

# Development Summary & ZONING ANALYSIS

**E 9<sup>th</sup> Ave  
National City, CA 91950  
APN: 556-510-58-00;  
556-510-59-00**

January 8, 2025

**Prepared By:**

## ZONING ANALYSIS

<b>Date</b>	January 8, 2025
<b>Address</b>	E 9 <sup>th</sup> Ave National City, CA 91950
<b>APN</b>	Lot 1: 556-510-58-00 Lot 2: 556-510-59-00
<b>Zone</b>	MXD-2 Mixed Use Corridor - Major
<b>Community Plan</b>	The MXD-2 zone supports the creation of mixed-use districts that serve as primary activity centers within the city. These activity centers will function as twenty-four-hour neighborhoods for residents, workers, and visitors. Housing, employment, retail, and recreational uses located within close proximity to one another will reduce dependence on the automobile. Urban-scale development will contribute to a lively, dynamic, and unique sense of place. Streets established in the zone support a pedestrian-oriented environment and accommodate all modes of transportation. New civic spaces required for large redevelopment projects will reinforce the urban design character of the district and provide a gathering place for residents, workers, and visitors.
<b>Overlays</b>	Opportunity Zone
<b>Permitted Uses</b>	Dwelling Unit, Single Dwelling Unit, Multiple Commercial Recreation Retail, goods and services Eating Establishments; dine in Hotel Office Medical Offices/Clinics Parking Garage Storage Additional uses per 18.24.050

<b>Lot Size</b>	<p>Lot 1: 21,780 SF (<math>\approx</math> 0.500 acres)</p> <p>Lot 2: 14,247 SF (<math>\approx</math> 0.327 acres)</p> <p>Total: <b>36,027 SF</b> (<math>\approx</math> 0.827 acres)</p>
<b>Max. Permitted Res. Density</b>	48 dwelling units per acre
<b>Max Structure Height</b>	3 Stories/ 50 feet
<b>FAR</b>	<p>2.0 Max Mixed Use (Min. 10% commercial)</p> <p>1.0 Max Single Use</p> <p>23,360.4 x 2.0 = <b>72,054 SF Max (Mixed Use)</b></p> <p>23,360.4 x 1.0 = 36,027 SF Max (Single Use)</p>
<b>Setbacks</b>	<p>Front: 15' Max</p> <p>Side 0'</p> <p>Rear 0'</p> <p>Parking 40' Min from front PL</p>
<b>Base Residential Density</b>	<p>.5 acres * (48 du /acre) = 24 base units</p> <p>.327 acres* (48 du /acre) = 15.70 or 16 base units</p> <p><b>40 Base Units Total</b></p>
<b>Available Affordable Housing Density Bonuses</b>	<p><b><u>Option 1 (20% Density Bonus):</u></b></p> <p>40 Base Units - 2 Very Low Income Affordable Units</p> <ul style="list-style-type: none"> <li>• 2/40 = 5% Affordable</li> <li>• <math>\geq</math>5% Very Low Income Affordable = 20% Density Bonus</li> <li>• 1 Development Incentive</li> <li>• 40 x 20% Bonus = 8 Bonus Units</li> <li>• 48 Units Total: 46 Market Rate, 2 Very Low Income</li> </ul> <p><b><u>Option 2 (50% Density Bonus):</u></b></p> <p>40 Base Units - 6 Very Low Income Affordable Units</p> <ul style="list-style-type: none"> <li>• 6/40 = 15% Affordable</li> <li>• <math>\geq</math>15% Very Low Income Affordable = 50% Density Bonus</li> <li>• 3 Development Incentive</li> <li>• 40 x 50% Bonus = 20 Bonus Units</li> <li>• 60 Units Total: 54 Market Rate, 6 Very Low Income</li> </ul>

## Parking

Use Type	Required Parking
Multifamily Dwelling	1 Bedroom Unit: 1.3 space/unit 2+ Bedroom Unit: 1.5 spaces/unit; 1 space shall be covered Guest Parking: 1 space/2 units (less than 20 units) Guest Parking: 1 space/4 units (more than 20 units)
Mixed-Uses in the MXD Zone	Non Residential Use: 2 spaces/1000 SF floor area Residential (Studio, 1 bedroom, and 2 bedroom units): 1 space/unit Residential (3 bedroom unit): 1.5 space/unit
Restaurant (Sit-Down)	10 spaces per 1,000 square feet floor area
Retail	1 space/250 SF gross floor area
Office; Corporate, Regional Administrative, Business, and Professional	1 space/350 SF gross floor area

- Half of the required guest parking spaces may include parking spaces on dedicated public streets along the sides of the streets that are adjacent to the site
- For new development on property adjacent to a rear alley, vehicle and service access to the property shall be provided only through the rear alley.
- Two-way driveway width minimum 20'
- Tandem parking shall be permitted only in multi-family or mixed-use development for units of three bedrooms or more.

## Bicycle Parking

Use Type	Required Parking
Multifamily	1 space/10 parking spaces
Commercial	1 space/20 parking spaces
Office	1 space/10 parking spaces
Retail	1 space/10 parking spaces
Industrial	1 space/10 parking spaces

- Bicycle parking facilities shall be installed in a manner which allows adequate spacing for access to the bicycle and the locking device when the facilities are occupied. Space allowances shall be thirty inches wide and six feet long per bicycle and include a five -foot maneuvering space behind the bicycle. At least seven feet of vertical clearance is required.
- Bicycle parking facilities shall be located in view of building entrances or in view of windows and/or security personnel stations. At least fifty percent of required bicycle parking must be located within fifty feet of a customer entrance, and the remainder must be located within one hundred feet of any entrance.
- Bicycle spaces shall be separated from sidewalks, motor vehicle parking spaces or aisles by a fence, wall, or curb, or by at least five feet of open area, marked to prohibit motor vehicle parking.

### ADU Allowances:

2 ADUs allowed by right; detached  
 Floor Area: 1200 SF Max  
 Height: 16'  
 Interior Side setback: 4'  
 Rear setback: 4'

