Planning Commission
Minutes

Meeting of November 2, 2015

Planning Commission Meeting
City Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

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

Agenda Items

The meeting was called to order by Chair Bush at 6:05 p.m.

Roll Call

Commissioners Present: Alvarado, Baca, Bush, Dela Paz, Flores, Garcia, Yamane

Staff Also Present: Claudia Silva, City Attorney; Martin Reeder, Principal Planner; Raymond Pe, Principal Planner

Pledge of Allegiance Presented by Commissioner Yamane

Approval of Minutes

1. Approval of Minutes of the Meeting held on October 5, 2015.

   Motion by Baca, 2nd by Dela Paz to approve the Minutes with amendment to reflect Vice Chair Baca called the meeting to order for the Regular Meeting held on October 5, 2015.

   Motion carried by the following vote:
   Ayes: Alvarado, Baca, Dela Paz, Flores, Garcia, Yamane
   Abstain: Bush

Approval of Agenda

2. Approval of Agenda for the Meeting on November 2, 2015.

Motion by Yamane, 2nd by Flores to approve the Agenda for the meeting of November 2, 2015.

Motion carried by the following vote:
Ayes: Alvarado, Baca, Bush, Dela Paz, Flores, Garcia, Yamane

ORAL COMMUNICATION

None

PRESENTATIONS

None

PUBLIC HEARINGS

3. Conditional Use Permit for a Wireless Communications Facility at Sweetwater High School located at 2900 Highland Avenue (Case File No: 2015-17 CUP)

Note: Commissioner Yamane recused herself from items 3 and 4 and left the council chambers citing conflict of interest due to board membership.

Presented by Principal Planner, Martin Reeder

Speaker: Lisa Goodman (applicant representative) - support

Commissioners asked questions of applicant representative regarding aesthetics of cell units, equipment shelter and graffiti maintenance.

Motion by Dela Paz, 2nd by Bush to continue the Public Hearing for the Conditional Use Permit for a Wireless Communications Facility at Sweetwater High School located at 2900 Highland Avenue (Case File No: 2015-17 CUP) to the December 7, 2015 meeting for the applicant to provide alternate design scenarios.

Motion carried by the following vote:
Ayes: Alvarado, Baca, Bush, Dela Paz, Flores, Garcia, Yamane
Abstain: Yamane

4. Resolution 2015-21 taking action on a Conditional Use Permit for a Wireless Communications Facility located at 205 Highland Avenue (Case File No: 2015-02 CUP)

This item continued along with Item #3 to the December 7, 2015 meeting.

Note: Commissioner Yamane returned to her seat on the Dias at 6:49 pm.

5. Conditional Use Permit for alcohol sales at Chipotle Restaurant located at 404 Mile of Cars Way. (Case File No.: 2015-18 CUP)

Presented by Principal Planner, Martin Reeder

Speaker: Margaret Taylor (applicant) - support

Commissioners asked questions of staff regarding commercial zones and location.

Motion by Dela Paz, 2nd by Flores to close the public hearing.

Motion carried by the following vote:
Ayes: Alvarado, Baca, Bush, Dela Paz, Flores, Garcia, Yamane

6. Resolution 2015-22 taking action on a Conditional Use Permit for alcohol sales at Chipotle Restaurant located at 404 Mile of Cars Way. (Case File No.: 2015-18 CUP)

Motion by Yamane, 2nd by Alvarado to approve Resolution 2015-22 taking action on a Conditional Use Permit for alcohol sales at Chipotle Restaurant located at 404 Mile of Cars Way subject to attached conditions and based on attached findings of approval. (Case File No.: 2015-18 CUP)

Motion carried by the following vote:
Ayes: Alvarado, Baca, Bush, Dela Paz, Flores, Garcia, Yamane

OTHER BUSINESS

7. Municipal Code Amendment initiation request to amend Municipal Code section 18.30.340 to prohibit deliveries and mobile dispensaries for, and cultivation of, medical marijuana and marijuana generally. (Case File No. 2015-25 A)

Speakers: Dr. David R. Blair (A Green Alternative) – consider regulation, not prohibition.
Zack Lazarus (A Green Alternative) – consider regulation, not prohibition.
Cynara Velazquez (Association of Cannabis Professionals) – consider regulation, not prohibition.
Michael Mossburger (resident) – In favor of regulation.

Motion #1: Motion by Dela Paz, 2nd by Baca to approve the initiation request to amend Municipal Code section 18.30.340 to prohibit deliveries and mobile dispensaries for, and cultivation of, medical marijuana and marijuana generally. (Case File No. 2015-25 A)

Motion #2: Motion by Garcia, 2nd by Bush to initiate a Municipal Code Amendment to provide regulations for different types of deliveries, mobile dispensaries, and cultivations.

Motion #2 carried by the following vote:
Ayes: Alvarado, Bush, Flores, Garcia, Yamane
Noes: Dela Paz, Baca

After discussion, the original motion was revisited:

Motion #1: carried by the following vote:
Ayes: Alvarado, Baca, Garcia, Yamane, Dela Paz
Noes: Flores, Bush

Staff asked for clarification and understood that amendment would come back to Planning Commission with options for both regulation and prohibition. Commissioners confirmed this understanding.

STAFF REPORTS

City Attorney informed the Commission that the Deputy City Attorney resigned and the City Attorney will be staffing the Commission meetings until a replacement has been hired.

Executive Director: The City of National City won an Award of Merit for the SMART Foundation Plan at the American Planning Association Conference in October. He and Marcus Bush received the award on behalf of the City.

The groundbreaking ceremony for the WITOD project will be held on November 17, 2015. The commissioners should have received their invitations. It is an invitation only event.

COMMISSIONER REPORTS:

Bush: New homeowner in National City.

Adjournment at 7:55 p.m. to next meeting scheduled for November 16, 2015 at 6:00 pm.

_____
CHAIRPERSON

Planning Commission Agenda

Meeting of November 16, 2015
Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

Welcome to the Planning Commission meeting. The National City Planning Commission conducts its meeting in the interest of community benefit. Your participation is helpful. These proceedings are video recorded.

Roll Call

Pledge of Allegiance by Commissioner Bush

Approval of Minutes

1. Approval of Minutes from the Meeting of November 2, 2015.

Approval of Agenda

2. Approval of Agenda for the Meeting on November 16, 2015.

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).
NOTE: Under State law, items requiring Commission action must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature.

The Planning Commission requests that all cellphones, pagers, and/or smart devices be turned off during the meeting.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the Planning Department at (619) 336-4310 to request a disability-related modification or accommodation. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

PRESENTATIONS

PUBLIC HEARINGS

3. Conditional Use Permit for a drive-through as part of a proposed commercial building to be located at 1325 East Plaza Blvd. (Case File No: 2015-22 CUP)

4. Resolution 2015-23 taking action on a Conditional Use Permit for a drive-through as part of a proposed commercial building to be located at 1325 East Plaza Blvd. (Case File No: 2015-22 CUP)

5. Conditional Use Permit for alcohol sales at Hooters Restaurant located at Westfield Plaza Bonita (Case File No: 2015-19 CUP)

6. Resolution 2015-24 taking action on a Conditional Use Permit for alcohol sales at Hooters Restaurant located at Westfield Plaza Bonita (Case File No: 2015-19 CUP)

OTHER BUSINESS

7. Specific Plan Amendment initiation request to amend the Downtown Specific Plan to allow educational uses and specific parking regulations for educational uses in Development Zone 2 of the Downtown Specific Plan (Case File No: 2015-26 SPA)

8. Adoption of 2016 Planning Commission meeting dates.

STAFF REPORTS

City Attorney

Executive Director

Principal Planners

Commissioners

Chairperson

ADJOURNMENT

Adjournment to next regularly scheduled meeting on December 7, 2015

Item no. 3
November 16, 2015

CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title:	PUBLIC HEARING - CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH AISLE AS PART OF A NEW COMMERCIAL BUILDING TO BE LOCATED AT 1325 E. PLAZA BLVD.
Case File No.:	2015-22 CUP
Property Location:	Northwest corner of Plaza Blvd. & "N" Avenue
Assessor's Parcel No.:	557-250-40 & 41
Staff report by:	Martin Reeder, AICP – Principal Planner
Applicant:	Russel Stout & Associates
Zoning designation:	Major Mixed-Use District (MXD-2)
Adjacent land use/zoning:	
North:	Apartments / RM-3 (Very High Density Multi-Unit Residential)
East:	Plaza Square shopping center across "N" Avenue / MXD-2
South:	South Bay Plaza shopping center across Plaza Blvd / MXD-2
West:	Discount Tire / MXD-2
Environmental review:	Categorically Exempt pursuant to Class 1 Section 15311 (Accessory Structures)
Staff recommendation:	Approve

BACKGROUND

The former Sizzler property located at 1325 Plaza Blvd. has recently been sold. The new property owner is planning on demolishing the existing building and has applied for a Conditional Use Permit (CUP) to construct a drive-through aisle as part of the proposed redevelopment of the site.

Site Characteristics

The approximately 41,000 square-foot project site is comprised of two separate parcels developed with the former Sizzler restaurant and parking lot. The properties are located within the MXD-2 (Major Mixed-Use District) zone. The existing 6,762 square-foot building is to be demolished. There are currently three driveways accessing the property, two on "N" Avenue and one on Plaza Blvd. There are several other drive-through businesses in the area, including Jollibee across "N" Avenue and Carl's Jr. across Plaza Blvd.

Proposal

The applicant proposes to construct a 7,850 square-foot commercial center with five suites. The building would be located along the western portion of the lot and just north of Plaza Blvd. As part of the center, the applicant is proposing a new drive-through aisle, which requires a Conditional Use Permit (CUP). The drive-through aisle would enter from the north end of the building and exit at the south end, traversing the western property line. Access to the site will remain from Plaza Blvd. and "N" Avenue, although one of the driveways on "N" Avenue would be removed. The property owner has stated that no tenants have signed a contract at this time; however, plans show a proposed Starbucks coffee shop in the suite intended to utilize the drive-through aisle (the closest suite to Plaza Blvd.).

Analysis

The retail use (commercial center) is a permitted use within the MXD-2 zone. However, businesses with a drive-through require the issuance of a CUP. In addition, Chapter 18.41 – Site Planning Standards – has specific design requirements for drive-through businesses, including:

- Minimum queuing distances (established by CUP).
- Minimum 25-foot interior turning radius for drive-through aisles.
- Location of drive-through window and landscaping requirements.

The site plan shows approximately 160 feet of vehicle queuing distance prior to the ordering/menu board, with another 70 feet to the pick-up window. The drive-through aisle begins at the north end of the proposed building and exits at the south end, near the driveway on Plaza Blvd. The drive-through aisle entry point is approximately 100 feet west of the "N" Avenue driveway. The proposed pick-up window is on the south side of the building. Due to the extent of potential vehicle queuing (260 feet or 13 vehicles), overflow of vehicles into adjacent streets is not expected to be an issue, even at peak times. The turning radius of the aisle is 25 feet, which is consistent with the Land Use Code requirement.

The Land Use Code states that a drive-through window may not be located between the right-of-way and the building without a minimum 10-foot wide landscape buffer. The buffer shall have a minimum three-foot high hedge with trees spaced at least every 20 feet. The landscape plan for the project is consistent with these requirements and is conditioned to be included with plans submitted for construction. Approximately 70 feet of the driveway adjacent to Plaza Blvd. would require the buffer, although the project site will be adequately landscaped outside of the drive-through aisle buffer area.

Required findings

The Municipal Code contains required findings for Conditional Use Permits. There are six required findings:

1. The proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code.

Drive-through businesses are identified as a conditionally-allowed use in the Major Mixed-Use District (MXD-2) zone, and the proposed drive-through aisle meets all requirements as contained in NCMC §18. 41 – Site Planning Standards.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

The Land Use Code conditionally-allows drive-through businesses in the MXD-2 zone; the Land Use Code is consistent with the General Plan. Additionally, there are no Specific Plans affecting this location.

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.

According to SANDAG (San Diego Association of Governments) data, a 1,800 square-foot fast food restaurant (closest comparison) with a drive-through would generate approximately 1,170 average daily trips (ADT). With the addition of the commercial area in the proposed building, a total of 1,542 ADT can be expected. The previous Sizzler restaurant would have generated approximately 1,082 ADT.

Access to and from the site is provided by Plaza Blvd., an arterial street operating at a Level of Service (LOS) of B. According to the General Plan, the addition of 460 ADT (total proposed with whole center subtracting previous restaurant) would not increase capacities so as to decrease the current LOS. The current ADT capacity of Plaza Blvd. in this segment (Highland Avenue to Palm Avenue) is 40,000 with a current ADT of 17,300; therefore, staff is of the opinion that the existing road network can accommodate the additional traffic generated by the new business.

4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

The property will be completely redeveloped and will provide enough parking spaces based on provisions outlined in the Land Use Code. In addition, the proposed drive-through aisle meets all requirements for such uses outlined in the Land Use Code, as discussed above.

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located.

Noise issues related to drive-through businesses are usually related to vehicle queuing and ordering windows/speakers. Noise is not likely to be an issue given that the area is mostly commercial and located close to an arterial street. In addition, the ordering/menu board is located on the west side of the property, not facing the residential properties to the north. Recent approvals for drive-through businesses have required noise-attenuating speakers at the ordering board. This type of speaker automatically adjusts its volume to compensate for ambient noise (streets, vehicles, etc.). Therefore, the volume is lower during quieter periods, such as at night. There is a condition requiring the noise-attenuating speakers.

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act.

The project is Categorically Exempt under the California Environmental Quality Act (CEQA) pursuant to Class 3 Section 15311. This section allows for construction or placement of minor structures accessory to commercial facilities. The commercial center itself is permitted by right and would otherwise be exempt from CEQA as it would only require a ministerial permit (building permit). The drive-through aisle is appurtenant to the restaurant and would thus be consistent with this exemption.

Department Comments
Conditions of Approval are included that address Building, Engineering, and Fire Department comments. Conditions cover code requirements (Fire & Building), grading and improvement requirements (Engineering), and design and performance regulations for the drive through (Planning).

Summary
The proposed drive-through is consistent with the Land Use Code with the approval of a Conditional Use Permit. Conditions of Approval will ensure that the business operates in harmony with existing uses in the area. The potential impacts are minimal since design guidelines ensure an appropriately-designed project. The new commercial center will contribute to the viability of the surrounding commercial area, and will activate a long-vacant property.

OPTIONS

1. Approve 2015-22 CUP subject to the conditions listed below, based on attached findings; or

2. Deny 2015-22 CUP based on findings to be determined by the Planning Commission; or

3. Continue the item in order to obtain additional information.

ATTACHMENTS

1. Recommended Findings for Approval
2. Recommended Conditions of Approval
3. Overhead
4. Notice of Exemption
5. Public Hearing Notice (Sent to 137 property owners and occupants)
6. Site Photos
7. Applicant's Plans (Exhibit A, Case File No. 2015-22 CUP dated 9/4/2015)

MARTIN REEDER, AICP
Principal Planner

RECOMMENDED FINDINGS FOR APPROVAL
OF THE CONDITIONAL USE PERMIT
2015-22 CUP – 1325 E. Plaza Blvd.

1. That the proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code, because drive-through businesses are identified as a conditionally-allowed use in the Major Mixed-Use District (MXD-2) zone.

2. That the proposed use is consistent with the General Plan and any applicable specific plans, because drive-through businesses are conditionally-allowed by the Land Use Code, which is consistent with the General Plan, in the MXD-2 zone; and because there are not specific plans in the area.

3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the proposed design meets all design requirements for drive-through businesses, and because the current street network is able to absorb additional vehicular traffic without resulting in an unsatisfactory level of service.

4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the property will be completely redeveloped and will provide enough parking spaces based on provisions outlined in the Land Use Code.

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed use will be compatible with other nearby businesses; and since the proposed use will be subject to conditions that require compliance with the National City Municipal Code.

6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act, because staff has already determined that the proposed use is categorically exempt from environmental review pursuant to Class 11 Section 15311 (Accessory Structures), for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit.

RECOMMENDED FINDINGS FOR APPROVAL
OF THE CONDITIONAL USE PERMIT
2015-22 CUP – 1325 E. Plaza Blvd.

General

1. This Conditional Use Permit authorizes a drive-through aisle for a new five-suite commercial shopping center. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2015-22 CUP dated 9/4/2015.

2. Within four (4) days of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. **Checks shall be made payable to the County Clerk** and submitted to the National City Planning Department.

3. This permit shall become null and void if not exercised within one year after adoption of the Resolution of approval unless extended according to procedures specified in the Land Use Code.

4. Before this Conditional Use Permit shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of the permit. **Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate said permit.** The applicant shall also submit evidence to the satisfaction of the Planning Department that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the Conditional Use Permit are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.

Building

5. Plans submitted for improvements must comply with the 2013 edition of the California Building, Electrical, Plumbing, and Mechanical Codes.

Engineering

6. The Priority Project Applicability checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Department. If it is determined that the project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.

7. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.

8. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.

9. A grading and drainage plan shall be submitted showing all of the proposed and existing on-site and off-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed parking lot or development shall be implemented with the design of the grading. This shall include the provision of such devices as storm drain interceptors, clarifiers, or filters. Best Management Practices for the maintenance of the parking lot, including sampling, monitoring, and cleaning of private catch basins and storm drains, shall be undertaken in accordance with the National Pollution Discharge Elimination System (NPDES) regulations. A private storm water treatment maintenance agreement shall be signed and recorded. A checklist for preparation of the grading plan/drainage plan is available at the Engineering Department.

10. The existing and proposed curb inlet on property shall be provided with a "No Dumping" signage in accordance with the NPDES program.

11. A sewer permit will be required. The method of sewage collection and disposal shall be shown on the grading/drainage plan. Any new sewer lateral in the City right-of-way shall be 6 inch in size with a clean out. A sewer stamp "S" shall be provided on the curb to mark the location of the lateral.

12. Separate street and sewer plans prepared by Registered Civil Engineer, shall be submitted showing all of the existing and proposed improvements. The plans shall be in accordance with City requirements.

13. A soils engineering report shall be submitted for the Engineering Department's review, after Planning Commission approval. The report shall address the stability of all of the existing and proposed slopes on the property. It shall also address the adequacy of the building pads, the criteria for any new retaining wall design, the maximum allowable soil bearing pressure and the required pavement structural sections for the proposed streets, the parking areas, and the driveways. As a minimum, the parking lot pavement sections shall be 2 inch A.C. over 4 inch Class II aggregate base. The street pavement sections shall be in accordance with National City modified Standard Drawing G-34. All soils report findings and recommendations shall be part of the Engineering Department requirements.

14. The deteriorated portions of the existing street improvements along the property frontages shall be removed and replaced. Specifically all sidewalk, curb and gutter

along all property street frontage, also the westerly half of the cross gutter at the intersection of N Avenue and E. Plaza Boulevard.

15. The existing pedestrian ramp at the following locations, northwesterly corner of the intersection at N Avenue and E. Plaza Boulevard shall be removed and replaced with standard ramp complying with the A.D.A. requirements and the San Diego Regional Standard Drawings G-29 and G-30

16. All existing survey monuments, including any benchmark, within the boundaries of the project shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall restore them after completion of the work. A Corner Record shall be filed with the County of San Diego Recorder. A copy of the documents filed shall be given to the City of National City Engineering Department as soon as filed.

17. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property.

18. Street improvements shall be in accordance with the City Standards. All missing street improvements shall be constructed. Abandoned driveway aprons shall be replaced with curb, gutter, and sidewalks.

19. A title report shall be submitted to the Engineering Department, after the Planning Commission approval, for review of all existing easements and the ownership at the property.

20. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping and retaining wall work shall be submitted with the plans. A performance bond equal to the approved cost estimate shall be posted. Three percent (3%) of the estimated cost shall also be deposited with the City as an initial cost for plan checking and inspection services at the time the plans are submitted. The deposit is subject to adjustment according to actual worked hours and consultant services.

21. A hydromodification plan or a letter sealed and signed by the Engineer of Work explaining why the project is exempt from hydromodification requirements shall be submitted.

Fire

22. Plans submitted for improvements must comply with the 2013 editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA), and the current edition of the California Code of Regulations.

Planning

23. A landscape and underground irrigation plan shall be submitted as part of the building permit process. Installation and continued maintenance of minimum landscaping items required by the Land Use Code, including a minimum three-foot hedge and trees spaces 20 feet on center along the Plaza Blvd. frontage, shall be provided.

24. Plans shall conform to minimum turning radius requirements for drive-through businesses unless the City Engineer approves a lesser radius.

25. Business operations shall comply with Municipal Code Title 12 (Noise) at all times. Plans submitted for construction shall reflect the use of sound-attenuating speakers that automatically reduce the volume of ordering speakers during periods of low ambient noise.

26. Plans submitted for construction permits shall show that a cover for the new trash enclosure shall be provided. Construction plans shall show the details of the enclosure to the satisfaction of the Fire and Engineering Departments.

27. Plans submitted for construction shall conform to Land Use Code Section 18.46 (Outdoor Lighting).

2015-22 CUP – Former Sizzler – Overhead

CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF EXEMPTION

TO: County Clerk
County of San Diego
P.O. Box 1750
1600 Pacific Highway, Room 260
San Diego, CA 92112

Project Title: 2015-22 CUP

Project Location: 1325 East Plaza Blvd., National City, CA 91950

Contact Person: Martin Reeder **Telephone Number:** (619) 336-4313

Description of Nature, Purpose and Beneficiaries of Project:
Conditional use permit for a new drive-through aisle related to a new commercial strip center.

Applicant Name and Address:
Russell Stout & Associates
4635 Cass Street
San Diego, CA 92109

Telephone Number:
(619) 851-2812

Exempt Status:

☒ **Categorical Exemption. Class 11, Section 15311 (Accessory Structures)**

Reasons why project is exempt:
There is no possibility that the proposed use will have a significant impact on the environment since construction of the drive-through aisle will be within the property envelope, which is currently developed and devoid of any habitat or sensitive lands use. The aisle is a minor structure that will be accessory to a new commercial building to replace the existing development.

Date:

MARTIN REEDER, AICP
Principal Planner

CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

PUBLIC HEARING - CONDITIONAL USE PERMIT FOR
A DRIVE-THROUGH AISLE AS PART OF A NEW
COMMERCIAL BUILDING TO BE LOCATED AT 1325 E. PLAZA BLVD.
CASE FILE NO: 2015-22 CUP
APN: 557-250-40 & 41

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, November 16, 2015**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Russell Stout & Associates).

The applicant proposes to construct a 7,850 square-foot commercial center with five suites. As part of the center, the applicant is proposing a new drive-through aisle, which requires a Conditional Use Permit.

Information is available for review at the City's Planning Department, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Department on or before 12:00 p.m., **November 16, 2015**, who can be contacted at 619-336-4310 or planning@nationalcityca.gov

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

PLANNING DEPARTMENT

BRAD RAULSTON
Executive Director

2015-22 CUP – Former Sizzler – Site Photos

Looking northwest from Plaza Blvd.

Looking southwest from "N" Avenue

SHOPPING CENTER DEVELOPMENT PROPOSAL

1325 EAST PLAZA BOULEVARD
NATIONAL CITY, CA 91950

EXHIBIT: A
CASE FILE NO.: 2015-22 CUP
DATE: 9/4/2015

ABBREVIATIONS

@	AT
#	NUMBER
∅	DIAMETER
±	PLUS OR MINUS
∠	ANGLE
⊥	PERPENDICULAR
∥	PARALLEL
°	DEGREE
ACOUS.	ACOUSTICAL
ADJ.	ADJACENT
ADJUST.	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BR.	BUNKER HILL
BTW.	BETWEEN
CATV	CABLE TELEVISION
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.J.	CONTROL JOINT
CL.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.Y.	CUBIC YARD
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DF	DOUGLAS FIR
DF.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
E.C.	EVAPORATIVE COOLER
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
EL.	ELEVATION
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EXP.	EXPANSION
EX.	EXCAVATION
EXT.	EXTERIOR
FIN	FINISH(ED)
FD.	FLOOR DRAIN
FR	FOOD RUNNER
FPL.	FIREPLACE
FDN.	FOUNDATION
FLR.	FLOOR
FLUOR.	FLUORESCENT
FR.	FIRE RATING
FOM.	FACE OF MASONRY
FOS.	FACE OF STUD
FB	FLOOR BRACKET
FS.	FLOOR SINK
FSR.	FIRE SPRINKLER RISER
FT.	FOOT(FEET)
FTG.	FOOTING
FUR.	FURRING
FURN.	FURNISHED
FV.	FIRE VALVE
GAL.	GALLON
G.C.	GAS COCK
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
G.I.S.	GALVANIZED IRON SHEET
GL.	GLASS
GRD.	GRADE
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDR.	HEADER
HDW.	HARDWARE
HT.	HEIGHT
HM.	HOLLOW METAL
HORIZ.	HORIZONTAL
HTG.	HEATING
HVAC.	VENTILATION & AIR CONDITIONING
I.D.	INSIDE DIAMETER
I.E.	INVERT ELEVATION
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LAM.	LAMINATED
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MB.	MACHINE BOLT
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
N.	NORTH
N.A.	NOT IN CONTRACT
NOM.	NOMINAL
NTS.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFD.	OVERFLOW DRAIN
OPG.	OPENING
OPP.	OPPOSITE
PARTN.	PARTITION
PL.	PROPERTY LINE
PLAS.	PLASTER
PLBG.	PLUMBING
PLYWD.	PLYWOOD
POC.	POINT OF CONNECTION
PROP.	PROPERTY
PR.	PAIR
P.T.	PRESSURE TREATED
QT.	QUARRY TILE
R.	RISER
RAD.	RADIUS
R.B.	ROOF BRACE
REF.	REFERENCE
REINF.	REINFORCED
REQD.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	RIGHT OF WAY
RW.	RUBBER
S.	SOUTH
SAN.	SANITARY
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
SS.	STAINLESS STEEL
STD.	STANDARD
ST.	STEEL
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
SWV.	SHUT OFF VALVE
SYM.	SYMMETRICAL
T.	TREAD
T.O.	TOP OF CURB
TBD	TRIBBLE AND GROOVE
THK.	THICK
T.O.	TOP OF PARAPET
T.O.S.	TOP OF SHEATHING
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.C.T.	VINYL COMPOSITION TILE
W.	WEST
W	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
W/O	WITHOUT
W.P.A.	WATERPROOFING APPLICATION
W.R.	WATER RESISTANT
W.W.F.	WELDED WIRE FABRIC

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. REFER TO SHEET A000 FOR ALL STANDARD NOTES.
3. PRIOR TO BIDDING, ALL BIDDERS SHALL VISIT SITE AND BECOME THOROUGHLY FAMILIAR WITH THE EXISTING SITE PHYSICAL CONDITIONS.
4. ALL TO VERIFY ALL EXISTING BUILDING CONDITIONS (SIMILAR) OF OTHER UNITS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
5. ESSENTIAL COVERAGE BUILDING PROVIDE ACCEPTABLE TEMPORARY FIRE BLOCKING FROM PERMITTED AT THE SEALED, 8-CONFIDENCE SEAL 1 & 5 SPRAY (CHEMICAL FOR RACK, WOOD PANEL, FOR ECC PROJECTS, SPECIFIED BARS), LANDSCAPE, FOOD CENTER, HERMANN PARKS, TOWER, SPECIFICATIONS, SCALE DEPENDENT ON OTHER (ARCHITECTURAL) AS REQUIRED, (UNLESS OTHERWISE CHECK)
6. RE-ENGRAVE SHOWN ARE TO THE FACE OF FOAM
7. DO NOT SCALE OFF DRAWINGS
8. DOOR JAMBS LOCATED 4" OFF OF WALL TO NOTE LIV, UNLESS OTHERWISE NOTED.
9. HANDICAPPED REQUIREMENTS.
   A. THE GENERAL CONTRACTOR SHALL ACCOUNT TOWARD WITH THE HANDICAPPED REQUIREMENTS FOR THE APPLICABLE STATES (2010 CBC) AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL ENSURE THAT THE FACILITY WILL BE ACCESSIBLE ACCORDING TO THE STRICTEST REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS.
10. ANY CHANGES IN PLAN ARRANGEMENT OR DETAILED AND SPECIFIC REFERENCE FOR THIS PROJECT MUST FIRST BE PRIOR REFERENCED AND APPROVAL BY THE ARCHITECT PRIOR TO ANY OBLIGATIONS AND LIABILITIES SET FORTH BY THE OWNER AND THE ARCHITECT.
11. IF ANY SUBSTITUTIONS ARE PROPOSED AND APPROVED FOR SPECIFIC EQUIPMENT, THE GENERAL CONTRACTOR ARE NO EXCEPTIONS TO NOT BE RESPONSIBLE FOR ALL COORDINATION INCLUDING BASE, PLUMBING AND ELECTRICAL.
12. ALL TIMES INDICATED ON THE DRAWINGS ARE PROVIDED BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.
13. WE SHALL VERIFY IN FIELD THE LOCATION OF ALL UTILITIES PRIOR TO USE.
14. GO TO PAINT AND REPAIR ALL OF WALLS, FLOOR & CEILING OR OTHER SURFACES DAMAGED TO REPAIR THAT MAY HAVE OCCURRED DURING THE COURSE OF WORK.

NOTE: DO NOT SCALE OFF DRAWINGS.

PROJECT DIRECTORY

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SHEET INDEX

ARCHITECTURAL

TITLE

CS-1	COVER SHEET
SP-1	SHOPPING CENTER PLAN / SITE PLAN
SP-1.1	SITE PLAN / FLOOR PLAN & DETAILS
A-4.0	EXTERIOR ELEVATIONS

LANDSCAPE

LC-1	LANDSCAPE CONCEPT PLANS
LC-3	LANDSCAPE CONCEPT PLANS (RE: PLAN)

PROJECT INFORMATION

BUILDING SUMMARY:

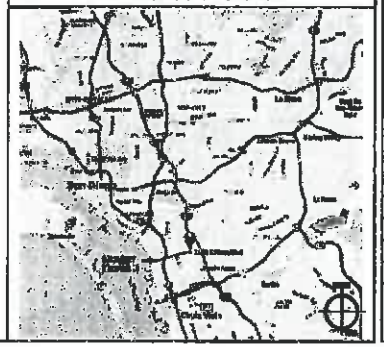
BUILDING CODES: THIS PROJECT SHALL COMPLY WITH THE:

2010 CALIFORNIA BUILDING CODE (CBC)
2010 CALIFORNIA MECHANICAL CODE (CMC)
2010 CALIFORNIA PLUMBING CODE (CPC)
2010 CALIFORNIA ELECTRICAL CODE (CEC)
2010 CALIFORNIA FIRE CODE (CFC)
2010 CALIFORNIA ENERGY CODE (T24)
2010 CALIFORNIA ENERGY EFFICIENCY STANDARDS.

HAZARDOUS MATERIALS: NO HAZARDOUS MATERIALS IN EXCESS OF QUANTITIES LISTED IN TABLE 307.1(2) ARE TO BE STORED IN THIS BUILDING.

APN: 559-523-6-C0
ZONE: H40 + 3
OWNER OF RECORD: 1
OCCUPANCY GROUP: S-1M
CONSTRUCTION TYPE: TYPE V-B FOR SPRINKLERED
PROJECT AREA: [illegible] SF
PROJECT DESCRIPTION: - DEMOLISH [illegible] SF SELLER RESTAURANT BUILDING
- CONSTRUCTION OF NEW [illegible] OF MULTI TENANT SHOPPING CENTER BUILDING NEW DRIVE THRU
PARKING REQUIREMENTS: [illegible]

VICINITY MAP



REVISIONS

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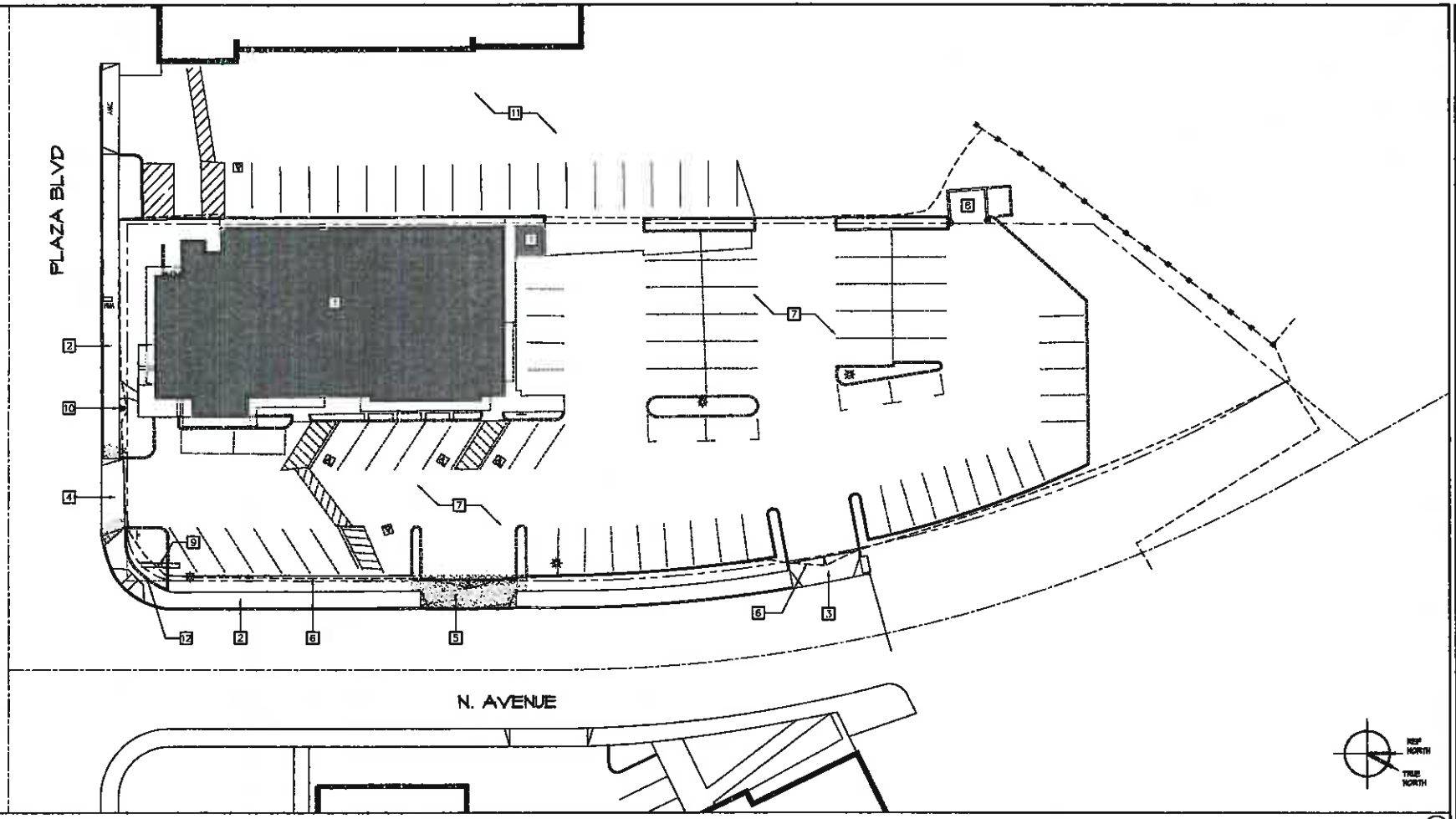
SHOPPING CENTER DEVELOPMENT
1325 EAST PLAZA BLVD.
NATIONAL CITY, CA 91950

COVER SHEET

Date: 08-25-15
Scale: AS SHOWN
Drawn: RRD
Job No.:
Sheet: CS-1
of Sheets



DEMO SIDE PLAN

SCALE: 1/16" = 1'-0"

1. EXISTING BUILDING / SIDEWALKS & CURBS TO BE DEMOLISHED
2. EXISTING PUBLIC SIDEWALK TO REMAIN
3. EXISTING CURB CUT TO REMAIN
4. EXISTING CURB CUT TO BE MODIFIED. SEE SD-1.1
5. EXISTING CURB CUT TO BE REMOVED & REPLACED WITH SIDEWALK (PER CITY STANDARDS) AND LANDSCAPE
6. EXISTING GATE & FENCING TO BE REMOVED, TYP.
7. EXISTING ASPHALT, LANDSCAPE ISLANDS & LIGHT POLES TO BE REMOVED AS REQUIRED
8. EXISTING TRASH ENCLOSURE TO BE REMOVED
9. EXISTING MONUMENT SIGN TO REMAIN
10. EXISTING FIRE HYDRANT
11. ADJACENT PROPERTY. NO WORK THIS AREA
12. MODIFY CURB / LANDSCAPE AS REQUIRED TO PROVIDE 4'-0" MIN AROUND RAMP

KEYNOTES:

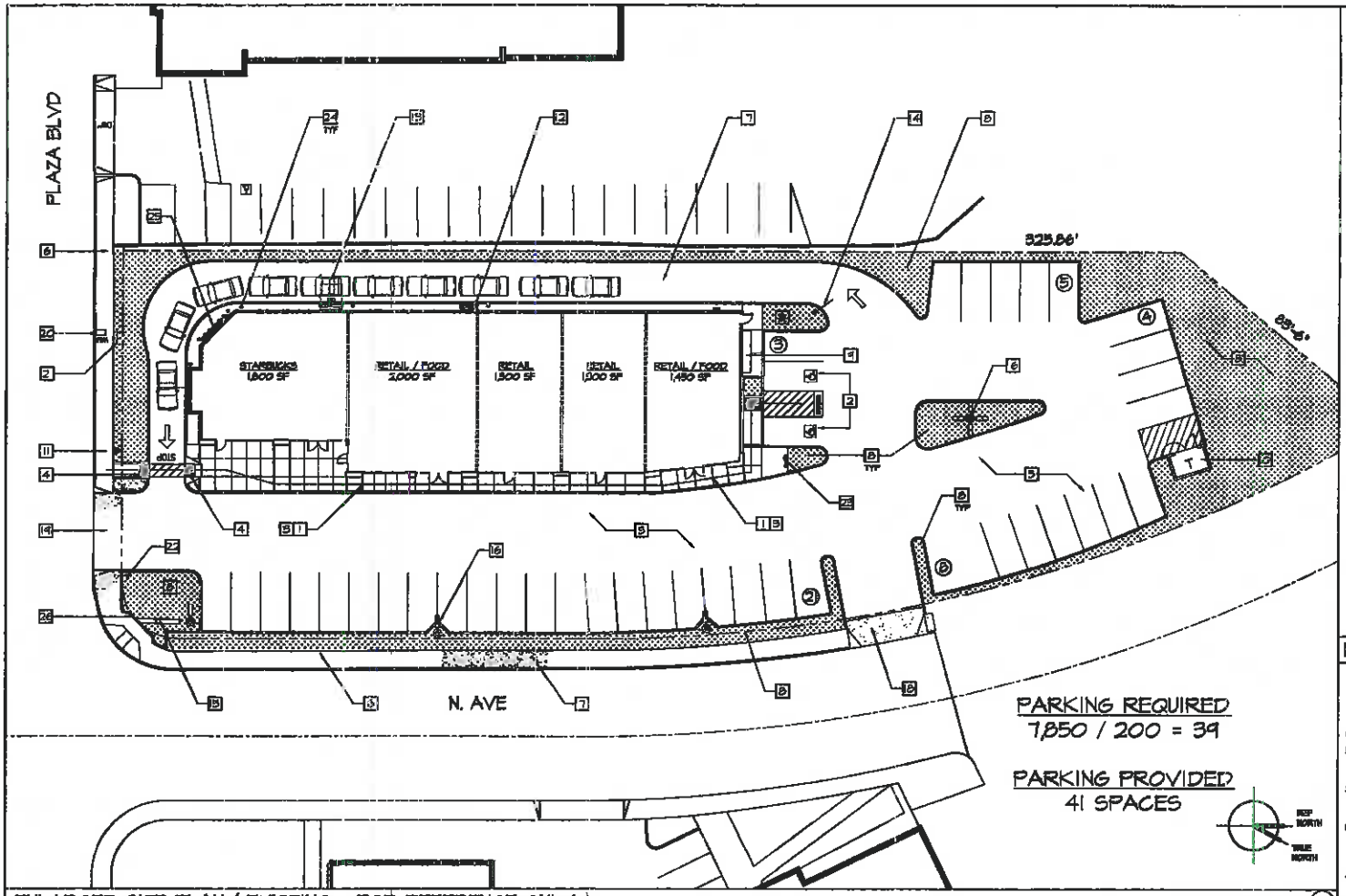
REVISIONS

RUSSELL STOUT & ASSOCIATES, INC.
ARCHITECTURE & PLANNING

SHOPPING CENTER DEVELOPMENT
1325 EAST PLAZA BLVD.
NATIONAL CITY, CA 91950

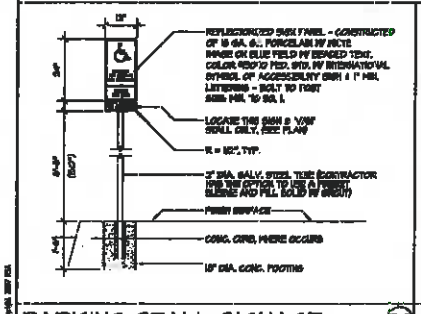
EXISTING CONDITIONS DEMO PLAN

Date 08-25-05
Scale AS SHOWN
Drawn RWD
Job No.
Sheet EC-1

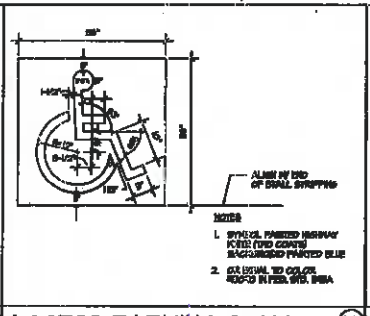


ENLARGED SITE PLAN (EXISTING - FOR REFERENCE ONLY)

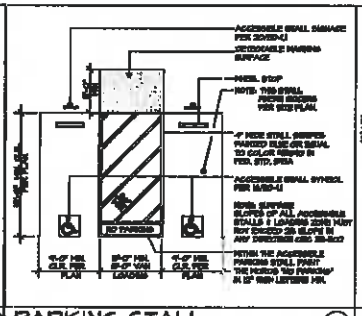
SCALE: 1/16"=1'-0" (7)



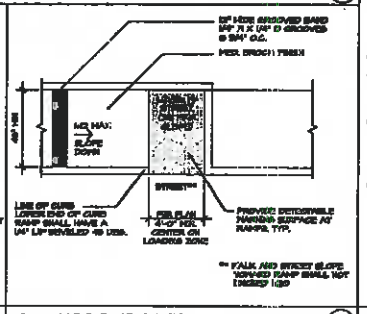
PARKING STALL SIGNAGE (20)



ACCESS PARKING STALL (16)



PARKING STALL (12)



ACCESS RAMP Scale: 1/4"=1'-0" (8)

1. ACCESSIBLE PATH OF TRAVEL, MAX. CROSS SLOPE 2 %, MAX. SLOPE IN DIRECTION OF TRAVEL. SEE ACCESSIBILITY NOTES 4 / SD-1.1. PAINT 4" WIDE BLUE STRIPED PATH WHERE PATH OF TRAVEL CROSSES DRIVE AISLES / PARKING. SEE 12 / SD-1.1 FOR STRIPING
2. ACCESSIBLE PARKING STALL, LOADING ZONE, RAMP & SIGNAGE PER DETAILS 8/SD-1.1, 12/SD-1.1, 16/SD-1.1 AND 20/SD-1.1
3. NEW HARDSCAPE
4. NEW RAMP PER DETAILS
5. PARKING / DRIVE AISLES
6. EXISTING PUBLIC SIDEWALK
7. NEW PUBLIC SIDEWALK AT REMOVED DRIVEWAY
8. LANDSCAPE PER LANDSCAPE DRAWINGS
9. NEW 1000 AMP ELECTRICAL CABINET
10. NEW TRASH ENCLOSURE
11. EXISTING FIRE HYDRANT
12. PREVIEW MENU BOARD
13. MENU BOARD / CANOPY
14. MEMBRANE RESTRICTIVE BAR
15. EXISTING MONUMENT SIGN TO REMAIN
16. SITE LIGHTING, TYP
17. NEW DRIVE THRU LANE
18. EXISTING CURB CUT
19. MODIFIED CURB CUT TO ALIGN WITH NEW DRIVE AISLE PER CITY STANDARDS
20. WATER METER
21. NEW WATER BACKFLOW
22. ACCESSIBLE ENTRY SIGNAGE
23. BICYCLE RACK
24. FIRE BOLLARD
25. GAS METERS
26. MODIFY CURB / LANDSCAPE AS REQUIRED TO PROVIDE 4'-0" MIN AROUND RAMP

KEY NOTES (1)

<----- ACCESSIBLE PATH OF TRAVEL. CONTRACTOR TO FIELD VERIFY THE SLOPE AND CROSS SLOPE OF THE ACCESSIBLE PATH OF TRAVEL PER REQUIREMENTS BELOW AND PARKING SPACES AND PASSENGER ACCESS AISLES ARE MAXIMUM 2% SLOPE.

ACCESSIBLE PATH OF TRAVEL

1. PROVIDE SLOPE NO MAX IN DIRECTION OF TRAVEL WITH MAXIMUM 2% CROSS SLOPE. PATHS EXCEEDING 5% SHALL CONFORM TO THE REQUIREMENTS OF A RAMP (CBC SEC. 1133B)
2. THE ACCESSIBLE PATH OF TRAVEL AT ALL ENTRY DOORS SHALL BE A MAXIMUM OF 2% IN ALL DIRECTIONS AT THE REQUIRED LANDING AREA PER DETAIL 20 / SD-1.1
3. SIDEWALK ALONG ACCESSIBLE PATH OF TRAVEL SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR ABRUPT CHANGES IN LEVEL EXCEEDING ½" AND SHALL BE A MINIMUM OF 48" IN WIDTH.
4. WHEN THE SLOPE IN THE DIRECTIONS OF TRAVEL EXCEEDS 5% IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS (1133B) (1 FOOT RISE IN 12 FEET OF HORIZONTAL RUN).
5. WHEN RAMP IS REQUIRED DUE TO EXISTING CONDITIONS, CONTRACTOR TO PROVIDE ARCHITECT WITH TOP & BOTTOM OF SLOPES, SIDEWALK WIDTH, ETC. IN ORDER FOR ARCHITECT TO PROVIDE RAMP DESIGN DETAILS.
6. ALL WALK & SIDEWALK SURFACES SHALL BE SLIP RESISTANT.
7. ACCESSIBLE PARKING SPACES, SLOPE & CROSS SLOPE OF ACCESSIBLE SPACES AND ACCESS AISLES SHALL BE A MAXIMUM OF 2%.
8. CURB RAMPS:
   A. SLOPE SHALL NOT EXCEED 8.33% (1 FOOT RISE IN 12 FEET OF HORIZONTAL RUN).
   B. CROSS SLOPE SHALL NOT EXCEED 2%
   C. FLARED SIDES
9. PROVIDE DETECTABLE PARKING SURFACE AT ALL SIDEWALK TO PARKING/DRIVE AISLE CONDITIONS.

SITE ACCESSIBILITY NOTES (4)

REVISIONS

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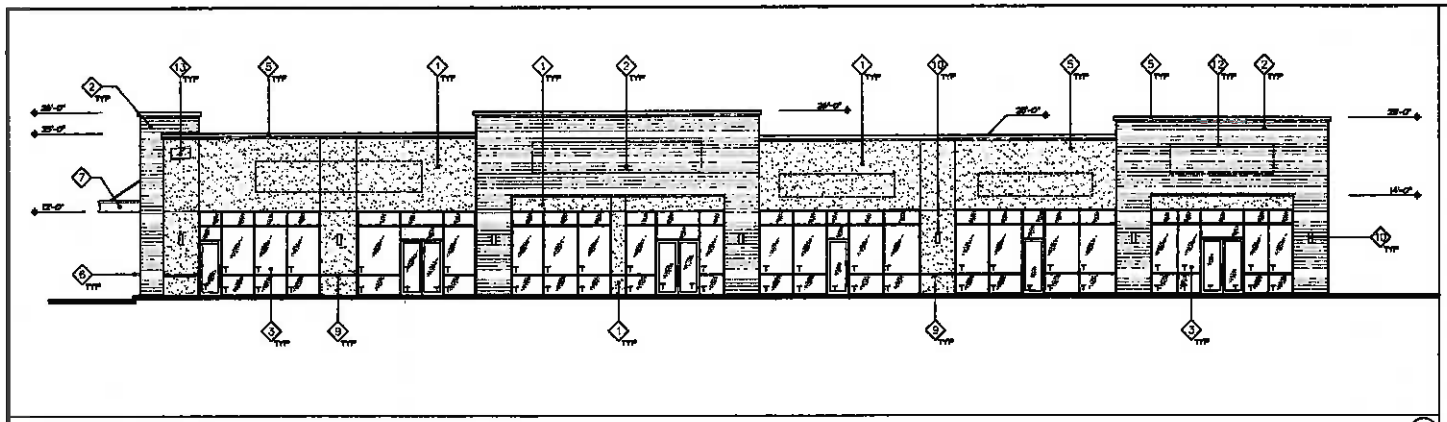
ARCHITECTURE & PLANNING

SHOPPING CENTER DEVELOPMENT
1325 EAST PLAZA BLVD.
NATIONAL CITY, CA 91950

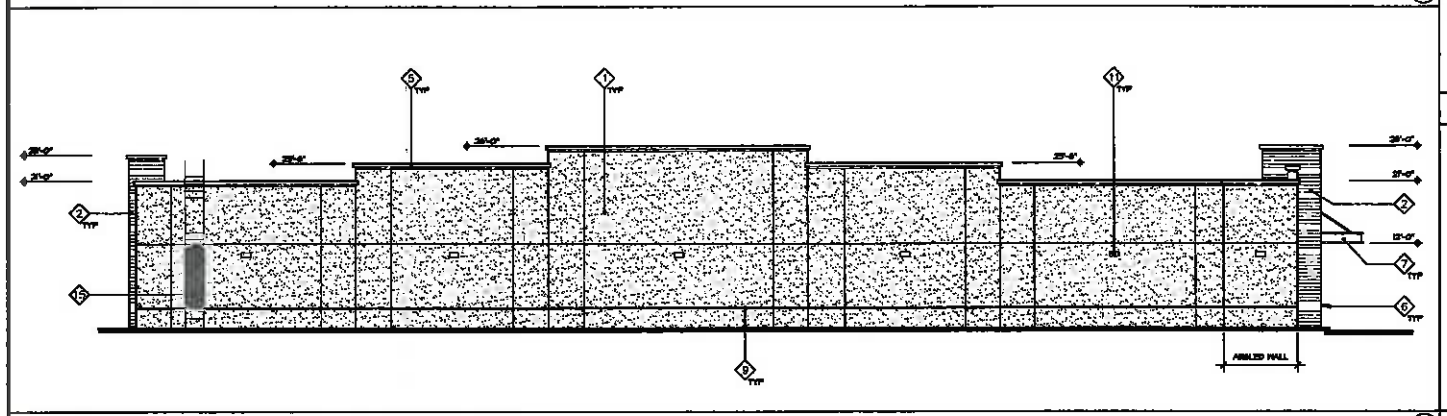
ENLARGED SITE PLAN & DETAILS

Date: 08-25-15
Scale: As Shown
Drawn: SRD
Job No.:
Sheet: SD-1.1 of Sheets



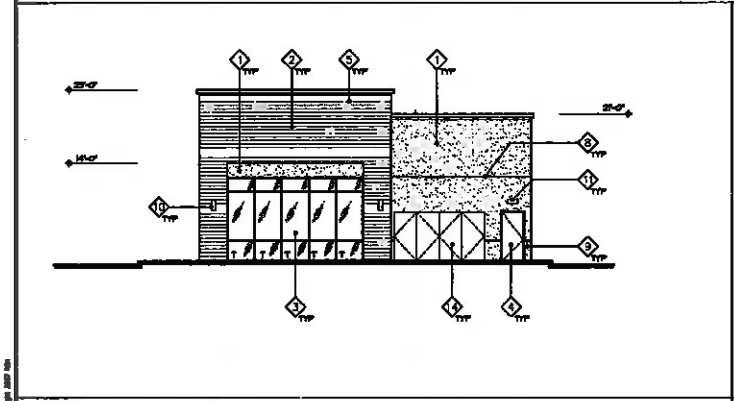
EAST ELEVATION

SCALE: 1/8" = 1'-0" (5)

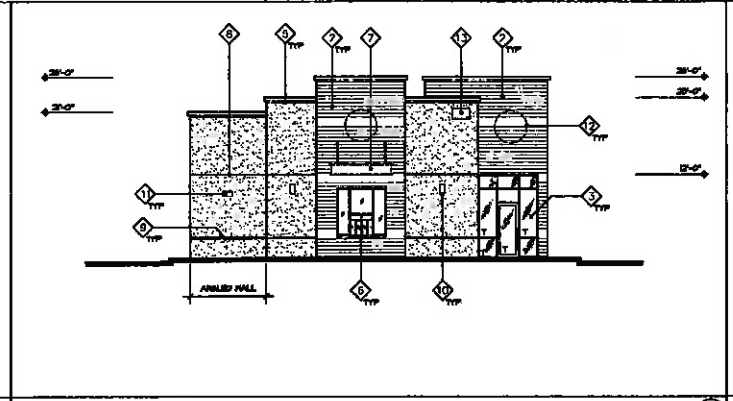


WEST ELEVATION

SCALE: 1/8" = 1'-0" (6)



NORTH ELEVATION



SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (8)

1. NEW 7/8" EXTERIOR CEMENT PLASTER OVER METAL LATH OVER MIN. 2 LAYERS GRADE "D" BUILDING PAPER AT EXTERIOR SIDE. PROVIDE LIGHT SAND FINISH
2. NARROW PLANK SIDING, BUTT JOINT VERTICAL EDGES - 1/2" SPACE BETWEEN HORIZONTAL EDGES
3. NEW DUAL GLAZED STOREFRONT SYSTEM, TEMPERED GLAZING (T) AS REQ'D BELOW, CLEAR ANODIZED ALUMINUM FRAME, TYP
4. HOLLOW METAL DOOR & FRAME, PAINTED TO MATCH ADJACENT SURFACE, TYP
5. CORNICE
6. DRIVE THRU WINDOW / SHELF
7. DRIVE THRU STEEL CHANNEL CANOPY
8. PLASTER CONTROL JOINT
9. STUCCO / STUCCO ALUMINUM REVEAL
10. DECORATIVE WALL SCONCE / LIGHT FIXTURE
11. NEW DOWN LIGHT WALL PACK
12. INDICATES ZONE FOR FUTURE SIGNAGE UNDER SEPARATE PERMIT
13. PROPERTY IDENTIFICATION, PROVIDE 4" MIN. HEIGHT STROKE CONTRASTING BACKGROUND, FACING / VISIBLE TO STREET TO WHICH THE BUILDING IS ADDRESSED
14. WEATHERPROOF ELECTRICAL CABINET, CABINET TO BE PAINTED TO MATCH ADJACENT BUILDING SURFACE
15. ROOF ACCESS LADDER
16. LOCATION OF ROOF DRAIN & OVERFLOW SCUPPER W/ DRAIN LINE THRU GRID.

KEYNOTES: (2)

INDICATES STOREFRONT

INDICATES STUCCO WALLS LIGHT SAND FINISH

INDICATES WOOD BORING

(T) INDICATES TEMPERED GLAZING

LEGEND: (9)

(4)

REVISIONS

RUSSELL STOUT & ASSOCIATES, INC.
ARCHITECTURE & PLANNING

SHOPPING CENTER DEVELOPMENT
1325 EAST PLAZA BLVD.
NATIONAL CITY, CA 91950

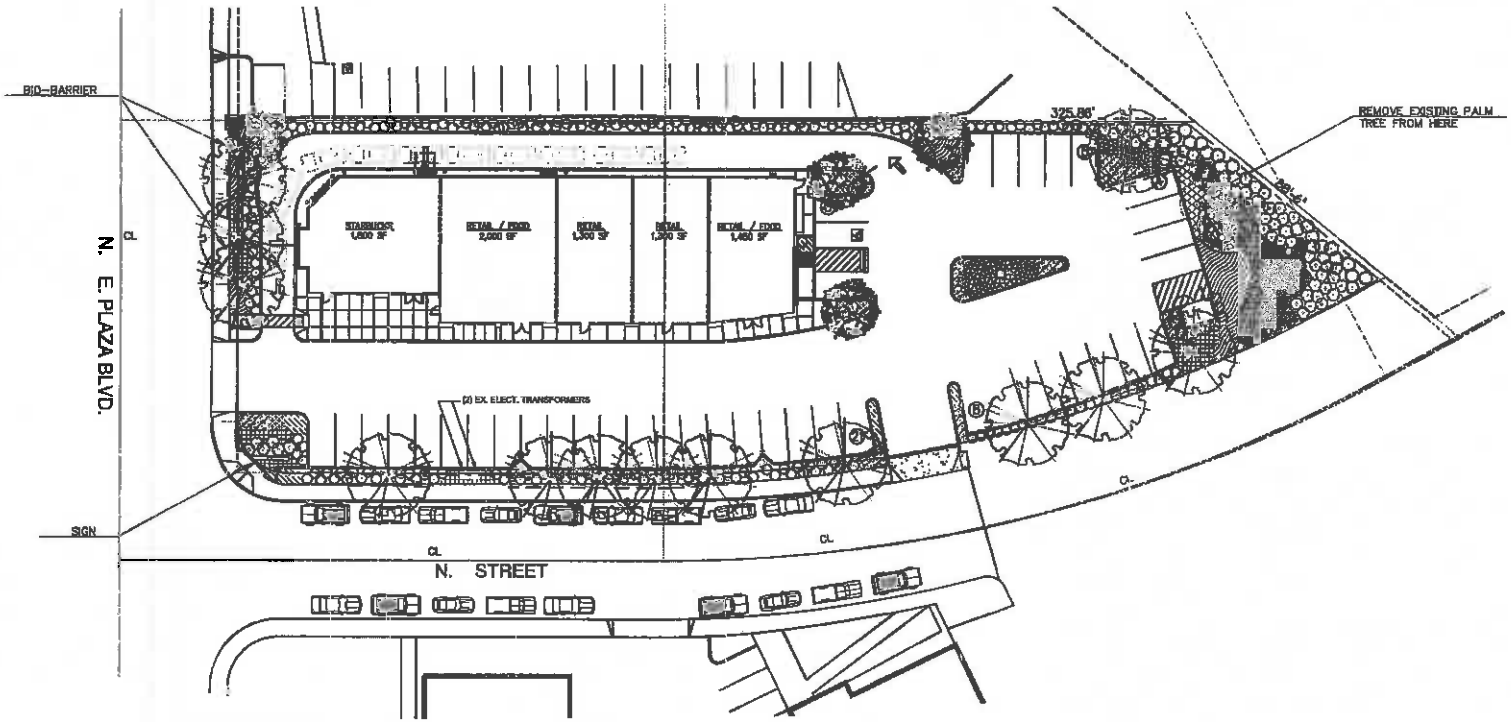
PROPOSED ELEVATIONS & NOTES

06-25-5

AS SHOWN

1010

A-4.0



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	EXISTING TREE TO BE REMOVED	GRIND STUMP	
	PARKINSONIA X "DESERT MUSEUM"	DESERT MUSEUM PALO VERDE	24"BOX
	PROSOPIS X "PHOENIX" TM	THORNLESS CRAFTED MESQUITE	24"BOX

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	CEANOTHUS GRIS. VAR. HORIZONTALIS "YANKEE POINT"	CALIFORNIA LILAC	2 GAL
	CISTUS CORBARIENSIS "LITTLE MISS SUNSHINE"	LITTLE MISS SUNSHINE WHITE ROCKROSE	1 GAL
	CISTUS PURPUREUS "SUNSET"	ROCKROSE	1 GAL
	ROSMARINUS OFFICINALIS "TUSCAN BLUE"	TUSCAN BLUE ROSEMARY	1 GAL
	SALVIA CLEVELANDII "WINFRED TUMAN"	CLEVELAND SAGE	1 GAL

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	1 GAL	30" o.c.

GRASSES	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	LOMANDRA LONGIFOLIA "BREEZE"	DWARF MAT RUSH	1 GAL	36" o.c.
	MUHLENBERGIA CAPILLARIS "PINK MURLY"	PINK MURLY	1 GAL	36" o.c.

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	30" o.c.
	ERIGERON KARVINSKIANUS "SANTA BARBARA DAISY"	SANTA BARBARA DAISY	1 GAL	24" o.c.
	PORTULACARIA AFRA "PROSTRATE FORM"	GROUNDCOVER ELEPHANT BUSH	1 GAL	48" o.c.
	SENECIO MANDRALISCAE	SENECIO	FLAT	6" o.c.

ROOT BARRIER BIO-BARRIER 19-1/2" DEEP

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF 2 STREETS)	25 FEET
SEWER LINES	10 FEET

TREE SEPARATION NOTES:
1. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY PUBLIC WATER AND SEWER FACILITIES.
2. TREES INSTALLED WITHIN 10 FEET OF PRIVATE WATER LINES SHALL HAVE A ROOT BARRIER (BIO-BARRIER, 19.5" DEPTH) INSTALLED ADJACENT TO LINE FOR PROTECTION FROM TREE ROOTS

MAINTENANCE RESPONSIBILITY NOTE:

THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE AND WITHIN THE ADJACENT RIGHTS-OF-WAY. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED IN A HEALTHY, VIGOROUSLY GROWING CONDITION, AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. IRRIGATION SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL BECOME A 10' LENGTH OF 24" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: TOLL FREE
1-800
227-2600

N

SCALE: 1"=20'-0"

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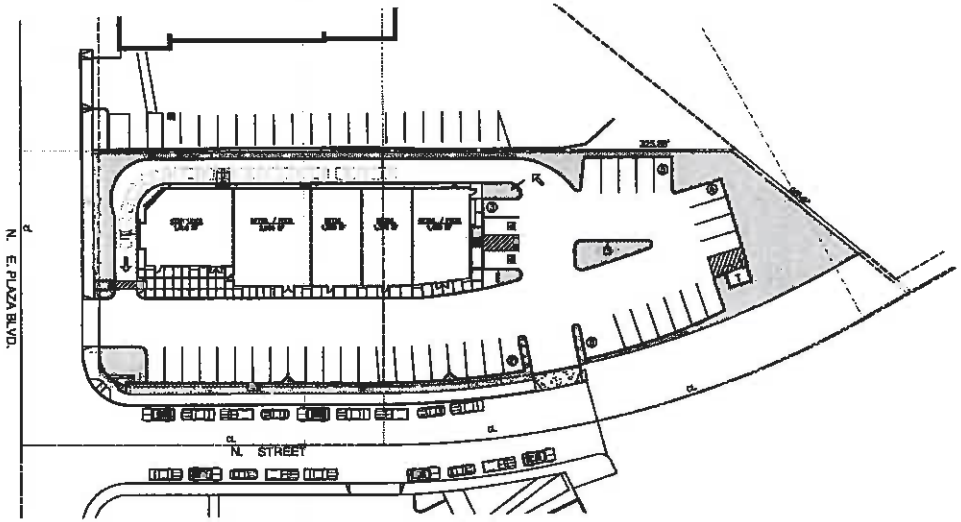
REVISIONS
1ST SUBMITTAL 9/3/15
2nd SUBMITTAL 10/9/15

Plans:
Date: 9/3/15
Reviewed by: JPB
Drawn: KCK
Job No.: 2015-38
Sheet Title: Concept Plan
Sheet: LC-1
Of 2 Sheets



HYDROZONE MAP SCALE 1"=30'

HYRDOZONE 1
TOTAL = 7,461 SF (100% OF LANDSCAPED AREA)

AVERAGE ANNUAL ETO = 45.73

DATA SOURCE: CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEMS FOR SAN DIEGO II STATION

IRRIGATION PIPE SIZING CHART

LATERAL PIPE (PVC SCH. 40 IPS PIPE)		MAINLINE PIPE	
PIPE SIZE	GPM	PIPE SIZE	GPM
3/4"	0–8	3/4" (SCH. 40 IPS PLASTIC PIPE)	0–8
1"	8–12	1" (SCH. 40 IPS PLASTIC PIPE)	8–12
1 1/4"	12–22	1 1/4" (SCH. 40 IPS PLASTIC PIPE)	12–22
1 1/2"	22–30	1 1/2" (SCH. 40 IPS PLASTIC PIPE)	22–30
2"	30–50	2" (PVC CLASS 315 IPS PLASTIC PIPE)	30–55
2 1/2"	50–70	2 1/2" (PVC CLASS 315 IPS PLASTIC PIPE)	55–70
3"	70–110	3" (PVC CLASS 315 IPS PLASTIC PIPE)	70–100

SUBSURFACE DRIP IRRIGATION INSTALLATION GUIDELINES:

1. THE TYPICAL RECOMMENDED PIPE DEPTH FOR THE DRIPLINE IS 4" BELOW FINISH GRADE.
2. FRO TURF AREAS WHERE AERIFICATION IS A PART OF NORMAL MAINTENANCE OPERATIONS, TUBING MUST BE BURIED BELOW TH EREACH OF AERIFICATION EQUIPMENT.
3. USE 710 SERIES COMPRESSION FITTINGS FOR ALL DRIPLINE CONNECTIONS TO ENSURE THE INTEGRITY OF THE CONNECTION.
4. IT IS IMPERATIVE THAT DL200 DRIPLINE IS INSTALLED AT A UNIFORM DEPTH AND WITH ACORDING TO MAUFACTURER'S SPECIFICATIONS.

DRIPLINE CAN BE INSTALLED USING ONE OF THE FOLLOWING METHODS:

1. HAND TRENCHING OR BACKFILLING: THE ADVANTAGES TO THIS METHODS ARE; A) HANDLES SERERE SLOPES CONFINED AREAS, B) UNIFORM DEPTH.
2. OSCILLATING O VIBRATING PLOW (CABLE OR PIPE PULLING TYPE). ADVANTAGES TO THIS METHODS ARE; A) FAST IN SMALL TO MEDIUM INSTALLATIONS, B) MINIMAL GROUND DISTURBANCE, C) NO NEED TO BACKFILL THE TRENCH.
3. TRENCHING MACHINE. THE ADVANTAGES TO THIS METHODS ARE; A)FASTER THAN HAND TRENCHING, B) MAY USE 1" BLADE FOR MOST INSTALLATIONS, C) UNIFORM DEPTH.
4. TRACTOR–MOUNTED 3–POINT HITCH INSERTION IMPLEMENT. THE ADVANTAGES TO THIS METHODS ARE; A) FASTEST METHOD UP TO FOUR LOW ATTACHMENTS WITH REELS, B) PACKER ROLLER COMPACTS SOIL OVER PIPE.

A DRIP IRRIGATION NOTES

GENERAL IRRIGATION NOTES:

1 ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2 THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

3 THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5 THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.

6 THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

7 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

8 ACTUAL LOCATION FOR THE INSTALLATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

9 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11 ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

12 THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SWEENEY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

WATER USE CALCULATIONS

THIS CALCULATION ASSUMES THAT HYDROZONE 1 CONSISTS OF LOW WATER USE PLANTS WITH A PLANT FACTOR (PF) OF 0.2 AND UTILIZES A DRIP SYSTEM WITH AN IRRIGATION EFFICIENCY (IE) OF 0.8 (80%). THERE ARE NO SPECIAL LANDSCAPE AREAS (SLA).

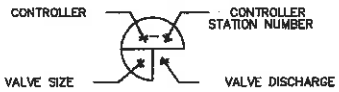
HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR	IRRIGATION METHOD	IRRIGATION EFFICIENCY	AREA	PERCENT OF TOTAL LA
1	LOW	0.2	DRIP	0.8	7,544	100%

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETo) (0.62) [0.55 x LA + 0.3 x SLA]
MAWA = (45.73) (0.62) [(0.55 x 7,544) + (0.3 x 0)]
MAWA = 117,560.6 gal / yr

IRRIGATION NOTES:

1. CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE AT POINT OF CONNECTION PRIOR TO INSTALLING IRRIGATION SYSTEM. SHOULD STATIC WATER PRESSURE BE LESS THAN 65 PSI, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO PRECEDING WITH INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF AUTOMATIC CONTROLLERS EXISTING MAINS, LATERALS, SLEEVES AND CONTROL WIRING STUBOUTS PRIOR TO CONSTRUCTION.
3. MAINLINE AND EQUIPMENT ARE SHOWN DIAGRAMMATICALLY.
4. CONTRACTOR SHALL SAVE EXISTING IRRIGATION LATERAL LINES WHERE APPROPRIATE, AND SHALL PRESSURE TEST THESE LINES PER THE SPECIFICATIONS.
5. REMOTE CONTROL VALVES SHALL BE LOCATED IN NON TURF AREAS UNLESS NOTED OTHERWISE.
6. VALVE CALL OUT:



INSTALLATION NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL BE DEVELOPED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE THE CITY OF SAN DIEGO.
2. IF ANY HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED IN KIND WITH EQUIVALENT SIZE PER THE APPROVED PLANS.
3. TREES AND SHRUBS SHALL BE LOCATED AND MAINTAINED TO PRESERVE A CLEAR ZONE OF AT LEAST TEN FEET FROM FIRE HYDRANTS, OVERHEAD UTILITY WIRES, STREET LIGHT LUMINARES AND ABOVE GROUND UTILITY STRUCTURES SUCH AS TRANSFORMER ENCLOSURES.
6. TREES SHALL BE PLANTED AT LEAST FIVE FEET FROM ANY UNDERGROUND UTILITY SUCH AS SEWER, GAS, ELECTRIC AND TELEPHONE. RIPARIAN TREE SPECIES SHALL BE PLANTED AT LEAST 30 FEET FROM CITY SEWER, WATER AND DRAINLINES.
7. PROVIDE ROOT BARRIERS FOR TEN FEET TO BOTH SIDES OF ALL STREET TREES WITH IN FIVE FEET OF ANY HARDSCAPE PAVING.

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 15' LENGTH OF 24" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
"CAUTION" Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. Be sure to contact all others you or those they call notify.
TWO WORKING DAYS BEFORE YOU DIG

N

SCALE: 1"=30'-0"

JAMES P. BENEDETTI
LANDSCAPE ARCHITECT
4403 MANCHESTER AVE., SUITE 201
ENCINITAS, CALIFORNIA 92024
760/479-0944 FAX 760/479-0945

1325 E PLAZA BLVD
NATIONAL CITY, CA 91950
APN 557-250-4100 & 557-250-4000

REVISIONS
1ST SUBMITTAL 8/3/15
2nd SUBMITTAL 10/9/15

Phase:
Date: 8/3/15
Reviewed by: JPB
Drawn: KCK
Job No.: 2015-38
Sheet Title: Concept Water Use Calculations
Sheet: LC-2
Of 2 Sheets

Item no. 4
November 16, 2015

RESOLUTION NO. 2015-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NATIONAL CITY, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH AISLE AS PART OF A NEW COMMERCIAL BUILDING TO BE LOCATED AT 1325 E. PLAZA BLVD. CASE FILE NO. 2015-22 CUP APN: 557-250-40 & 41

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a drive-through coffee shop located at 404 Mile of Cars Way at a duly advertised public hearing held on November 16, 2015, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2015-22 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on November 16, 2015, support the following findings:

1. That the proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code, because drive-through businesses are identified as a conditionally-allowed use in the Major Mixed-Use District (MXD-2) zone.

2. That the proposed use is consistent with the General Plan and any applicable specific plans, because drive-through businesses are conditionally-allowed by the Land Use Code, which is consistent with the General Plan, in the MXD-2 zone; and because there are not specific plans in the area.

3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the proposed design meets all design requirements for drive-through

businesses, and because the current street network is able to absorb additional vehicular traffic without resulting in an unsatisfactory level of service.

4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the property will be completely redeveloped and will provide enough parking spaces based on provisions outlined in the Land Use Code.

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed use will be compatible with other nearby businesses; and since the proposed use will be subject to conditions that require compliance with the National City Municipal Code.

6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act, because staff has already determined that the proposed use is categorically exempt from environmental review pursuant to Class 11 Section 15311 (Accessory Structures), for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit.

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

General

1. This Conditional Use Permit authorizes a drive-through aisle for a new five-suite commercial shopping center. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2015-22 CUP dated 9/4/2015.
2. Within four (4) days of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. **Checks shall be made payable to the County Clerk** and submitted to the National City Planning Department.
3. This permit shall become null and void if not exercised within one year after adoption of the Resolution of approval unless extended according to procedures specified in the Land Use Code.
4. Before this Conditional Use Permit shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of the permit. **Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate said permit.** The applicant shall also submit evidence to the satisfaction of the Planning Department that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the Conditional Use Permit are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.

Building

5. Plans submitted for improvements must comply with the 2013 edition of the California Building, Electrical, Plumbing, and Mechanical Codes.

Engineering

6. The Priority Project Applicability checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Department. If it is determined that the project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.

7. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.

8. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.

9. A grading and drainage plan shall be submitted showing all of the proposed and existing on-site and off-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed parking lot or development shall be implemented with the design of the grading. This shall include the provision of such devices as storm drain interceptors, clarifiers, or filters. Best Management Practices for the maintenance of the parking lot, including sampling, monitoring, and cleaning of private catch basins and storm drains, shall be undertaken in accordance with the National Pollution Discharge Elimination System (NPDES) regulations. A private storm water treatment maintenance agreement shall be signed and recorded. A checklist for preparation of the grading plan/drainage plan is available at the Engineering Department.

10. The existing and proposed curb inlet on property shall be provided with a "No Dumping" signage in accordance with the NPDES program.

11. A sewer permit will be required. The method of sewage collection and disposal shall be shown on the grading/drainage plan. Any new sewer lateral in the City right-of-way shall be 6 inch in size with a clean out. A sewer stamp "S" shall be provided on the curb to mark the location of the lateral.

12. Separate street and sewer plans prepared by Registered Civil Engineer, shall be submitted showing all of the existing and proposed improvements. The plans shall be in accordance with City requirements.

13. A soils engineering report shall be submitted for the Engineering Department's review, after Planning Commission approval. The report shall address the stability of all of the existing and proposed slopes on the property. It shall also address the adequacy of the building pads, the criteria for any new retaining wall design, the maximum allowable soil bearing pressure and the required pavement structural sections for the proposed streets, the parking areas, and the driveways. As a minimum, the parking lot pavement sections shall be 2 inch A.C. over 4 inch Class II aggregate base. The street pavement sections shall be in accordance with National City modified Standard Drawing G-34. All soils report findings and recommendations shall be part of the Engineering Department requirements.

14. The deteriorated portions of the existing street improvements along the property frontages shall be removed and replaced. Specifically all sidewalk, curb and gutter along all property street frontage, also the westerly half of the cross gutter at the intersection of N Avenue and E. Plaza Boulevard.

15. The existing pedestrian ramp at the following locations, northwesterly corner of the intersection at N Avenue and E. Plaza Boulevard shall be removed and replaced with standard ramp complying with the A.D.A. requirements and the San Diego Regional Standard Drawings G-29 and G-30

16. All existing survey monuments, including any benchmark, within the boundaries of the project shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall restore them after completion of the work. A Corner Record shall be filed with the County of San Diego Recorder. A copy of the documents filed shall be given to the City of National City Engineering Department as soon as filed.

17. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property.

18. Street improvements shall be in accordance with the City Standards. All missing street improvements shall be constructed. Abandoned driveway aprons shall be replaced with curb, gutter, and sidewalks.

19. A title report shall be submitted to the Engineering Department, after the Planning Commission approval, for review of all existing easements and the ownership at the property.

20. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping and retaining wall work shall be submitted with the plans. A performance bond equal to the approved cost estimate shall be posted. Three percent (3%) of the estimated cost shall also be deposited with the City as an initial cost for plan checking and inspection services at the time the plans are submitted. The deposit is subject to adjustment according to actual worked hours and consultant services.

21. A hydromodification plan or a letter sealed and signed by the Engineer of Work explaining why the project is exempt from hydromodification requirements shall be submitted.

Fire

22. Plans submitted for improvements must comply with the 2013 editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA), and the current edition of the California Code of Regulations.

Planning

23. A landscape and underground irrigation plan shall be submitted as part of the building permit process. Installation and continued maintenance of minimum landscaping items required by the Land Use Code, including a minimum three-foot hedge and trees spaces 20 feet on center along the Plaza Blvd. frontage, shall be provided.

24. Plans shall conform to minimum turning radius requirements for drive-through businesses unless the City Engineer approves a lesser radius.

25. Business operations shall comply with Municipal Code Title 12 (Noise) at all times. Plans submitted for construction shall reflect the use of sound-attenuating speakers that automatically reduce the volume of ordering speakers during periods of low ambient noise.

26. Plans submitted for construction permits shall show that a cover for the new trash enclosure shall be provided. Construction plans shall show the details of the enclosure to the satisfaction of the Fire and Engineering Departments.

27. Plans submitted for construction shall conform to Land Use Code Section 18.46 (Outdoor Lighting).

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

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of November 16, 2015, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
CHAIRPERSON

Item no. 5
November 16, 2015

CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title:	CONDITIONAL USE PERMIT FOR ALCOHOL SALES AT A PROPOSED HOOTERS RESTAURANT TO BE LOCATED IN WESTFIELD PLAZA BONITA.
Case File No.:	2015-19 CUP
Location:	3050 Plaza Bonita Road
Assessor's Parcel No.:	564-471-07
Staff report by:	Martin Reeder, AICP – Principal Planner
Applicant:	Alcoholic Beverage Consulting
Zoning designation:	Major Mixed-Use District (MXD-2)
Adjacent land use/zoning:	
North:	Residential across Sweetwater Rd. / RS-2
East:	Residential / County of San Diego
South:	Open Space & I-805 / OS
West:	Open Space across Plaza Bonita Rd. / OS
Environmental review:	Not a project per CEQA
Staff Recommendation:	Approve

BACKGROUND

Hooters Restaurant has applied for a Conditional Use Permit (CUP) to sell beer, wine, and distilled spirits as an accessory use to a proposed restaurant coming to Westfield Plaza Bonita. The 228-seat restaurant is scheduled to open in December. Alcohol sales hours would be from 11:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to 12:00 a.m. on Sundays. A Type 47 (On-Sale General) license is concurrently being processed with the California Department of Alcoholic Beverage Control (ABC).

Project Location

The proposed restaurant location is an approximately 6,900 square-foot suite in Westfield Plaza Bonita next to Target on the lower floor of the mall. The floor plan submitted with the CUP shows 228 seats, including a bar area. The suite was formerly two separate businesses – Jollibee and J. Tomson.

Proposed Use

The applicant is proposing to sell beer, wine, and distilled spirits inside the restaurant, both in the dining room and bar areas. Alcohol products will be stored in a secure area in the kitchen, as well as behind the bar, and would be served upon request. The proposed operating hours of Hooters would be 11:00 a.m. to 1:00 a.m. Monday to Saturday, and 11:00 a.m. to 12:00 a.m. on Sundays. No live entertainment is proposed.

Analysis

Section 18.30.050 of the National City Land Use Code allows for on-site alcohol sales with an approved Conditional Use Permit (CUP). Additional requirements for alcohol CUP's include expanded notification, a community meeting, and distance requirements.

Mailing – All property owners and occupants within a distance of 660 feet are required to be notified of a public hearing for alcohol-related CUP applications. In this case, 450 people were notified of the public hearing, as well as for the community meeting.

Community Meeting – Pursuant to Section 18.30.050 (C), a community meeting was held Wednesday, October 28, 2015 from 5 p.m. to 6 p.m. at the security office in the mall. The meeting advertisement is attached. According to the applicant, no-one appeared for the community meeting, although one community member called the applicant with concerns over noise and traffic at the mall. An email was received by staff with concerns over adequate notice and timing of the meeting. The applicant acknowledged that they had heard of notice not being received in a timely fashion by some community members; however, they stated that the notice was mailed a week prior to the meeting. In order to address these concerns, the applicant is holding a second community meeting on November 12th. This date is after this staff report is published, so any meeting information would need to be analyzed at the Planning Commission meeting.

Distance Requirements – Chapter 18.030.050 (D) requires a 660-foot distance from sensitive uses such as schools. However, restaurants with greater than 30% of their area devoted to seating (as applies in this case) are exempt from these distance

requirements. There are no schools within 660 ft.; the nearest school is Lincoln Acres Elementary School, which is located over three quarters of a mile away.

Required findings

The Municipal Code contains required findings for Conditional Use Permits. There are six required findings:

1. The proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code.

The use is allowable within the Major Mixed-Use District zone pursuant to a Conditional Use Permit, and the proposed alcohol sales meet the required guidelines in the Land Use Code for alcohol sales, as discussed in the staff report.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

Alcohol sales are permitted, subject to a Conditional Use Permit, by the Land Use Code, which is consistent with the General Plan. Alcohol sales for on-site consumption are a conditionally-allowed use in the Major Mixed-Use District Zone. No Specific Plans exist in this location.

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.

No expansion of the building is proposed. The proposal involves an existing commercial space, which was already analyzed for traffic impacts when it was constructed. In addition, because the sale of alcohol would be accessory to the sale of food, no measurable increase in traffic is expected. In addition, there are five other restaurants at Westfield Plaza Bonita that sell alcohol.

4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

The proposed use would be accessory to the existing restaurant use, which is located in an existing commercial area. The addition of alcohol sales is not expected to increase the demand for parking on the property.

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located.

The proposed use will be compatible with other nearby businesses that also sell alcohol as an accessory use. In addition, the proposed use will be subject to conditions that limit the sale of alcohol and restrict the hours that it will be available.

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act.

The project is not considered a project under CEQA (California Environmental Quality Act), as no development is proposed. In addition, the proposed use is identical to other restaurant uses in the area, which are consitionally-allowed in the mixed-use zones. Given that there is no calculable increase in traffic and no other impacts are anticipated staff is of the opinion that the project would not result in any physical changes to the environment.

There is an additional finding which must be made for alcohol sales CUP applications. The finding is that the proposed use is deemed essential and desirable to the public convenience and necessity. In this case the alcohol sales will contribute to the viability of a restaurant, an established and allowed use in the Major Mixed-Use District Zone.

There are also three findings for denial based on the amount of existing on-sale outlets, as discussed in the "Alcohol Sales Concentration/Location" section below.

Department and Agency Comments

Alcohol Sales Concentration/Location – Per the California State Department of Alcoholic Beverage Control (ABC), there are currently six other on-sale permits issued in this census tract (32.04):

Name	Address	License Type*
Outback Steakhouse	2980 Plaza Bonita Rd.	47
Applebees	3030 Plaza Bonita Rd.	47
Red Robin	3030 Plaza Bonita Rd.	47
John's Incredible Pizza	3030 Plaza Bonita Rd.	41
Memela's Thai Bistro (CV)	3001 Bonita Rd.	41
El Torito	3030 Plaza Bonita Rd.	47

* Type 41 - On-Sale Beer and Wine for Bona Fide Public Eating Place
Type 47 - On-Sale General for Bona Fide Public Eating Place

All of the five licenses in National City are located at Westfield Plaza Bonita (Memela's Thai Bistro is in the City of Chula Vista).

Census tract 32.04 is comprised of the area east of Interstate 805 and south of State Route 54, including part of Bonita (County of San Diego). The attached census tract map shows the location of the subject tract. ABC recommends a total of four on-sale alcohol permits be issued in this census tract, where six exist. Therefore, the census tract is considered to be over-concentrated.

Police Department
Crime statistics provided by the Police Department (PD) indicate that the reporting area (Beat 23) had a current (January to August 2015) crime rate of 329.9%, above the 120% considered to be a high crime area. Consistent with recent policy, PD provided a Risk Assessment report on the property. The assessment assigns points based on the type of business, license concentration, and calls for service (among others) and ranks the business according to potential risk (low, medium, or high). In this case, Hooters received 16 points, which would indicate a medium risk. The Risk Assessment is attached.

Institute for Public Strategies (IPS)
IPS made mention of the license over-concentration in the census tract and the fact that activities involving children (e.g. Christmas train, picture with Santa, etc.) occur near the proposed restaurant location.

Conditions of Approval
Standard Conditions of Approval have been included with this permit, as well as conditions specific to on-sale alcohol sales per Council policy 707 (alcohol incidental to food, hours of operation, RBSS training, etc.).

Summary
The proposed use is consistent with the General Plan, because alcohol sales for on-site consumption are a conditionally-allowed use in the Major Mixed-Use District Zone. The proposed use would be accessory to a permitted restaurant use in an existing commercial area, which is not expected to increase the demand for parking or other services on the property. The addition of alcohol sales is not expected to have any significant effects on the area. Although the census tract in which the restaurant is located is over-concentrated with regard to on-sale alcohol licenses, alcohol will only be available with the sale of food. However, the proposed use may not be considered essential and desirable to the public convenience and necessity, because five other on-sale alcohol outlets are located at Westfield Plaza Bonita, four of which also have a Type 47 ABC license.

OPTIONS

1. Approve 2015-19 CUP subject to the conditions listed below, based on attached findings; or

2. Deny 2015-19 CUP based on attached findings/findings to be determined by the Planning Commission; or

3. Continue the item in order to obtain additional information.

ATTACHMENTS

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Site photos
5. Applicant's Plans (Exhibit A, case file no. 2015-19 CUP, dated 8/27/2015)
6. Community meeting advertisements
7. Police Department and Institute for Public Strategies comments
8. Census Tract Map and Police Beat Map
9. Public Hearing Notice (Sent to 450 property owners and occupants)

MARTIN REEDER, AICP
Principal Planner

RECOMMENDED FINDINGS FOR APPROVAL

2015-19 CUP, Hooters Restaurant

1. That the proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code, because the site is zoned Major Mixed-Use District (MXD-2), which allows the sale of alcoholic beverages for on-site consumption as an accessory use to eating places subject to a CUP.

2. That the proposed use is consistent with the General Plan and any applicable specific plans, because alcohol sales are permitted, subject to a Conditional Use Permit, by the Land Use Code, which is consistent with the General Plan; and because alcohol sales for on-site consumption are a conditionally-allowed use in the Major Mixed-Use District zone.

3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because there are five other restaurants at Westfield Plaza Bonita that sell alcohol, and because no increase in square-footage would occur.

4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the proposed use would be accessory to a restaurant use in an existing commercial suite, which is not expected to increase the demand for parking on the property.

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed use will be compatible with other nearby businesses; and because the proposed use will be subject to conditions that limit the sale of alcohol and restrict the hours that it will be available.

6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act, because it has been determined that the proposed use is not a project per the Act; There is no calculable increase in traffic and no other impacts are anticipated; therefore, the project would not result in any physical changes to the environment.

7. That the proposed use is deemed essential and desirable to the public convenience and necessity, because it will contribute to the continued viability of a restaurant, an established and allowed use in the Major Mixed-Use District Zone.

8. That based on findings 1 through 7 above, public convenience and necessity will be served by a proposed use of the property for the retail sales of alcoholic beverages pursuant to law.

RECOMMENDED FINDINGS FOR DENIAL
2015-19 CUP, Hooters Restaurant

1. Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the census tract in which the subject property is located is currently over-concentrated with regard to on-sale alcohol outlets; six on-sale outlets exist in the census tract where four are recommended by the California Department of Alcoholic Beverage Control.

2. That the proposed use is not deemed essential and desirable to the public convenience and necessity, because five other on-sale alcohol outlets are located at Westfield Plaza Bonita, four of which also have a Type 47 ABC license.

3. That based on findings 1 and 2 above, public convenience and necessity will not be served by a proposed use of the property for the retail sales of alcoholic beverages pursuant to law.

RECOMMENDED CONDITIONS OF APPROVAL

2015-19 CUP, Hooters Restaurant

General

1. This *Conditional Use Permit* authorizes the sale of beer, wine, and distilled spirits at a proposed restaurant to be located in Westfield Plaza Bonita. Plans submitted for permits associated with this project shall conform to Exhibit A, case file no. 2015-19 CUP, dated 8/27/2015.
2. *Within four (4) days* of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
3. This permit shall become null and void if not exercised within one year after adoption of the Resolution of approval unless extended according to procedures specified in the Municipal Code.
4. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
5. This Conditional Use Permit may be revoked if the operator is found to be in violation of Conditions of Approval.
6. Before this Conditional Use Permit shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the Conditional Use Permit. The applicant shall also submit evidence to the satisfaction of the Executive Director that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the Conditional Use Permit are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.

Planning

7. The sale of alcoholic beverages shall be limited to between the hours of 11:00 a.m. to 1:00 a.m. Monday to Saturday, and 11:00 a.m. to 12:00 a.m. on Sundays.
8. All sellers and servers of alcohol shall receive Responsible Beverage Service and Sales (RBSS) training, including all owners, and managers. The RBSS training must be certified by the Department of Alcoholic Beverage Control (ABC). Proof of completion of an approved RBSS program must be provided prior to issuance of a city business license. As part of the RBSS training, the permittee shall make

available a domestic violence training session as provided by the Institute of Public Strategies.

9. The sale of alcohol shall not exceed the sale of food. With the annual renewal of the City business license, the business proprietor shall submit a statement clearly indicating total alcoholic beverage sales and total food sales. Said statement shall be subject to audit and verification by employees of the City, who are authorized to examine, audit and inspect such books and records of the license, as may be necessary in their judgment to verify that the sale of alcohol does not exceed the sale of food. All information obtained by an investigation of records shall remain confidential.

10. Alcohol shall be available only in conjunction with the purchase of food.

11. Exterior advertising and signs of all types, promoting or indicating the availability of alcoholic beverages, including advertising/signs directed to the exterior from within, are prohibited. Interior displays of alcoholic beverages and signs, which are clearly visible to the exterior, shall constitute a violation of this condition.

Police

12. Permittee shall comply with all regulatory provisions of the Business and Professions Code that pertain to the sale, display and marketing or merchandising of alcoholic beverages.

2015-19 CUP – Hooters Restaurant – Overhead

2015-19 CUP – Hooters Restaurant – Site Photos

Proposed restaurant north

Proposed restaurant southeast

HOOTERS OF PLAZA BONITA #1430

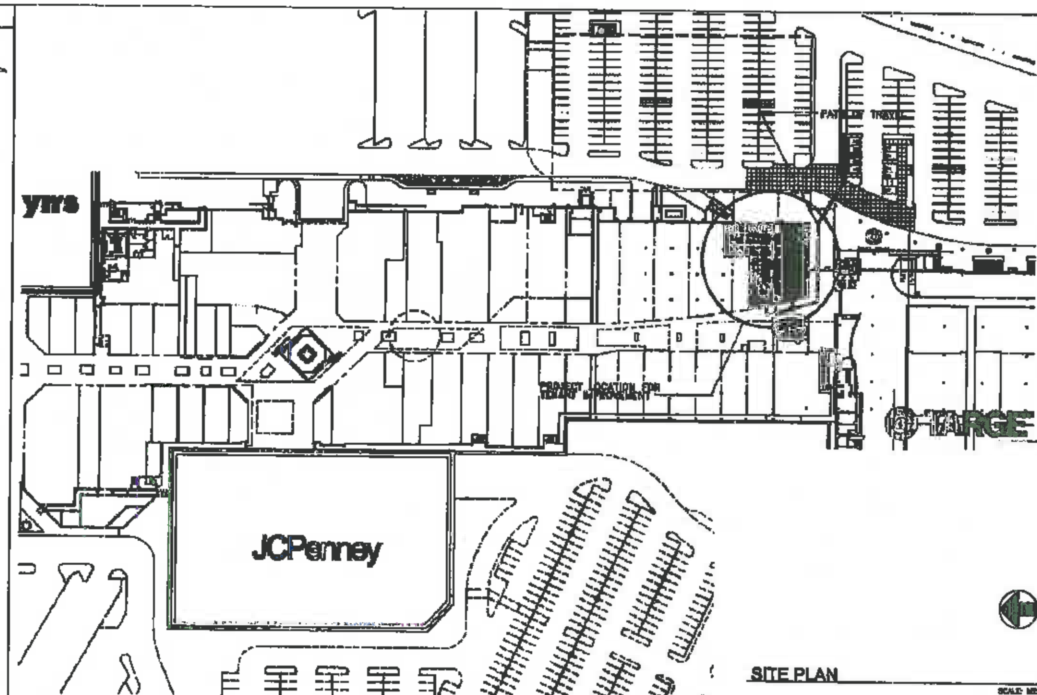
PLAZA BONITA WAY, NATIONAL CITY, CALIFORNIA 91950

SCOPE OF WORK

SHEET INDEX

- A1.0 SITE PLAN - PROJECT NOTES
- A1.1 EXIT PLAN
- A1.2 ACCESSIBILITY NOTES
- AS-1 ARCHITECTURAL SPECIFICATIONS
- AS-2 ARCHITECTURAL SPECIFICATIONS
- AS-3 ARCHITECTURAL SPECIFICATIONS
- AS-4 ARCHITECTURAL SPECIFICATIONS
- AS-5 ARCHITECTURAL SPECIFICATIONS
- AS-6 CAL GREEN NOTES
- AS-7 CAL GREEN NOTES
- A2-0 DEMOLITION PLAN
- A2-1 FLOOR PLAN
- A2-2 PATIO PLAN
- A2-3 FRONT BAR
- A3-1 ROOF PLAN - DETAILS
- A4-1 EXTERIOR ELEVATIONS
- A4-2 EXTERIOR ELEVATIONS
- A7-1 REFLECTIVE CEILING PLAN
- AD-1 ARCHITECTURAL DETAILS
- AD-2 CEILING DETAILS
- AD-3 ARCHITECTURAL DETAILS
- S-1 STRUCTURAL NOTES
- S-2 TYPICAL STRUCTURAL DETAILS
- S-3 TYPICAL STRUCTURAL DETAILS
- S-4 FOUNDATION PLAN
- S-5 FRAMING PLAN
- SD-1 STRUCTURAL DETAILS
- SD-2 STRUCTURAL DETAILS
- SD-3 STRUCTURAL DETAILS
- K-1 FOOD SERVICE EQUIPMENT PLAN AND NOTES
- K-2 FOOD SERVICE EQUIPMENT SCHEDULES
- K-3 FOOD SERVICE EQUIPMENT NOTES
- H-1 HOOD DRAWINGS
- H-2 HOOD DRAWINGS
- H-3 HOOD DRAWINGS
- H-4 HOOD DRAWINGS
- H-5 HOOD DRAWINGS
- M1.0 SCHEDULES, NOTES AND LEGEND
- M1.1 T-24 FORMS
- M2.0 MECHANICAL FLOOR PLAN-DEMO
- M2.1 MECHANICAL FLOOR PLAN-REMO
- M3.0 MECHANICAL ROOF PLAN-DEMO
- M3.1 MECHANICAL ROOF PLAN-REMO
- M4.0 MECHANICAL DETAILS
- P1.0 PLUMBING SPECS
- P1.1 PLUMBING NOTES
- P1.2 PLUMBING SCHEDULES
- P2.0 PLUMBING FLOOR PLAN DEMO
- P3.0 PLUMBING FLOOR PLAN WASTE & VENT
- P3.1 PLUMBING WATER & GAS
- P4.0 PLUMBING ROOF PLAN
- P5.0 PLUMBING DETAILS
- P6.0 PLUMBING DETAILS
- P7.0 PLUMBING COLD & HOT WATER DIAGRAM
- E-1 LEGEND & NOTES
- E-2 FIXTURE SCHEDULE
- E-3 FLOOR PLAN DEMOLITION
- E-4 FLOOR PLAN POWER & SIGNAL
- E-5 ROOF PLAN POWER
- E-6 SINGLE LINE AND PANELS
- E-7 TITLE 24
- E-8 SPECIFICATIONS

FIRE NOTES



SITE PLAN

SCALE: NTS

ABBREVIATIONS

SYMBOLS

GENERAL NOTES

PROJECT TEAM

ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL / PLUMBING ENGINEER

ELECTRICAL ENGINEER

PROJECT OWNER

PROJECT DATA

BUILDING CODES

DEFERRED SUBMITTALS

STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION

HOOTERS OF PLAZA BONITA #1430

PLAZA BONITA ROAD, NATIONAL CITY, CA 91950

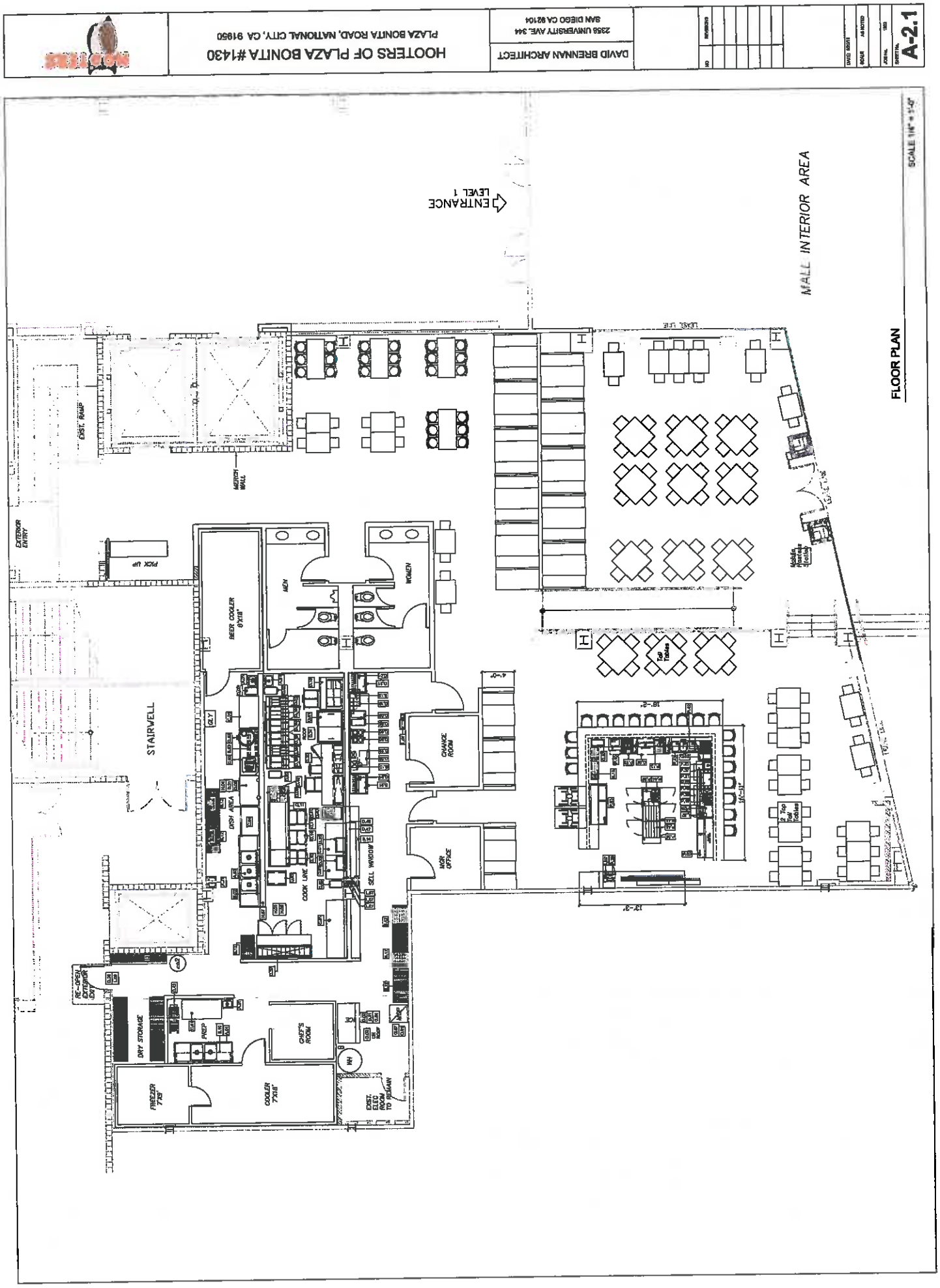
DAVID BRENNAN ARCHITECT

2358 UNIVERSITY AVE. 344

SAN DIEGO CA 92104

PROJECT NOTES

A1.0


HOOTERS OF PLAZA BONITA #1430
PLAZA BONITA ROAD, NATIONAL CITY, CA 91950
DAVID BRENNAN ARCHITECT
2358 UNIVERSITY AVE. 344
SAN DIEGO CA 92104
A-2.1
FLOOR PLAN
MALL INTERIOR AREA
ENTRANCE
LEVEL 1
STAIRWELL
EXTERIOR ENTRY
EXIST. RAMP
MERCH WALL
PICK UP
BEER COOLER
MEN
WOMEN
CHANGE ROOM
MGR OFFICE
DISH AREA
COOK LINE
SELL WINDOW
DRY STORAGE
PREP
CHEF'S ROOM
FREEZER
COOLER
EXIST. ELEC ROOM TO REMAIN
Tall Tables
2 Top Tall Tables
Mobile Hostess Station
LEASE LINE

You are invited to attend a:

COMMUNITY MEETING

Date: WEDNESDAY, OCTOBER 28, 2015

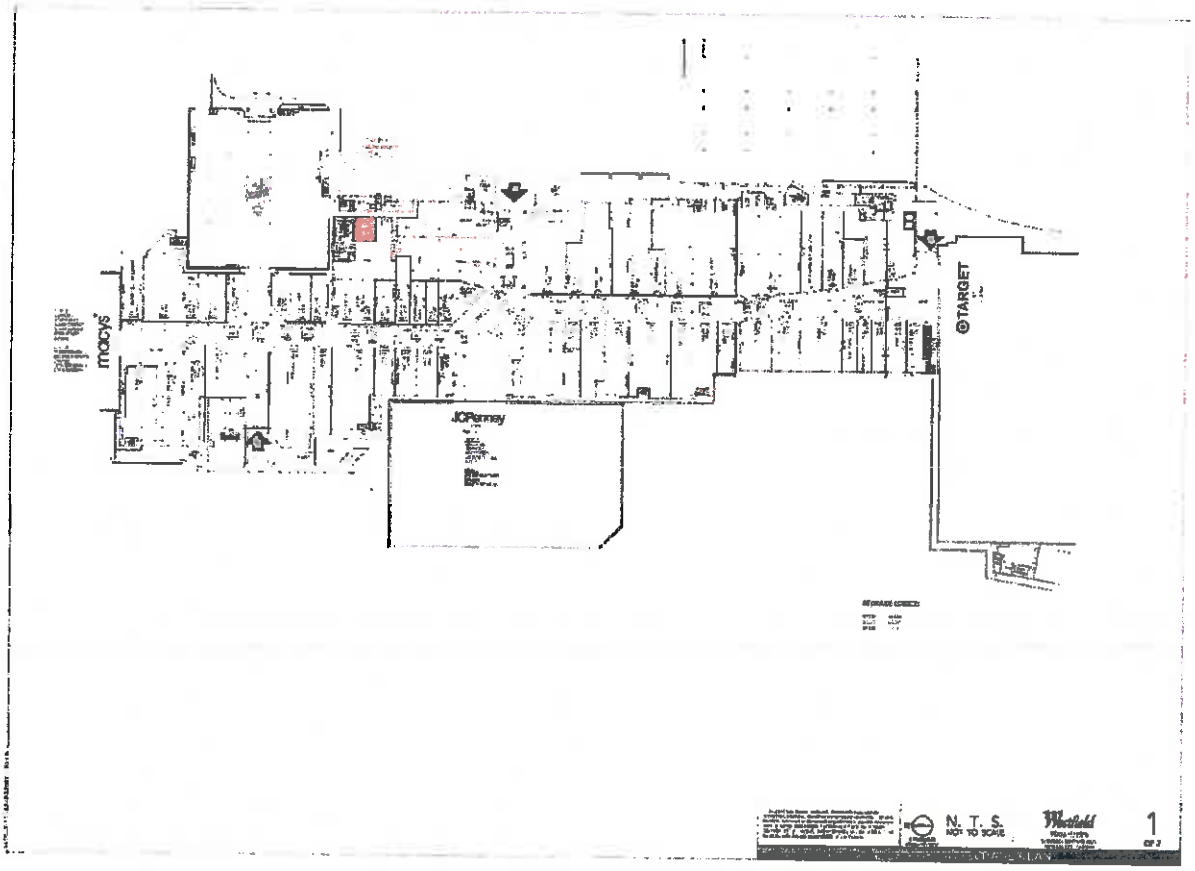
Time: 5:00PM TO 6:00PM

Address: 3030 Plaza Bonita Road, Suite #1060 (Mall Security Office next to John's Incredible Pizza), National City, CA

This meeting is to inform citizens of a use permit application that has been filed for the service of alcoholic beverages at a new Hooter's Restaurant that will be opening in the Westfield Plaza Bonita at the address listed above

We are looking forward to meeting you and discussing any concerns or questions you may have regarding this proposed restaurant operations. If you can't attend the meeting, or if you have any questions before then, please feel free to contact Please contact Steve Rawlings, the Applicant's representative at 951-667-5152 or via email at SER@Rawlingspm.com.

This notice is being sent to you in fulfillment of the City of National City requirements. This outreach effort to our neighbors is necessary because an application for development or use has been filed with the City of National City Planning Department.



You are invited to attend a:

COMMUNITY MEETING

Date: WEDNESDAY, NOVEMBER 12, 2015

Time: 5:00PM TO 6:00PM

Address: 3030 Plaza Bonita Road, Suite #1060 (Mall Security Office next to John's Incredible Pizza), National City, CA

This meeting is to inform citizens of a use permit application that has been filed for the service of alcoholic beverages at a new Hooter's Restaurant that will be opening in the Westfield Plaza Bonita IN Suite 1030.

We are looking forward to meeting you and discussing any concerns or questions you may have regarding this proposed restaurant operations. If you can't attend the meeting, or if you have any questions before then, please feel free to contact Please contact Steve Rawlings, the Applicant's representative at 951-667-5152 or via email at SER@Rawlingspm.com.

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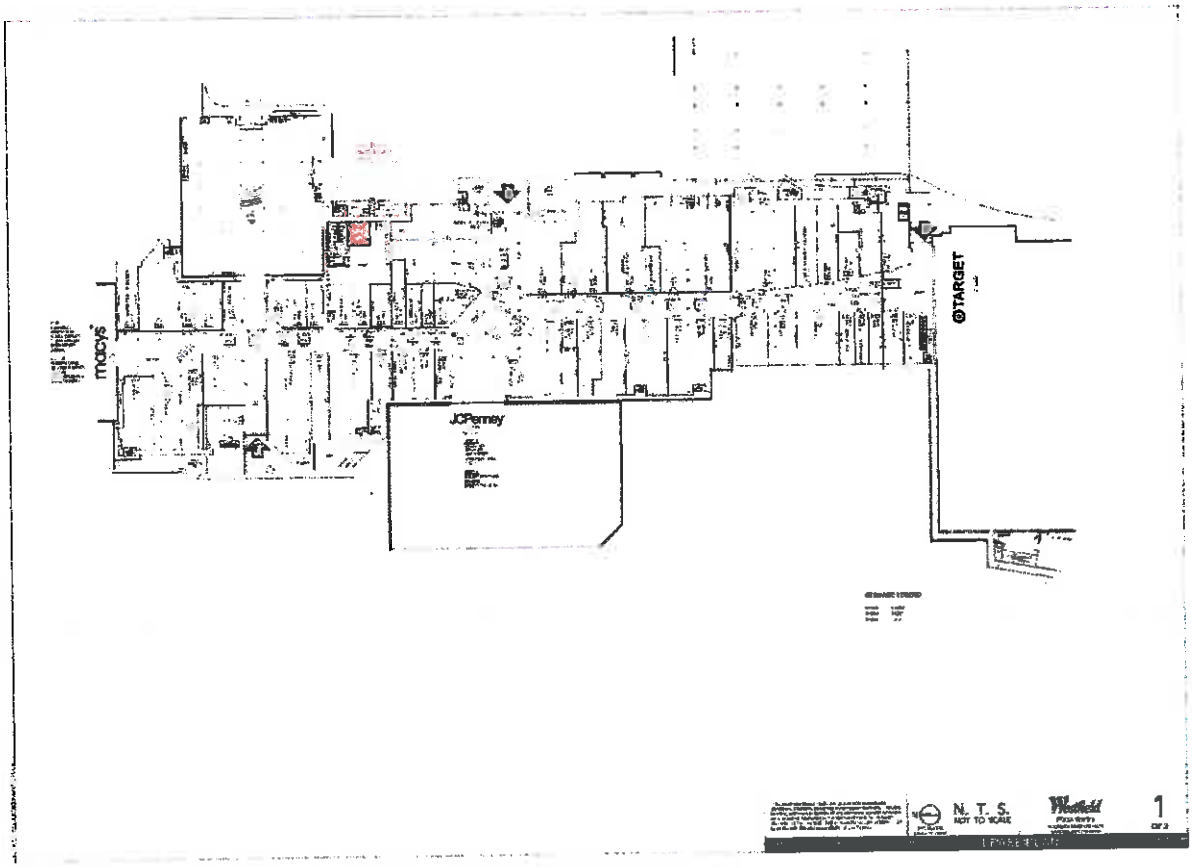


NATIONAL CITY POLICE DEPARTMENT
ALCOHOL BEVERAGE CONTROL
RISK ASSESSMENT

DATE: 09/10/15

BUSINESS NAME: Hooters

ADDRESS: 3030 Plaza Bonita Road, National City, CA 91950

OWNER NAME: Corporation - Steve Rawlings DOB: N/A

OWNER ADDRESS: 26023 Jefferson Avenue, Suite D, Murrieta, CA 92562

(add additional owners on page 2)

I. Type of Business
- ☑ Restaurant (1 pt)
- ☐ Market (2 pts)
- ☐ Bar/Night Club (3 pts)

II. Hours of Operation
- ☐ Daytime hours (1 pt)
- ☐ Close by 10pm (2 pts)
- ☑ Close after 10pm (3 pts)

III. Entertainment
- ☑ Music (1 pt)
- ☐ Live Music (2 pts)
- ☐ Dancing/Live Music (3 pts)

IV. Crime Rate
- ☐ Low (1 pt)
- ☐ Medium (2 pts)
- ☑ High (3 pts)

V. Alcohol Businesses per Census Tract
- ☐ Below (1 pt)
- ☐ Average (2 pts)
- ☑ Above (3 pts)

Notes:

Crime Rate - over 120%

Census Tract - 32.04

Allowed Type 47 - (4) currently have ()

Mixed times of operation:

M-Sat 11 am to 1 am, Sun 11 am to 12 am.

VI. Calls for Service at Location (for previous 6 months)

- ☐ Below (1 pt)
- ☐ Average (2 pts)
- ☑ Above (3 pts)

VII. Proximity Assessment (1/4 mile radius of location)

- ☐ Mostly commercial businesses (1 pt)
- ☑ Some businesses, some residential (2 pts)
- ☐ Mostly residential (3 pts)

VIII. Owner(s) records check

- ☑ No criminal incidents (0 pts)
- ☐ Minor criminal incidents (2 pts)
- ☐ Multiple/Major criminal incidents (3 pts)

Low Risk (12pts or less)
Medium Risk (13 – 18pts)
High Risk (19 – 24pts)

Total Points 16

OWNER NAME: Unknown DOB: _____
OWNER ADDRESS: _____

OWNER NAME: Unknown DOB: _____
OWNER ADDRESS: _____

Recommendation:

- NCPD does not have a proactive enforcement unit for ABC outlets.
- Within 100' of residences.
- (4) on-sale licenses are allowed, census tract 32.04 currently has (6) and (1) Off-Sale..
-High crime area - crime rate in the area is 329.9%, well above the 120% average ABC a high crime rate

Completed by: Graham Young, Lt Badge ID: 365

California Department of Alcoholic Beverage Control
For the County of SAN DIEGO - (Retail Licenses) and Census Tract = 32.04

Report as of 9/8/2015

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	370033	ACTIVE	47	5/7/2001	4/30/2016	SOUTH SAN DIEGO STEAKHOUSE L-PSHIP 2960 PLAZA BONITA RD NATIONAL CITY, CA 91950 Census Tract: 0032.04	OUTBACK STEAKHOUSE	1250 PROSPECT ST, STE 305 LA JOLLA, CA 92037-3618	3708
2)	464703	ACTIVE	20	6/23/2008	5/31/2016	TARGET CORPORATION 3060 PLAZA BONITA RD NATIONAL CITY, CA 91950-8004 Census Tract: 0032.04	TARGET T2232	33 S 6TH ST, CC-1028 ATTN: ERIN HOSFIELD MINNEAPOLIS, MN 55402	3708
3)	466444	ACTIVE	47	6/27/2008	5/31/2016	APPLE SOCAL LLC 3030 PLAZA BONITA RD, STE 1298 NATIONAL CITY, CA 91950-8006 Census Tract: 0032.04	APPLEBEES NEIGHBORHOOD GRILL & BAR	PO BOX 507, ATTN CHERYL MILLS WEST LINN, OR 97068	3708
4)	478145	ACTIVE	47	10/23/2009	9/30/2015	RED ROBIN BURGER & SPIRITS EMPORIUMS 3030 PLAZA BONITA RD, SPC 2520 NATIONAL CITY, CA 91950 Census Tract: 0032.04	RED ROBIN BURGER & SPIRITS EMPORIUM	6312 S FIDDLERS GREEN CIR, STE 600 NORTH GREENWOOD VILLAGE, CO 80111	3708
5)	484721	ACTIVE	41	2/2/2010	1/31/2016	JIPC VENTURES INC 3030 PLAZA BONITA RD, STE 1025 NATIONAL CITY, CA 91950-8009 Census Tract: 0032.04	JOHNS INCREDIBLE PIZZA COMPANY	22342 AVENIDA EMPRESSA, STE 220 RANCHO SANTA MARGARITA, CA 92688-2161	3708
6)	511800	ACTIVE	41	11/28/2011 11:07:53 AM	10/31/2015	SANZEL INC 3001 BONITA RD, STE 100 CHULA VISTA, CA 91910-3266 Census Tract: 0032.04	MEMELAS & THAI BISTRO		3702
7)	521106	ACTIVE	47	10/29/2012 11:16:03 AM	12/31/2015	RM EL TORITO LLC 3030 PLAZA BONITA RD, SPC 2510 NATIONAL CITY, CA 91950-8009 Census Tract: 0032.04	EL TORITO	5660 KATELLA AVE, STE 200, C/O LEASE ADMINISTRATION CYPRESS, CA 90630-5058	3708

- - - End of Report - - -

ARJIS

ABC Report
2015 ABC Report NCPD

Required Parameters
Reporting Period: 01/2015 to 08/2015
Agency: NATIONAL CITY

Optional Parameters
Geographical Area:
Group by: Beat 023

Prior Report Number: B98S328R

CRIME TYPES	CRIME TOTALS
CRIMINAL HOMICIDE	0
FORCIBLE RAPE	4
ROBBERY	31
AGGRAVATED ASSAULT	36
BURGLARY	36
LARCENY	231
MOTOR VEHICLE THEFT	45
Total Part I Crime:	**383**

ARREST TYPES	ARREST TOTALS
SIMPLE ASSAULT	8
OTHER PART II CRIMES	191
CHILD AND FAMILY	5
DEADLY WEAPONS	4
EMBEZZLEMENT	1
FRAUD	1
GAMBLING	0
MALICIOUS MISCHIEF	2
NARCOTICS	61
SEX CRIMES	1
FORGERY	0
OTHER NON-CRIMINAL	32
Total Part II Arrest:	**306**

Beat Total = Part I Crime + Part II Arrest: 689
BeatAve. (Agency / Beat): 208.9
Agency Wide Total = Part 1 Crime + Part II Arrest: 2,924
Beat Total as % of Beat Average: : 329.9%
(120% is considered high crime area)

South Bay community change project

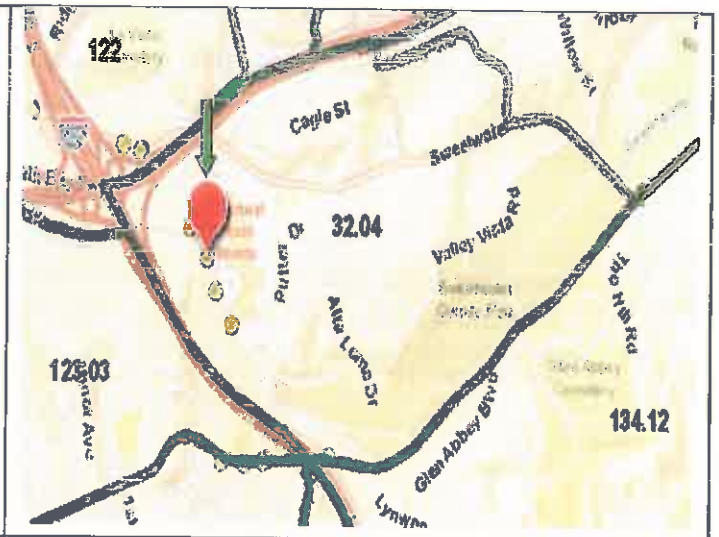
Environmental Scan for Alcohol License C.U.P.

Hooters Restaurant

3030 Plaza Bonita Road, National City, CA 91950

September 14, 2015

Photo of proposed space for Hooters site in Plaza Bonita



Google Earth View of 3030 Plaza Bonita Road. and Surrounding Area

This environmental scan is for the Conditional Use Permit for the proposed Hooters Restaurant, located at 3030 Plaza Bonita Blvd National City. The applicant is applying for a Conditional Use Permit to expand the amount of area within the business for sales of Beer, Wine, and Spirts. The business is located East of the 805 Freeway in National City. The applicant is requesting a type 47 Liquor License to sell Beer, Wine and Spirits for on-site consumption. An environmental scan was conducted on Monday, September 14, 2015.

The proposed business is the Hooters Restaurant, a restaurant with sales of food from a menu and beverages. During a scan of the business and property the following was noted:

- The proposed business would be one of several other businesses located in the mall. Currently there are 5 restaurants that have alcohol licenses in Plaza Bonita.
- The location of the proposed Hooters is located approximately 40 feet away from the Race Track for children. (see photo)

Youth Sensitive Areas

Funded by the San Diego County Health and Human Services Agency

2615 Camino del Rio So. #300 • San Diego, California, 92108 • Phone: 619.476-9100 • Fax: 619.476-9104

www.publicstrategies.org

The business is not located near any youth sensitive areas.

There are no youth sensitive activities that occur near the location such as a school or youth center, but there are other youth activities in this area such as;

- The children's train loads and unloads at this area during the holidays.
- During the holidays there is a 'Santa & Elves' area in the area in front of the store where children have photo taken with 'Santa'.

Churches

The business is not located near any churches in the area.

Outlet Density

According to the ABC, four (4) on-site licenses are authorized for Census Tract 32.04, the census tract within the area of which the Hooters Restaurant is proposed. Currently there are six (6) on-sale licenses issued for the Census Tract is 32.04. This number exceeds the census tract allocation by 2.

Green Arrow and **Red Pin** Depict Applicant's Location for "Hooters" at 3030 Plaza Bonita Rd., National City.

Yellow Circles Depict Existing Alcohol Outlets in Applicant's Census Tract and Other Nearby Census Tracts

Map from ABC.CA.Gov Website Showing Alcohol Outlets in National City

Census Tracts

Mailing Address: 2615 Camino del Rio So. #300 • San Diego, California, 92108 • Phone: 619.476-9100 • Fax: 619.476-9104

www.publicstrategies.org

	Off-Sale	On-Sale
Tract 32.04 *Establishment is within this tract*	Allowed: 2 **Actual: 1** Number Above/Below Allowable: -1	Allowed: 4 Actual: 6 Above/Below: +2
	Off-Sale	**On-Sale**

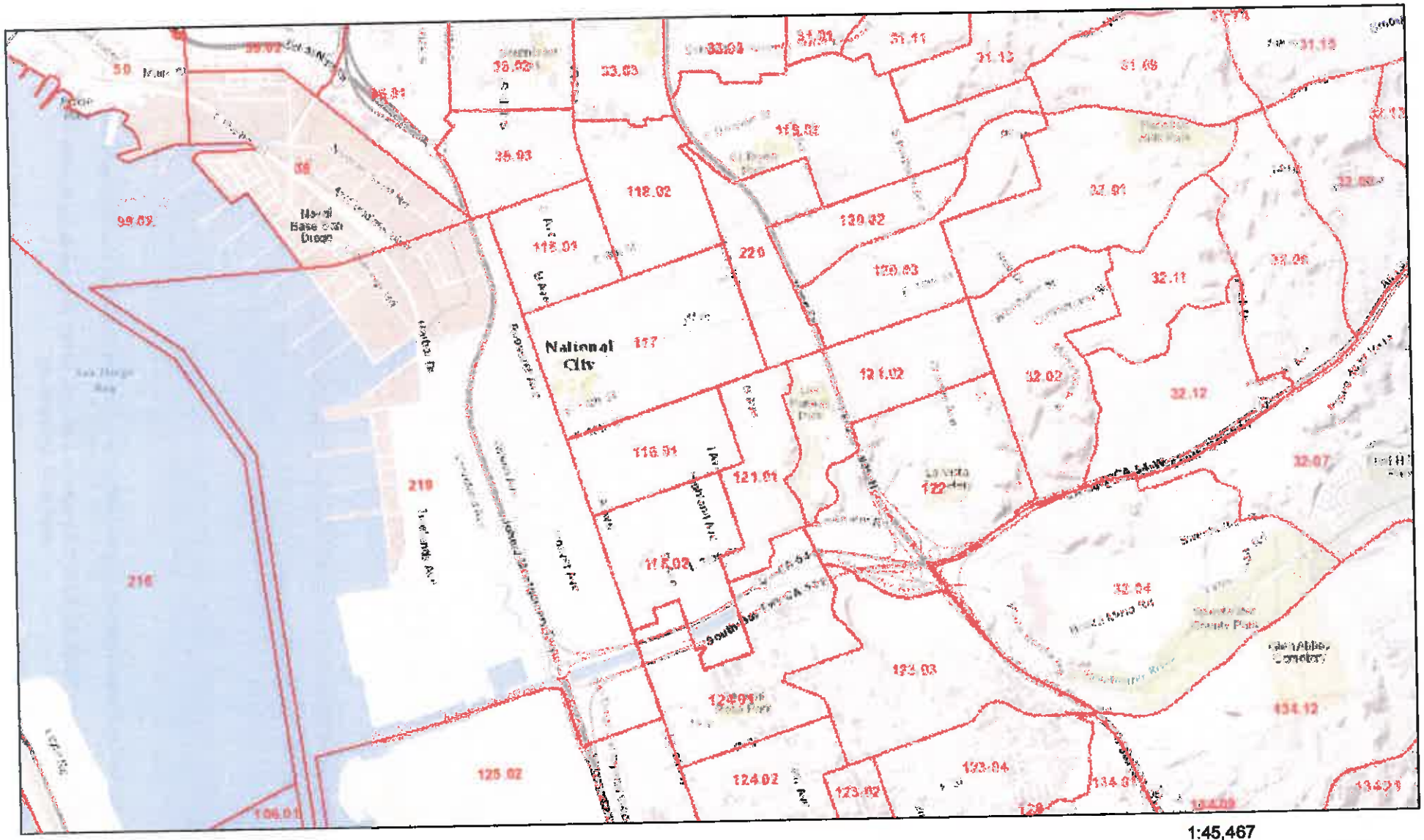
Crime Rate

Please refer to Police Department report.

Considerations

South Bay Community Change staff spoke to a community member Mr. Eddie Perez on September 20, 2015. He expressed his concerns by saying; "We're over saturated as it is in Plaza Bonita. Issuing a CUP for Hooters would result in more people driving under the influence of alcohol in that area".

South Bay Community Change staff also spoke to another community member, Marisol Natividad on September 20, 2015. Her concerns were; "If ABC has a limit on licenses allowed in an area, I have the right as a National City resident to ask that no other alcohol licenses be allowed at Plaza Bonita"



August 25, 2014

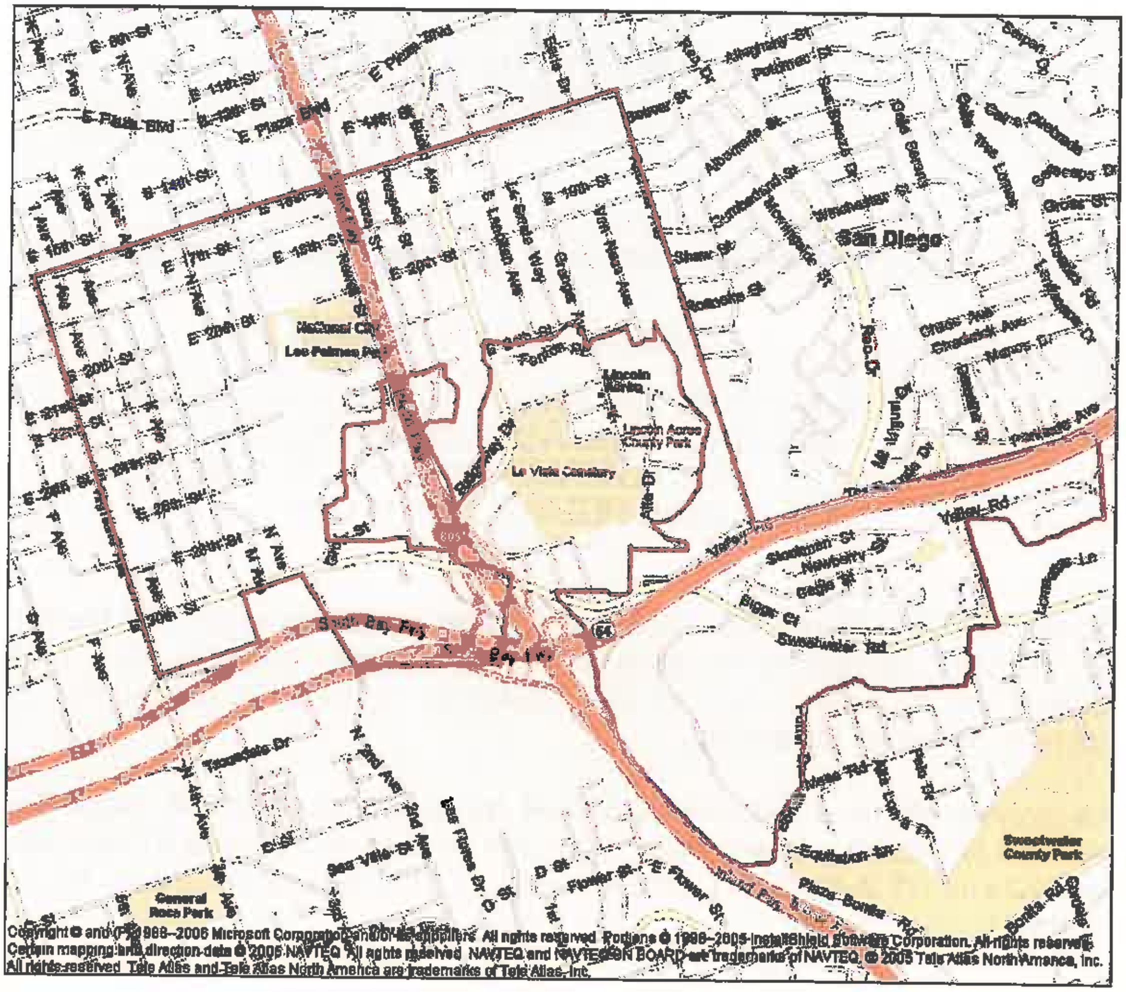
Census Tracts 2010

1:45,467

0 0.375 0.75 1.5 mi

0 0.5 1 2 km

Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, Mapmyindia, © OpenStreetMap contributors, and the GIS User Community



City of National City
Beat 23

Source: Microsoft Mappoint
NCPD CAU, 4/18/07

CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR ALCOHOL SALES
AT A PROPOSED HOOTERS RESTAURANT
TO BE LOCATED IN WESTFIELD PLAZA BONITA.
CASE FILE NO.: 2015-19 CUP
APN: 564-471-07

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, November 16, 2015**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Alcoholic Beverage Consulting)

The project site is a proposed 228-seat restaurant at Westfield Plaza Bonita. The applicant is intending to sell beer, wine, and distilled spirits (type 47 license) between the hours of 11 a.m. and 1 a.m. Monday to Saturday, and 11 a.m. to 12 a.m. on Sundays).

Information is available for review at the City's Planning Department, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Department on or before 12:00 p.m., **November 16, 2015**, who can be contacted at 619-336-4310 or planning@nationalcityca.gov

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

NATIONAL CITY PLANNING DEPARTMENT

BRAD RAULSTON
Executive Director

Item no. 6
November 16, 2015

RESOLUTION NO. 2015-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NATIONAL CITY, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR ALCOHOL SALES AT A PROPOSED HOOTERS RESTAURANT TO BE LOCATED IN WESTFIELD PLAZA BONITA.
CASE FILE NO. 2015-22 CUP
APN: 564-471-07

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for the expansion of the existing area approved for beer and wine at Royal Mandarin Restaurant located at 1132 East Plaza Blvd., suite 205-208 at a duly advertised public hearing held on November 16, 2015, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2015-22 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on November 16, 2015, support the following findings:

1. That the proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code, because the site is zoned Major Mixed-Use District (MXD-2), which allows the sale of alcoholic beverages for on-site consumption as an accessory use to eating places subject to a CUP.

2. That the proposed use is consistent with the General Plan and any applicable specific plans, because alcohol sales are permitted, subject to a Conditional Use Permit, by the Land Use Code, which is consistent with the General Plan; and because alcohol sales for on-site consumption are a conditionally-allowed use in the Major Mixed-Use District zone.

3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because there are five other restaurants at Westfield Plaza Bonita that sell alcohol, and because no increase in square-footage would occur.

4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the proposed use would be accessory to a restaurant use in an existing commercial suite, which is not expected to increase the demand for parking on the property.

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed use will be compatible with other nearby businesses; and because the proposed use will be subject to conditions that limit the sale of alcohol and restrict the hours that it will be available.

6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act, because it has been determined that the proposed use is not a project per the Act; There is no calculable increase in traffic and no other impacts are anticipated; therefore, the project would not result in any physical changes to the environment.

7. That the proposed use is deemed essential and desirable to the public convenience and necessity, because it will contribute to the continued viability of a restaurant, an established and allowed use in the Major Mixed-Use District Zone.

8. That based on findings 1 through 7 above, public convenience and necessity will be served by a proposed use of the property for the retail sales of alcoholic beverages pursuant to law.

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

General

1. This *Conditional Use Permit* authorizes the sale of beer, wine, and distilled spirits at a proposed restaurant to be located in Westfield Plaza Bonita. Plans submitted for permits associated with this project shall conform to Exhibit A, case file no. 2015-19 CUP, dated 8/27/2015.
2. *Within four (4) days* of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
3. This permit shall become null and void if not exercised within one year after adoption of the Resolution of approval unless extended according to procedures specified in the Municipal Code.

4. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.

5. This Conditional Use Permit may be revoked if the operator is found to be in violation of Conditions of Approval.

6. Before this Conditional Use Permit shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the Conditional Use Permit. The applicant shall also submit evidence to the satisfaction of the Executive Director that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the Conditional Use Permit are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.

Planning

7. The sale of alcoholic beverages shall be limited to between the hours of 11:00 a.m. to 1:00 a.m. Monday to Saturday, and 11:00 a.m. to 12:00 a.m. on Sundays.

8. All sellers and servers of alcohol shall receive Responsible Beverage Service and Sales (RBSS) training, including all owners, and managers. The RBSS training must be certified by the Department of Alcoholic Beverage Control (ABC). Proof of completion of an approved RBSS program must be provided prior to issuance of a city business license. As part of the RBSS training, the permittee shall make available a domestic violence training session as provided by the Institute of Public Strategies.

9. The sale of alcohol shall not exceed the sale of food. With the annual renewal of the City business license, the business proprietor shall submit a statement clearly indicating total alcoholic beverage sales and total food sales. Said statement shall be subject to audit and verification by employees of the City, who are authorized to examine, audit and inspect such books and records of the license, as may be necessary in their judgment to verify that the sale of alcohol does not exceed the sale of food. All information obtained by an investigation of records shall remain confidential.

10. Alcohol shall be available only in conjunction with the purchase of food.

11. Exterior advertising and signs of all types, promoting or indicating the availability of alcoholic beverages, including advertising/signs directed to the exterior from within, are prohibited. Interior displays of alcoholic beverages and signs, which are clearly visible to the exterior, shall constitute a violation of this condition.

Police

12. Permittee shall comply with all regulatory provisions of the Business and Professions Code that pertain to the sale, display and marketing or merchandising of alcoholic beverages.

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

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of November 16, 2015, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
CHAIRPERSON

Item no. 7
November 16, 2015

CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title:	SPECIFIC PLAN AMENDMENT INITIATION REQUEST TO AMEND THE DOWNTOWN SPECIFIC PLAN TO ALLOW EDUCATIONAL USES AND SPECIFIC PARKING REGULATIONS FOR EDUCATIONAL USES IN DEVELOPMENT ZONE 2 OF THE DOWNTOWN SPECIFIC PLAN.
Case File No.:	2015-26 SPA
Staff report by:	Martin Reeder, AICP
Applicant:	Integrity Charter School
Zoning designation:	Development Zone 2 (Downtown Specific Plan)
Environmental review:	Not a project per CEQA
Staff Recommendation:	Initiate the Specific Plan Amendment

BACKGROUND

Integrity Charter School is applying to amend the Downtown Specific Plan in order to allow educational use of a property located at 241 National City Blvd. and 35 East 3rd Street in Development Zone 2 of the Specific Plan. Educational uses are not currently permitted in this zone. The school is interested in expanding their existing campus at 701 National City Blvd. to include the new site as part of their campus. The applicant is also requesting educational use-specific parking standards due to site constraints; the school is requesting to use the standard parking requirement for elementary/middle schools, as contained in the Land Use Code, rather than the "non-residential" requirement contained in the Downtown Specific Plan. Schools have historically been subject to a Conditional Use Permit (CUP).

Site Characteristics

Integrity Charter School is potentially interested in two parcels which total approximately 31,250 square feet. The property is developed with approximately 23,000 square feet of buildings (there are three primary buildings built immediately adjacent to one another). Part of the lot is a parking area with nine striped parking spaces.

The properties are in Development Zone 2 of the Downtown Specific Plan, which is the area bounded by Division Street, 4th Street, National City Blvd. and the approximately line of "A" Avenue ("A" Avenue is only located between 3rd and 4th Streets in this zone). The buildings on site are mostly unoccupied and have been so for some time. The properties to the east of Development Zone 2 are Small Lot Residential (RS-2).

The site is constrained with regard to parking. The buildings were constructed as wholesale/retail-type uses (e.g. furniture store), which relied on street parking along National City Blvd., using the rear lot primarily for deliveries and staff parking.

Proposal

Integrity Charter School relocated to the Downtown area from a church at 125 Palm Avenue in 2009. The existing campus is located at 701 National City Blvd. A CUP was issued for both the previous and current campuses. The school wishes to expand its campus in order to cater to middle school-aged children (Grades 6-9). The proposal includes eight classrooms, resource spaces, and limited administrative space. The classrooms are intended to house up to 25 students each, for a total of 200 students. Expected hours of operation are 7:30 a.m. to 3:30 p.m. Monday to Friday, with eight teachers and three staff members expected to work on site. The existing K-6th grade school at 701 National City Blvd. would continue to operate in the same capacity.

Due to site constraints, as outlined above, the applicant has stated that they are unable to meet the required parking amount of 2.5 spaces per 1,000 square feet of floor area (50 spaces in this case); approximately 14 spaces would be possible on the site. Therefore, they are requesting that they be able to use the standard Land Use Code parking requirement for elementary/middle schools, rather than for "non-residential" uses.

Analysis

Educational uses are only permitted within Development zones 13 (Park Lofts project area south of the City Library) and 16 (fire station). The existing educational uses in the Downtown Specific Plan (Southwestern Community College at *800 National City Blvd.* and Integrity Charter School at *701 National City Blvd.*) are considered nonconforming.

The Downtown Specific Plan has two standards related to parking, one for residential and one for non-residential. The non-residential requirement would necessitate 50 parking spaces for the proposed 20,000 square-foot school campus. The Land Use Code that applies under normal zoning standards (outside of the Specific Plan area) requires significantly less parking. Institutional parking standards, as contained in NCMC §18.45.050, require that elementary and middle schools provide one-and-a-half (1.5) spaces per classroom, plus one space per three hundred square feet of office area. This would likely result in the need for somewhere around 13-14 spaces, which the applicant would be more likely to have the ability to provide.

Downtown Specific Plan

Permitted land uses in Development Zone 2 are medium-density multi-family residential. Retail and other commercial use is prohibited. The Downtown Specific Plan

calls for this area to be developed with medium-density residential use, as there are relatively large parcels in the zone 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.

There are two General Plan Policies that are pertinent to this proposal. Specifically:

- **Policy LU-2.10**: Encourage the development and expansion of institutions, such as schools and health care facilities, as needed to meet future city needs.

- **Policy LU 3-8**: Allow non-conforming uses to continue, but do not encourage their enlargement, expansion, or extension unless they have been found not to be substantially impactive to the community and they provide an avenue of progressive change.

Integrity Charter School is in need of expansion opportunities in order to offer continuing charter school education to their existing K-6th grade students. This would be consistent with Policy LU-2.10. However, Policy LU-3.8 would need to be addressed in order to ensure that the use would not be impactive to the neighboring residential community.

If this process is initiated, a full Specific Plan Amendment application will be brought back to Planning Commission for consideration at a future hearing. Staff has expanded the request of the applicant to include the entire Development Zone 2, rather than just the two subject properties. Staff is suggesting that the use be subject to a CUP, to be consistent with the rest of the City. This will allow for discretionary review of the use on a case-by-case basis, which would include analysis of traffic, vehicle parking, and other potential impacts. Therefore, a Conditional Use Permit application will likely be processed concurrently with the amendment.

Summary

The subject property has been mostly vacant for some time, primarily due to the nonconforming status of the commercial buildings on the site. Allowing for a stable and ongoing use would be a benefit to the area provided that the proposed educational use does not impact neighboring uses. The proposed amendment could potential reactivate the area and would be consistent with Downtown Specific Plan Policy LU-2.10. The amendment would also increase the ability of Integrity Charter School to serve the educational needs of the community. Conversely, creating a long-term use on an existing nonconforming property would restrict the redevelopment potential of the subject property and adjacent properties.

OPTIONS

1. Initiate proceedings to the Downtown Specific Plan to conditionally-allow educational uses in Development Zone 2 of the Downtown Specific Plan, subject to Institutional parking standards contained in NCMC §18.45.050; or

2. File the report and deny the request.

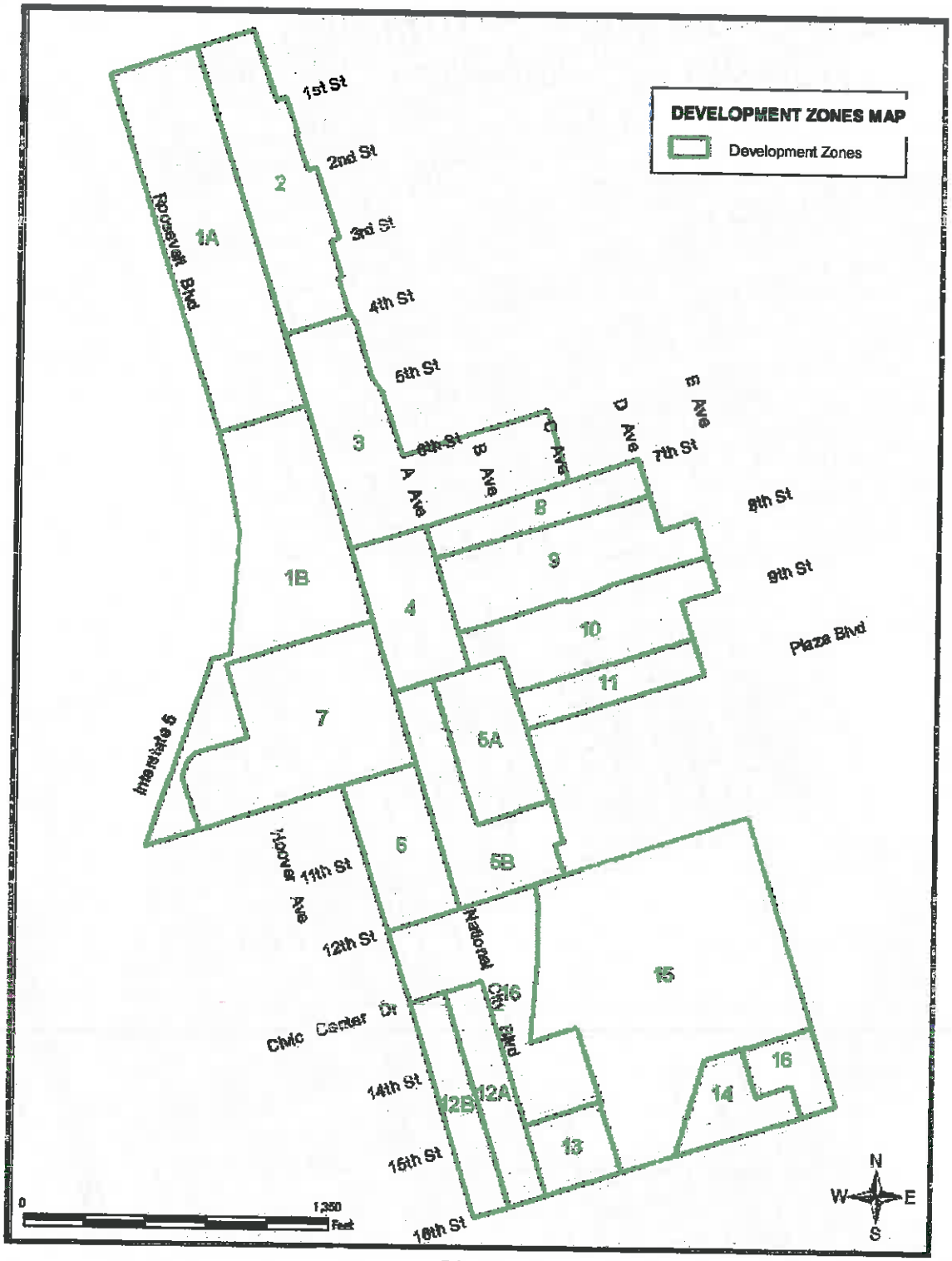
ATTACHMENTS

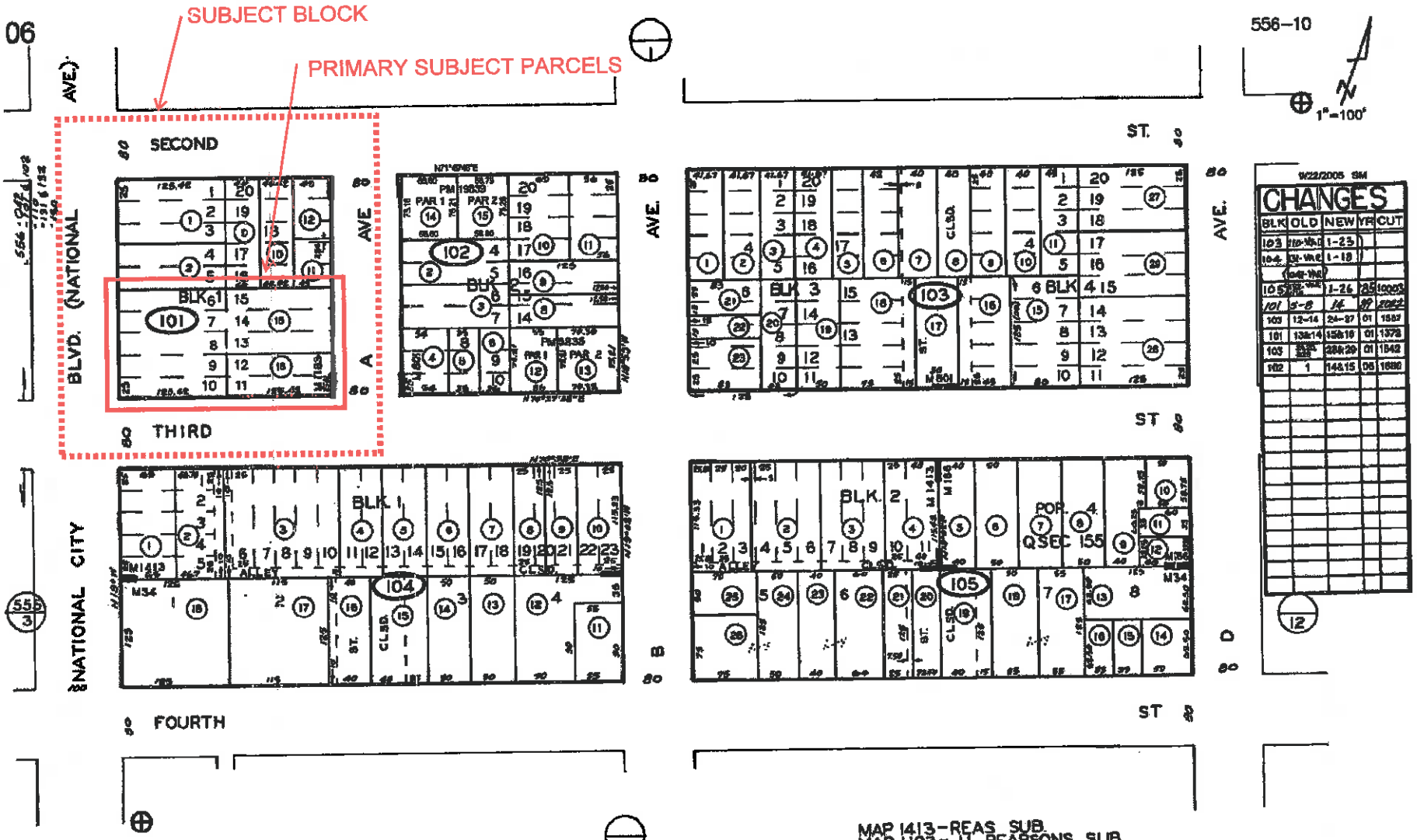
1. Downtown Specific Plan map
2. Parcel Map
3. Overhead

MARTIN REEDER, AICP
Principal Planner

LAND USE REGULATIONS & 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.





MAP 1413-REAS SUB.
MAP 1183-J.L. PEARSONS SUB.
MAP 801-PEARSONS SUB.
MAP 166-RANCHO DE LA NACION-POR 1/4 SEC. 155
MAP 34-HUBBLES SUB.
ROS 13498

SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 556 PAGE 10

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

2015-26 SPA – Integrity Charter School – Overhead

Item No.: 8
November 16, 2015

CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: ADOPTION OF 2016 PLANNING COMMISSION MEETING DATES

PROPOSED SCHEDULE

The dates listed below are proposed for regularly scheduled Planning Commission meetings.

January 25	July 18
February 1	August 1, 15
March 7, 21	September 19
April 4, 18	October 3, 17
May 2, 16	November 7, 21
June 6, 20	December 5, 19

Planning Commission meetings are typically on the first and third Mondays of each month. January typically has one meeting because of the Martin Luther King Jr. Holiday (January 12, 2016). The proposed January date is later than usual due to the necessary time required for noticing (the City returns on January 4, 2016 from a two-week furlough); February has one meeting because of President's Day; July has one meeting because of July 4th; September has only one meeting date because of Labor Day. If needed, additional meetings can be scheduled as caseload demands.

RECOMMENDATION

It is recommended that the Planning Commission adopt the proposed 2016 schedule.

BRAD RAULSTON
Executive Director

CITY OF NATIONAL CITY - PLANNING DEPARTMENT
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION MEETING DATES

2016

January 25
February 1
March 7, 21
April 4, 18
May 2, 16
June 6, 20
July 18
August 1, 15
September 19
October 3, 17
November 7, 21
December 5, 19