



AGENDA

Regular Housing Advisory Committee Meeting

Monday, February 2, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

Richard Martin Miller, Chair

Randi Marie Castle-Salgado, Vice-Chair

Claudia E. Valenzuela, Commissioner

Ricardo Sanchez, Commissioner

Liliana Armenta, Commissioner

Pearl Quinones, Commissioner

Sherry Gogue, Commissioner

Denise Kosterlistzky, Committee Member

Myra Valdez, Committee Member

Asblin Y. Lutes, Deputy City Attorney

Martin Reeder, Director of Community Development

Angelita Palma, Manager of Community Development

Sarah Esendencia, Executive Secretary

Thank you for participating in local government and the City of National Housing Advisory Committee Meetings.

Meetings: Regular Housing Advisory Committee Meetings are once every quarter of the month on Monday at 6:00 p.m. If needed, additional meetings can be scheduled as case load demands or meetings canceled if there are no agenda items to be considered. Special Closed Session Meeting and Workshops may be on the same day, the start time is based on needs. Check Special Agendas for times.

Location: Housing Advisory Committee Meetings are held in the Council Chamber located at City Hall, 1243 National City Boulevard, National City, CA 91950, the meetings are open to the public.

Agendas and Material: [Agendas and Agenda Packet](#) for items listed are available on the City website, and distributed to the Housing Advisory Committee no less than 72 hours prior to the Housing Advisory Committee Meeting. Sign up for [E-Notifications](#) to receive alerts when items are posted.

Public Participation: Encouraged in a number of ways as described below. Members of the public may attend the Housing Advisory Committee Meeting in person, watch the Housing Advisory Committee Meeting via [live](#) web stream, or participate remotely via Zoom. [Recording of Meetings](#) are archived and available for viewing on the City's website.

Public Comment: Persons wishing to address the Housing Advisory Committee on matters not on the agenda may do so under Public Comments. Those wishing to speak on items on the agenda may do so when the item is being considered. Please submit a Speaker's Slip to the Executive Secretary prior to the meeting or immediately following the announcement of the item. All comments will be limited up to three (3) minutes. The Presiding Officer shall have the authority to reduce the time allotted to accommodate for a large number of speakers. (*City Council Policy 104*)

If you wish to submit written comment [email](#) to the Housing Advisory Committee Secretary at least 4 hours prior to the Housing Advisory Committee Meeting to allow time for distribution to the Housing Advisory Committee.

American Disabilities Act Title II: In compliance with the American Disabilities Act (ADA) of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Title II. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Planning Department, Sarah Esendencia (619) 336-4227 at least 24 hours in advance of the meeting.



AGENDA

Regular Housing Advisory Committee Meeting

Monday, February 2, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

Gracias por participar en gobierno local y en las Reuniones del Comité Asesor de Vivienda de la Ciudad de National.

Reuniones: Las Reuniones Ordinarias del Comité Asesor de Vivienda son cada semana del mes el lunes a las 6:00 P. M. Si es necesario, se pueden programar reuniones adicionales según lo requiera el volumen de trabajo o cancelarlas si no hay asuntos que tratar en la agenda. Las Reuniones Especiales a Puerta Cerrada y los Talleres pueden celebrarse el mismo día; la hora de inicio se fijará en función de las necesidades. Consulte los horarios en las Agendas Especiales.

Ubicación: Las Reuniones Ordinarias del Comité Asesor de Vivienda se celebran en la Sala del Consejo ubicada en el Ayuntamiento en el 1243 del National City Boulevard, National City, CA 91950, las reuniones son abiertas al público.

Agendas y Materiales: Las [Agendas y Paquetes de la Agenda](#) para los temas incluidos se encuentran disponibles en la página de internet del Ayuntamiento y son distribuidos al Comité Asesor de Vivienda no menos de 72 horas antes de las Reunión del Comité Asesor de Vivienda. Suscríbese a las [E-Notifications](#) para recibir alertas cuando se publiquen los temas.

Participación Pública: Se alienta de diversas maneras como se describe a continuación. Los miembros del público pueden asistir a la Reunión del Comité Asesor de Vivienda presencialmente, ver la Reunión del Comité Asesor de Vivienda por internet en transmisión en [vivo](#) o participar de forma a distancia por medio de Zoom. Las [Grabaciones de las Reuniones](#) se archivan y se encuentran disponibles para su consulta en la página de internet del Ayuntamiento.

Comentarios Públicos: Las personas que desee dirigirse al Comité Asesor de Vivienda sobre asuntos que no se encuentren en la agenda, pueden hacerlo mediante los Comentarios Públicos. Quienes deseen intervenir sobre asuntos de la agenda lo pueden hacer cuando se esté tratando el asunto en cuestión. Por favor, envíe una Ficha de Orador al Secretario Ejecutivo antes de la reunión o inmediatamente después del anuncio del asunto. Todos los comentarios se limitarán hasta tres (3) minutos. El Presidente tendrá la facultad de reducir el tiempo asignado para dar cabida a más oradores. (*Política 104 del Ayuntamiento*).

Si desea enviar comentarios por escrito [envíe un correo electrónico](#) al Secretario del Comité Asesor de Vivienda al menos 4 horas antes de la Reunión del Comité Asesor de Vivienda para dar tiempo a que se distribuya al Comité Asesor de Vivienda.

Título II de la Ley de Estadounidenses con Discapacidades: De conformidad con la Ley de Estadounidenses con Discapacidades (ADA, por sus siglas en inglés) de 1990, las personas con discapacidad pueden solicitar una agenda en formatos alternativos adecuados como lo exige el Título II. Cualquier persona con discapacidad que necesite una modificación o adaptación para participar en una reunión debe dirigir dicha solicitud a Sarah Esendencia, Departamento de Planificación, (619) 336-4227 al menos 24 horas antes de la reunión.



AGENDA

Regular Housing Advisory Committee Meeting

Monday, February 2, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

ROLL CALL

PLEDGE OF ALLEGIANCE

Commissioner Armenta

APPROVAL OF AGENDA

1. Approval of the Agenda for the Meeting on February 2, 2026

APPROVAL OF MINUTES

2. Approval of Minutes from the Meeting of October 20, 2025

PUBLIC COMMENT (Limited up to three (3) minutes)

In accordance with State law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the Planning Commissioners will not be able to discuss or take action on any issue not included on the agenda. Speakers will have up to three (3) minutes.

PRESENTATION

3. Union Tower Project

STAFF REPORTS

ADJOURNMENT

Adjournment to the regularly scheduled meeting on April 6, 2026 at 6:00 p.m.



AGENDA

Regular Housing Advisory Committee Meeting

Monday, February 2, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

AFFIDAVIT OF POSTING
MEETING AGENDA

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS
CITY OF NATIONAL CITY)

I, Sarah Esendencia, Executive Secretary of the City of National City, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the Housing Advisory Committee of the City of national City, California, was delivered and/or notice by email no less than 72 hours, before the hour of 6:00 p.m. on February 2, 2026, to the members of the Housing Advisory Committee, and caused the agenda to be posted on the City's website at www.nationalcityca.gov and at National City Hall, 1243 National City Blvd., National City, California 91950.

/s/: Sarah Esendencia

Sarah Esendencia, Executive Secretary



Housing Advisory Committee Minutes

Housing Advisory Committee
Meeting of October 20, 2025
IN PERSON AND ONLINE MEETING
<https://www.nationalcityca.gov/webcast>
LIVE WEBCAST
Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

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

CALL TO ORDER

A Regular Meeting of the Housing Advisory Committee of the City of National City was called to order at 6:00 p.m. via teleconference and in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

ROLL CALL

Committee Members Present: Valenzuela, Quinones, Miller, Kosterlistzky, Gogue, Castle-Salgado, and Armenta.

Committee Members Absent: Valdez, Sanchez.

Staff Also Present: Acting Director of Community Development Martin Reeder, Deputy City Attorney Ashlin Y. Lutes, Community Development Manager Angelita Palma, and Executive Secretary Sarah Esendencia.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Vice-Chair Castle-Salgado

APPROVAL OF AGENDA

1. Approval of Agenda for the Regular Housing Advisory Committee Meeting on October 20, 2025.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Valdez, Sanchez.

Motion approved.

APPROVAL OF MINUTES

2. Approval of Minutes for the Special Housing Advisory Committee Meeting of November 4, 2024.

Motion by Kosterlistzky, second by Castle-Salgado, to approve the minutes with edits of opposition.

Motion carried by the following vote:

Ayes: Valenzuela, Quinones, Miller, Kosterlistzky, Forman, Castle-Salgado, Armenta.

Noes: None.

Abstain: Gogue.

Absent: Valdez, Sanchez.

Motion approved.

OTHER BUSINESS

Martin Reeder asked to have Item 3 and 4 switched.

3. Adoption of 2026 Meeting Dates.

Motion by Castle-Salgado, second by Quinones, to approve the Adoption of 2026 Meeting Dates.

Motion carried by the following vote:

Ayes: Valenzuela, Quinones, Miller, Kosterlistzky, Forman, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.
Absent: Valdez, Sanchez.

Motion approved.

4. Housing Authority Announcements

Community Development Manager Angelita Palma made a PowerPoint presentation.

STAFF REPORTS:

Deputy City Attorney: None.

Acting Director of Community of Community Development: None.

Vice-Chair Castle-Salgado: None.

Committee Member Valenzuela: None.

Committee Member Sanchez: Absent.

Committee Member Armenta: States that she appreciates Angelita for extending the officer hours.

Committee Member Quinones: None.

Committee Member Gogue: None.

Committee Member Kosterlistzky: None.

Committee Member Valdez: Absent.

Chair Miller: Thanks Committee Member Kosterlistzky for her continued services.

ADJOURNMENT

Chair Miller adjourned to the Regular Housing Advisory Committee Meeting of the Housing Advisory Committee of the City of National City, Monday, October 20, 2025, at 6:20 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of February 2, 2026.

Martin Miller, Chair



Item no. 3
February 2, 2026

NATIONAL CITY HOUSING AUTHORITY
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

HOUSING ADVISORY COMMITTEE STAFF REPORT

TITLE: Union Tower Project

STAFF REQUEST: This item is an opportunity for staff to share information on the Union Tower Affordable Housing Development

PREPARED BY: Nancy Valdivia-Ochoa, Community Development Specialist II

Project Description | Union Tower Apartments (“Union Tower”) is being developed by Wakeland Housing and Development Corporation (“Wakeland”), a nonprofit organization serving low-income communities. Union Tower is a 100% multifamily affordable housing new-construction development located at 2312 F Avenue in National City. The Project consists of two (2) buildings, four and seven stories in height, with a total of ninety-four (94) residential units affordable to households earning between 30 percent and 60 percent of the San Diego County Area Median Income (AMI).

More than half of the units (69 units total) will include adaptable features, including fifteen (15) mobility feature units and ten (10) communication feature units. Of the total residential units, twenty-four (24) will be restricted to Veterans who have experienced homelessness.

Quality of Life | The Union Tower Project offers convenient access to public transit, shopping, and other essential community resources. Residents of Union Tower will have access to on-site programming designed to support economic stability and personal growth. Wraparound supportive services will be provided to Veterans who have experienced homelessness, including case management, physical and mental health services, and resident service coordination.

Services will be developed based on resident input. Examples include workforce development, computer training and literacy, job search assistance, resume writing, financial counseling, after-school homework support, tutoring, and mentoring.

Energy and Green Building Design | Sustainable and energy-efficient features incorporated into the Project include:

- All-electric building design
- High-efficiency heat pumps for heating and cooling
- Heat pump water heating systems
- High-efficiency windows
- Enhanced insulation
- Low-Volatile Organic Compound (Low-VOC) materials
- Use of locally procured materials

Parking | The Project will provide forty-five (45) vehicle parking spaces, including five (5) electric vehicle charging spaces, and sixteen (16) bicycle parking spaces.

All Funding | Project funding sources include Low-Income Housing Tax Credits (LIHTC); California Department of Housing and Community Development (HCD) Infill Infrastructure Grant (IIG); HCD Multifamily Housing Program (MHP); HCD Veterans Housing and Homelessness Prevention Program (VHHP); San Diego County Innovative Housing Trust Fund (IHTF); Project-Based Vouchers (PBV); private loans; a deferred developer fee; a National City Housing Fund Loan; and a U.S. Department of Housing and Urban Development (HUD) HOME Loan.

NOFA Funding | Wakeland Housing Development Corporation's application for the Union Tower Project, submitted in response to the Community Development Commission–Housing Authority of the City of National City's Notice of Funding Availability (NOFA), was awarded funding by the Housing Authority Board on June 7, 2022. The award was conditioned upon standard underwriting requirements and loan processing, including execution of loan documents at construction loan closing. The approved loan is in an original principal amount of up to \$8,000,000.00.

HUD Funding | At its February 6, 2024 City Council Meeting, the City Council of the City of National City approved additional gap financing for the Project. The action included the allocation of \$1,035,092.82 in HOME funds, \$170,808.46 in HOME-CHDO funds, and \$294,098.73 in HOME-ARP funds, for a total of \$1,500,000, awarded as a conditional loan to Wakeland Housing Development Corporation for Union Tower.

Loan Terms | The Housing Fund Loan and HOME Loan are conditioned, in part, upon recordation of a Regulatory Agreement that establishes restrictions on the use and transfer of the Property.

Both loans bear interest at three percent (3%) simple interest with a fifty-five (55) year term, except in the event of a default under the Note or Loan Documents.

The loans are made pursuant to a Loan Agreement and secured by a Deed of Trust to be recorded with the San Diego County Recorder.

General Information

Union Tower Apartments: 2312 F Avenue in National City

Informational banner and flyer box at the construction site.

Join the Interest List at www.uniontowerapts.com or by calling (619) 703-0856

Flyers available in English and Spanish

Website: www.uniontowerapts.com or www.nationalcityca.gov/HA-projects

Interest List

Open 1/21/26 – 3/13/26

Join the Interest List at www.uniontowerapts.com or by calling (619) 703-0856

About the Lottery

Mid-March 2026 (after list closes)

All names from the Interest List are entered into a lottery.

A digital randomizer will be used to select qualifying households from the Interest List who submitted their information and rank them in order.

Two (2) *Waitlists* will be generated from the lottery.

- Waitlist One: Households that qualify for the “**local preference**” will be drawn in the first lottery and ranked in order to apply for a unit.
- Waitlist Two: Households that do not qualify for the **local preference** will be drawn in the second lottery.

Lease-up Process

Mid-March 2026

Selected applicants from the interest list will be notified by phone and email to submit an application to qualify for a unit.

Local Preference Policy” (Summary)

Adopted by City Council Resolution. The complete policy can be found at www.nationalcityca.gov/housing

- Gives preference to households that live in the City of National City (Zip Code 91950) to the maximum extent allowed by law.

- This Policy applies to the initial lease-up of 70 restricted units (24 units are restricted for Veterans who have experienced homelessness).
- If proof of residency is not provided, the household will be placed at the end of the waitlist.

Leasing office

Initially, the leasing office will be located at 240 Landis Ave. Chula Vista, CA 91910. The leasing office will transfer onsite to Union Tower once the temporary certificate of occupancy (TCO) or the certificate of occupancy (COO) is issued (estimated end of May/June 2026).

ATTACHMENTS:

EXHIBIT A: FLYERS IN ENGLISH AND SPANISH



AGENDA

Regular Planning Commission Meeting

Monday, February 2, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

Richard Martin Miller, Chair

Randi Marie Castle-Salgado, Vice-Chair

Claudia E. Valenzuela, Commissioner

Ricardo Sanchez, Commissioner

Liliana Armenta, Commissioner

Pearl Quinones, Commissioner

Sherry Gogue, Commissioner

Ashlin Y. Lutes, Deputy City Attorney

David Welch, Principal Planner

Sarah Esendencia, Executive Secretary

Thank you for participating in local government and the City of National Planning Commission Meetings.

Meetings: Regular Planning Commission Meetings are held on the first and third Mondays of the month at 6:00 p.m. Special Closed Session Meeting and Workshops may be same day, the start time is based on needs. Check Special Agendas for times.

Location: Regular Planning Commission Meetings are held in the Council Chamber located at City Hall, 1243 National City Boulevard, National City, CA 91950, the meetings are open to the public.

Agendas and Material: [Agendas and Agenda Packet](#) for items listed are available on the City website, and distributed to the Planning Commission no less than 72 hours prior to the Planning Commission Meeting. Sign up for [E-Notifications](#) to receive alerts when items are posted.

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Public Comment: Persons wishing to address the Planning Commission on matters not on the agenda may do so under Public Comments. Those wishing to speak on items on the agenda may do so when the item is being considered. Please submit a Speaker's Slip to the Executive Secretary prior to the meeting or immediately following the announcement of the item. All comments will be limited up to three (3) minutes. The Presiding Officer shall have the authority to reduce the time allotted to accommodate for a large number of speakers. *(City Council Policy 104)*

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American Disabilities Act Title II: In compliance with the American Disabilities Act (ADA) of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Title II. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Planning Department, Sarah Esendencia (619) 336-4227 at least 24 hours in advance of the meeting.



AGENDA

Regular Planning Commission Meeting

Monday, February 2, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

Gracias por participar en las reuniones del gobierno local y del Consejo de la Ciudad de National City.

Reuniones: Las reuniones regulares del Comisión de Planificación se llevan a cabo el primer y tercer martes del mes a las 6:00 p.m. La reunión especial de sesión privada y los talleres pueden ser el mismo día, la hora de inicio se basa en las necesidades. Consulte las agendas especiales para conocer los horarios.

Ubicación: Las reuniones regulares del Comisión de Planificación se llevan a cabo en la Cámara del Consejo ubicada en el Ayuntamiento, 1243 National City Boulevard, National City, CA 91950, las reuniones están abiertas al público.

Agendas y Material: Las Agendas y el Paquete de Agenda para los temas enumerados están disponibles en el sitio web de la Ciudad y se distribuyen al Comisión de Planificación no menos de 72 horas antes de la Reunión del Concejo Municipal. Regístrese para recibir notificaciones electrónicas cuando se publiquen artículos.

Participación pública: Se fomenta de varias maneras como se describe a continuación. Los miembros del público pueden asistir a la Reunión del Comisión de Planificación en persona, ver la Reunión del Concejo Municipal a través de la transmisión web en vivo o participar de forma remota a través de Zoom. Las grabaciones de las reuniones están archivadas y disponibles para su visualización en el sitio web de la Ciudad.

Comentario Público: Las personas que deseen dirigirse al Comisión de Planificación sobre asuntos que no están en la agenda pueden hacerlo bajo Comentarios públicos. Quienes deseen hacer uso de la palabra sobre los temas del programa podrán hacerlo cuando se esté examinando el tema. Por favor, envíe una solicitud del orador al Secretario de la Ciudad antes de la reunión o inmediatamente después del anuncio del artículo. Todos los comentarios estarán limitados a tres (3) minutos. El Presidente tendrá la autoridad para reducir el tiempo asignado para dar cabida a un gran número de oradores. (Política del Concejo Municipal 104)

Si desea enviar comentarios por escrito, envíe un correo electrónico a la Oficina del Secretario de la Ciudad al menos 2 horas antes de la Reunión del Comisión de Planificación para dar tiempo a la distribución al Consejo Municipal.

Servicios de interpretación en español: Los servicios de interpretación en español están disponibles, comuníquese con el Secretario de la Ciudad antes del inicio de la reunión para obtener ayuda.

Título II de la Ley de Discapacidades Americanas: En cumplimiento con la Ley de Discapacidades Americanas de 1990, las personas con discapacidad pueden solicitar una agenda en formatos alternativos apropiados según lo requerido por el Título II. Cualquier persona con una discapacidad que requiera un modificación o adaptación para participar en una reunión debe dirigir dicha solicitud a la Oficina del Secretario de la Ciudad (619) 336-4228 al menos 24 horas antes de la reunión.



AGENDA

Regular Planning Commission Meeting

Monday, February 2, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

APPROVAL OF AGENDA

1. Approval of the Agenda for the Meeting on February 2, 2026

APPROVAL OF MINUTES

2. Approval of Minutes from the Meeting of November 17, 2025

PUBLIC COMMENT (Limited up to three (3) minutes)

In accordance with State law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the Planning Commissioners will not be able to discuss or take action on any issue not included on the agenda. Speakers will have up to three (3) minutes.

PUBLIC HEARING

3. Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 3 of the CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Conditional Use Permit for Beer and Wine Sales (ABC Type-41) at a new restaurant to be located at 12 West 7th Street. Case File No.: 2025-27 CUP APN: 555-052-15.

STAFF REPORTS

ADJOURNMENT

Adjournment to the regularly scheduled meeting on March 2, 2026 at 6:00 p.m.



AGENDA

Regular Planning Commission Meeting

Monday, February 2, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

AFFIDAVIT OF POSTING
MEETING AGENDA

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS
CITY OF NATIONAL CITY)

I, Sarah Esendencia, Executive Secretary of the City of National City, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the Planning Commission of the City of national City, California, was delivered and/or notice by email no less than 72 hours, before the hour of 6:00 p.m. on February 2, 2026, to the members of the Planning Commission, and caused the agenda to be posted on the City's website at www.nationalcityca.gov and at National City Hall, 1243 National City Blvd., National City, California 91950.

/s/: Sarah Esendencia

Sarah Esendencia, Executive Secretary



Planning Commission Minutes

Regular Planning Commission
Meeting of November 17, 2025
IN PERSON AND ONLINE MEETING
<https://www.nationalcityca.gov/webcast>
LIVE WEBCAST
Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950

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

CALL TO ORDER

A Regular Meeting of the Planning Commission of the City of National City was called to order at 6:00 p.m. via teleconference and in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

ROLL CALL

Commissioners Present: Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Commissioners Absent: Valenzuela, Sanchez.

Staff Also Present: Director of Community Development Martin Reeder, Deputy City Attorney Ashlin Y. Lutes, Principal Planner David Welch, and Executive Secretary Sarah Esendencia.

PLEDGE OF ALLEGIANCE

Lead by Commissioner Gogue

APPROVAL OF AGENDA

1. Approval of Agenda for the Regular Planning Commission Meeting on November 17, 2025.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Valenzuela, Sanchez.

Motion approved.

APPROVAL OF MINUTES

2. Approval of Minutes for the Regular Planning Commission Meeting of October 20, 2025.

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

Motion carried by the following vote:

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

Noes: None.

Abstain: None.

Absent: Valenzuela, Sanchez.

Motion approved.

PUBLIC HEARING

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

Commissioner Quinones discloses that she drove by the site.

Commissioner Armenta discloses that she made a site visit and spoke to the neighbors along the property and across the street

Vice Chair Castle-Salgado discloses that she lives within a thousand feet of the site and recused herself.

Vice Chair Castle-Salgado leaves the dais at 6:06 p.m.

Commissioner Gogue discloses that she drove by the site.

Chair Miller discloses he drove by the property and conducted a site visit.

Principal Planner, David Welch made a PowerPoint presentation.

Tammy Chavez made a public comment in opposition of the item.

Daisy Alcantar made a public comment in opposition of the item.

Marta Abbot made a public comment in opposition of the item.

Alexander Fernandez made a public comment in opposition of the item.

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

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Armenta.

Noes: None.

Abstain: Castle-Salgado.

Absent: Valenzuela, Sanchez.

Motion approved.

Motion by Gouge, second by Armenta to continue the item to a date uncertain to allow staff and the applicant to work together on a redesign.

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Armenta.

Noes: None.

Abstain: Castle-Salgado.

Absent: Valenzuela, Sanchez.

Motion approved.

Chair Miller left the dais at 6:56 p.m.

Chair Miller and Vice-Chair Castle-Salgado returned to dais at 6:56 p.m.

OTHER BUSINESS

4. Election of 2026 Officers

Armenta made a motion to appoint Castle-Salgado as Chair. The motion failed due to lack of second motion.

Motion by Quinones, second by Gogue to have Martin Miller remain as Chair and Randi Marie Castle-Salgado to remain as Vice Chair.

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

Noes: None.

Abstain: None.

Absent: Valenzuela, Sanchez.

STAFF REPORTS

Deputy City Attorney: None.

Director of Community Development: States that he is now the Director of Community Development and will continue to serve in the same capacity and looks forward to continuing to work with the Commissioners in the future.

Vice-Chair Castle-Salgado: Gives thanks to everyone for this year and wishes everyone happy holidays and happy thanksgiving.

Commissioner Valenzuela: Absent.

Commissioner Sanchez: Absent.

Commissioner Armenta: States that her motion to change the Chair was military mindset, to learn everyone's leadership style. Thanks everyone.

Commissioner Quinones: Congratulates Chair Miller and Vice-Chair Castle-Salgado Wishes staff happy holidays and gives her thanks for all they do.

Commissioner Gogue: States that she does know the Pledge of Allegiance. Gives thanks to everyone welcoming her on the Commission and wishes everyone a good holiday.

Chair Miller: Thanks staff and congratulates Martin Reeder as well as David Welch for his promotion to Principal Planner. Thanks Commissioners, Legal Counsel, and Staff for all they do behind the scene. Wishes everyone happy holiday and wishes everyone to have a good time over the holidays.

ADJOURNMENT

Chair Miller adjourned the Regular Meeting of the Planning Commission of the City of National City, Monday, November 17, 2025, at 7:06 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of February 2, 2026.

Martin Miller, Chair



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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND CONDITIONAL USE PERMIT FOR BEER AND WINE SALES (ABC TYPE-41) AT A NEW RESTAURANT TO BE LOCATED AT 21 WEST 7TH STREET.

Case File No.: 2025-27 CUP

Location: 21 W. 7th Street

Assessor's Parcel No: 555-052-15

Staff report by: David Welch, Principal Planner

Applicant: Padel Life LLC

Zoning designation: Downtown Specific Plan Development Zone 1B (DSP-DZ 1B)

Adjacent use and zoning:

North: Rodeway Inn motel / DSP-DZ 1B

East: Commercial retail buildings / DSP-DZ 1B

South: Ramada hotel across W. 7th Street / DSP-DZ 1B

West: Interstate 5 / Caltrans right-of-way

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

Staff recommendation: Approve

Staff Recommendation

Staff recommends approval of the request for on-site beer and wine sales, subject to the recommended conditions in the attached resolution and a determination that the project is exempt from CEQA. The sale of alcohol is a conditionally-allowed use in Development Zone 1B of the Downtown Specific Plan (DSP) and would be accessory to food sales at a restaurant.

Executive Summary

The applicant intends to operate a restaurant in conjunction with a previously-approved outdoor commercial recreation facility and has applied for a California Department of Alcoholic Beverage Control (ABC) Type 41 license to offer on-site beer and wine sales. The applicant is proposing alcohol sales from 8:00 a.m. to 11:00 p.m. daily.

Site Characteristics

The new restaurant is proposed to operate within a new athletic facility comprised of five padel tennis courts and one pickleball court. The facility will also include a clubhouse occupying approximately 2,090 square feet of the currently vacant 24,106 square-foot site.

Development Zone 1B (DZ-1B) allows for both residential and commercial use and the surrounding area is a mix of lodging, restaurants, a gas station, retail, a charter school, and small offices. In addition, the west side of the site faces Interstate 5 across Roosevelt Avenue. The nearest residential units are over 300 feet from the site. However, a building permit has been filed for the construction of one unit on the property to the east.

Proposed Use

The applicant is proposing beer and wine sales (ABC Type-41) in conjunction with food sales at the restaurant. Restaurant hours will be 8:00 a.m. to 11:00 p.m. daily. Proposed hours for alcohol sales are the same as the restaurant. On-site consumption would be permitted in the outdoor seating area between the athletic courts and the clubhouse. No live entertainment is proposed with this permit and the applicant intends to host infrequent tournaments through a separate Temporary Use Permit (TUP) process. The recreation facility is still in the development process and only minor grading has occurred as of the writing of this report.

Analysis

Section 18.30.050 of the Land Use Code (LUC) allows for on-site alcohol sales with an approved Conditional Use Permit (CUP). Additional requirements for alcohol CUPs include expanded notification, a community meeting, and distance requirements. City Council Policy 707 also regulates alcohol sales in the city.

Hours of Operation

Restaurants with on-site alcohol sales have been approved with varying hours throughout the city. Most recently, five restaurants in 2024 and 2025 were approved for on-site alcohol sales of beer and wine (ABC Type-41). For reference, the recent restaurants are:

Name	Address	License Type*	Approved Hours
La Malcriada Birrieria	1604 E 18 th St.	41	8:00 a.m. - 10:00 p.m. inside 8:00 a.m. - 9:00 p.m. outside
Tacos El Franc	3030 Plaza Bonita Rd.	41	10:00 a.m. - 10:00 p.m. daily
Mariscos La Capital	801 National City Blvd.	41	8:00 a.m. - 11:30 p.m. daily
La Malquerida by Dolce	1524 McKinley Ave.	41	8:00 a.m. – 10:00 p.m. daily
Zhangliang Malatang Spicy Hotpot	1430 E Plaza Blvd. Ste. E20	41	11:00 a.m. – 11:00 p.m. daily

*Type 41 – On-Sale Beer and Wine

The proposed hours for alcohol sales are from 8:00 a.m. to 11:00 a.m. daily, which is similar to these recent approvals. However, in this case patrons will be in an exclusively outdoor setting. The proposed restaurant is located within DZ-1B, which is intended to include both visitor-serving commercial and entertainment uses. It should be noted that a Type 41 ABC license (On Sale Beer & Wine – Eating Place) requires that alcohol sales not exceed food sales. In addition, City Council 707 requires that alcohol must be purchased with food.

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. Notice of this public hearing was sent to 483 occupants and owners. No public comment has been received as of the writing of this report.

Community Meeting - Pursuant to Section 18.30.050 (C) of the LUC, a community meeting was held Tuesday, August 19, 2025 at 6:00 p.m. at a nearby

restaurant. The meeting advertisement is attached (Attachment 8); there were no community members in attendance.

Distance Requirements - Section 18.030.050 (D) of the LUC requires a 660-foot distance from any public school (kindergarten through twelfth grade); there are no such public schools within 660 feet of the site.

Alcohol Sales Concentration/Location

According to the California Department of Alcoholic Beverage Control (ABC), there are currently 17 on-site licenses in Census Tract 219, where a maximum of three are recommended. Therefore, the census tract is considered to be overconcentrated by ABC with regard to on-site alcohol sales outlets. Census Tract 219 is the area west of National City Boulevard from Division Street to the southern City boundary and into the City of Chula Vista. Of the 17 outlets, one is an fraternal organization, 10 are located within National City, and six are located in Chula Vista. The nearest existing license location is at the Ramada hotel at 700 National City Boulevard. One additional on-sale alcohol CUP was recently approved in the tract.

Police Department (PD)

The ABC Risk Assessment provided by PD allocated a total of 17 points, which places it in the Medium Risk category (Medium Risk is considered 13 to 18 points). The applicant revised their request since PD reviewed the application, but it would still be considered Medium Risk (14 points). The Risk Assessment is included as Attachment 6. PD also raised concerns related to the high crime rate in the area, no known plans for monitored parking or the incorporation of Crime Prevention Through Environmental Design (CPTED), and the concentration of alcohol-related businesses.

Staff is recommending conditions of approval to alleviate some of the concerns related to high crime rate in the surrounding area. These include the presence of a security guard on-site that is available to escort patrons to their parked vehicles during evening hours and additional security cameras that can monitor adjacent sidewalks. The previous CUP approved for the property also limited the height of opaque walls or fencing to four feet along street frontage to create additional visibility between the facility and the adjacent streets.

Institute for Public Strategies

Comments were received from IPS with the following considerations:

1. To prevent injuries, the Responsible Hospitality Coalition of San Diego County recommends refraining from selling alcohol to patrons who have yet completed and padel or pickleball games they intend to engage in.
2. Require that servers/management check for valid identification for patrons appearing under the age of thirty (30), rather than twenty-one (21), when patrons order alcohol, due to the community, civic, and private events expected to take place throughout the facility.
3. Require that food service is always available during the hours that alcohol is sold.
4. Consider establishing clear guidelines for when additional alcohol licenses will or will not be permitted within an already dense area.

Conditions of approval have been included in the draft resolution discouraging the sale of alcohol to patrons who still plan to participate in games at the facility, age verification checks, and a requirement that alcohol will only be offered with the purchase of food. Any further guidelines or policies related to the approval of alcohol licenses should be reviewed by the City Council in conjunction with the approved Policy 707.

Findings for Approval

The following are the required findings in the attached draft resolution:

1. Allowable Use: Alcohol sales are allowable within Development Zone 1B of the Downtown Specific Plan, pursuant to a CUP, and the proposed use meets the required guidelines in the Land Use Code for alcohol sales, as discussed in the staff report. The use is incidental to a proposed restaurant use in a mixed-use area.
2. General Plan Consistency: Alcohol sales are a permitted use, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. In addition, a restaurant with alcohol sales is consistent with the Development Zone 1B land use designation on the Downtown Specific Plan.
3. Compatibility, LUC, and Traffic: The intensity of development was analyzed for Development Zone 1B at the time the Downtown Specific Plan was approved. The site is being developed below the prescribed density in the specific plan and will be occupied by a small 2,090 square-foot clubhouse from which the restaurant will operate. 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 incidental to the primary use of food service.
4. No Nuisance: The proposed use will be subject to conditions that limits the sale of beer and wine as well as the hours that it will be available. Beer and wine will only be available with the sale of food. In addition, all staff members serving alcohol are required to receive RBSS training. There is no live entertainment proposed on site.
 5. California Environmental Quality Act (CEQA): The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures) for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit. The reason for the exemption is that the use is proposed for a new restaurant to be operated out of a proposed 2,090 square foot commercial structure and the use is similar to other commercial uses in the area, which are permitted in Development Zone 1B.
 6. Public Convenience and Necessity: The restaurant, a permitted use in Development Zone 1B, will benefit from the sale of alcohol by providing for a wider diversity of businesses that add to the character and vibrancy of the area.

Findings for Denial

The following are findings for denial:

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 addition of on-site alcohol sales may increase the propensity for over-consumption of alcohol and increase the potential for impacts to the surrounding area.
2. The proposed use is not deemed essential to the public necessity, as there are already sixteen restaurants or bars in the same Census Tract that serve alcohol.

3. Based on the above findings, public convenience and necessity will not be served by a proposed use of the property for the on-site sale of alcoholic beverages pursuant to law.

Conditions of Approval

Based on the comments provided by IPS and PD, additional conditions have been added to address security concerns and protect patrons from unsafe play. The applicant's proposed hours of operation are also included in the draft resolution.

Standard Conditions of Approval have been included with this permit as well as conditions specific to on-site alcohol sales per Council Policy 707 (hours of operation, employee training, and accessory sales, etc.).

Summary

The proposed use is consistent with the General Plan due to alcohol sales for on-site consumption being a conditionally-allowed use in Development Zone 1B, which is intended for a variety of uses including visitor-serving commercial and entertainment. A restaurant use serving alcohol will contribute to the viability of the district. Beer and wine will only be available with the sale of food and draft conditions are intended to reduce the potential for any impacts on the surrounding area. Additional conditions related to safety and security address comments by the PD and IPS.

Options

1. Find the project exempt from CEQA under Class 3 of the CEQA Guidelines Section 15303 or other exemption and approve 2025-27 CUP, subject to the conditions included in the Resolution, or other conditions, and based on the findings included in the Resolution, or other findings to be determined by the Planning Commission; or,
2. Find the project not exempt from CEQA and/or deny 2025-27 CUP based on the attached findings or findings to be determined by the Planning Commission; or,
3. Continue the item to a specific date in order to obtain additional information.

Attachments

1. Draft Resolutions

2. Overhead
3. Applicant's Plans (Exhibit A, Case File No. 2025-27 CUP, dated 11/11/2025)
4. Public Hearing Notice (Sent to 483 property owners & occupants)
5. Census Tract & Police Beat Maps
6. Police Department Comments
7. Institute for Public Strategies Comments
8. Community Meeting Information

RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA DETERMINING THAT THE
PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA
GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF
SMALL STRUCTURES) AND CONDITIONAL USE PERMIT FOR BEER AND WINE
SALES (ABC TYPE-41) AT A NEW RESTAURANT TO BE LOCATED AT 21 WEST 7TH
STREET.

CASE FILE NO. 2025-27 CUP

APN: 555-052-15

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for beer and wine sales at a new restaurant to be located at 21 West 7th Street. At a duly advertised public hearing held on February 2, 2026, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2025-27 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.

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 February 2, 2026, support the following 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, because alcohol sales are allowable within Development Zone 1B, pursuant to a CUP, and the proposed use meets the required guidelines in the Land Use Code for alcohol sales, as discussed in the staff report. It is incidental to a new restaurant use in a mixed-use area.
2. The proposed use is consistent with the General Plan and any applicable specific plan, because the Land Use Code permits alcohol sales, subject to a CUP, which is consistent with the General Plan. In addition, a restaurant with alcohol sales is

consistent with the Development Zone 1B land use designation contained in the Downtown Specific Plan.

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, because the site is developed below the prescribed density in the specific plan and will be occupied by a small 2,090 square-foot clubhouse from which the restaurant will operate. The intensity of development was previously analyzed for Development Zone 1B at the time the Downtown Specific Plan was approved. The proposed alcohol sales would be incidental to the primary use of food sales.
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, because only a small building is proposed for the use, which is below the prescribed intensity of uses for Development Zone 1B. The proposed alcohol sales would be incidental to the primary use of food sales.
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 subject to conditions that limit the sale of beer and wine as well as the hours that it will be available. Beer and wine will only be available with the sale of food. In addition, all staff members serving alcohol are required to receive RBSS training. No live entertainment is proposed on site.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures) for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit. The reason for the exemption is that the use is proposed for a new restaurant to be operated out of a proposed 2,090 square foot commercial structure and the use is similar to other commercial uses in the area, which are permitted in Development Zone 1B.
7. The proposed use is deemed essential and desirable to the public convenience or necessity, because the restaurant, a permitted use in Development Zone 1B, will benefit from the sale of alcohol by providing for a wider diversity of businesses that add to the character and vibrancy of the area.

8. Based on findings 1 through 7 above, public convenience and necessity will be served by a proposed use of the property for the on-site sales of alcoholic beverages in accordance with applicable law and the recommended conditions. The use, as proposed and conditioned, will operate in harmony with surrounding uses, will not cause a nuisance, and will benefit the community looking for a quality restaurant experience.

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

General

1. This Conditional Use Permit authorizes the sale of beer and wine for on-site consumption at a new restaurant to be located at 21 West 7th Street. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2025-27 CUP, dated 11/11/2025.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Conditional Use Permit*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *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 Director of Community Development prior to recordation.
3. This permit shall become null and void at such time as there is no longer a Type 41 California Department of Alcoholic Beverage Control license associated with the property.
4. 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.
5. 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.

6. This *Conditional Use Permit* may be revoked if the operator is found to be in violation of any Conditions of Approval or applicable law.
7. *Within four (4) days* of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the San Diego County Clerk and submitted to the National City Planning Department.

Planning

8. No alcohol sales or consumption shall be permitted until the applicant has been issued a Type 41 license from the California Department of Alcoholic Beverage Control.
9. 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.
10. The sale of alcoholic beverages shall only be permitted between the hours of 8:00 a.m. to 11:00 p.m. daily.
11. 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 the Planning Manager or designee or other 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.
12. Alcohol shall be available only in conjunction with the purchase of food.
13. The sale of alcoholic beverages for off-site consumption is not permitted at this location.
14. Signs shall be posted in the restaurant, including on all exits to outdoor seating areas, indicating that alcoholic beverages must be consumed inside the restaurant and may not be taken off-premises.
15. No live entertainment is permitted without modification of this CUP or issuance of a Temporary Use Permit.

16. All activities shall comply with the noise limits contained in Table III of Title 12 of the National City Municipal Code.
17. The operator shall provide a security guard on-site during hours of operation that the sale of alcoholic beverages is made available to patrons. The security guard shall be available to both patrol the site and offer complimentary escort for patrons parked within reasonable distance of the facility.
18. The operator shall maintain and operate on-site security cameras with the capability to monitor both on site activities and adjacent sidewalks on Roosevelt Avenue and West 7th Street. The presence of cameras shall be made known to passersby by the installation of visible signage.
19. The restaurant shall display language in plain sight that requests patrons to refrain from consuming alcohol prior to engaging in sports activities to reduce the risk of injuries or accidents.
20. The operator of the business shall maintain an active business license and ensure that the business license is renewed annually.

Police

21. The permittee shall comply with all applicable law, including, but not limited to the regulatory provisions of the Business and Professions Code that pertain to the sale, serving, and consumption of alcoholic beverages.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of February 2, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
DENYING A CONDITIONAL USE PERMIT FOR BEER AND WINE SALES (ABC
TYPE-41) AT A NEW RESTAURANT TO BE LOCATED AT 21 WEST 7TH STREET.
CASE FILE NO. 2025-27 CUP
APN: 555-052-15

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for on-site beer and wine sales at a new restaurant to be located at 21 West 7th Street. At a duly advertised public hearing held on February 2, 2026, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2025-27 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.

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 February 2, 2026 support the following findings:

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 addition of on-site alcohol sales may increase the propensity for over-consumption of alcohol and increase the potential for impacts to the surrounding area.
2. The proposed use is not deemed essential to the public necessity, as there are already sixteen restaurants or bars in the same Census Tract that serve alcohol.
3. Based on the above findings, public convenience and necessity will not be served by a proposed use of the property for the on-site sale of alcoholic beverages pursuant to law.

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. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

CERTIFICATION:

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AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

2025-27 CUP – 21 W. 7th Street – Overhead



Google Earth
Image © 2025 Vexel Imaging US, Inc.

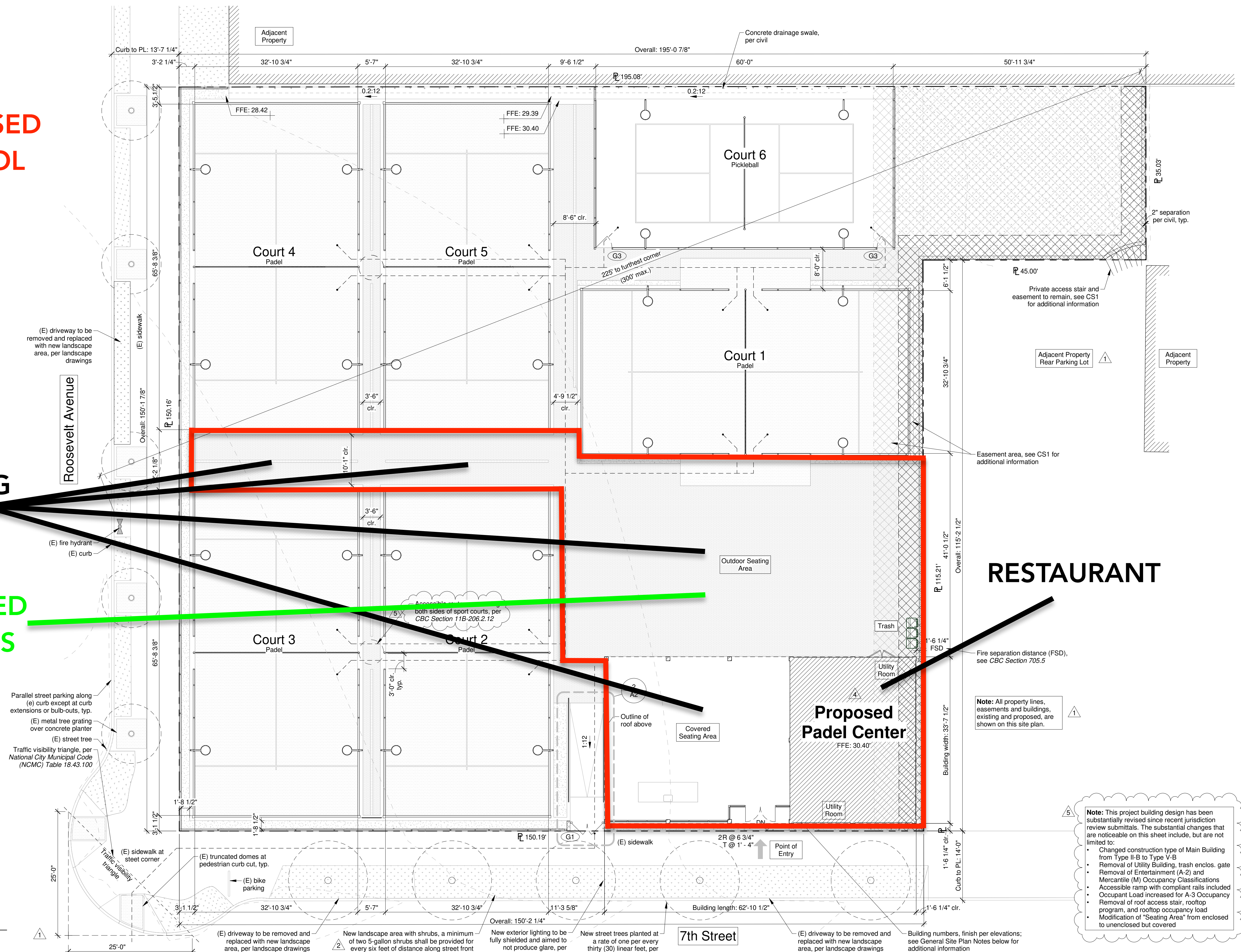


**PROPOSED
ALCOHOL
AREA**

**SEATING
AREA**

**PROPOSED
SPEAKERS**

RESTAURANT



1 Site Plan
1" = 10'-0"

Parking Count:

Vehicular Parking:
Required Parking Spaces: 0 total
Provided Parking Spaces: 0 total

Notes:
1. See the Site Plan above for existing parking locations for both vehicular and bike parking designations.

Impervious Surface Area:

No.	Name	Dimensions	Area
Impervious			
BLDG	Main Building	See dimensions per plans	2090 SF
CRT	Courts - Padel Wall	13" W all around Padel Courts	996 SF
CRT	Courts - Pickleball	Min. court size 44'-0" x 20'-0"	3600 SF
EXT	Other Impervious	See dimensions per plans	753 SF
Pervious			
CRT	Courts - Padel	Approx. 65'-7" x 32'-9" (20m x 10m)	11148 SF
EXT	Pervious (Graded)	See dimensions per plans	1850 SF
EXT	Pervious (Gravel)	See dimensions per plans	3669 SF
Total disturbed area:			24106 SF

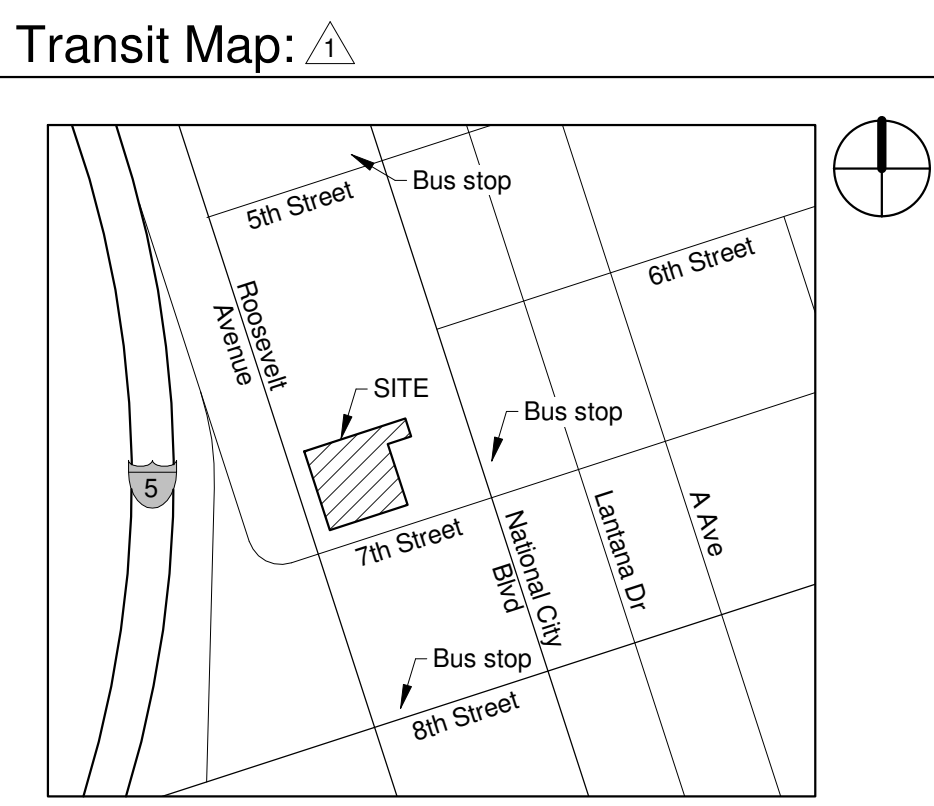
- Notes:**
- All existing pervious and impervious areas are to be removed. Areas shown above are new areas.
 - Dimensions shown are approximate; accurate area tabulation may be obtained using digital design software. All areas listed are as designed.
 - Regular maintenance and upkeep of pervious surfaces will be required to ensure that surface remains pervious. Do not seal pervious surface after installation. See civil drawings for typical installation.

Note: Constructed pervious surfaces are not to be sealed.

Legend:

- Concrete & Hardscape
- Permeable Pavers
- Landscape
- Gravel
- Porous Concrete
- Drainage Slope
- Easement Areas, see CS1 for additional information
- Accessible Route
- Trench Drains, per Civil

- General Site Plan Notes:**
- See GN1, Section 4.106, for California Green Building Code site development standards.
 - See Door & Gate Schedule on SC1 for additional information regarding perimeter and sport court gates.
 - See civil drawings for all stormwater best management practices (BMP).
 - New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast in color to the background. Numbers shall be min. 4" high with min. stroke width of 1/2" per California Fire Code (CFC) 505.1. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. CFC 505.1.
 - Any portion of a fence or other structure within 5'-0" of a building shall be constructed per one of the following, per County Building Code 92.1.712A.1:
 - Noncombustible material
 - Approved exterior fire-retardant treated wood
 - Material meeting same fire-resistive standards as exterior walls of the building



Site Plan

A1

drawing number:

sheet title:

architect:

christian rice architects, inc.
1127 loma ave, coronado, ca 92118 p 619.522.9040

project:

Padel Center
21 W 7th Street, National City, California 91950

drawn by:
CDB

drawing date:
22 February 2024

revisions:

rev.	date	notes
1	05.30.24	1st Round Corrections
2	07.08.24	2nd Round Corrections
4	10.23.24	Plan Revision I
5	03.xx.25	Plan Rev. I - 1st Round Corrections



NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND CONDITIONAL USE PERMIT FOR BEER AND WINE SALES (ABC TYPE-41) AT A NEW RESTAURANT TO BE LOCATED AT 21 WEST 7TH STREET.

CASE FILE NO.: 2025-27 CUP

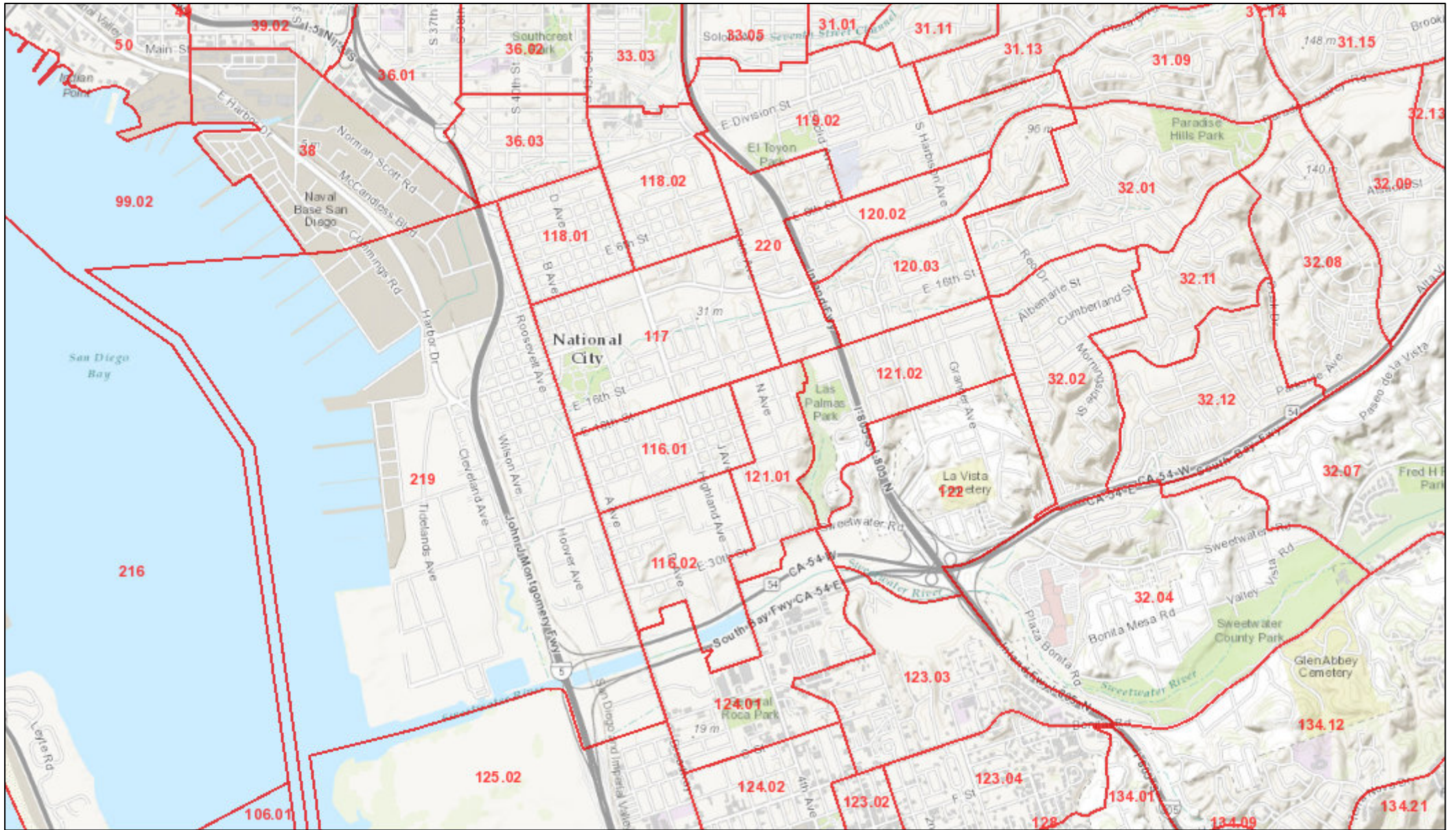
APN: 555-052-15

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, February 2, 2026**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant (Padel Life LLC) is proposing to operate a restaurant in conjunction with a previously-approved outdoor commercial recreation facility and has applied for a California Department of Alcoholic Beverage Control (ABC) Type 41 license to offer on-site beer and wine sales. Alcohol sales hours will be from 8:00 a.m. to 11:00 p.m. daily. The Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **February 2, 2026** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

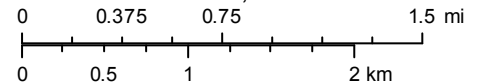


August 25, 2014

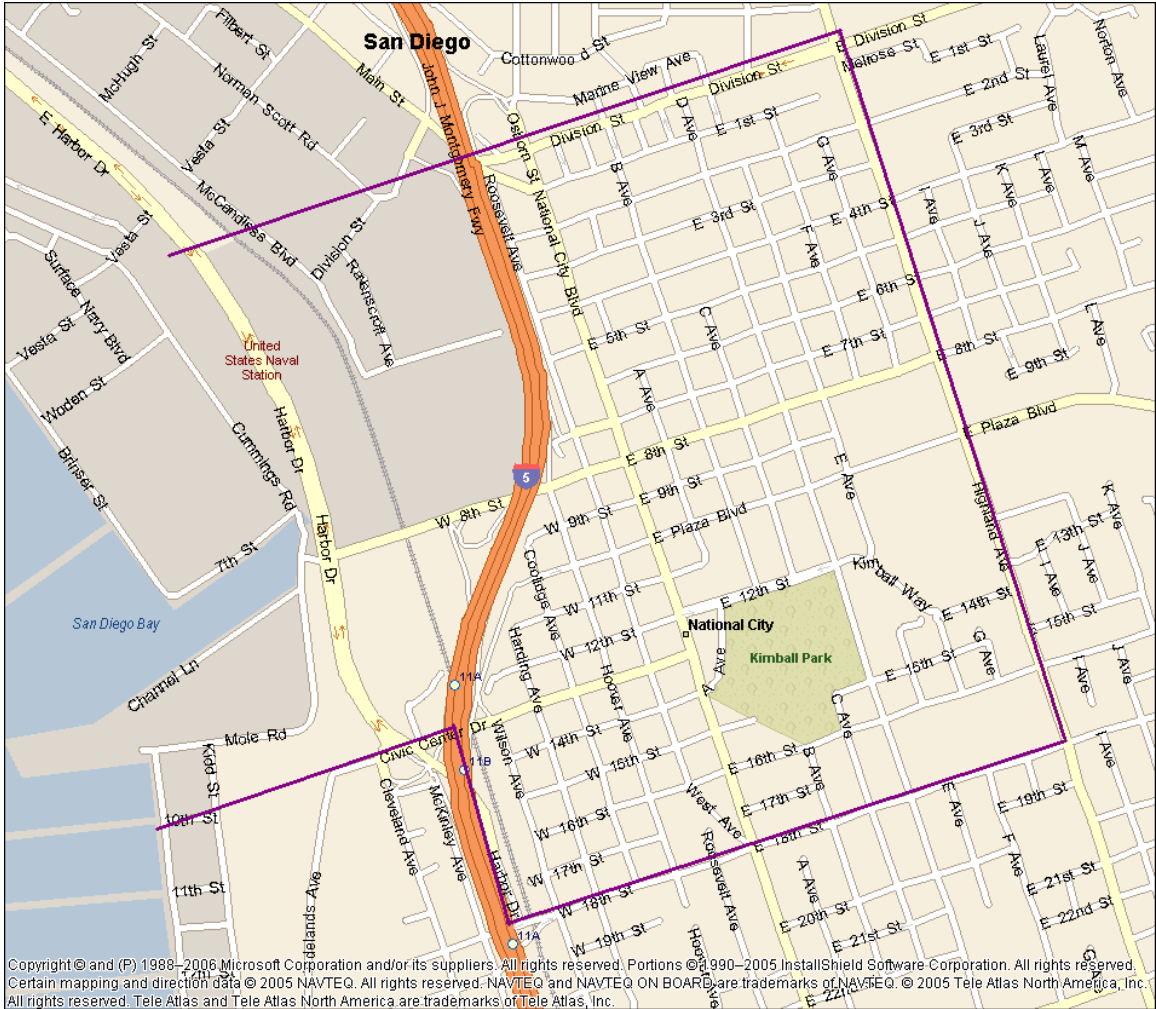
CensusTracts 2010

ATTACHMENT 5

1:45,467



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 20

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

Environmental Scan
Conditional Use Permit (CUP)
for alcohol sales (Beer & Wine) at a new restaurant

21 W 7th Street, National City, CA 91950

Conducted: July 17, 2025



Photo of the proposed location

An environmental scan was conducted at 10 a.m. on Wednesday, July 17, 2025, for an amended conditional use permit allowing alcohol sales (Beer & Wine, Type 41) at a new restaurant. The applicant is requesting to host padel and pickleball tournaments as well as community, civic, and private events throughout the facility.

Proposed hours

Alcohol Sales: 8 a.m. to 10 p.m. daily

Live Entertainment: 8 a.m. to 8 p.m. daily

Funded by the San Diego County Health and Human Services Agency

8885 Rio San Diego Drive #117 • San Diego, California, 92108 • Phone: 619.476-9100 • Fax: 619.476-9104

During a scan of the business and premises, the following was noted:

- The city has reported a high incidence of prostitution in this area, and what may have been prostitution was occurring during the scan. For more information: <https://www.cbs8.com/article/news/local/national-city-high-tech-surveillance-tower-to-fight-prostitution/509-9900ed0c-ccf2-44b4-b99a-60dfb4d2b5a1>
- Five hotels/motels are located nearby.
- There is limited street parking near the location and no parking lot nearby.
- Three bus stops are located within approximately 1,000 feet of the location.
- The 8th Street Transit Center trolley station is approximately 2,100 feet away.

Youth Sensitive Areas/Other Vulnerable Locations

Integrity Charter School (approximately 300 feet away)

Excel Performance Academy (approximately 1,056 feet away)

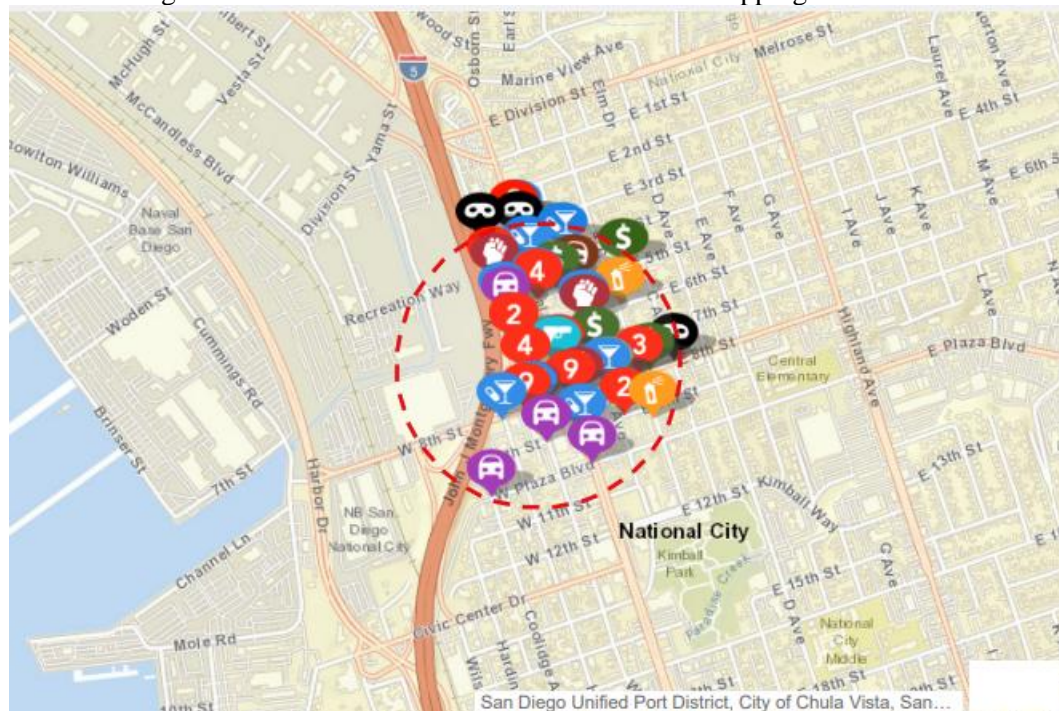
Kimball Park (approximately 2,100 feet away)

Churches

St. Mary’s Catholic Church (approximately 2,100 feet away) is the closest one to this location.

Crime Rate

The following information about the location is from crimemapping.com.



Funded by the San Diego County Health and Human Services Agency

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NATIONAL CITY POLICE DEPARTMENT
ALCOHOL BEVERAGE CONTROL
RISK ASSESSMENT

DATE: 07/10/25

BUSINESS NAME: Padel Life LLC

ADDRESS: 21 West 7th Street, National City, CA 91950

OWNER NAME: Jose Manuel Suarez Covian DOB: [REDACTED]

OWNER ADDRESS: 21 West 7th Street, National City, CA 91950

(add additional owners on page 2)

I. Type of Business

- Restaurant (1 pt)
- Market (2 pts)
- Bar/Night Club (3 pts)
- Tasting Room (1pt)

II. Hours of Operation

- Daytime hours (1 pt)
- Close by 11pm (2 pts)
- Close after 11pm (3 pts)

III. Entertainment

- Music (1 pt)
- Live Music (2 pts)
- Dancing/Live Music (3 pts)
- No Entertainment (0 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:

Census Tract 219

There are (3) on sale licenses authorized in tract 219

There is (17) active on sale licenses in tract 219

There are (1) off sale licenses authorized in tract 219

There are (8) active off sale licenses in tract 219

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)

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

Total Points <u>17</u>

VIII. Owner(s) records check

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

OWNER NAME: _____ DOB: _____

OWNER ADDRESS: _____

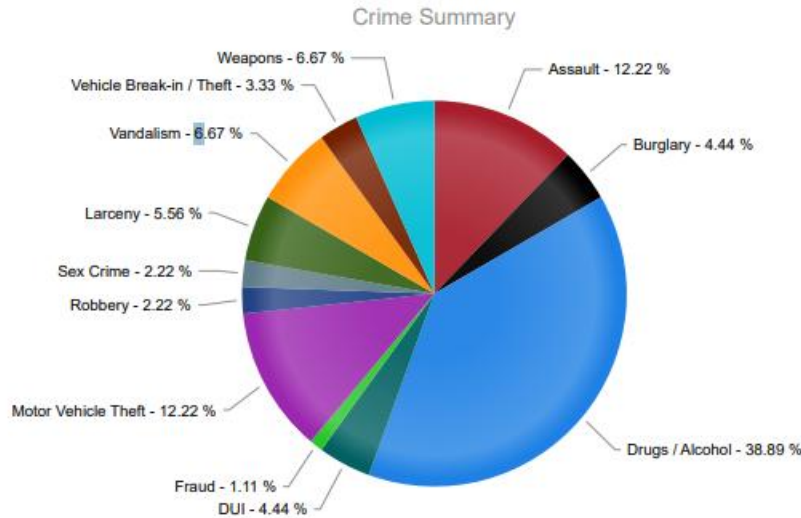
OWNER NAME: _____ DOB: _____

OWNER ADDRESS: _____

Recommendation:

This business assesses at a medium risk and is deserving of such a rating due to this business is in an area with an extremely high crime rate (including prostitution, drug related crimes, violent crimes, robberies, thefts), with no known plan for secure/monitored parking (increased likelihood of pedestrian related crimes, thefts, vehicle burglaries, and stolen vehicles), no known plan of design for the business to incorporate (CPTED) Crime Prevention Through Environmental Design concepts to get eyes/cameras on the streets (concepts proven to reduce crimes to pedestrians and property), and the Census Tract is extremely over populated with alcohol related businesses.

Completed by: Sgt. Camacho Badge ID: 449



A review of crime-related information from personnel within the City of National City Police Department should determine whether existing violations against the property or the applicant have occurred that would discourage allowing alcohol sales. According to the National Institute of Health, increasing alcohol outlet density is well-documented to be associated with increased alcohol use and problems.

Outlet Density

Based on Centers for Disease Control guidelines, alcohol density is defined as the average distance between a person and their closest alcohol retailer. In the map below, the darker the census tract, the less distance a person has to travel to their closest alcohol retailer. The proposed location is defined as “very dense.”

IPS has begun utilizing the following scale to define outlet density more clearly.

Least Dense (lightest color)



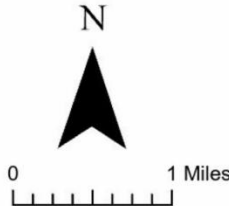
Somewhat Dense

Dense

Very Dense

Extremely Dense (darkest color)



  <p>BUDI BINGE & UNDERAGE DRINKING INITIATIVE</p>	<h3>Alcohol On-Sale Density</h3> <p>21 W 7th Street, National City, CA</p> <p>Alcohol Density = Average Distance between a Person and their Closest Alcohol Retailer (CDC Guide for Measuring Alcohol Outlet Density)</p> <p>ABC data as of 4/25/2025 Map created 7/21/2025</p>	 <p>N</p> <p>0 1 Miles</p>
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Considerations

The following are considerations if a CUP is issued.

1. To prevent injuries, the Responsible Hospitality Coalition of San Diego County recommends refraining from selling alcohol to patrons who have not yet completed any padel or pickleball games they intend to engage in.
2. Require that servers/management check for valid identification for patrons appearing under the age of thirty (30), rather than twenty-one (21), when patrons order alcohol, due to the community, civic, and private events expected to take place throughout the facility.
3. Require that food service is always available during the hours that alcohol is sold.
4. Consider establishing clear guidelines for when additional alcohol licenses will or will not be permitted within an already dense area.

August 11, 2025

Dear Resident / Business Owner:

You are cordially invited to attend a community meeting regarding a Conditional Use Permit (CUP) with the city of National City by Padel Life, LLC (*Doing Business As – AURA PADEL*) for a California Department of Alcoholic Beverage Control (ABC) Type-41 license (beer and wine) to compliment their existing restaurant.

TUESDAY, AUGUST 19, 2025
6:00:PM to 7:00PM
NAPAOLEON'S PIZZA HOUSE
619 NATIONAL CITY BLVD.
NATIONAL CITY, CA 91950

The applicant will provide an overview of their request and have a question and answer session shortly thereafter.

If you have any questions please feel free to contact Marco Cortes at [REDACTED] (or at marco@cortescommunications.com).

ATTACHMENT 8