV subject to the conditions included in the Resolution, 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 2025-21 ZV 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. Applicant's Plans (Exhibit A, Case File No. 2025-21 ZV, dated 8/28/2025)
4. Public Hearing Notice (Sent to 184 property owners and occupants)
5. Public Comment

RESOLUTION NO. 2025-17

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 3 OF THE CEQA
GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF
SMALL STRUCTURES) AND ZONE VARIANCE TO DEVIATE FROM MINIMUM
REQUIREMENTS FOR LOT AREA, STREET FRONTAGE, AND SETBACKS AT A
VACANT PROPERTY LOCATED ON EAST 5TH STREET BETWEEN HIGHLAND
AVENUE AND I AVENUE.

CASE FILE NO. 2025-21 ZV

APN: 556-311-10

WHEREAS, the Planning Commission of the City of National City considered a Zone Variance for a new single-family residence and accessory dwelling unit (ADU) to be located at East 5th Street between Highland Avenue and I Avenue (APN: 556-311-10). At a duly advertised public hearing held on November 17, 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. 2025-21 ZV 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 November 17, 2025, support the following findings:

1. The rectangular-shaped lot is a remnant parcel from divisions of land for the development of adjacent properties resulting in a substandard lot with half the minimum lot size and street frontage requirements in the zone. Given the size and shape of the lot, there is no room to build a residence of a typical size and an ADU without encroaching into the required property setbacks.
2. Existing development within the RS-2 zone and vicinity is constructed with less than required lot size, street frontage, and setbacks. Developed properties with

ATTACHMENT 1

less than 5,000 square feet of lot area along E 5th Street and I Avenue are common. Most residential properties in the area do not conform to setback regulations. The requested reduction will result in development consistent with the surrounding area.

3. That the request is to construct a single-family home and an ADU, which is a permitted use in the RS-2 zone.
4. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures) for which a Notice of Exemption will be filed subsequent to approval of this Zone Variance. Class 3 consists of construction and location of limited numbers of new, small facilities or structures among other similar projects. One single-family residence, or a second dwelling unit in a residential zone are explicitly provided for under this exemption. The proposed project is to construct one single-family residence and an ADU.

BE IT FURTHER RESOLVED that the application for a Conditional Use Permit is approved subject to the following conditions:

General

1. This *Zone Variance* authorizes a single-family residence and an accessory dwelling unit (ADU) to deviate from requirements for minimum lot area, minimum yard setbacks, and minimum street frontage at a vacant parcel on East 5th Street (APN: 556-311-10). Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2025-21 ZV, dated 8/28/2025.
2. Before this *Zone Variance* 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 *Zone Variance*. 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 *Zone Variance* 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. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.
4. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the San Diego County Clerk and submitted to the National City Planning Department.

Building

5. The proposed construction must be entirely contained within the property bounds.
6. The construction assembly for the proposed structure abutting the property line would be required to be 1-hour fire resistance rated up to a minimum of 5-feet from the property line. This would include exterior walls, return walls, interior walls, roof assembly, etc.
7. No projections, penetrations, or wall openings are allowed on the walls of the proposed structure that are abutting the property line.
8. A complete plan check submittal and an issued building permit is required prior to any work beginning and, through that review, additional comments or requirements may incur.

Engineering

9. Cross lot drainage is strictly prohibited in the City of National City. Vertical encroachment of rain gutters into adjacent properties will not be allowed, unless an easement is obtained with the adjacent property owner.
10. Building plans will be required to show the foundation, building pad structure, and supporting details. This information is needed to study the method of pad development to ensure that adjacent properties are protected from damage during construction or encroachment onto adjacent properties by the builders.
11. The existing utility easement shall be dimensioned and the easement owner identified. No encroachment of the proposed structures shall be permitted into, under over or through said easement without the direct written permission from the owner of the easement.
12. A grading plan for the site shall be submitted to the National City Engineering/Public Works Department (Engineering). The plans shall be prepared by a registered civil engineer licensed in the State of California. The plans shall be submitted together with copies of the following items: a cost estimate prepared by the Engineer of Work for all

items shown in the grading/improvement plans, a Title Report, a Hydrology Study, a completed Storm Water BMP Applicability Form, a check in the amount equal to three percent (3%) of the engineer's cost estimate or \$10,000, whichever is greater, and a completed copy of the Grading and Improvement application form.

13. A Bond equal to one hundred percent of the Engineer's Cost Estimate shall be posted with Engineering prior to any permit for grading or construction is issued.
14. Prior to any earthwork commencing, the contractor shall submit a haul route to Engineering.
15. The owner shall pay the sewer capacity fee in the amount of \$1,930.
16. The owner shall apply for new addresses with Engineering.

Fire

17. Project shall be designed to code. The National City Fire Department utilizes all current codes and ordinances. Currently, we are using the 2022 edition of the California Fire Code (CFC), National Fire Protection Association (NFPA), and Health Safety Codes (HSC).
18. Fire sprinkler system will be required for both the single family and ADU development.
19. 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.
20. 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.
21. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. Measurement starts from nearest public fire hydrant to project.
22. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
23. A letter describing code compliant water flow shall be requested by the applicant early, so as to identify adequate water supply necessary for firefighting on site.
24. 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.

25. Should any plan corrections be required, contractor must correct the plan and resubmit to the Fire Department for approval once again prior to installation

Planning

26. Plans submitted for building permits must meet appropriate design guidelines as specified by the Land Use Code.

27. A landscape and underground irrigation plan shall be submitted with building permit plans as part of the construction permitting process in compliance with Land Use Code Chapter 18.44.

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 November 17, 2025, by the following vote:

AYES:

NAYS:

ABSENT:

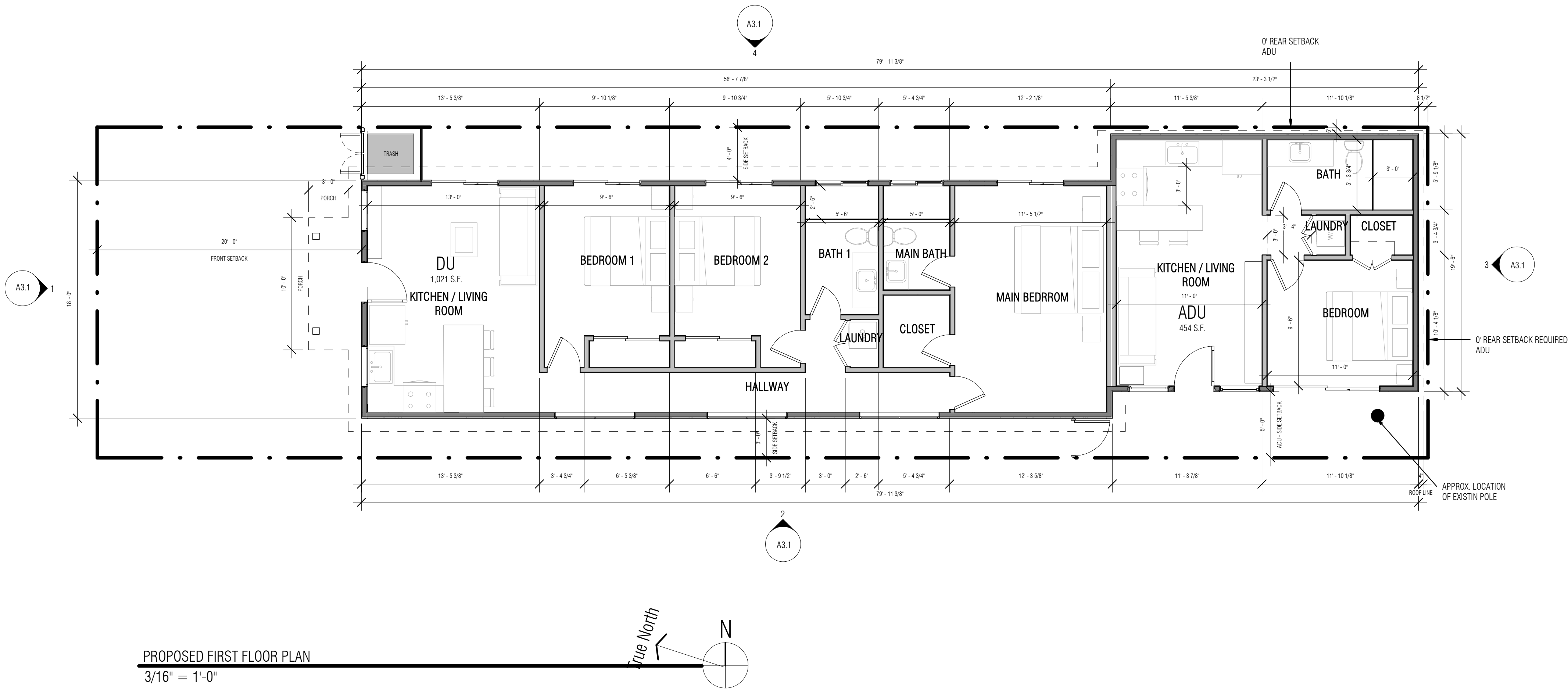
ABSTAIN:

CHAIRPERSON

2025-21 ZV – East 5th Street (APN: 556-311-10-00) – Overhead







EXISTING WOOD STUD WALLS
Note: The majority of the existing exterior walls are 2 x 4 stud

EXISTING WALLS - TO BE DEMOLISHED AND REMOVED

NEW WALL: 2 X 4 WOOD STUD WALL @ 16" O.C. - or as called out on plans

ONE HOUR CONSTRUCTION
2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD.

EXISTING / NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON SHEET

001

EXISTING / NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON SHEET

F1

LN

LANDSCAPE AREAS

ATTIC ACCESS MINIMUM SIZE OF 22' X 30'

FLOOR PLAN LEGEND

FLOOR PLAN KEYNOTES

offset

design + drafting

3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109

858-344-7702

5TH STREET RESIDENCE

DISCRETIONARY PERMIT

DISCRETIONARY REVIEW

800 E 5TH STREET, NATIONAL CITY, CA 91950

PROJECT NUMBER: 2025-112

All ideas, designs, and arrangements incated on these drawings are the property of **OFFSET DESIGN AND DRAFTING**, and are intended to be used in connection with this specific project only and shall not otherwise be used for any other purpose. There shall be no changes or deviations from these drawings without the written consent of the designer.

DRAWN BY:

Author

DATE:

08/28/2025

PHASE:

DISCRETIONARY REVIEW

DISCRPTION:

PROPOSED FIRST FLOOR PLAN

REVISION:

RV.00 - INITIAL 05/08/2025

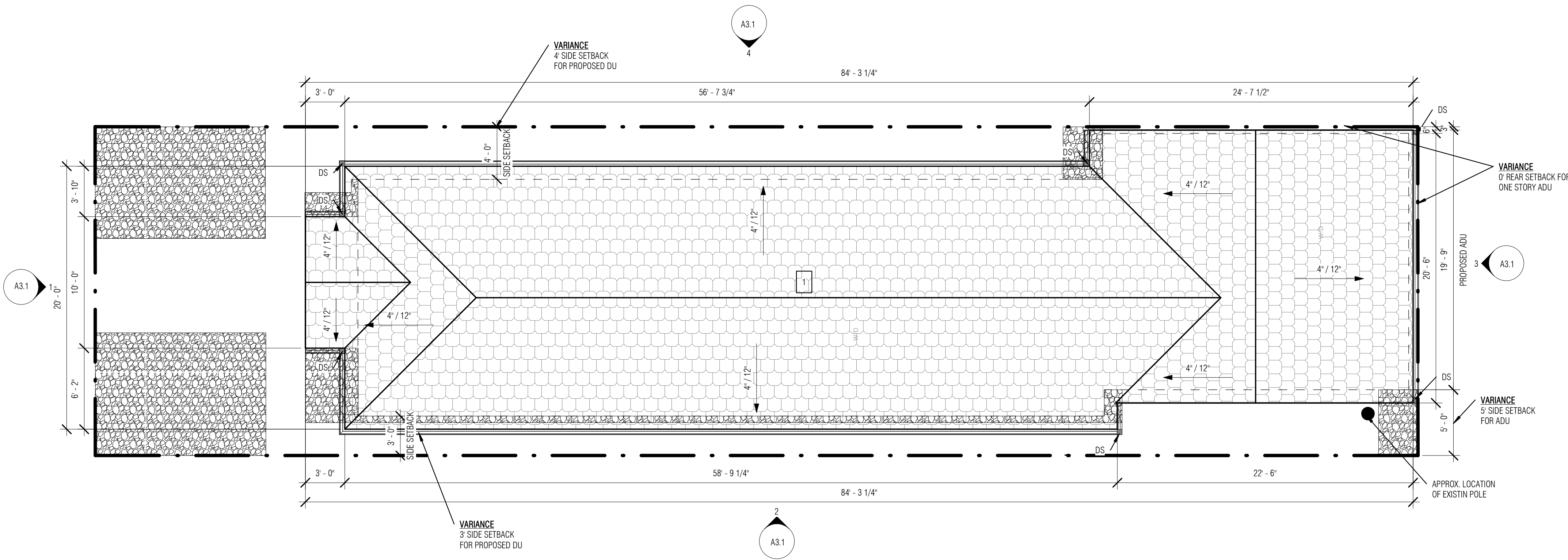
RV.01 -PER CITY REVIEW 08/28/2025

CITY STAMP

A1.1

RV.01

23



ROOF LEGEND

- 12 - 12 SLOPE INDICATES DIRECTION OF ROOF SLOPE. SEE PLAN FOR ROOF PITCH
- PLUMBING VENT. VERIFY IN FIELD
- 2" X 2" S.S. DOWNSPOUT TO LANDSCAPING AT GRADE. PROVIDE SPLASHBLOCK DIRECTED TOWARDS LANDSCAPIN
- 3"x3" S.S. GUTTER SLOPE = 1/8" /FT. MIN. TYP. TO DOWNSPOUT
- EAVE VENT = 0.67" OF NET FREE VENTILATION PER 1 LINEAR FOOT OF VENT. VENT TO BE COVERED WITH CORROSION-RESISTANT SCREENING MATERIAL HAVING OPENINGS OF 1/8" AND NOT MORE THAN 1/4"

ROOF PLAN FLOOR PLAN KEYNOTES

1 - PROPOSED ASPHALT SHINGLE - CLASS 'A'

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT.

DESIGN SIGNATURE REQUIRED DATE

Copyright © 2025

All ideas, designs, and arrangements incated on these drawings are the property of OFFSET DESIGN AND DRAFTING. and are intended to be used in connection with this specific project only and shall not otherwise be used for any other purpose. There shall be no changes or deviations from these drawings without the written consent of the designer.

DRAWN BY:
Author

DATE:
08/28/2025

PHASE:
DISCRETIONARY REVIEW

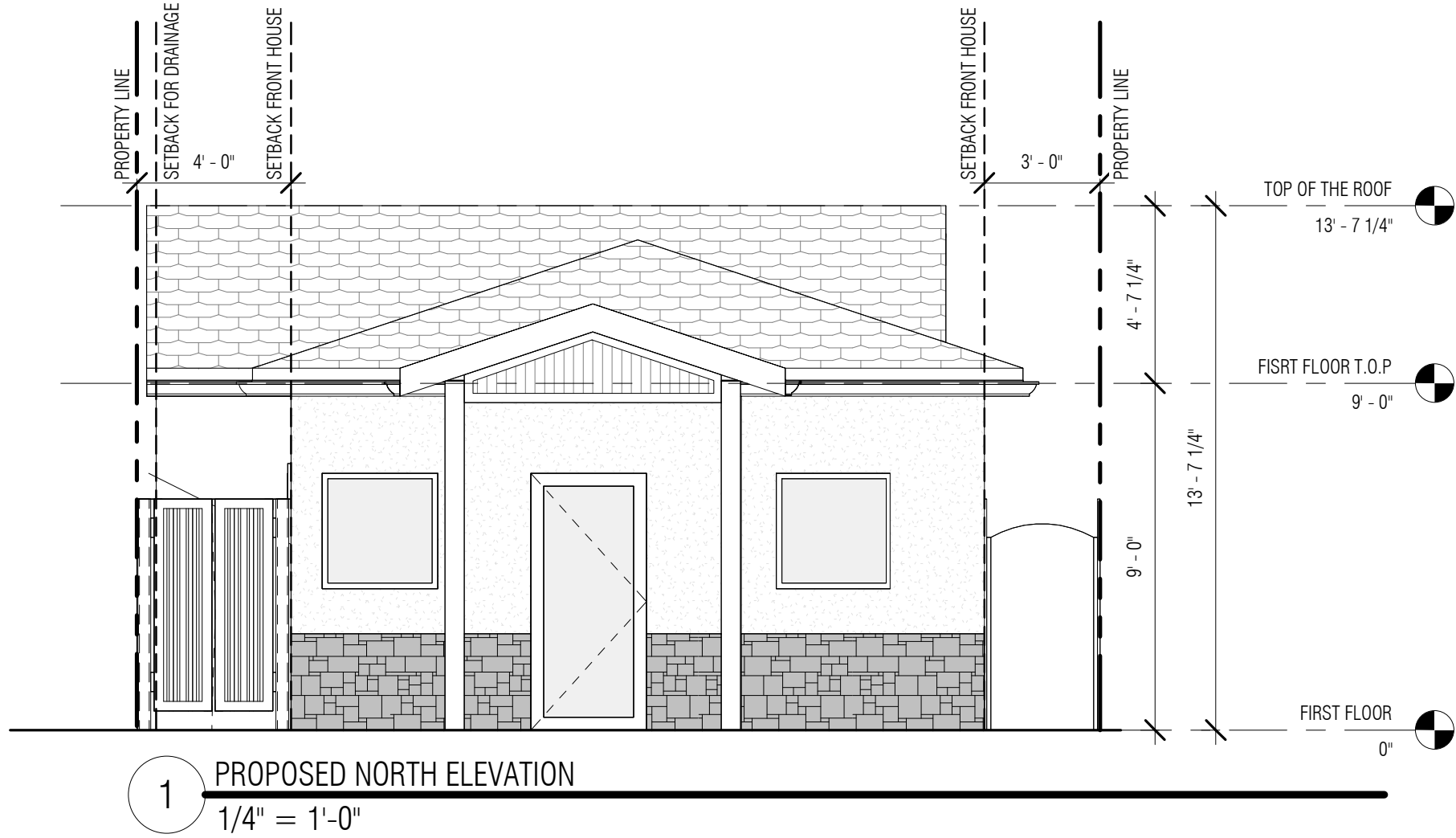
DISCRPTION:
PROPOSED ROOF PLAN

REVISION:

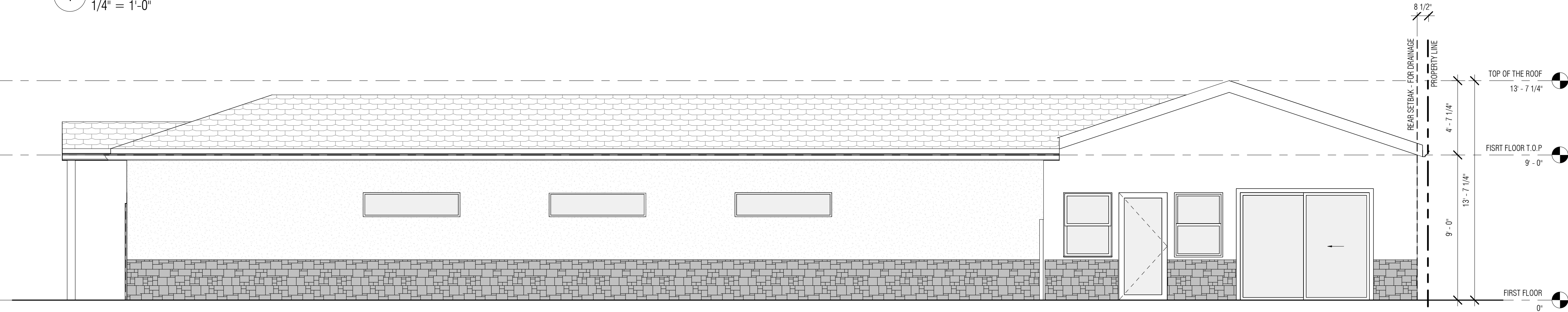
RV.00 - INITIAL 05/08/2025

RV.01 -PER CITY REVIEW 08/28/2025

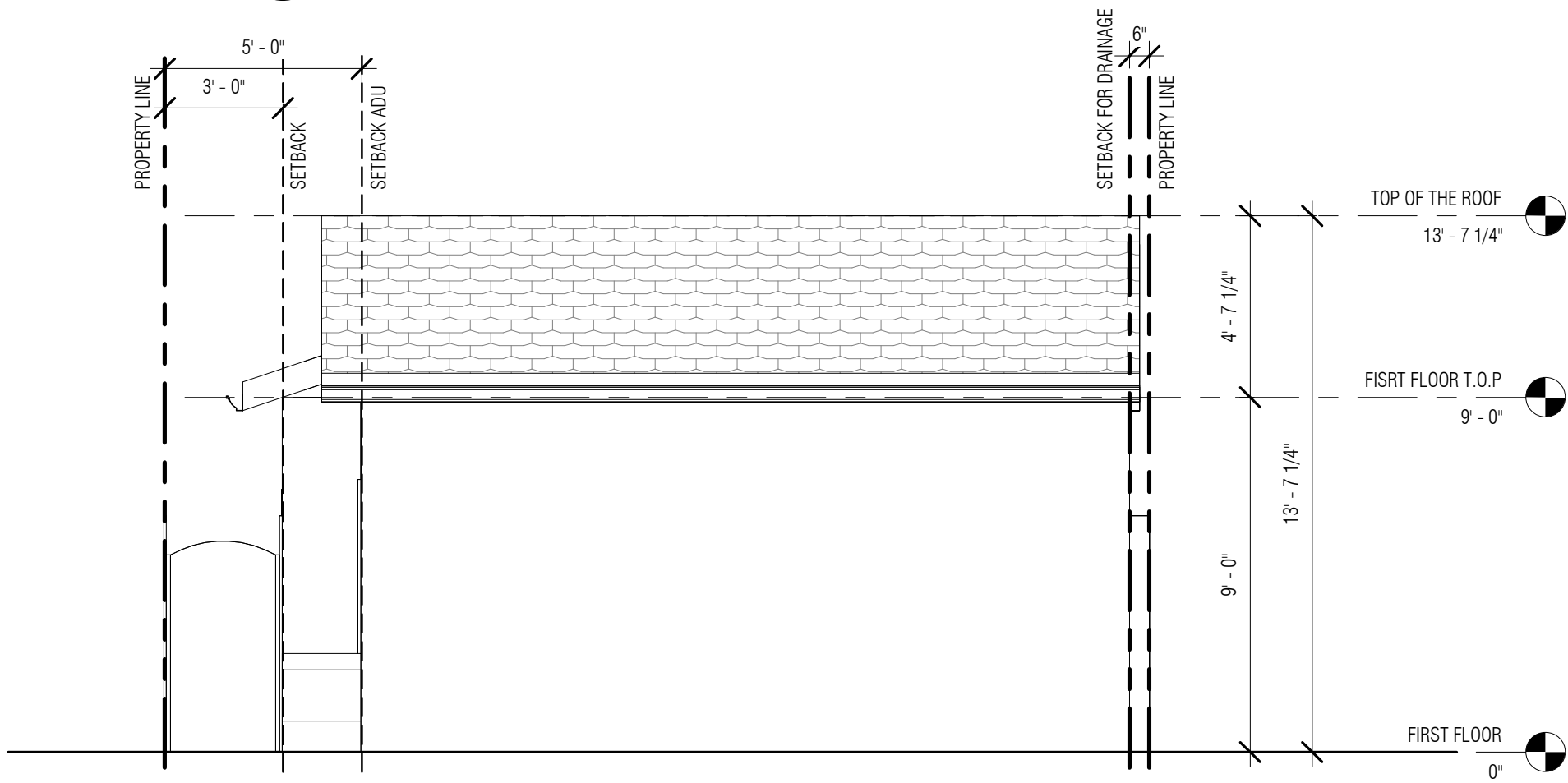
CITY STAMP



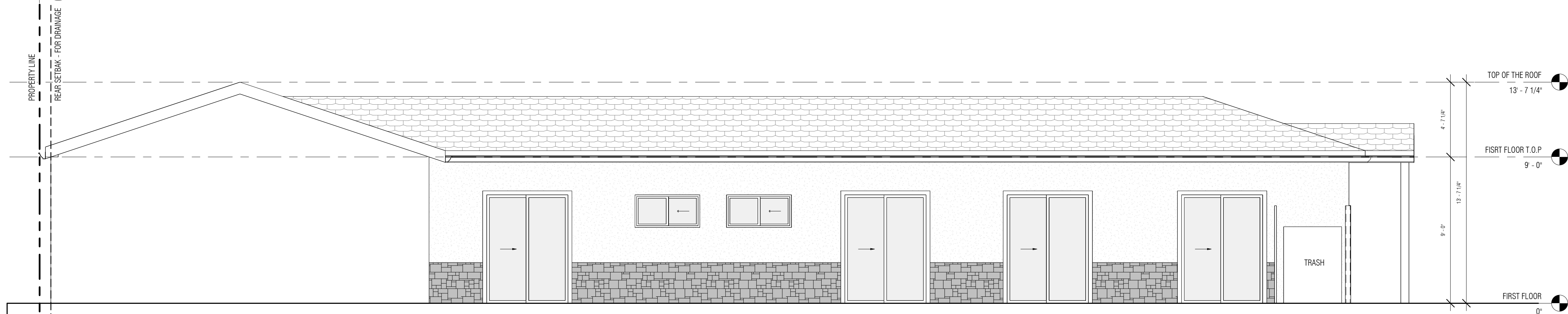
1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
1/4" = 1'-0"

5TH STREET RESIDENCE

DISCRETIONARY PERMIT

DISCRETIONARY REVIEW

800 E 5TH STREET, NATIONAL CITY, CA 91950

PROJECT NUMBER: 2025-112

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OFFSET DESIGN AND DRAFTING, and are
intended to be used in connection with this
specific project only and shall not otherwise be
used for any other purpose. There shall be no
changes or deviations from these drawings
without the written consent of the designer.

DRAWN BY:

RR

DATE:

08/28/2025

PHASE:

DISCRETIONARY REVIEW

DISCRIPTION:

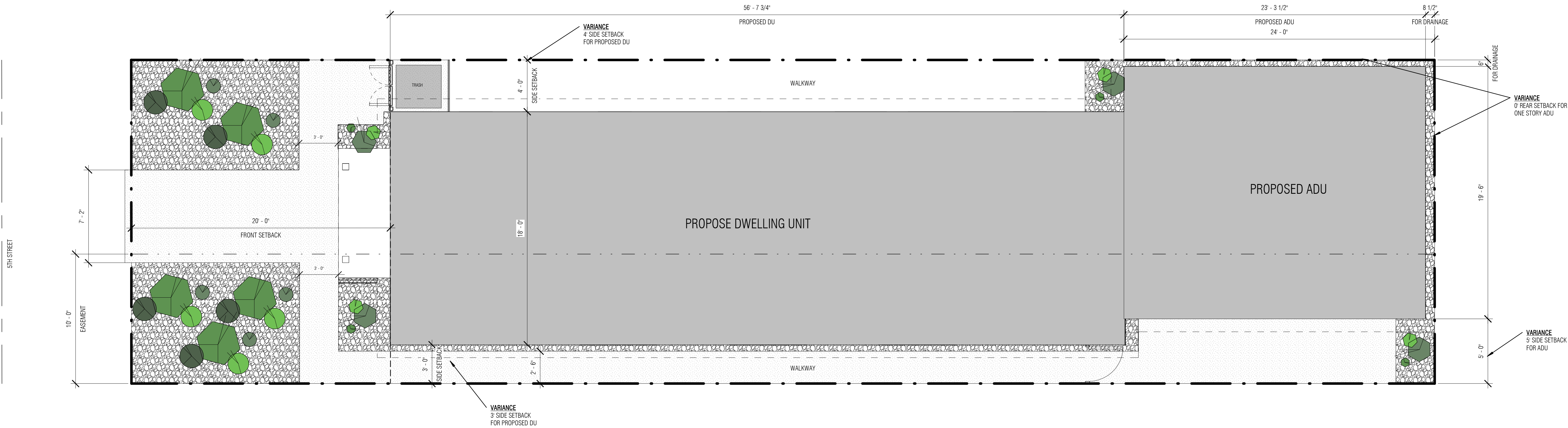
PROPOSED ELEVATIONS

REVISION:

RV.00 - INITIAL 05/08/2025

RV.01 -PER CITY REVIEW 08/28/2025

CITY STAMP



DRAINAGE NOTES

1- ALL ROOF DRAINAGE SHALL BE COLLECTED AND DIRECTED TO ON-SITE LANDSCAPED OR PERVIOUS AREAS. DISCHARGE OF STORMWATER OR NUISANCE WATER TO THE PUBLIC RIGHT-OF-WAY, SIDEWALK, OR STORM DRAIN SYSTEM IS PROHIBITED. DOWNSPOUTS SHALL NOT DISCHARGE DIRECTLY ONTO IMPERVIOUS SURFACES OR FLOW OVER SIDEWALKS. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED PER THE NATIONAL CITY BMP DESIGN MANUAL AND APPLICABLE NPDES REQUIREMENTS.

2- DOWNSPOUTS SHALL BE DIRECTED THROUGH SPLASH BLOCKS OR DRAIN EMITTERS INTO LANDSCAPED AREAS TO PROMOTE INFILTRATION.

3- CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE IMPROVEMENTS ARE IN COMPLIANCE WITH CITY OF NATIONAL CITY STORMWATER REGULATIONS AND ARE SUBJECT TO INSPECTION.

PEBBLE

CONCRETE



NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND ZONE VARIANCE TO DEVIATE FROM MINIMUM REQUIREMENTS FOR LOT AREA, STREET FRONTAGE, AND SETBACKS AT A VACANT PROPERTY LOCATED ON EAST 5TH STREET BETWEEN HIGHLAND AVENUE AND I AVENUE.

CASE FILE NO.: 2025-21 ZV

APN: 556-311-10

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, November 17, 2025**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant (Flavia Gomes) proposes to construct a one story, 1,021 square-foot single-family residence and 454 square-foot attached accessory dwelling unit (ADU) on an existing 2,500 square-foot vacant lot located on East 5th Street between Highland Avenue and I Avenue. Due to the size and shape of the lot, a variance is being requested to deviate from the minimum lot area, street frontage, and setbacks for the Small Lot Residential (RS-2) zone. Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **November 17, 2025** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, 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.

Erin Reim

From: William McColl PERSONAL INFORMATION
Sent: Monday, November 10, 2025 9:32 PM
To: Planning
Subject: Fw: Case#2025-21ZV

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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Re APN 556-311-10

Dear City of National City:

I oppose the proposed project. Parking is difficult on that section of east 5th. It should not receive a variance from the minimal set back requirement. Too much square footage for the lot. Thanks for the chance to voice my opinion.
Bill McColl

[Yahoo Mail: Search, Organize, Conquer](#)



Item no. **4**
November 17, 2025

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

PLANNING COMMISSION STAFF REPORT

Title: ELECTION OF OFFICERS FOR 2026

RECOMMENDATION

That the Planning Commission elect new officers for 2026 to succeed Chair Martin Miller and Vice Chair Randi Marie Castle-Salgado. The Chair and the Vice Chair of the Planning Commission will also serve as the Chair and Vice Chair of the Housing Advisory Committee. It is suggested that elections should be conducted in the same manner as they have been in previous years.

MARTIN REEDER
Director of Community Development