National City Downtown Specific Plan

Chapter IV – Land Use Regulations and Development Standards

LAND USE REGULATIONS AND DEVELOPMENT STANDARDS

The Downtown Specific Plan is implemented through the land use regulations, development standards, and design guidelines of the development zones described in the following sections. The boundaries of the development zones are shown on the Development Zones Map.

DEVELOPMENT ZONE #1A & #1B
1A Development Intensity
Floor Area Ratio: 6:1 maximum / 3:1 minimum
Maximum Height: None

1B Development Intensity
Floor Area Ratio: 6:1 maximum / 3:1 minimum
Maximum Height: None

Unless otherwise stated, the development standards of the Major Mixed Use Corridor (MXC-2) zone shall apply. Specific height limits are not applied to these Development Zones. The ultimate height will be governed by Floor Area Ratio and the pragmatics of market capacity and the floor plate requirements of a chosen building use.

General Guidelines:
This area, adjacent to the Downtown core, is proposed for retail, entertainment, or employment uses. These uses may be mixed either horizontally or vertically or developed on a parcel-by-parcel or block-by-block basis. Development may be “auto-oriented” but National City Boulevard is to have a pedestrian orientation.

Since this development zone is part of the "gateway" to Downtown, and National City Boulevard is intended to be its primary "ceremonial" artery, every effort should be made to strengthen the definition, streetscape and pedestrian character of National City Boulevard's pedestrian streetscape.

The 1st Street diagonal connection between Roosevelt and National City Boulevard is proposed for closure. This will afford more consolidated and regular development sites and will better redirect through traffic (see circulation section).

Permitted Land Uses:
Residential and visitor serving commercial (hotel, motel, restaurants); entertainment uses (theaters, clubs); light Industrial manufacturing; auto-oriented retail; professional offices; public parking.

Restricted or Prohibited Land Uses:
Due to proximity to freeway noise, residential use may not be ideal, but could be allowed if noise attenuation is achieved. Used car lots or auto repair facilities are prohibited in this area.

Design Guidelines:
• Driveways are not permitted on National City Boulevard.

• Surface parking areas or garages should not front on National City Boulevard and should be screened from view.

• Landscaped courtyards, if provided, should front on National City Boulevard.

• Arcades and pedestrian entrances should be provided on National City Boulevard to promote pedestrian accessibility, even if access to buildings is provided from off-street parking areas elsewhere.

• Design of landscaped plazas and courtyards fronting on National City Boulevard must respect and reinforce build-to-lines.

DEVELOPMENT ZONE #2

Development Intensity
Floor Area Ratio: 4:1 maximum / 2:1 minimum
Maximum Height: 75’

Unless otherwise stated, the development standards of the Major Mixed Use Corridor (MXC-2) zone shall apply.

General Guidelines:
This is the zone along the east side of National City Boulevard, extending from Division Street to 4th Street, and eastward to A Avenue or a comparable property boundary. The Downtown Specific Plan calls for this area to be developed with medium-density residential use. These are relatively large parcels that lend themselves to self-contained multifamily projects. Since this development zone abuts an established single-family neighborhood, projects should be designed to afford a comfortable transition. National City Boulevard should be addressed as the primary frontage for these parcels, and the pedestrian scale and character of the Boulevard should be enhanced. Semi-public building areas, such as residential lobbies, should be accessible from the Boulevard, and front porch "stoops" or small entry courtyards are encouraged at the street frontage. A "build-to" line should be maintained on National City Boulevard in order to define the street edge and reinforce the pedestrian character of the streetscape leading to the Downtown core.

Permitted Land Uses:
Medium density multi-family residential.

Restricted or Prohibited Land Uses:
Retail and other commercial uses, other than those associated with “shopkeeper” homes, are not permitted at ground level on these parcels.

Design Guidelines:
• Driveways are not permitted on National City Boulevard.
• Front porch stoops, entry courtyards or enclosed gardens should be included at grade to enhance the relationship between ground-level residential units and the streetscape, while preserving the privacy and security of residential units at grade.

• Large developments that occupy an entire block, or a substantial portion thereof, should be subdivided in massing and articulation of individual dwelling units to blend with the scale of the adjacent residential neighborhood, to avoid a monolithic appearance and to create a pedestrian-friendly scale at the street.

• Building arcades at the street frontage may also be used to create inviting indoor and outdoor spaces. Pedestrian building entries at grade should occur at least every 50'-0".

• Prohibited are parking areas between the front elevation of a building on National City Boulevard and at the corner of public streets. This reinforces the build-to-line and, in turn, preserves the quality of the streetscape by prohibiting large expanses of parking in front of buildings.

• Alleys or rear service drives should be utilized to minimize the visual impact of parking, loading areas, and garages. Driveway cuts opening to the public streets are to be limited to one per parcel in most instances.

• Primary ground floor residential building entrances should orient to the sidewalk and street. When a courtyard or other outdoor space is used as an entrance to dwellings, such spaces should open directly to the street and sidewalk. Building entries and windows are to be visible to pedestrians.

DEVELOPMENT ZONE #3

Development Intensity
Floor Area Ratio: 4:1 maximum / 2:1 minimum
Maximum Height: 75’

Unless otherwise stated, the development standards of the Major Mixed Use Corridor (MXC-2) zone shall apply.

General Guidelines:
This is the National City Boulevard frontage from 4th Street to 7th Street, extending eastward to the existing alley. This zone is proposed for medium- density residential development, with street-oriented retail at grade. In contrast to Development Zone #2, further north on National City Boulevard, this zone is composed of smaller parcels that lend themselves to smaller-scaled projects, composed of apartments and row homes. Since this area is quite close to the proposed main shopping street, Eighth Street, street-level pedestrian-oriented retail, service and restaurant facilities are encouraged. A "build-to" line should be maintained on National City Boulevard in order to define the street edge and reinforce the pedestrian character and vitality of the streetscape leading to the Downtown core.

Permitted Land Uses:
Medium density multifamily residential, with street-level retail.

Design Guidelines:
• All developments shall be at least 50% residential in use.

• Driveways are not permitted on National City Boulevard.

• Front porch stoops, entry courtyards or enclosed gardens should be included at grade to enhance the relationship between ground-level residential units and the streetscape, while preserving the privacy and security of residential units.

• Street-level outdoor cafes and similar amenities related to retail or restaurant uses are encouraged. Building arcades at the street frontage may also be used to create inviting indoor and outdoor spaces. Pedestrian building entries at grade should occur at least every 50'-0".

• Per the General Planning Guidelines above, large developments that occupy an entire block width, or a substantial portion thereof, should be subdivided in massing and articulation of individual dwelling units to blend with the scale of the adjacent residential neighborhood and the goal to create a pedestrian-friendly scale at the street.

• Placement of parking areas, blank walls, and service yards along the street and sidewalk frontages within this development zone is prohibited. Also prohibited are parking areas between the front elevation of a building on National City Boulevard and at the corner of public streets. This reinforces the build-to-line and, in turn, preserves the quality of the streetscape by prohibiting large expanses of parking in front of buildings.

• Alleys or rear service drives should be utilized to minimize the visual impact of parking, loading areas, and garages. Driveway cuts opening to the public streets are limited to one per parcel.

• Primary ground floor residential building entrances should orient to the sidewalk and street. When a courtyard or other outdoor space is used as an entrance to dwellings, such spaces should open directly to the street and sidewalk. Building entries and windows are to be visible to pedestrians.

DEVELOPMENT ZONE #4

Development Intensity

Floor Area Ratio: 6:1 maximum / 3:1 minimum
Maximum Height: 90'

Unless otherwise stated, the development standards of the Major Mixed Use Corridor (MXC-2) zone shall apply.

General Guidelines:
This is the area between National City Boulevard and A Avenue, between 7th and 9th Streets. The zone includes the existing Red Lion building and parking structure, as well as several commercial structures along A Avenue. The Specific Plan encourages that the A Avenue structures be considered for incorporation into any redevelopment proposal since they represent, at time of this writing, some of the most viable and well-established retail facilities in the Downtown core. The Red Lion building, because it is over the 90-foot height limit, is allowed to remain as a legal non-conforming structure.

Permitted Land Uses:
Medium-density multifamily residential, and street-oriented retail, with development criteria identical to those described for Development Zone #3.

Design Guidelines:
• Driveways are not permitted on National City Boulevard.

• Placement of parking areas, blank walls, and service yards along the street and sidewalk frontages within this development zone is prohibited. Also prohibited are parking areas between the front elevation of a building on National City Boulevard and at the corner of public streets. This reinforces the build-to-line and, in turn, preserves the quality of the streetscape by prohibiting large expanses of parking in front of buildings.

DEVELOPMENT ZONE #5A & #5 B
5A Development Intensity
Floor Area Ratio: 3:1 maximum
Maximum Height, Townhouse: 36'
Dwelling Units Per Acre: 20-30

5B Development Intensity
Floor Area Ratio: 4:1 maximum / 2:1 minimum
Maximum Height: 90'

For townhouses, additional height, beyond the 36-foot limit, is not allowed for an additional occupied floor, but can be approved for stair houses, garden rooms, trellis structures and similar.

General Guidelines:
Development Zone 5A encompasses the eastern half of the three-block area fronting on A Avenue National City Boulevard between 9th and 12th Streets contains the historic Brick Row townhomes, which are a major component of National City's Downtown historic core. Development along A Avenue from Plaza to 12th should be two or three-story row homes complementing Brick Row and other historic structures on the east side of A Street, and continuing the scale of this development to create a strong pedestrian connection to Kimball Park.

Development Zone 5B includes the Trophy Lounge site and the Chamber of Commerce building. The frontages on National City Boulevard from Plaza to 12th Street should be developed as medium-density residential over street-oriented retail.

5A & 5B Permitted Land Uses:
Medium-density multi-family residential over street-level retail on National City Boulevard; row homes on A Avenue. Retain and enhance existing civic, historic and redeveloped commercial uses on the block bounded by National City Boulevard, 9th Street, A Avenue and Plaza Boulevard.

5A & 5B Design Guidelines:
• Driveways are not permitted on National City Boulevard.
• General design guidelines for multifamily over retail should be identical to Development Zone 3, as described above.

• A Avenue should be reinforced as a pedestrian-oriented residential street with a strong connection to Kimball Park. Pedestrian entries ("front doors") of new townhomes should face A Avenue. Small entry courtyards or gardens at these townhomes should be encouraged. Townhome garage entries should not face A Avenue.

DEVELOPMENT ZONE #6
Development Intensity
Floor Area Ratio: 6:1 maximum / 3:1 minimum
Maximum Height: None

Unless otherwise stated, the development standards of the Major Mixed Use Corridor (MXC-2) zone shall apply. Specific height limits are not applied to these Development Zones. The ultimate height will be governed by Floor Area Ratio and the pragmatics of market capacity and the floor plate requirements of a chosen building use.

General Guidelines:
This zone, currently occupied by a mix of residential, commercial and light industrial uses, are proposed for higher density mid-rise multifamily residential, hotel or professional office development, with ground floor pedestrian-oriented retail and/or office along National City Boulevard and along Roosevelt where it borders the Education Village complex. These parcels are further from the pedestrian-scale shopping activity on 8th Street and from the adjacent single-family neighborhoods, so greater density and height is encouraged. These development sites also offer the potential for long views to the bay from upper floors. Primary land use envisioned for these parcels is multifamily residential, but they may also be developed as mixed-use, with a combination of residential, office and hospitality uses.

Permitted Land Uses:
Mid-rise multi-family residential, street-oriented retail, office or hospitality.

Restricted or Prohibited Land Uses:
Retail uses should not exceed 20% of the total development.

Design Guidelines:
• Driveways are not permitted on National City Boulevard.

DEVELOPMENT ZONE #7

Development Intensity
Floor Area Ratio: 6:1 maximum / 3:1 minimum
Maximum Height: No Height Max

Unless otherwise stated, the development standards of the Major Mixed Use Corridor (MXC-2) zone shall apply. Specific height limits are not applied to these Development Zones. The ultimate height will be governed by Floor Area Ratio and the pragmatics of market capacity and the floor plate requirements of a chosen building use.

General Guidelines:
This zone, currently occupied by a mix of residential, commercial and light industrial uses, is proposed for higher density mid-rise multifamily residential, hotel or professional office development, with ground floor pedestrian-oriented retail and/or office along National City Boulevard and along Roosevelt where it borders the Education Village complex. These parcels are further from the pedestrian-scale shopping activity on 8th Street and from the adjacent single-family neighborhoods, so greater density and height is encouraged.

These development sites also offer the potential for long views to the bay from upper floors. Primary land use envisioned for these parcels is multifamily residential, but they may also be developed as mixed-use, with a combination of residential, office and hospitality uses.

Permitted Land Uses:
Mid-rise multi-family residential, street-oriented retail, office or hospitality.

Restricted or Prohibited Land Uses:
Retail uses should not exceed 20% of the total development.

Design Guidelines:
• Driveways are not permitted on National City Boulevard.

Development Zone #8

Development Intensity
Floor Area Ratio: 3:1 maximum
Maximum Height, Townhouse: 36'
Dwelling Units Per Acre: 20-30

For townhouses, additional height, beyond the 36-foot limit, is not allowed for an additional occupied floor, but can be approved for stair houses, garden rooms, trellis structures and similar.

General Guidelines:
This area forms a transition between the higher densities and activity levels on 8th Street and the quieter, smaller-scaled single family residential neighborhood to the north. The Specific Plan proposes that this zone be developed with two or three-story row homes that will complement the adjacent neighborhood.

It should be noted that this development zone consists of the northern portions of three city blocks, the southern portions of which are designated for higher densities. To the extent that a full-block development is planned for any of these parcels, the design should accommodate a lower-scaled, row home vernacular along the northern edge, even though the balance of the block is designed at a higher density.

Permitted Land Uses:
Two or three-story row homes (townhouses).

Design Guidelines:
• Row homes should reinforce the street edge by adhering to the "build-to" line. Note that this requirement provides the potential for small entry courtyards, front porch "stoops" or small enclosed gardens, at grade, to accomplish a transition from the public sidewalk to the unit entry. The stoop can occur in a recess, still allowing the bulk of the façade to be placed at the sidewalk/property line. All town homes must have formal "front door" entries oriented to 7th Street.

• Subject to the specific design solution, row homes may have individual garages accessible directly from 7th Street, or access to designated parking may be internal to the site, from B, C or D Avenues.

• All row homes shall have private individual courtyards or outdoor spaces internal to the site.

DEVELOPMENT ZONE #9

Development Intensity
Floor Area Ratio: 5:1 maximum / 2.5:1 minimum
Maximum Height: 90'

Unless otherwise stated, the development standards of the Major Mixed Use Corridor (MXC-2) zone shall apply.

General Guidelines:
In order to reinforce 8th Street as a primary shopping street, its roadway width will be narrowed to discourage through vehicular traffic, and sidewalks will be widened and enhanced to promote a walkable retail environment. It is also important that development along 8th Street be mixed-use in nature, with a significant density of multifamily residential overlaying the ground-level retail. This will have the effect of creating a critical mass of residents who will view this development zone, and the entire Downtown core, as their neighborhood.

The Specific Plan provides that mixed-use development along 8th Street will be of a moderate density and height. The objective is to provide a continuous street wall and a sense of definition and enclosure to the street-level activities, but not to overwhelm this precinct with tall structures.

Permitted Land Uses:
Mixed-use, with a significant density of multifamily residential overlaying the ground-level retail.

Design Guidelines:
• Note that grade level retail space typically requires a floor-to-floor height of at least 15'-0".

• Provision of arcades or colonnades in connection with ground-level retail development is acceptable, provided that such features are carefully integrated with the City's streetscape design plan.

• Grade-level retail frontage should not be strictly limited to the 8th Street frontage but should also turn the corner and extend for some length along the A, B, C and D Avenue frontages to activate these key intersections. This is particularly critical at the intersection with A Avenue, which is proposed as a major pedestrian connection to Kimball Park. All retail facades must have a minimum of 50% transparency.

• All vehicular resident access and service access for retail facilities shall be from A, B, C or D Avenues, via internal service "alleys," not from 8th or 7th.

• Resident parking shall be underground or "encapsulated" within the development site. Placement of parking areas, blank walls or service areas along street frontages within this development zone is prohibited.

• Housing units facing 8th Street should have a strong presence on the street. Balconies facing the street are encouraged. Primary ground-floor residential building entrances must orient to the public sidewalk and street frontage on 8th Street. If courtyards or other outdoor spaces are used as entrances to buildings, they should open directly to the street.

DEVELOPMENT ZONE #10

Development Intensity
Floor Area Ratio: 3:1 maximum
Maximum Height: 36’
Dwelling Units Per Acre: 20-30

For townhouses, additional height, beyond the 36-foot limit, is not allowed for an additional occupied floor, but can be approved for stair houses, garden rooms, trellis structures and similar.

General Guidelines:
The Specific Plan proposes that 9th Street, between the Elementary School on the east, and the new Education Village on the west, be developed as a quiet urban residential street. This street will form an important east-west connection between two educational facilities and will terminate in a new Fountain Square public space, just east of National City Boulevard.

Proposed development on both sides of 9th Street is with row homes that are similar and in character and scale to those that have are already in place between A and B Avenues on the north side of 9th. 9th Street

also forms an important linkage to Brick Row and Downtown's historic core. Its intersection with A Avenue is celebrated within the Streetscape Plan and provides an enhanced connection to Kimball Park.

It should be noted that this development zone consists of portions of six city blocks, the balance of which are designated for higher densities. To the extent that a full-block development is planned for any of these six parcels, the design should accommodate a lower-scaled, row home vernacular along the 9th Street frontage, even though the balance of the block is designed at a higher density.

Permitted Land Uses:
Two or three-story row homes (townhouses).

Design Guidelines:
• Row homes should reinforce the street edge by adhering to the "build-to" line. Note that this requirement provides the potential for small entry courtyards, front porch "stoops" or small enclosed gardens, at grade, to accomplish a transition from the public sidewalk to the unit entry. All town homes must have formal "front door" entries oriented to 9th Street.

• Subject to the specific design solution, row homes may have individual garages accessible directly from 9th Street, or access to designated parking may be internal to the site, from B, C or D Avenues.

• All row homes shall have private individual courtyards or outdoor spaces internal to the site.

DEVELOPMENT ZONE #11

Development Intensity
Floor Area Ratio: 4:1 maximum / 2:1 minimum
Maximum Height: 50’

Unless otherwise stated, the development standards of the Major Mixed Use Corridor (MXC-2) zone shall apply.

General Guidelines:
Plaza Boulevard is heavily used and its traffic volumes will increase as it takes on additional volume that will be diverted from 8th and 9th Streets under the guidelines of the Specific Plan. It will essentially become an east-west "bypass" to support the strengthened pedestrian emphasis of 8th and 9th. The area to the south of Plaza Boulevard is an established residential neighborhood consisting of single-family and multifamily dwellings.

The Specific Plan proposes that the frontage on the north side of Plaza Boulevard, between A and D Avenues be developed with medium-density multifamily residential use, similar in density, scale and character to that designated for the same zone on 8th Street, but absent ground-level retail uses.

Permitted Land Uses:
Medium-density multifamily residential.

Design Guidelines:
• All vehicular resident access and service access shall be from B, C or D Avenues, via internal service "alleys," not from Plaza Boulevard.

• Resident parking shall be underground or "encapsulated" within the development site. Placement of parking areas, blank walls or service areas along Plaza Boulevard is prohibited.

• Design of residential buildings should seek to mitigate noise and air pollution from traffic on Plaza Boulevard.

• Where full-block developments are proposed, a breakdown of building massing and significant articulation of dwelling units should be employed to avoid a monolithic, institutional appearance.

DEVELOPMENT ZONE #12A

Development Intensity
Floor Area Ratio: 5:1 maximum / 2.5:1 minimum
Maximum Height: 90’

Unless otherwise stated, the development standards of the Major Mixed Use Corridor (MXC-2) zone shall apply.

General Guidelines:
This zone is the frontage on the west side of National City Boulevard, extending from Civic Center Drive to 16th Streets and having a depth westward to the alley paralleling National City Boulevard. These sites face the civic buildings across the boulevard and have an unobstructed view to Kimball Park above street level. The police station is immediately to the north of this zone.

The three partial blocks encompassed by this zone enjoy prime frontage on National City Boulevard, but they are beyond the concentrated retail core area envisioned by the Downtown Specific Plan. For that reason, street-level retail is not required on these parcels. Proposed land uses in this zone are multifamily residential, office or hotel. Retail, office or service uses may be provided at grade, at the discretion of the developer, but these uses should not dilute street-level pedestrian retailing in the heart of the Downtown core.

Hotel functions will likely require the combination of these street-facing parcels with additional portions of these blocks extending to Roosevelt Street.

The Downtown Specific Plan calls for this zone to maintain a moderate height and scale, and a continuation of the street wall, along National City Boulevard; developers may request a variance for additional height and density, based on assembly of larger parcels and subject to development review.

Permitted Land Uses:
Mid-rise multifamily residential, street-oriented retail, office or hospitality.

Restricted or Prohibited Land Uses:
Total retail uses should not exceed 20% of the total development.

Design Guidelines:
• Driveways are not permitted on National City Boulevard.

• Parking shall be underground, "encapsulated" within the development site or in structures adjacent to these sites to the west. Placement of parking areas, blank walls or service areas along National City Boulevard is prohibited.

• Where full-block developments are proposed, a breakdown of building massing and significant articulation of dwelling units should be employed to avoid a monolithic, institutional appearance.

DEVELOPMENT ZONE #12B

Development Intensity
Floor Area Ratio: 4:1 maximum / 2:1 minimum
Maximum Height: 65’

Unless otherwise stated, the development standards of the Major Mixed Use Corridor (MXC-2) zone shall apply.

General Guidelines:
This zone has frontage along the east side of Roosevelt Avenue from Civic Center Drive to 16th Street and extends one-half block to the east. This zone is adjacent to and west of Development Zone 12A, which fronts on National City Boulevard across from Kimball Park and the Library. The police station is to the north, and the Westside Specific Plan area is to the west and south. Proposed land uses in this zone are multifamily residential, office or hotel. Retail, office or service uses may be provided at grade, but these uses should not dilute street-level pedestrian retailing in the heart of the Downtown core.

Permitted Land Uses:
Multifamily residential, street-oriented retail, office or hospitality.

Restricted or Prohibited Land Uses:
Total retail uses should not exceed 20% of the total development.

Design Guidelines:
• Parking shall be underground, "encapsulated" within the development site or in structures adjacent to these sites to the west. Placement of parking areas, blank walls or service areas along Roosevelt Avenue is prohibited.

• Where full-block developments are proposed, a breakdown of building massing and significant articulation of dwelling units should be employed to avoid a monolithic, institutional appearance.

DEVELOPMENT ZONE #13

Development Intensity
Floor Area Ratio: 4:1 maximum / 2:1 minimum
Maximum Height: 75’

Unless otherwise stated, the development standards of the Major Mixed Use Corridor (MXC-2) zone shall apply.

General Guidelines:
This small area is currently occupied by auto sales and repair uses. It should be incorporated into the Civic Center / Kimball Park complex and redeveloped for public use with, perhaps, a residential component.

Permitted Land Uses:
Civic uses, mid-rise residential.

DEVELOPMENT ZONE #14

Development Intensity
Floor Area Ratio: 4:1 maximum / 2:1 minimum
Maximum Height: 75’

Unless otherwise stated, the development standards of the Major Mixed Use Corridor (MXC-2) zone shall apply.

General Guidelines:
This triangular parcel includes the new Central Fire Station and some housing. The area is ideal for development of mid-rise multifamily housing, and further improvements to Kimball Park. A detailed plan should be developed for this zone, with emphasis on improving the condition and aesthetic appearance of the creek and its surrounding landscape.

Permitted Land Uses:
Mid-rise residential structures with a view orientation to the park and to the bay beyond.

DEVELOPMENT ZONE #15
KIMBALL PARK

The land use regulations and development standards of the Open Space Zone shall apply.

DEVELOPMENT ZONE #16
CIVIC CENTER

The land use regulations and development standards of the Institutional Zone shall apply.

Chapter V – DEVELOPMENT REVIEW PROCESS

Consistency Review Application Requirements and Procedures

SECTION 1 – INTRODUCTION: The Community Development Commission of the City of National City has drawn its attention to the Renaissance of the downtown area as a juncture of favorable circumstances. This vision commences with the creation and adoption of the National City Downtown Specific Plan. The downtown area is envisioned to be a desirable and attractive destination to live, invest and thrive through the implementation of innovative policies, standards and procedures which in turn would generate a vibrant catalyst for further redevelopment and the full revitalization of Downtown National City.

SECTION 2 – DEVELOPMENT REVIEW PROCESS: The role of the Community Development Commission is to review all development proposals to ensure consistency with the Downtown Specific Plan. Proposals requiring a discretionary action, such as a Tract Map or Conditional Use Permit, would continue to require the review by the Planning Commission.

SECTION 3 – APPLICATION: As part of the Development Review Process, all projects involving new construction or the revitalization/rehabilitation of existing buildings or structures shall submit an Application for Consistency Review to be evaluated and processed for the consideration of approval by the Community Development Commission Board. All applications must provide the following information:

1. Identification of the Developer, Project Architect(s), and other members of the development team or consultants who would be responsible for implementing the proposed project (name of individual, firm address, telephone number, fax number, and e-mail address).

2. A completed and detailed narrative “Project Description” of the proposed project, including an explanation of how the proposed project complies with the Project Development Findings, individually addressing each finding.

3. Site Plan, drawn to scale, including all adjoining street/public improvements.

4. Floor Plans of all levels.

5. Exterior Elevations of all sides.

6. Cross Sections (minimum of two).

7. Parking Plan.

8. Preliminary Landscaping Plan.

9. Colored Renderings.

10. Materials Sample Board.

11. Project Pro-Forma.

12. Twenty (20) copies of all drawings.

13. Electronic File of all exhibits.

SECTION 4 – PROJECT DEVELOPMENT FINDINGS: All proposed projects shall comply with the following policies:

1. Basic Compliance – The project complies with all of the requirements and standards of the Downtown Specific Plan.

2. Create a Place for People – The project enhances the pedestrian experience with attractive and distinctive design and amenities.

3. Enrich the Exiting – The project enriches the qualities of the existing downtown by exhibiting a distinctive design that arises from and complements its setting, including the scale of the downtown, the block, and the street.

4. Make Connections - The project is integrated physically and visually with its surroundings by exhibiting attention to how to get around by foot, bicycle, public transportation and the car – in that order.

5. Work with the Landscape - The project strikes a balance between the natural and man made environment and utilizes each site's intrinsic resources – the climate, landform, landscape and ecology to maximize energy conservation and create distinctive amenities.

6. Mix Uses and Forms - The project weaves together different building forms, uses, textures, and densities.

7. Design for Change – The project is designed for energy and resource efficiency; creating flexibility in the use of property, public spaces (including the sidewalk) and the service infrastructure and introduces or acknowledges through design new approaches to transportation, traffic management and parking.

SECTION 5 – LAND USE REGULATIONS AND DEVELOPMENT STANDARDS: Land use regulations and development standards for each of the development zones is summarized in the following table.

Zone	Land Use	Maximum Floor Area Ratio*	Maximum Height	Maximum Residential Units
1A	Mixed-Use Commercial/Residential Visitor Serving Commercial Entertainment Retail Professional Office Auto-Oriented Retail Public Parking Light Industrial Manufacturing	6:1	None	668
1B	Mixed-Use Commercial/Residential Visitor Serving Commercial Entertainment Retail Professional Office Auto-Oriented Retail Public Parking Light Industrial Manufacturing	6:1	None	401
2	Medium Density Residential	4:1	75 Feet	497
3	Mixed-Use Commercial/Residential Medium Density Residential	4:1	75 Feet	90
4	Mixed-Use Commercial/Residential Hotel Retail Medium Density Residential	6:1	90 Feet	122
5A	Mixed-Use Commercial/Residential Medium Density Residential	3:1	36 Feet	38

5B	Mixed-Use Commercial/Residential Medium Density Residential	4:1	90 Feet	75
6	Mixed-Use Commercial/Residential Medium Density Residential High Density Residential Visitor Serving Commercial Entertainment Retail Professional Office	6:1	None	263
7	Mixed-Use Commercial/Residential Medium Density Residential High Density Residential Visitor Serving Commercial Entertainment Retail Professional Office	6:1	None	379
8	Townhomes	3:1	36 Feet	130
9	Mixed-Use Commercial/Residential High Density Residential Visitor Serving Commercial Entertainment Retail Professional Office	5:1	90 Feet	400
10	Townhomes Public Park/Plaza	3:1	36 Feet	235
11	Medium Density Residential	4:1	50 Feet	212
12A	Medium Density Residential Visitor Serving Commercial Entertainment Retail Professional Office	5:1	90 Feet	232
12B	Medium Density Residential Visitor Serving Commercial Entertainment Retail Professional Office	4:1	65 Feet	**
13	Medium Density Residential Civic Uses	4:1	75 Feet	52
14	Medium Density Residential	4:1	75 Feet	306
15	Pursuant to Open Space Zone			
16	Pursuant to Institutional Zone			

*The calculation of Floor Area Ratio shall exclude floor area used for accessory parking, including stalls, aisles, driveways, ramps, loading areas, access routes, and lobbies, stairways, elevators, utilities, storage areas, and related areas serving parking floor areas.

**Refer to Specific Plan Amendment (2010-23 SPA, IS).

SECTION 6 – CRITERIA FOR EXEMPTION FROM THE DEVELOPMENT STANDARDS: The Community Development Commission may consider and approve an exemption from the development standards based on one (1) of the following findings:

1. The project does not exceed the floor area ratio limit for the site; or

2. The project includes a significant public amenity that would otherwise not be required, including more than fifteen (15%) percent of affordable housing units or commercial rental space that is twenty-five (25%) percent below the market rate; or

3. The project makes a significant contribution to off-site public space in Downtown National City, such as street improvements, public plazas, public park improvements and other improvements that are called for in the Downtown Specific Plan.

SECTION 7 – ENVIRONMENTAL REVIEW: The Environmental Impact Report (EIR) that was prepared and certified by the Community Development Commission addressed, as thoroughly as possible and without speculation, the potential environmental impacts that could be expected to occur with the implementation of the National City Downtown Specific Plan based on the information available at this time. The EIR for the National City Downtown Specific Plan has been prepared with the intent that, if future projects comply with the development standards provided in the Downtown Specific Plan, subsequent environmental analysis pursuant to the requirements of the California Environmental Quality Act (CEQA) will not be required. For all projects that are found to be consistent with both the Downtown Specific Plan and the EIR, a Notice of Previous Environmental Determination pursuant to the requirement of CEQA will be prepared. Likewise, if any future projects do not comply with the Downtown Specific Plan or the EIR subsequent environmental analysis in the form of an Addendum to the EIR will be required pursuant to CEQA in conjunction with the approval process.

SECTION 8 – CONSISTENCY REPORT: Upon the submittal of an application of a proposed project, the Community Development Commission shall thoroughly evaluate the proposed project and prepare a Consistency Report. Once the Consistency Report has been completed, the Community Development Commission shall schedule the proposed project for a Public Hearing to be conducted by the Community Development Commission Board.

SECTION 9 – NOTICE OF PUBLIC HEARING: Upon the completion of the Consistency Report, the Community Development Commission shall publish a Public Hearing Notice at least ten (10) days prior to the date of the Public Hearing to be conducted by the Community Development Commission Board.

SECTION 10 – COMMUNITY DEVELOPMENT COMMISSION ACTION: The Community Development Commission Board shall conduct the duly advertised Public Hearing for the proposed project in order to review and consider the Consistency Report, and to receive public testimony. Upon the conclusion of the Public Hearing, the Community Development Commission Board shall adopt a Resolution of its action on the proposed project.