



**City of National City  
Planning Department**

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ROGER G. POST - DIRECTOR**

March 19, 2008

Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

HOUSING POLICY  
DEVELOPMENT, HCD

MAR 21 2008

To: Division of Housing Policy Development

RE: Annual Housing Element Progress Report

On March 18, 2008, the City Council of the City of National City accepted and filed the General Plan Annual Progress Report for calendar year 2007. In accordance with Government Code Section 65400, the City of National City hereby submits the attached copy of the report to the Department of Housing and Community Development. A copy of the report has also been transmitted to the Governor's Office of Planning and Research as well as the San Diego Association of Governments.

If you have any questions regarding the report, please contact me at (619) 336-4310.

Sincerely,

ROGER G. POST  
Planning Director

Attachment: Annual Progress Report 2007

HOUSING POLICY  
DEVELOPMENT, HCD

MAR 21 2008

**National City General Plan  
Annual Progress Report 2007.**

**Presented to City Council**

**March 18, 2008**

## Introduction

Government Code Section 65400 mandates that general law cities and all counties submit an annual report on the progress in the implementation of their General Plans to the local legislative body. The Annual Progress Report (APR) explains how land use decisions and other actions relate to the goals, policies, and implementation measures of the General Plan.

Once the legislative body has accepted the report, a copy must be submitted to the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) by April 1 of each year. Providing a copy of the APR to HCD fulfills state housing law requirements to report certain housing information, including the progress in meeting the City's share of regional housing needs. Furthermore, submitting an annual report to OPR and HCD ensures that the City remains eligible to apply for and receive certain grant and other funding sources. The APR is also submitted to SANDAG on an annual basis to qualify for funding administered by that agency.

The APR consists of two parts. Part I addresses the Housing Element in a table format provided and recommended by HCD. Part II addresses the other General Plan elements in a format based on OPR guidance and lists planning activities, major developments, and other measures followed by the specific policies implemented.

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**Part I**  
**Annual Progress Report**  
**Housing Element**



# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of National City  
 Reporting Period 1-Jan-07 - 31-Dec-07

Table A2

## Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	71	0	172	0	0	243



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of National City  
 Reporting Period January 1, 2007 – December 31, 2007

**Table C**  
**Program Implementation Status**

1999-2004* Housing Element Program <small>*2005-2010 Element adopted December 2007</small>	1999-2004 Housing Element Objective	1999-2004 Housing Element Schedule	2007 Status of Program Implementation
1. <u>Home Improvements Loan Program</u> Responsible Agency: CDC. Funding Sources: Redevelopment Set-Aside Funds, HOME Program.	Provide rehabilitation assistance to 125 owner-households of lower and moderate incomes.	Assist 25 owner-households annually.	The rehabilitation program was not funded in 2007.
2. <u>Rental Unit Rehabilitation Program</u> Responsible Agency: CDC. Funding Source: Approximately \$875,000 in Redevelopment Set-Aside funds.	Provide assistance to rehabilitate 50 rental units over the five-year period.	Ongoing.	The rehabilitation program was not funded in 2007.
3. <u>Code Enforcement</u> Responsible Agency: Building and Safety Department and Planning Department Funding Source: General Fund.	Enforce all codes at the current rate. Land Use and Zoning/Community Conservation and Appearance Code - Abate approximately 5,500 cases and inspect 13,000 housing units over the five-year period. Building and Safety/Uninhabitable Building - Abate approximately 100 cases and inspect 500 housing units over the five-year period. Housing Codes - Abate approximately 250 cases and inspect 2,500 housing units over the five-year period.	Ongoing.	Code Enforcement Division conducted a total of approximately 2,400 inspections and abated 794 cases. Housing Inspection Division inspected approximately 500 rental units and abated approximately 50 cases.

**Table C**  
**(Continued)**

<p>4. <u>Housing Inspection Program</u> Responsible Agency: Building Inspection. Funding Source: CDBG.</p>	<p>Continue to administer this program by funding a full time Housing Inspector to inspect all rental units.</p>	<p>Ongoing.</p>	<p>In 2007, the City hired three full-time Housing Inspectors.</p>
<p>5. <u>Christmas in July Community Volunteer Program</u> Responsible Agency: National City Chamber of Commerce, CDC. Funding Source: HOME funds and private donations.</p>	<p>Support the rehabilitation/repair of 75 houses or 15 houses annually.</p>	<p>Annually scheduled.</p>	<p>In 2007, 20 households were assisted.</p>
<p>6. <u>Apartment Management</u> Responsible Agency: Building Inspection and Planning Department. Funding Source: General Fund.</p>	<p>Continue to pursue 100 percent enforcement requiring on-site management in complexes of nine or more units.</p>	<p>Ongoing.</p>	<p>This program has not yet been implemented, but is expected to begin in 2008</p>
<p>7. <u>Conservation of Affordable Units at Risk of Converting to Market Rate</u> Responsible Agency: CDC. Funding Source: Section 8 vouchers and certificates.</p>	<p>Monitor the status of Granger Apartments, Inter City Manor, and Plaza Manor. Identify nonprofit organizations as potential purchasers/managers of at-risk housing units. Explore funding sources available to preserve the affordability of at risk projects, or to construct replacement units. Assist tenants to apply for priority status on the Section 8 voucher/certificate programs should a conversion take place.</p>	<p>Section 8 contracts are subject to annual or short-term renewals. The Community Development Commission will annually review the status of the Section 8 contracts.</p>	<p>In 2007, there was no change in status of these projects, which continue under Section 8 contracts.</p>

**Table C**  
(Continued)

<p>8. <u>Section 8 Rental Assistance Program</u> Responsible Agency: CDC. Funding Source: Section 8 and rents.</p>	<p>Continue to provide 300 units of Section 8 project-based affordable housing at Morgan-Kimball Towers, 372 units at Plaza Manor, 79 at Inter City Manor, 163 at Granger Apartments and 76 at TELACU. Maintain the level of tenant-based Section 8 assistance.</p>	<p>Ongoing.</p>	<p>In 2007, there was no change in status of these Section 8 programs.</p>
<p>9. <u>First-Time Homebuyers Assistance Program</u> Responsible Agency: CDC. Funding Source: HOME funds and Redevelopment Set-Aside funds.</p>	<p>Provide assistance to 20 households annually, with distribution of funds per the following: approximately 60 percent to low income households (HOME funds) and 40 percent to moderate income households (Redevelopment Set Aside funds).</p>	<p>Allocate HOME funding and Redevelopment Set-Aside funding in support of this program annually through the Consolidated Planning process with the objective of assisting 100 households over a five-year period.</p>	<p>No households were assisted under this program in 2007.</p>
<p>10. <u>Mortgage Credit Certificate (MCC) Program</u> Responsible Agency: CDC. Funding Source: Mortgage Credit Certificates.</p>	<p>Assist an average of 10 households a year or 50 households in total over the five-year period.</p>	<p>Ongoing participation in the MCC program.</p>	<p>No households were assisted under this program in 2007.</p>
<p>11. <u>Provide Residential Development Informational Material to Developers</u> Responsible Agency: Planning Department. Funding Sources: General Fund.</p>	<p>Develop and provide informational material regarding residential development to developers on an ongoing and as-needed basis.</p>	<p>Ongoing in response to development proposals.</p>	<p>The Planning Department continues to update and distribute development informational materials, which include guides for residential development, zoning matrices of development standards, mixed-use standards, and design guidelines as well as subdivision requirements.</p>

**Table C**  
(Continued)

<p>12. <u>GIS Database</u> Responsible Agency: Planning Department. Funding Sources: General Fund.</p>	<p>Maintain and keep the GIS database current in order to provide specific development information to market infill housing development to interested developers.</p>	<p>Ongoing and provided in response to development proposals.</p>	<p>The City purchased GIS software to manage land use data and is implementing a training program for each department. This citywide program will ensure that information will be available and maintained for land use and infrastructure development. The City will continue to maintain the database of vacant parcels.</p>
<p>13. <u>Community Housing Development Organizations (CHDOs)</u> Responsible Agency: CDC. Funding Sources: HOME funds.</p>	<p>Identify and provide funding to CHDOs in order to pursue additional affordable housing projects. Provide funding to support CHDOs in building administrative capacity.</p>	<p>Allocate HOME funds for CHDO activities annually through the Consolidated Planning process.</p>	<p>The City provided \$500,000 in funding to CHDOs.</p>
<p>14. <u>Acquisition, Rehabilitation, and New Construction of Affordable Housing</u> Responsible Agency: CDC. Funding Sources: Redevelopment Set-Aside funds and HOME funds.</p>	<p>Identify and pursue 100 affordable housing rehabilitation and construction units over the five year period.</p>	<p>Allocate HOME funds annually through the Consolidated Planning process. Allocate Redevelopment Set-Aside funds through the five-year Redevelopment Implementation Planning process. Ongoing pursuit of affordable housing projects.</p>	<p>There were no affordable units acquired, rehabilitated, or constructed in 2007.</p>

**Table C**  
(Continued)

<p>15. <u>Density Bonuses</u> Responsible Agency: Planning Department. Funding Sources: General Fund.</p>	<p>By 2002, the Planning Department will develop a density bonus ordinance to comply with State law.</p>	<p>Develop density bonus ordinance by 2002</p>	<p>A density bonus ordinance was adopted in 2002.</p>
<p>16. <u>Housing Incentives Program</u> Responsible Agency: Planning Department. Funding Sources: General Fund.</p>	<p>The City will develop and offer the Housing Incentives Program package to residential developers on an as-needed basis.</p>	<p>Develop information sheet by end of FY 2000. Offer on an ongoing basis, in response to development proposals</p>	<p>This program was not funded during the previous Housing Element cycle, and is not included in the 2005-2010 updated element.</p>
<p>17. <u>Communicate Production Priorities to Prospective Developers</u> Responsible Agency: Planning Department. Funding Sources: General Fund.</p>	<p>Specific actions over the five year planning period may include: Update "National City Facts," a Planning Department-prepared brochure that provides information for the development community on land use and development trends in the City, available services and resources, and social and economic characteristics of the City. Prepare reports as needed to respond to changes in development activity or to inquiries from developers and others concerning potential development sites. Maintain the City's computerized land use inventory to provide updated information regarding the location of vacant properties, by parcel size, zoning and existing land use. Present to business and civic groups concerning land use and development potential in the City. Participate in informational meetings with the Building Industry Association, Urban Land Institute, American</p>	<p>Ongoing, in response to development proposals and inquiries.</p>	<p>In 2007, the City continued to participate and share information with the development community and related stakeholders. The City continued to maintain and update its informational databases, and generated reports and responses as needed by the development community and stakeholders.</p>

**Table C**  
**(Continued)**

<p>18. <u>Amendment of the Land Use Code to Identify Sites Where Emergency Shelters and Transitional Housing May be Established</u> Responsible Agency: Planning Department. Funding Sources: General Fund.</p>	<p>Planning Association, and the Chamber of Commerce, among others.  Amend Zoning Ordinance.</p>	<p>Implement Zoning Ordinance amendment by the end of fiscal year 2000/2001.</p>	<p>The Land Use Code was amended in 2002 to allow emergency shelters and transitional housing with a CUP in the Civic Institutional (IC) and Private Institutional (IP) zones. This program is complete and has been removed from the 2005-2010 updated element.</p>
<p>19. <u>Implementation of Housing Element Annual Report</u> Responsible Agency: Planning Department. Funding Sources: General Fund.</p>	<p>The City will submit annual Housing Element Report to State HCD to ensure local emphasis in meeting the goals of the Housing Element and propose policy changes to correct non-achievement, if necessary.</p>	<p>Annually, 1999-2004</p>	<p>In 2007, the City submitted the 2006 General Plan Annual Progress Report to HCD, OPR, and SANDAG.</p>
<p>20. <u>Implementation Design Guidelines</u> Responsible Agency: Planning Department. Funding Sources: General Fund.</p>	<p>Improve quality of design in construction through continued implementation of the Design Guidelines.</p>	<p>Ongoing basis as development is proposed.</p>	<p>The City continued to implement the guidelines on a project by project basis and encourage developers to incorporate quality design in their projects.</p>
<p>21. <u>Conversion of Commercially- and Industrially-Zoned Land to Residential or Mixed-Use Zoning</u> Responsible Agency: Planning Department. Funding Sources: General Fund.</p>	<p>Convert certain commercially- and industrially-zoned parcels to residential or mixed-use zoning.</p>	<p>Ongoing and in response to development proposals with study completed by end of fiscal year 2004.</p>	<p>In 2004, the City adopted the Mixed Use Chapter to the Land Use Code allowing residential development on commercially zoned properties with densities ranging from 22.9 to 34.8 dwelling units per acre. The program has been removed from the 2005-2010 updated element.</p>
<p>22. <u>Feasibility Study of Use of Eminent Domain in Redevelopment Project Area</u> Responsible Agency: CDC. Funding Sources: General Fund.</p>	<p>Study the feasibility of allowing the use of eminent domain for redevelopment of housing in the Redevelopment Project Area by the end of fiscal year 2004.</p>	<p>Complete feasibility study by the end of fiscal year 2004.</p>	<p>A Redevelopment Plan amendment was proposed to expand the areas subject to potential eminent domain action. The proposed amendment is no longer being pursued and has been removed from the 2005-2010 updated element.</p>

**Table C**  
**(Continued)**

<p>23. <u>Compliance with Fair Housing Requirements of Community Development Block Grant (CDBG) and HOME Programs</u> Responsible Agency: CDC. Funding Sources: CDBG.</p>	<p>Continue to implement actions to address fair housing issues through the CDBG and HOME-funded activities.</p>	<p>Develop actions annually to be undertaken to address fair housing impediments identified in the AI. Update the five-year AI by mid-2001.</p>	<p>In 2007, the five-year Analysis of Impediments to Fair Housing Choice (AI) was updated, and the Consolidated Plan was completed for the planning period.</p>
<p>24. <u>Continue Cooperation and Support of Fair Housing Counseling and Enforcement Organizations</u> Responsible Agency: CDC, FHCSD. Funding Sources: CDBG and Section 8 funds.</p>	<p>Continue to ensure open, fair housing practices and sufficient resources are made available to assure informed housing consumers and suppliers.</p>	<p>Annually evaluate the services provided by the fair housing counseling and enforcement organizations to ensure adequate and appropriate services are provided, and revise contracts as appropriate.</p>	<p>Staff coordinates with the Fair Housing Council to ensure that any discrimination allegations are fully investigated.</p>
<p>25. <u>Fair Housing Training</u> Responsible Agency: CDC, Planning Department, FHCSD. Funding Sources: CDBG and Section 8 funds.</p>	<p>In new projects with 10 units or more, encourage the training of staff in Fair Housing administration.</p>	<p>Ongoing on a project-by-project basis when needed.</p>	<p>Since there were no new rental projects with 10 units or more, no training activity was conducted in 2007.</p>

**Part II**  
**Annual Progress Report**  
**Other Elements**

**Part II****Planning activities, major developments, and other measures that implemented General Plan policies in 2007—not including policies in the Housing Element, which are addressed in Part I.**

1. Strategic Plan – The City developed and adopted a Strategic Plan after holding three public workshops to facilitate public participation and receive community input. The Strategic Plan establishes goals and objectives to be achieved through the implementation of key plans, programs, and projects that were identified during the planning process.

## General Plan Policies Implemented:

- The City shall maintain its identity as a distinct community by promoting a high quality urban environment with stable residential neighborhoods and healthy business districts. (II.B.)
- Encourage the preparation and implementation of specific plans to guide development in areas that have particular importance due to their location, characteristics, or potential for new development. (II.4.)
- The City will encourage greater citizen input into the planning process, involving residents from all ethnic groups. (II.AA.)

2. Amortization Ordinance – The City began to identify incompatible uses and structures that should be amortized and developed criteria for implementation. Targeted areas for amortization include properties within the Westside Specific Plan area.

## General Plan Policies Implemented:

- Where feasible, the City will encourage the conversion or relocation of nonconforming, higher intensity uses in order to improve the quality of neighborhoods and business districts. (II.E.)
- The City should encourage and participate in efforts to remove or relocate uses that are incompatible with surrounding properties. (II.8)
- Consider program actions to relocate existing businesses from areas where they may be determined incompatible with existing residential use. (V.22.)

3. Aquatic Center – Design was completed and plans were submitted in December 2007 for building permit plan check.

General Plan Policies Implemented:

- A marina and commercial recreation area will be established adjacent to the Paradise Marsh/Sweetwater Flood Channel outlet, in accordance with the Local Coastal Plan. (V.G.)
- The City will promote development of regional recreation and open space resources which will benefit National City residents, with special emphasis on the Coastal Zone and the Sweetwater River. (VI.F.)
- The City shall continue to coordinate with the Port District to ensure development of a marina near Pepper Park. Land shall also be maintained for recreational and tourist-oriented commercial use adjacent to the marina, consistent with the adopted Local Coastal Program. (VI.H.)
- Seek implementation of Local Coastal Plan recommendations for recreation related facilities in the City's Coastal Zone, and for improved bayfront public access. (VI.8.)

4. Pier 32 Marina – The installation of 245 slips was completed, and buildings were under construction in 2007.

General Plan Policies Implemented:

- The City encourages development of a marina and tourist commercial uses in the Harbor District to carry out its Local Coastal Program. (II.K.)
- A marina and commercial recreation area will be established adjacent to the Paradise Marsh/Sweetwater Flood Channel outlet, in accordance with the Local Coastal Plan. (V.G.)
- The City shall continue to coordinate with the Port District to ensure development of a marina near Pepper Park. Land shall also be maintained for recreational and tourist-oriented commercial use adjacent to the marina, consistent with the adopted Local Coastal Program. (VI.H.)

5. Marina Gateway Hotel – Path and overlook construction and environmental remediation were completed. Building and grading permit applications were submitted in 2007 with anticipated construction beginning in April 2008. Estimated completion is 12 months for the hotel and retail building.

General Plan Policies Implemented:

- The City encourages development of a marina and tourist commercial uses in the Harbor District to carry out its Local Coastal Program. (II.K.)
- Encourage appropriate architectural design and site plan review within specific areas of the City, including 24th Street west of I-5. (II.16.)
- The City shall continue to coordinate with the Port District to ensure development of a marina near Pepper Park. Land shall also be maintained for recreational and tourist-oriented commercial use adjacent to the marina, consistent with the adopted Local Coastal Program. (VI.H.)

6. Marina Gateway – Planning efforts to introduce additional tourist commercial uses to the area continued with developer negotiations under agreements and due diligence activities.

General Plan Policies Implemented:

- The City encourages development of a marina and tourist commercial uses in the Harbor District to carry out its Local Coastal Program. (II.K.)
- The City will coordinate with the Community Development Commission and Coastal Commission to plan for a wider variety of uses within the Harbor District as redevelopment proposals are formulated. (II.L.)
- Encourage the preparation and implementation of specific plans to guide development in areas that have particular importance due to their location, characteristics, or potential for new development. (II. 4)
- Encourage appropriate architectural design and site plan review within specific areas of the City, including 24th Street west of I-5. (II.16.)

7. Bay Marina Drive Improvement Project – A Coastal Development Permit was approved for the street widening of Bay Marina Drive. The improvements include street lights, sidewalks, bike lanes, and a traffic signal at Cleveland Avenue. Construction is expected to begin in late 2008.

General Plan Policies Implemented:

- Encourage appropriate architectural design and site plan review within specific areas of the City, including 24th Street west of I-5. (II.16.)

8. Paradise Creek Educational Park – Construction was completed in 2007 and includes a view pavilion, walking paths, interpretive elements, and native landscaping.

General Plan Policies Implemented:

- The City will strive to maintain or expand the current ratio of park and open space land to population; i.e., at least 4 3/4 acres per 1000 residents (including local parks, public-owned wetlands, golf course and school recreational facilities). (VI.B.)
- Recreation facilities and programs will address the needs of all segments of the population, and will be available to all city residents. (VI.C)
- Efforts for restoration of Paradise Creek (particularly in the area southwest of Kimball School) shall be encouraged. (VI.J.)
- Neighborhood parks should be encouraged in areas not immediately served by the City's community parks. However, park proposals should be considered on the basis of available funds for maintenance as well as development. Park design should be compatible with adjacent uses and reflect the needs of residents in nearby areas. (VI.K.)
- Encourage efforts to identify and acquire additional park land to maintain at least 4 and 3/4 acres per 1000 residents. (VI.2.)
- Encourage efforts to obtain grants for park and recreation proposals, including Paradise Creek restoration. (VI.15.)

9. Westside Specific Plan – A draft plan was prepared and released for public review in late 2007. Upon Council direction to incorporate transportation oriented development design, the plan is being revised. Estimated date for completion is late 2008. The preparation of an EIR is expected to begin in early 2008.

## General Plan Policies Implemented:

- Encourage the preparation and implementation of specific plans to guide development in areas that have particular importance due to their location, characteristics, or potential for new development. (II.4.)
- The City should encourage and participate in efforts to remove or relocate uses that are incompatible with surrounding properties. (II.8)
- Consider options to relocate or buffer the western portion of the Public Works yard used for temporary storage. (VI.67.)

10. Downtown Specific Plan – Harbor View Condos consisting of 75 residential units and 13,000 square feet of retail commercial space was under construction. The Bayview Suites condominium conversion was also under construction. Two additional projects totaling 454 dwelling units and over 29,000 square feet of commercial space were approved.

## General Plan Policies Implemented:

- The Downtown shall be reinforced as the City's heart, civic center, and commercial hub. (II.A)
- Continue Redevelopment activities in the area at National City Boulevard & 8th Street (downtown) and elsewhere in the City, where public involvement is deemed necessary to stimulate private investment. (II.7)

11. Neighborhood Councils – The seven Neighborhood Councils held monthly public meetings and quarterly breakfasts to facilitate citizen participation in planning and other issues at the neighborhood level and community-wide.

## General Plan Policies Implemented:

- The City will encourage greater citizen input into the planning process, involving residents from all ethnic groups. (II.AA)

12. Design Guidelines – The City continued to apply the guidelines to new development and redevelopment.

## General Plan Policies Implemented:

- The City will maintain requirements for architectural and site design control on new development to ensure efficient use of land as well as compatibility among different uses and properties, and to help strengthen business areas and neighborhoods. Administration of adopted Design Guidelines and project review procedures will continue to recognize reasonable cost considerations for owners in design requirements and procedures. (II.V.)
- Design review procedures will be continued within existing Redevelopment Project Areas. (II.W.)

13. Plaza Bonita Expansion – Construction was ongoing through 2007 for the mall expansion including a Target, a Borders Books, a 14-screen AMC Theater, and a 3-story parking garage. The estimated completion is summer 2008.

## General Plan Policies Implemented:

- The City will encourage businesses to locate or expand in the City, where compatible with existing, nearby development and environmental features. (V.D)
- Emphasize high quality commercial and industrial development, in order to generate the greatest tax and employment benefits from the limited amount of land and relatively small sites available in the City. (V.17.)

14. Costco Project – The Environmental Impact Report was certified and the Planned Development permit approved in November 2007 for the 152,000 square foot Costco wholesale facility, tire center, and fueling station.

## General Plan Policies Implemented:

- The City will encourage the development of both small and large-scale business facilities of a location, design and content which will improve the diversity and quality of National City's economic environment. (V.B)
- The City will encourage businesses to locate or expand in the City, where compatible with existing, nearby development and environmental features. (V.D)
- Emphasize high quality commercial and industrial development, in order to generate the greatest tax and employment benefits from the limited amount of land and relatively small sites available in the City. (V.17.)

15. Home Depot Project – Due diligence activities continued under an exclusive negotiation agreement for the redevelopment of the PSI industrial site.

General Plan Policies Implemented:

- The City will encourage the development of both small and large-scale business facilities of a location, design and content which will improve the diversity and quality of National City's economic environment. (V.B)
- The City will encourage businesses to locate or expand in the City, where compatible with existing, nearby development and environmental features. (V.D)
- Emphasize high quality commercial and industrial development, in order to generate the greatest tax and employment benefits from the limited amount of land and relatively small sites available in the City. (V.17.)

16. Canyon Ridge Project – Construction was started in 2007 for 21 single family residences at the south end of Rachael Avenue.

17. Mirabelle Project – Construction was started in 2007 for 39 attached condominium units and six detached units on Cypress Avenue.

General Plan Policies Implemented:

- Encourage appropriate architectural design and site plan review within specific areas of the City, including the undeveloped canyon area at the south end of Rachael Avenue. (II.16.)

18. Generations Project – Entitlements were approved for a 498-unit senior housing/assisted living facility with supporting retail services on an 11.9 acre site adjacent to the hospital. Construction is expected to begin in 2008.

General Plan Policies Implemented:

- Efforts for strengthening the Paradise Valley Hospital and adjacent area as a regional center for health services will continue to receive the City's support. (VI.H.)

19. International Community Foundation – A General Plan Amendment and Specific Plan were approved to allow this philanthropic organization to use the historic Walton property at 2525 N Avenue as their headquarters.

General Plan Policies Implemented:

- The City will continue to encourage and assist efforts for the preservation, maintenance and restoration of historically significant buildings and sites. (II.Y.)
- Continue to support historic preservation efforts. Update the list of important historic sites and incorporate it into a document separate from the General Plan. Revise the Land Use Code as necessary to refer to the list. (III.7.)

20. Historic Sites List / Mills Act – The McKnight residence at 2824 L Avenue was added to the historic sites list and approved for a Mills Act Contract.

General Plan Policies Implemented:

- The City will continue to encourage and assist efforts for the preservation, maintenance and restoration of historically significant buildings and sites. (II.Y.)
- Continue to support historic preservation efforts. Update the list of important historic sites and incorporate it into a document separate from the General Plan. Revise the Land Use Code as necessary to refer to the list. (III.7.)

21. Foodland Façade Renovation Project – Construction was ongoing through 2007.

General Plan Policies Implemented:

- The improvement of existing signs will be encouraged by the City to help promote a more attractive street scene in National City's business districts. (II.U)
- Promote sign and facade improvement efforts in business districts and rehabilitation in residential neighborhoods; pursue funding resources for such activities, and provide technical assistance to property owners. (II.14.)
- Encourage actions to rehab older business districts; possibly reuse older buildings or replace them in order to accommodate new uses. (V.7.)

22. Citywide Transportation Plan – The City Council accepted the draft Citywide Transportation Plan and directed staff to proceed with the development of the concepts presented in the draft. The plan will be updated annually to include programmed transportation-related projects.

General Plan Policies Implemented:

- The City will work with Caltrans, SANDAG, MTDB and other responsible agencies to identify, plan and implement needed transportation improvements. (VI.N.)
- The City will conduct roadway construction projects which are identified as desirable to the overall circulation pattern. (VI.O.)
- The City will promote better transit services and encourage closer integration among the various transit systems, to provide convenient access to residential, employment and shopping areas of National City. (VI.P.)
- The City will identify and implement necessary and desired pedestrian improvements, with a special emphasis on providing safe access for schools, parks, shopping districts, and other appropriate facilities. (VI.R.)
- All transportation planning will recognize the priority for protecting the quality of life in National City's neighborhoods, and for minimizing any impact on schools, hospitals, rest homes and other sensitive facilities. (VI.U.)
- Continue to identify and budget for additional needed traffic signal, intersection and related circulation improvements. (VI.18.)

23. Bikeway Master Plan – The draft Bikeway Master Plan was completed with SANDAG funding. Planning was ongoing and engineering consultant selected for the Bayshore Bikeway, including National City's segment.

General Plan Policies Implemented:

- The City will promote local bicycle usage and safety through public and private education and development activities. (VI.Q.)
- Obtain financing to implement provisions of the Local Coastal Program's Land Use Plan regarding circulation and access improvements within the Coastal Zones, including . . . development of a separate crossing for the Bay Route Bikeway over the Sweetwater Flood Channel. (VI.24.)

- Promote bicycle safety within the City, including educational activities and use of neighborhood streets rather than busy arteries. (VI.30.)
- Promote development within National City of local portions of the regional bicycle trail system, with emphasis on the Coastal Zone and the Sweetwater Flood Control Channel. (VI.32.)
- Study the potential to improve the safety and feasibility of bicycle transportation through the City in order to reduce automobile trips. Consider actions to encourage bicycle transportation to major activity centers, such as to Naval Station San Diego especially from Navy housing located just east of the City. This may affect Transportation and Circulation Program No. 24 (VI.23.), which calls for study regarding Plaza Boulevard improvements. (VI.33.)

24. Safe Routes to School – The City received a \$432,000 grant award for this project and contributed \$50,000 in matching funds. The project involved public outreach and coordination with the school districts and community stakeholders. Final design was completed and the construction contract was awarded.

General Plan Policies Implemented:

- The City will work with Caltrans, SANDAG, MTDB and other responsible agencies to identify, plan and implement needed transportation improvements. (VI.N.)
- The City will identify and implement necessary and desired pedestrian improvements, with a special emphasis on providing safe access for schools, parks, shopping districts, and other appropriate facilities. (VI.R.)
- Obtain financing to implement provisions of the Local Coastal Program's Land Use Plan regarding circulation and access improvements within the Coastal Zones, including: Development of a separate crossing for the Bay Route Bikeway over the Sweetwater Flood Channel. (VI.24.)
- Promote bicycle safety within the City, including educational activities and use of neighborhood streets rather than busy arteries. (VI.30.)

25. National City Boulevard Streetscape Project – Construction was completed on Phase III between 2nd Street and 7th Street and the 9th Street Fountain Plaza. The improvements included landscaped medians, enhanced sidewalks, street trees, and street lighting.

General Plan Policies Implemented:

- Landscaping of public parkways will continue to be encouraged, through both private and public efforts. (II.Q.)
- The ongoing program of removing overhead utility wiring along major roadways and relocating them underground will be continued, financed by allocations from SDG&E, and as required as conditions of approval for new development. (IIT.)
- Conduct street landscaping and other beautification efforts. (II.13)
- Relocate overhead utility lines underground and remove utility poles along roadways. As much as possible, attempt to coordinate this work with other street and utility improvement projects. (II.15.)
- Continue to identify and budget for additional needed traffic signal, intersection and related circulation improvements. (VI.18)

26. 8th Street Utility Undergrounding Project – SDG&E continued to underground overhead utility lines between National City Boulevard and Highland Avenue with completion expected in 2008.

General Plan Policies Implemented:

- The ongoing program of removing overhead utility wiring along major roadways and relocating them underground will be continued, financed by allocations from SDG&E, and as required as conditions of approval for new development. (II.T.)
- Relocate overhead utility lines underground and remove utility poles along roadways. As much as possible, attempt to coordinate this work with other street and utility improvement projects. (II.15.)

27. Plaza Boulevard Widening Project – Design engineering and right-of-way acquisition studies were completed. Potential funding sources are continuing to be investigated.

General Plan Policies Implemented:

- Encourage appropriate architectural design and site plan review within specific areas of the City, including Plaza Boulevard (such as adopted for the north side of Plaza between I-805 and E. 12th Street). (II.16.)

- Conduct a corridor planning study for Plaza Boulevard, coordinating needs for parking, landscaping and overall site design in conjunction with street widening improvements addressed in Chapter VI. (II.21.)
- Plan and budget the following major roadway extension/improvement projects . . . widening of Plaza Boulevard to improve traffic flow through the City (VI.23)

28. Freeway/Interchange Improvements – Caltrans completed construction on improvements to widen Interstate 5 between Civic Center Drive and Mile of Cars Way/Bay Marina Drive. The project added one lane to the northbound and one lane to the southbound segments of the freeway. The associated on/off-ramps were improved, and landscaping was installed.

General Plan Policies Implemented:

- Encourage the State to provide more extensive landscaping and other beautification measures along I-5 and I-805 within National City. (II.12.)
- Pursue opportunities with Caltrans for improvements to highway interchanges in National City, to improve public safety and traffic flow, with special attention to I-5 at Division Street, as well as at 24th Street and at Civic Center Drive. In addition, pursue the potential for improved access from I-805 to Plaza Bonita. (VI.22.)

29. Sound Walls – The City received SANDAG funds for freeway sound wall installations along a segment of Interstate 805. However, further action is pending a technical amendment to the grant application.

General Plan Policies Implemented:

- The City will encourage the location of sensitive land uses away from high noise areas, or require mitigation to control adverse noise impacts. (III.M.)
- Protection from excessive levels of noise will be a high priority in National City to provide a quality living environment. (III.N.)
- The City will seek to maintain noise levels which are consistent with Title 12 of the National City Municipal Code. (III.O.)
- Encourage construction by Caltrans of sound barriers along I-805 and I-5, where appropriate and desirable to protect adjoining residential neighborhoods or sensitive facilities such as schools and parks. (III.16.)

30. Disaster Preparedness – The City participated as a member of the San Diego County Unified Disaster Council. The City managed the Urban Area Security Initiative, Law Enforcement Terrorism Prevention Program, and State Homeland Security Grants.

General Plan Policies Implemented:

- Maintain and improve the City's participation in regional planning for natural hazards, such as earthquakes and floods, and evaluate any new circumstances that may apply to National City. (III.1.)
- Strengthen disaster planning and training activities by City departments, and improve emergency coordination procedures with the County and other agencies. (VI.39.)
- The City will coordinate with the County and other agencies regarding disaster preparedness planning, to ensure the health and safety of residents during any emergency. (VI.W.)

31. Emergency Medical Care – The City developed a plan to implement a paramedic program to improve pre-hospital medical care, which began on January 3, 2007.

General Plan Policies Implemented:

- Participate in regional planning efforts to ensure that quality emergency and pre-hospital medical care is available to National City residents. (VI.52.)
- Continue to evaluate the effectiveness of current emergency medical services available to the City, and consider the benefits and costs associated with any proposed service revisions. (VI.53.)

32. Public Safety Cameras – The City installed four security cameras along Roosevelt Avenue from 4<sup>th</sup> Street to 8<sup>th</sup> Street with direct feeds to the Police Department. This is the initial phase of the program intended to deter criminal activity in the area, including prostitution.

General Plan Policies Implemented:

- Inter-departmental coordination will be encouraged to approach neighborhood problems that contribute to or relate to crime. (VI.Y.)

- Monitor the adequacy of police and fire staffing and services, and institute improvements as necessary. (VI.41.)
- Consider design standards which specify security features for new development, such as garages or security gating, restricted access, and lighting. (VI.43.)

33. GIS Program – Development of the GIS program, acquisition of software, and maintenance of the database were ongoing.

General Plan Policies Implemented:

- Monitor development and update the City’s land use inventory for use in reviewing projects as well as zoning proposals. (II.23.)

34. Enterprise Zone – With the City of San Diego acting as the lead, the City participated with Chula Vista to complete an Environmental Impact Report for the San Diego Regional Enterprise Zone.

General Plan Policies Implemented:

- Consider programs to attract new businesses and assist start up of small businesses. (V.2.)

35. Straightlining Project – The City continued discussions with the City of Chula Vista for a municipal boundary adjustment along Sweetwater Channel/SR-54 and a portion of the bay and salt flats off of Palomar within the City of National City.

General Plan Policies Implemented:

- Future annexation proposals, such as in the Lincoln Acres area as well as near Plaza Bonita Center Way, will consider both the financial impact on the City and the preferences of residents and owners in the areas. (II.N.)

36. Regional Comprehensive Plan – The City participated in SANDAG’s regional planning efforts through various SANDAG technical and policy committees.

General Plan Policies Implemented:

- The City will cooperate with regional agencies in programs designed to reduce air and water pollution levels from all sources. (III.D.)
- The City will work with Caltrans, SANDAG, MTDB and other responsible agencies to identify, plan and implement needed transportation improvements. (VI.N.)
- Consult with regional agencies concerning methods to improve local transit services emphasizing coordination of services. (VI.27.)

37. Capital Improvements Program – The City adopted its annual CIP and continued to implement various projects.

General Plan Policies Implemented:

- Promote funding and implementation of needed flood control and drainage improvements, as referenced in the Public Facilities chapter. (III.5.)
- The City will conduct roadway construction projects which are identified as desirable to the overall circulation pattern. (VI.O.)
- The City will identify and implement necessary and desired pedestrian improvements, with a special emphasis on providing safe access for schools, parks, shopping districts, and other appropriate facilities. (VI.R.)
- The City will maintain communication and coordinate planning with the appropriate public agencies for evaluation and improvement of the various public facility service systems (water, sewerage, drainage, street lighting, streets and highways and other utilities), to adequately serve existing and projected future development and maintain a high quality urban environment. (VI.GG.)
- The City will continue short-term and long-range planning efforts to identify needed capital improvements, secure sources of funding, and schedule development activities. (VI.JJ.)
- Continue to identify and budget for additional needed traffic signal, intersection and related circulation improvements. (VI.18.)
- Continue advance programming for sewer and storm drainage systems maintenance, repair and extension as needed. (VI.61.)
- Update the comprehensive drainage study completed for the City and monitor the need for drainage improvements. (VI.63.)

38. Branding Program – On October 2, 2007, the City Council adopted a citywide branding program.

General Plan Policies Implemented:

- Major entry points to National City will be beautified by well-designed landscaping and signage, relying on both private efforts and public resources, in order to promote civic pride and reinforce community identity. (II.P.)
- Promote private and public efforts to provide special landscaping and signage treatment at major entry points to National City, and along the City's public ways. Such special beautification efforts should be applied at each existing and proposed interchange of I-5, I-805 and Route 54 located in the City, as well as at roadways entering the City from adjacent communities. (II.11.)

39. Community Benefit Loan Program – On September 18, 2007, the Community Development Commission approved a forgivable loan program for eligible businesses for improvement projects within the redevelopment project area.

General Plan Policies Implemented:

- Promote sign and facade improvement efforts in business districts and rehabilitation in residential neighborhoods; pursue funding resources for such activities, and provide technical assistance to property owners. (II.14.)
- The City will encourage the development of both small and large-scale business facilities of a location, design and content which will improve the diversity and quality of National City's economic environment. (V.B.)
- The City will support programs to minimize vacancies while maintaining or expanding the amount of retail space in the City. (V.L.)
- Consider programs to attract new businesses and assist start up of small businesses. (V.2.)
- Encourage actions to rehab older business districts; possibly reuse older buildings or replace them in order to accommodate new uses. (V.7.)
- Continue other Redevelopment efforts to attract new industrial, office and commercial development to National City. (V.12.)

40. Student Community Development Pilot Project – On September 18, 2007, the Community Development Commission approved a community development pilot project involving students from Sweetwater High School.

General Plan Policies Implemented:

- The City will encourage greater citizen input into the planning process, involving residents from all ethnic groups. (II.AA.)

41. Extension of eminent domain authority – On July 12, 2007, the Community Development Commission approved an amendment to the Redevelopment Plan that extended the Agency’s eminent domain authority for an additional 10-years.

General Plan Policies Implemented:

- The City will encourage privately initiated redevelopment efforts in residential, commercial and industrial areas of National City, and will utilize public redevelopment resources where necessary to stimulate and leverage private investment. (II.H.)
- Continue Redevelopment activities in the area at National City Boulevard & 8th Street (downtown) and elsewhere in the City, where public involvement is deemed necessary to stimulate private investment. (II.7.)