



# Planning Commission Agenda

Meeting of September 8, 2014  
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 Dela Paz

## Approval of Minutes

1. Approval of Minutes of the Meeting held on August 18, 2014.

## Approval of Agenda

2. Approval of Agenda for the Meeting on September 8, 2014.

## 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 Cell Phones and Pagers 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**

## **OTHER BUSINESS**

## **PUBLIC HEARINGS**

3. Public Hearing – Conditional Use Permit for beer and wine sales at Aunt Emma’s Restaurant located at 214 National City Blvd. (Case File No.: 2014-10 CUP).
4. Resolution 18-2014 taking action on a Conditional Use Permit for beer and wine sales at Aunt Emma’s Restaurant located at 214 National City Blvd. (Case File No.: 2014-10 CUP).
5. Public Hearing – Conditional Use Permit and Coastal Development Permit for a fiberglass manufacturing business (McCallum Surfboards) located at 3101 Hoover Avenue. (Case File No.: 2014-12 CUP, CDP).
6. Resolution 19-2014 taking action on a Conditional Use Permit and Coastal Development Permit for a fiberglass manufacturing business (McCallum Surfboards) located at 3101 Hoover Avenue. (Case File No.: 2014-12 CUP, CDP).

## **STAFF REPORTS**

City Attorney

Executive Director

Principal Planner

Commissioners

Chairperson

## **ADJOURNMENT**

Adjournment to next regularly scheduled meeting on October 6, 2014



## Planning Commission Minutes

Meeting of August 18, 2014

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 Chairwoman Pruitt at 6:00 p.m.

### **Roll Call**

Commissioners Present: Garcia, Baca, Bush, Pruitt, Alvarado, Flores, DeLaPaz

Staff Also Present: Deputy City Attorney Jennifer Knight, Executive Director Brad Raulston, Principal Planner Martin Reeder

**Pledge of Allegiance** Presented by Commissioner Baca

### **Approval of Minutes**

1. Approval of Minutes of the Meeting held on August 4, 2014.

Motion by Bush, 2<sup>nd</sup> by Alvarado, to approve the Minutes from the meeting of August 4, 2014.

**Motion carried by the following vote:**

**Ayes: Garcia, Baca, Bush, Pruitt, Flores, Dela Paz**

**Abstain: Alvarado**

## **Approval of Agenda**

### **2. Approval of Agenda for the Meeting on August 18, 2014.**

Motion by Baca, 2<sup>nd</sup> by Dela Paz for approval of the Agenda for the meeting of August 18, 2014.

**Motion carried by the following vote:**

**Ayes: Garcia, Baca, Bush, Pruitt, Alvarado, Flores, Dela Paz**

## **ORAL COMMUNICATION**

None

## **PRESENTATIONS:**

None

## **OTHER BUSINESS**

None

## **PUBLIC HEARINGS**

### **3. Public hearing – Consideration of certification of a Negative Declaration and Conditional Use Permit and Coastal Development Permit for a crematorium to be located at 100 West 35<sup>th</sup> Street, Suite “A” in the Coastal Zone (Case File No.: 2014-09 CIP, CDP, IS).**

Presented by Principal Planner Martin Reeder

Applicant: Angela Cortez answered questions asked by commissioners. Applicant acknowledged understanding and acceptance of the conditions of approval.

Applicant representative: Jose Martinez, Cortez Crematorium addressed questions asked by commissioners

Note: Make correction to date of Public Hearing in document to read August 4, 2014.

Motion by Bush, 2<sup>nd</sup> by Garcia to close the Public Hearing in consideration of Certification of a Negative Declaration and Conditional Use Permit for a crematorium to be located at 100 West 35<sup>th</sup> Street, Suite “A” in the Coastal Zone (Case File No.: 2014-09 CIP, CDP, IS).

**Motion carried by the following vote:**

**Ayes: Garcia, Baca, Bush, Pruitt, Alvarado, Flores**

**Noes: Dela Paz**

### **4. Resolution 16-2014 taking action on a Negative Declaration for a crematorium to be located at 100 West 35<sup>th</sup> Street, Suite “A” in the Coastal Zone (Case File No.: 2014-9 IS).**

Motion by Baca, 2<sup>nd</sup> by Alvarado to adopt Resolution 16-2014 approving a Negative Declaration for a crematorium to be located at 100 West 35<sup>th</sup> Street, Suite “A” in the Coastal Zone (Case File No.: 2014-9 IS).

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

5. Resolution 17-2014 taking action on a Conditional Use Permit and Coastal Development Permit for a crematorium to be located at 100 West 35th Street, Suite "A" in the Coastal Zone (Case File No. 2014-09, CUP, CDP)

Motion by Alvarado, 2nd by Bush to adopt Resolution 14-2014 approving a Conditional Use Permit and Coastal Development Permit for a crematorium to be located at 100 West 35th Street, Suite "A" in the Coastal Zone (Case File No. 2014-09, CUP, CDP)

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

## **STAFF REPORTS**

City Attorney – No report  
Executive Director – No report  
Planning Tech – No report

### **Commissioners:**

Garcia – No report  
Baca – No report  
Bush – No report. Glad to be back  
Alvarado: No report. Enjoyed vacation  
Flores – No Report  
Dela Paz – No report  
Pruitt – Welcome to Alvarado and Reeder returning from vacations

Adjournment at 6:44 p.m. to next regularly scheduled meeting on September 8, 2014.

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CHAIRPERSON



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

**PLANNING COMMISSION STAFF REPORT**

**Title:** CONDITIONAL USE PERMIT FOR BEER AND WINE SALES AT AUNT EMMA'S RESTAURANT LOCATED AT 214 NATIONAL CITY BLVD.

**Case File No.:** 2014-10 CUP

**Location:** Southwest corner of National City Blvd. and West 2<sup>nd</sup> Street

**Assessor's Parcel No.:** 555-030-08

**Parcel Size:** 0.72 acres

**Staff report by:** Martin Reeder – Principal Planner

**Applicant/Property owner:** Nikos Gelastopoulos

**Zoning designation:** Downtown Specific Plan Development Zone 1A (DZ-1A)

**Adjacent land use/zoning:**

- North:** Residential across West 2<sup>nd</sup> St. / DZ-1A
- East:** Commercial across National City Blvd. / DZ-2
- South:** Commercial across West 3<sup>rd</sup> St. / DZ-1A
- West:** Office, vacant, residential on Roosevelt Ave. / DZ-1A

**Environmental review:** Categorically Exempt pursuant to Class 1, Section 15301 (Existing Facilities)

## **BACKGROUND**

### **Site Characteristics**

The project location is Aunt Emma's Restaurant located at 214 National City Blvd., in Development Zone 1A (DZ-1A) of the Downtown Specific Plan. The property on which the restaurant is located is comprised of seven parcels with the existing (approximately) 6,300 square-foot restaurant and a 57-space parking lot to the south of the building. The area is mostly adjacent to commercial uses; however, there is a single-family residence located across West 2<sup>nd</sup> Street to the north located in the same zone as the restaurant. There is also a residential property located to the west and downhill from the parking lot. Aunt Emma's has been operating under this management for five years.

### **Proposed Use**

The applicant is requesting to sell beer and wine for on-site consumption (Type 41 ABC license). The restaurant serves breakfast and lunch from the hours of 6 a.m. to 3 p.m. daily. No change in hours is proposed. Alcohol would be stored in the back of house area and served upon request. Aunt Emma's has another restaurant in Chula Vista that has the identical menu. The Chula Vista store sells beer, wine, and mimosas (champagne and orange juice). The applicant wishes to offer the same beverage menu at both restaurants. The primary use requested is for mimosas to be served at breakfast, although the beer and wine would generally be available for lunch.

### **Analysis**

The proposed use is consistent with the General Plan, since Section 18.30.050 of the National City Land Use Code allows for on-site alcohol sales with an approved Conditional Use Permit (CUP).

Permitted Land Uses in Development Zone 1A of the Downtown Specific Plan allow for mid-high rise multi-family residential; commercial; residential and visitor serving commercial (hotel, motel, restaurants); entertainment uses (theaters, clubs); light Industrial manufacturing; auto-oriented retail; professional offices; public parking. A restaurant use is considered visitor serving commercial, which is consistent with permitted uses.

Alcohol Conditional Use Permits require additional information above and beyond a normal CUP. This includes additional noticing (660-foot radius including both property owners and tenants), a community meeting, distance requirements from schools, and additional conditions related to sales and times. Conditions require that alcohol sales be incidental to food service.

The community meeting was held on Monday, July 21, 2014. No participants were noted other than the owners. 229 property owners and tenants were notified of the meeting. The same list was used as for this public hearing. Because the restaurant has at least thirty percent of the floor area devoted to seating, the distance from schools does not apply. In this case, the nearest school (Integrity Charter School) is approximately 1,400 feet away, greater than the normal minimum distance of 660 feet.

**Alcohol Sales Concentration/Location**

Per the California State Department of Alcoholic Beverage Control (ABC), there are currently ten other on-sale permits issued in this census tract (219). These permits are:

<b>Name</b>	<b>Address</b>	<b>License Type*</b>
Café Estela	1524 McKinley Ave	40
Club 13	640 Civic Center Dr	40
Stoney's Bar & Grill	108 W 25 <sup>th</sup> St	47
Papa Gallo Café	1930 Cleveland Ave	41
The Waterfront Grill	3201 Marina Way	47
American Athletic Club	2539 Hoover Ave	40
Goodies Bar & Grill	740 Bay Marina Dr	47
Goody's Sushi & Grill	2424 Hoover Ave	41
Clarion National City	700 National City Blvd	47
Eagles Aerie 2712	1131 Roosevelt Ave	51

- \* Type 40 - On-Sale Beer
- Type 41 - On-Sale Beer and Wine for Bona Fide Public Eating Place
- Type 47 - On-Sale General for Bona Fide Public Eating Place
- Type 51 - Club

Six of the other on-sale licenses are restaurants, two are bars, one a gym, and the other a fraternal organization.

Census tract 219 is comprised of the whole west side of the City from National City Blvd. to San Diego Bay. The attached census tract map shows the location of the subject tract. ABC recommends a total of eight on-sale alcohol permits be issued in this census tract, where ten exist. Although the census tract is over-concentrated, the licenses are spread out over a large geographic area. Paired with the fact that the opening hours of the restaurant are limited to breakfast, when other outlets are likely closed, and lunchtime, an additional license should not have any negative impacts.

**Police Department comments**

Crime statistics provided by the Police Department (PD) indicate that the reporting area (Beat 20) has a current crime rate of 409%, well above the 120% considered to be a high crime area. Of the different beats, Beat 20 has the highest of the four; all four beats in the City are considered high crime and have percentages from 250 to 409%. The crime rates are based on the entire beat, which in this case is a substantial area. Rates for a more localized area around the business would be significantly less.

PD provided a Risk Assessment report, which 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, Aunt Emma's



received a score of 12, which would indicate a low risk. Low Risk is 0-12 points; Medium Risk 13-18 points; and High Risk 19-24 points.

### **Traffic**

Because the sale of alcohol would be accessory to the sale of food, no measurable increase in traffic is expected. The applicant has stated that alcohol sales are intended to add to the service offered to existing customers. However, it is expected that a small amount of local customers would dine at the National City location rather than the Chula Vista location if alcohol sales is of particular importance to those customers. National City Blvd. in this location has a level of service (LOS) of A, the best level that can be assigned, and has a capacity of 40,000 average daily trips (ADT). The current ADT is 14,500; therefore, it is not expected that alcohol sales would result in an increase in ADT such that the LOS would be affected. 2030 numbers, as stated in the General Plan, show an LOS of B and an ADT amount of 19,500.

### **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 (alcohol incidental to food, hours of operation, RBSS training, etc.). The conditions are intended to reduce any potential impacts on the adjacent community.

### **Summary**

Aunt Emma's has been in business at this location since 2009. No concerns have been noted regarding business operations or associated crime in that timeframe. Although the census tract in which the restaurant is located is over-concentrated with regard to on-sale alcohol licenses, the limited opening hours of the restaurant are should not have any negative impacts on the area.

## RECOMMENDATION

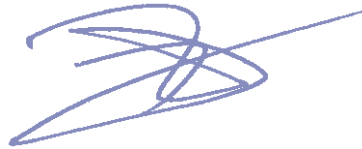
Approve 2014-10 CUP subject to the conditions listed below, based on attached findings.

## ATTACHMENTS

1. Recommended Findings for Approval/Denial
2. Recommended Conditions
3. Location Map
4. Census Tract Map and Police Beat Map
5. Police Department and Institute for Public Strategies comments
6. Public Hearing Notice (Sent to 229 property owners and occupants)
7. Notice of Exemption
8. Applicant's Plans (Exhibit A, case file no. 2014-10 CUP, dated 6/17/2014)



MARTIN REEDER, AICP  
Principal Planner



BRAD RAULSTON  
Executive Director

## **RECOMMENDED FINDINGS FOR APPROVAL**

### **2014-10 CUP, 214 National City Boulevard**

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, since alcohol sales for on-site consumption are a conditionally-allowed use in Development Zone 1A of the Downtown Specific Plan Area.
2. That the proposed use is consistent with the General Plan and any applicable specific plans, since alcohol sales are permitted, subject to a Conditional Use Permit, by the Land Use Code, which is consistent with the General Plan; and since alcohol sales for on-site consumption are a conditionally-allowed use in Development Zone 1A of the Downtown Specific Plan 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, since the proposed use is an accessory use to a proposed restaurant use in an existing commercial area and the sale of beer and wine is not expected to appreciably increase traffic on National City Blvd. based on the current capacity and traffic numbers.
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, since no expansion of the building is proposed.
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, since the proposed use will be compatible with other nearby businesses; and since 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, since staff has already determined that the proposed use is categorically exempt from environmental review pursuant to Class 1 Section 15301 (Existing Facilities), for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit.
7. That the proposed use is deemed essential and desirable to the public convenience and welfare, since it will contribute to the continued viability of a restaurant, an established and allowed use in Development Zone 1A.
8. That 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 CONDITIONS OF APPROVAL

2014-10 CUP, 214 National City Boulevard

### General

1. This *Conditional Use Permit* authorizes the sale of beer and wine at an existing restaurant located at 214 National City Boulevard. Plans submitted for permits associated with this project shall conform with Exhibit A, case file no. 2014-10 CUP, dated 6/17/2014.
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.
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 6:00 a.m. and 3:00 p.m. seven days a week.
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.



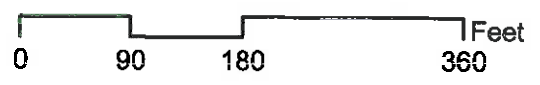
Interstate 5 R-O-W

Roosevelt Ave

National-City Blvd

"A" Ave

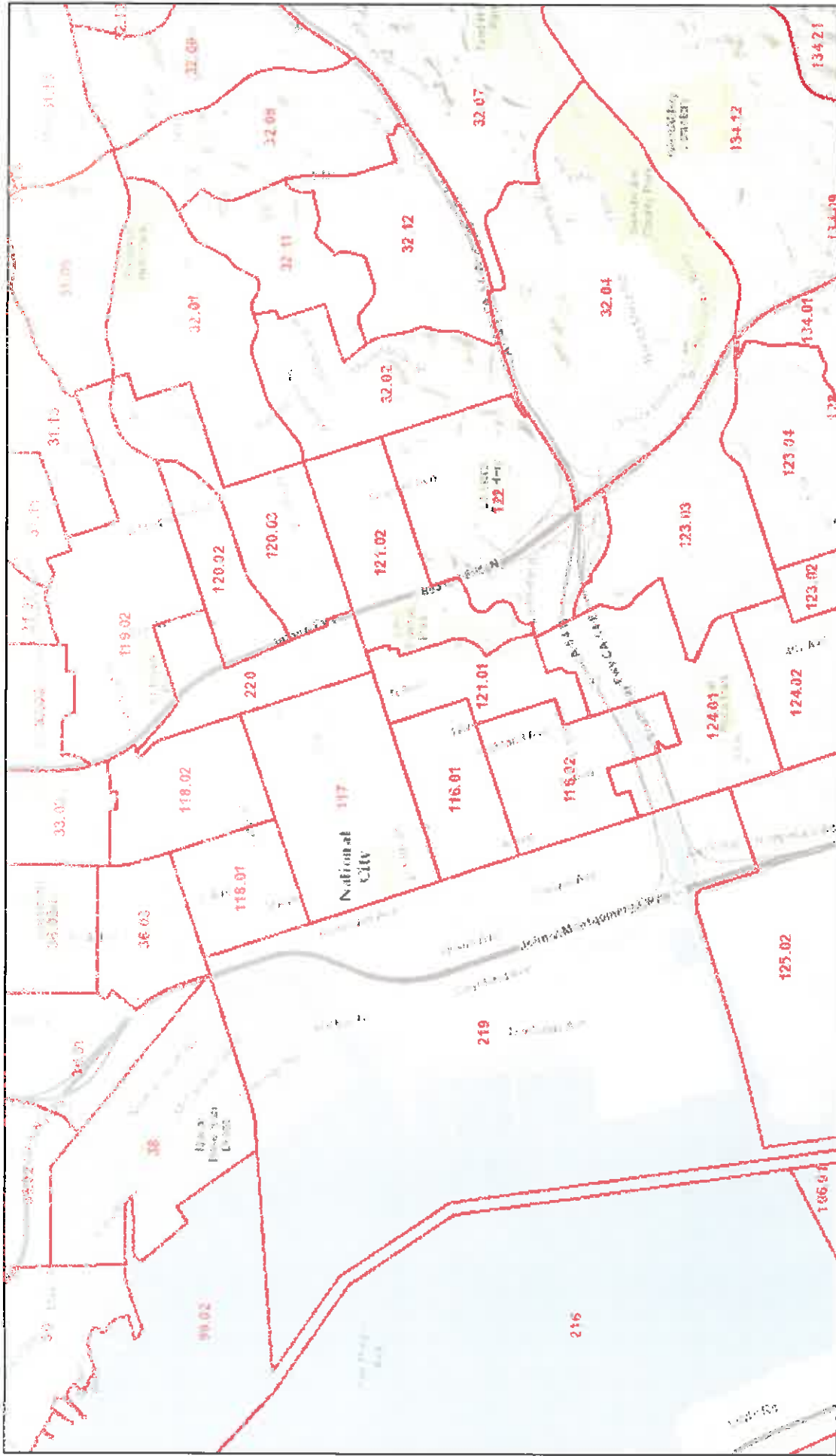
--- Zone Boundary  
 [Blue Box] Project Location



APN:  
555-030-08

Planning Commission  
 Location Map

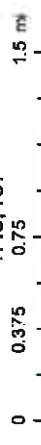
2014-10 CUP



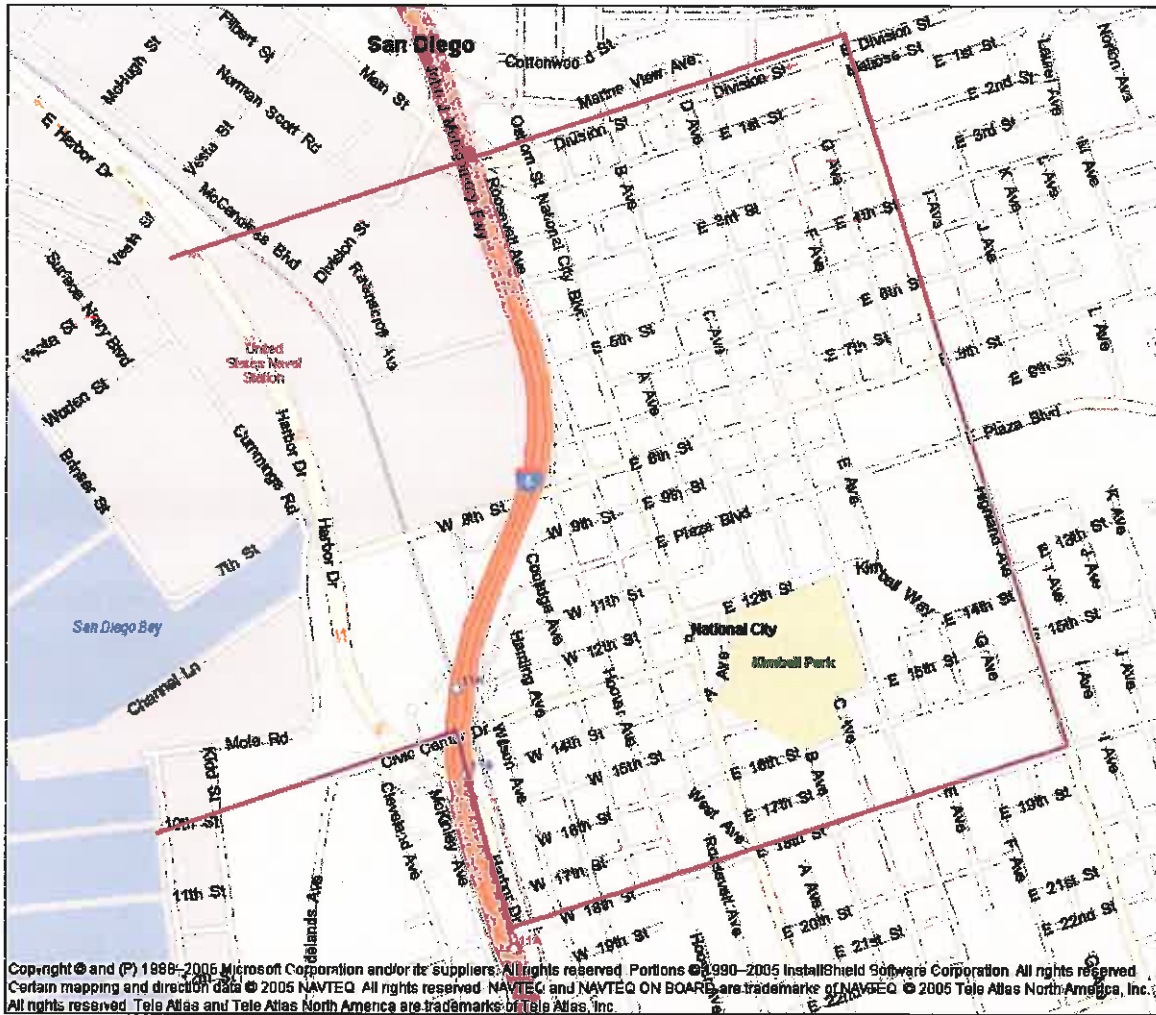
August 25, 2014

□ Census Tracts 2010

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, MapboxIndia, © OpenStreetMap contributors, and the GIS User Community



## City of National City Beat 20

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





**NATIONAL CITY POLICE DEPARTMENT  
ALCOHOL BEVERAGE CONTROL  
RISK ASSESSMENT**

DATE: 06/18/14

BUSINESS NAME: Aunt Emma's

ADDRESS: 214 National City Boulevard, National City, CA 91950

OWNER NAME: Nikos Gelastopoulos DOB: 02/05/1967

OWNER ADDRESS: 423 Rezko Way, Bonita CA 91902

(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)

<p><b>Notes:</b></p> <p>Crime Rate - over 120%</p> <hr/> <p>Census Tract - 219</p> <hr/> <p>Allowed Type 41 - (8) currently have (10)</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
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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)  <b>Total Points</b> <u>12</u>
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VIII. Owner(s) records check

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

OWNER NAME: Nikos Gelastopoulos DOB: 02/05/1967

OWNER ADDRESS: 423 Rezko Way, Bonita CA 91902

OWNER NAME: \_\_\_\_\_ DOB: \_\_\_\_\_

OWNER ADDRESS: \_\_\_\_\_

**Recommendation:**

- NCPD does not have a proactive enforcement units for ABC outlets.
- Within 100' of residences.
- 8 on-sale licenses are allowed, census tract 219 currently has 10.
- High crime area - crime rate in the area is 371.6%, 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 - (On-Sale Licenses)  
and Census Tract = 219**

Report as of 6/20/2014

	License Number	Status	License Type	Orig. Iss. Date	Explr Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	19253	ACTIVE	40	8/8/1973	8/31/2015	FLORES, JAMES P 1524 MCKINLEY AVE NATIONAL CITY, CA 91950  Census Tract: 0219.00	CAFE ESTELA		8708
2)	995760	ACTIVE	40	8/25/2003	2/28/2015	MAGADAN, ANA BETANZOS 640 CIVIC CENTER DR NATIONAL CITY, CA 91950  Census Tract: 0219.00	CLUB 13	1651 MALTA AVE CHULA VISTA, CA 91911	8708
3)	428259	ACTIVE	47	10/5/2005	9/30/2014	NIGHTTRAIN ENTERPRISES INC 108 W 25TH ST, UNITS D-G NATIONAL CITY, CA 91950  Census Tract: 0219.00	STONEYS BAR & GRILL	765 MARBELLA CIR CHULA VISTA, CA 91910	8708
4)	473440	ACTIVE	41	1/27/2009	12/31/2014	MORALES, ENRIQUE 1930 CLEVELAND AVE NATIONAL CITY, CA 91950-5415  Census Tract: 0219.00	PAPA GALLO CAFE		8708
5)	479742	ACTIVE	47	9/3/2009	8/31/2014	PIER 32 WATERFRONT GRILL LLC 3201 MARINA WAY, STE 102 NATIONAL CITY, CA 91950-6301  Census Tract: 0219.00	WATERFRONT GRILL THE	4980 N HARBOR DR, # 200 SAN DIEGO, CA 92106	8708
6)	482712	REVPEN	40	4/13/2010	3/31/2014	AMERICAN ATHLETIC CLUB LLC 2539 HOOVER AVE NATIONAL CITY, CA 91950-6621  Census Tract: 0219.00	AMERICAN ATHLETIC CLUB LLC		8708
7)	489545	ACTIVE	47	7/23/2010 3:29:48 PM	6/30/2014	JBG RESTAURANTS INC 740 BAY MARINA DR NATIONAL CITY, CA 91950-6427  Census Tract: 0219.00	BUSTORS BEACH HOUSE AND LONG BOARD BAR		8708
8)	517630	ACTIVE	41	3/19/2012 3:47:29 PM	2/28/2015	RATSACHAK RESTAURANT GROUP LLC 2424 HOOVER AVE, BLDG 5A STES F & P NATIONAL CITY, CA 91950-8552  Census Tract: 0219.00	GOODYS SUSHI & GRILL		8708
9)	531956	ACTIVE	47	5/31/2013 8:06:16 AM	4/30/2015	OAK SOUTH LP 700 NATIONAL CITY BLVD	CLARION NATIONAL CITY	21725 GATEWAY CENTER DR	8708

						NATIONAL CITY, CA 91950 Census Tract: 0219.00		DIAMOND BAR, CA 91765	
10)	54761	ACTIVE	51	6/10/1956	1/31/2015	EAGLES LODGE AERIE 2712 1131 ROOSEVELT AVE NATIONAL CITY, CA 91950 Census Tract: 0219.00	EAGLES AERIE 2712		3708

--- End of Report ---

For a definition of codes, view our [glossary](#).



**ABC Report  
ABC Report 2013 NCPD**

**Required Parameters**

Reporting Period: 01/2013 to 12/2013  
Agency: NATIONAL CITY

**Optional Parameters**

Geographical Area:  
Group by: Beat 020

Prior Report Number: B98S328R

<b>CRIME TYPES</b>	<b>CRIME TOTALS</b>
CRIMINAL HOMICIDE	0
FORCIBLE RAPE	0
ROBBERY	42
AGGRAVATED ASSAULT	45
BURGLARY	50
LARCENY	298
MOTOR VEHICLE THEFT	103
<b>Total Part I Crime:</b>	<b>538</b>

<b>ARREST TYPES</b>	<b>ARREST TOTALS</b>
SIMPLE ASSAULT	14
OTHER PART II CRIMES	470
CHILD AND FAMILY	17
DEADLY WEAPONS	13
EMBEZZLEMENT	0
FRAUD	6
GAMBLING	0
MALICIOUS MISCHIEF	5
NARCOTICS	93
SEX CRIMES	28
FORGERY	3
OTHER NON-CRIMINAL	115
<b>Total Part II Arrest:</b>	<b>764</b>

Beat Total = Part I Crime + Part II Arrest: 1,302  
BeatAve. ( Agency / Beat ): 350.4  
Agency Wide Total = Part 1 Crime + Part II Arrest: 4,905  
Beat Total as % of Beat Average: : 371.6%  
(120% is considered high crime area)



## Environmental Scan For Alcohol License C.U.P.

### **Aunt Emma's Restaurant**

214 National City Blvd., National City, CA 91950

This environmental scan was conducted for Aunt Emma's Restaurant, located at 214 National City Blvd., in National City. It was conducted on Friday, June 27, 2014. Community input was also gathered from residents and businesses in very close proximity to the applicant on June 27<sup>th</sup>. The included photographs were taken on June 27, 2014.

The business is located in Census Tract 219.00, between West 2nd Street and West 3rd Street in National City (see photos below). Aunt Emma's is a restaurant with no current sales of alcohol. The application is for a Conditional Use Permit for sales of Beer and Wine for On-Sale consumption, type 41 license, for sales of beer and wine in the restaurant during the hours of 6:00 am to 3:00 pm.



Photo of Aunt Emma's Restaurant  
(Photo taken 06-27-2014)



Google Earth View of 214 National City Blvd.  
and Surrounding Area  
(Photo taken 06-27-2014)

The interior and exterior of the business were clean with no signs of trash or graffiti.



### Youth Sensitive Areas

The business is located near youth sensitive areas.

Integrity Charter School, located at 701 National City Blvd, National City, is approximately 4/10<sup>th</sup> of a mile to the South of the applicant's location. The school has 250 students in grades pre-kindergarten through 8<sup>th</sup> grade.



## Churches

A Google search showed the closest church to the applicant's location is the Ministerios Cristianos Lo Mejor del Trigo church, located at 330 National City Blvd, National City, approximately 400 feet south of the applicant's business.



## Outlet Density

Census Tract 0119.00 currently has more than the recommended number of On-Sale liquor outlets established by the California Department of Alcoholic Beverage Control, in relation to the existing Census Tract's population. The ABC recommended number of On-Sale outlets in this Census Tract is eight. However, the actual number of On-Sale liquor licenses in this Census Tract is twelve. Additionally, Census Tract 0119.00 is over the recommended number of Off Sale alcohol outlets. The recommended number of Off-Sale licenses for the Census Tract is four, however, the actual number is six.

## Census Tracts

	<b>Off-Sale</b>	<b>On-Sale</b>
<b>Census Tract 219</b> <i>Applicant is within this Census Tract</i>	Authorized: 4 Actual: 6 Number Above/Below Authorized: <b>+2</b>	Authorized: 8 Actual: 10 Above/Below: <b>+2</b>
<b>Neighboring Census Tracts</b>		
Census Tract 0117.00	Authorized: 4 Actual: 9 Number Above/Below Authorized: <b>+5</b>	Authorized: 8 Actual: 13 Above/Below: <b>+5</b>



	Off-Sale	On-Sale
Census Tract 0118.01	Authorized: 2 Actual: 2 Number Above/Below Authorized: -	Authorized: 4 Actual: 4 Above/Below: -
Census Tract 116.01	Authorized: 3 Actual: 6 Number Above/Below Authorized: +3	Authorized: 6 Actual: 4 Above/Below: -2
Census Tract 116.02	Authorized: 2 Actual: 3 Number Above/Below Authorized: +1	Authorized: 3 Actual: 1 Above/Below: -2

### Existing Alcohol Outlets



**Green Arrow** Depicts Applicant's Location.

**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**

## Crime Rate

A request for the beat and crime rate for the applicant address was made, however no data was provided. At this time, the beat and crime rate are unknown to our office.

## Community Input

Community input was received from approximately 10 people living and working in the immediate area, including businesses. Community input was obtained on June 27, 2014.

### Community Input for Approval of Alcohol License:

Nine of the ten residents and business employees contacted were supportive of the license request for alcohol sales of beer and wine between 6:00 am and 3:00 pm. Those who were supportive of the license said the current hours of operation from 6:00 am to only 3:00 pm were one of the main reasons for their support. Residents and employees at businesses had a positive view of Aunt Emma's Restaurant. They did voice concerns over prostitution in the immediate area that are unrelated to the business. Those contacted did not want to see alcohol sales after 3:00 pm.

The one individual opposed to the license did not think having alcohol at a family restaurant was a good idea. Prostitution in the area was also a concern for the individual.

## Considerations

The Crime Rate is unknown for this location. A follow up request for this information from personnel within the City of National City, may result in obtaining the crime rate for this location.



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

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR BEER AND WINE SALES  
AT AUNT EMMA'S RESTAURANT LOCATED AT 214 NATIONAL CITY BLVD.  
CASE FILE NO.: 2014-10 CUP  
APN: 555-030-08

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, September 8, 2014**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Nikos Gelastapoulos)

The applicant is requesting to sell beer and wine for on-site consumption. The restaurant serves breakfast and lunch from the hours of 6 a.m. to 3 p.m. daily.

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., **September 8, 2014**, who can be contacted at 619-336-4310 or [planning@nationalcityca.gov](mailto: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



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:** 2014-10 CUP

**Project Location:** 214 National City Boulevard, National City, CA 91950

**Contact Person:** Martin Reeder

**Telephone Number:** (619) 336-4313

**Description of Nature, Purpose and Beneficiaries of Project:**

Conditional Use Permit application for the sale of beer and wine sales within an existing restaurant.

**Applicant:**

Niko Gelastopoulos  
214 National City Boulevard  
National City, CA 91950

**Telephone Number:**

(619) 477-6900

**Exempt Status:**

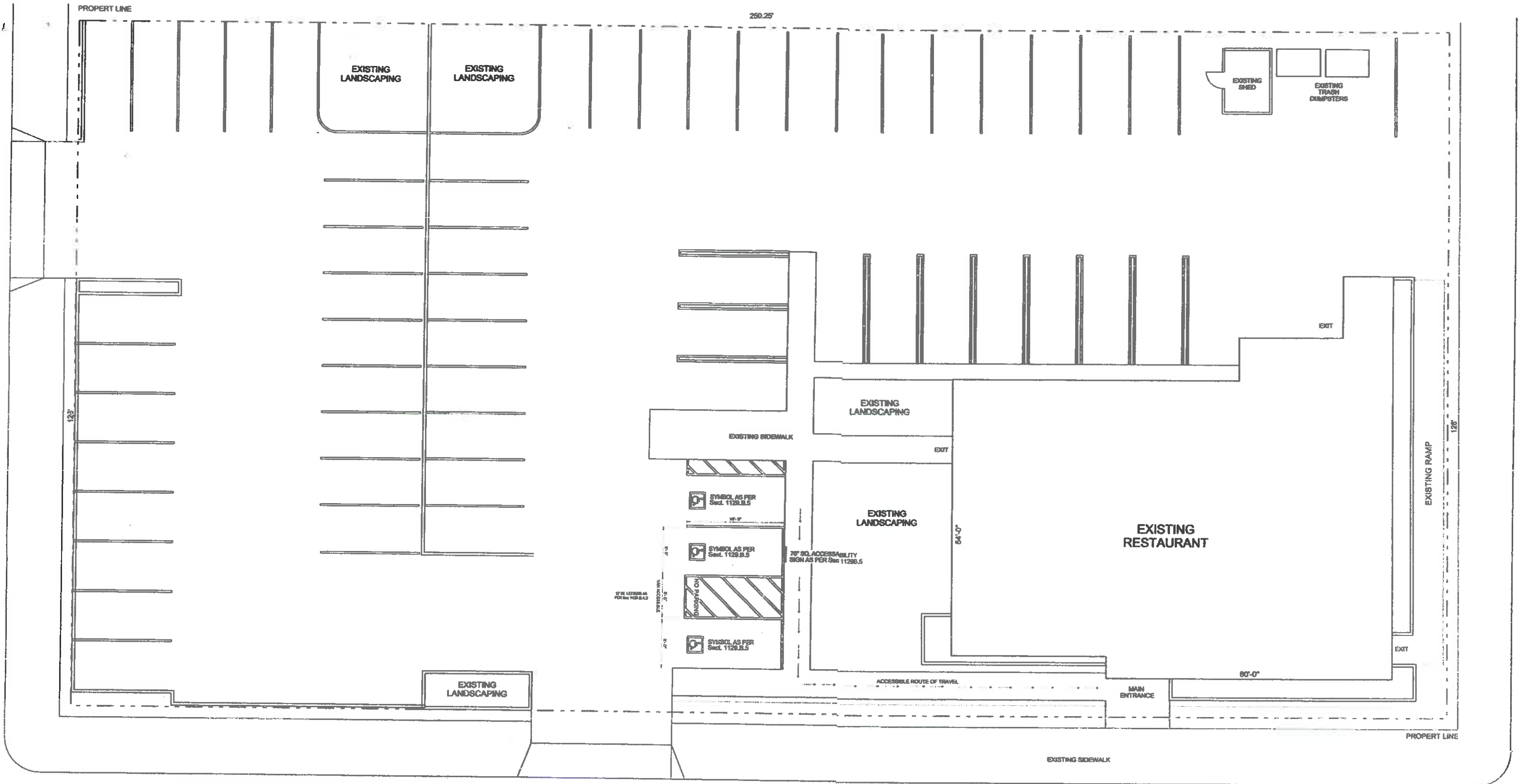
Categorical Exemption. Class 1 Section 15301 (Existing Facilities)

**Reasons why project is exempt:**

The project will result in no changes to the physical environment, since the proposal is located completely within an existing restaurant building.

Date:

MARTIN REEDER, AICP  
Principal Planner



# SITE PLAN

SCALE: 3/16" = 1' 0"

*FILE COPY*

ORIGINAL SHEET SIZE = 24" x 36"  
 SCALE: 1/4" = 1'-0"  
 0 1 2 3 4 5 10

EXHIBIT A  
 CASE FILE NO. 2014-10 CUP  
 DATE: 6/17/2014

	<b>Carmona Designs</b> Restaurant Design Consultants 466 Third Ave. Suite B, Chula Vista, CA 91910 Tel. 619-425-2800, Fax 619-342-2330 E-mail: armando@carmonadesigns.net WEB: CarmonaDesigns.net	DATE: MARCH 3, 2012 PROJECT No.
	DRAWING PREPARED BY: Armando Carmona	SHEET No.
REVISION:	PROJECT: AUNT EMMAS NATIONAL CITY 214 NATIONAL CITY BLVD. NATIONAL CITY, CA	A-1



**RESOLUTION NO. 18-2014**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF NATIONAL CITY, CALIFORNIA, APPROVING A  
CONDITIONAL USE PERMIT FOR BEER AND WINE SALES AT AUNT EMMA'S  
RESTAURANT LOCATED AT 214 NATIONAL CITY BLVD.  
CASE FILE NO. 2014-10 CUP  
APN: 555-030-08**

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for beer and wine sales at Aunt Emma's Restaurant located at 214 National City Blvd. at a duly advertised public hearing held on September 8, 2014, 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. 2014-10 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 September 8, 2014, 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, since alcohol sales for on-site consumption are a conditionally-allowed use in Development Zone 1A of the Downtown Specific Plan Area.
2. That the proposed use is consistent with the General Plan and any applicable specific plans, since alcohol sales are permitted, subject to a Conditional Use Permit, by the Land Use Code, which is consistent with the General Plan; and since alcohol sales for on-site consumption are a conditionally-allowed use in Development Zone 1A of the Downtown Specific Plan 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, since the proposed use is an accessory use to a proposed restaurant use in an existing commercial area and the sale of beer and wine is not expected to appreciably increase traffic on National City Blvd. based on the current capacity and traffic numbers.
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, since no expansion of the building is proposed.
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, since the proposed use will be compatible with other nearby businesses; and since 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, since staff has already determined that the proposed use is categorically exempt from environmental review pursuant to Class 1 Section 15301 (Existing Facilities), for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit.
7. That the proposed use is deemed essential and desirable to the public convenience and welfare, since it will contribute to the continued viability of a restaurant, an established and allowed use in Development Zone 1A.
8. That 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 and wine at an existing restaurant located at 214 National City Boulevard. Plans submitted for permits associated with this project shall conform with Exhibit A, case file no. 2014-10 CUP, dated 6/17/2014.
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.
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 6:00 a.m. and 3:00 p.m. seven days a week.
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 September 8, 2014, by the following vote:

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

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**CHAIRPERSON**



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 FIBERGLASS MANUFACTURING BUSINESS (MCCALLUM SURFBOARDS) LOCATED AT 3101 HOOVER AVENUE.

Case File No.: 2014-12 CUP

Location: East side of Hoover Avenue south of West 30<sup>th</sup> Street.

APN: 562-220-40

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Jeff McCallum

Property Owner: 2W3M, LLC

Parcel size: 0.54 acres

Combined General Plan/  
Zoning designation: Light Manufacturing – Coastal Zone (ML-CZ)

Adjacent Land Use  
/Zoning:

North: Restaurant Supply Warehouse / ML-CZ

East: industrial use across Hoover Avenue / ML-CZ

South: Commercial truck rental / ML-CZ

West: Auto storage/sales (on National City Blvd.) / ML-CZ

Environmental review: Exempt pursuant to CEQA Section 15301 (Existing Facilities)

## **BACKGROUND**

### **Site Characteristics**

The project site is an approximately 23,500 square-foot property on the east side of Hoover Avenue. The property is developed with a 6,000 square-foot industrial building and a large storage lot with several parking spaces marked and room for several more. The applicant is in negotiations to purchase the building.

The lot is shown on the current zoning map as being in the Light Industrial (IL) zone, and also within the Coastal Zone. The recent Land Use Code Update is not active in the Coastal Zone. This is due to the fact that the necessary changes in the City's Local Coastal Plan have not been approved by the Coastal Commission. Therefore, the City's previous zoning would generally apply. In this case the zone would have been ML-CZ (Light Manufacturing – Coastal Zone) – essentially the same zone.

### **Proposed Use**

The proposed use of the property is a surfboard manufacturer and office/showroom. The fiberglass manufacturing portion would occur in approximately 1,000 square feet of the building, with 400 square feet used for fiberglass preparation, application, and finishing activities. The remainder of the building would be used for manufacturing of surfboard “blanks” (the foam core of a surfboard), shaping, storage and a showroom in the front of the building. The latter uses would involve no chemical or fiberglass activities. The facility, which would employ five employees, would be in operation from 9:00 a.m. to 7:00 p.m. Monday to Saturday. The showroom would be open by appointment only from 10:00 a.m. to 2:00 p.m. Monday to Friday. The company produces handmade “boutique” surfboards, mostly collected as art pieces. Expected production is approximately six to ten boards per week.

### **Analysis**

The Land Use Code requires a Conditional Use Permit (CUP) for activities involving fiberglass manufacturing in the MM-CZ zone. “Fiberglass Boat Building” is a conditionally-allowed use in Use Group 22 of Appendix D of the code. However, this use has historically been applied by the Commission to uses involving fiberglass manufacturing of any products.

Concerns surrounding fiberglass fabrication uses typically relate to environmental health. The business is currently in operation in the City of San Diego, but is looking to move and expand. As an existing surfboard manufacturer, McCallum Surfboards is registered with the Department of Toxic Substances Control, which issues EPA (Environmental Protection Agency) numbers to businesses dealing with toxic substance. Acetone waste is considered a toxic substance. In this case, the applicant's acetone use is minimal. The business only stores one 5-gallon container of acetone on site and generates roughly one 35-gallon drum of acetone waste every three to four

months. The waste is professionally disposed of using a certified disposal company. A condition has been added requiring all necessary local, state and/or federal permits to be procured prior to issuance of a business license. This will ensure that the business operates within accepted and required environmental health standards.

Plans submitted by the applicant show 12 parking spaces on site. Per Code requirements, 10,000 square feet of manufacturing and related uses would require one space per 800 square feet of floor area, or 8 spaces, less than is shown. There is also more room for parking behind the building. No traffic issues are expected due to the limited production capacity of the business, and the existing street network is more than capable of handling the traffic generated by the use.

### **CEQA**

The property has historically been used by industrial businesses that engage in fabrication of items from custom lighting, to wrought iron fencing, to marine-related components. As the previous uses and current zoning are industrial in nature, and since the proposed business is a light industrial use, the project qualifies for an exemption from CEQA (California Environmental Quality Act) pursuant to Section 15301 (Existing Facilities). This exemption is appropriate in the project will result in no changes to the physical environment, since the proposal is an industrial use to be located completely within an existing industrial building, and since all required federal, state, and local permits have or will be procured prior to business operation.

### **Coastal Zone**

Although the property is located in a generally categorically exempted area within the Coastal Zone, the CUP triggers the need for a Coastal Development Permit. The project area is not within an area of retained Coastal Commission permit jurisdiction or in an area of appeal jurisdiction. As part of this discretionary review, the Planning Commission must find that granting of the Coastal Development Permit is consistent with and implements the Certified Local Coastal Program. The project is compliant with this finding in that it involves an industrial use, which is conditionally-allowed in the ML-CZ zone, and will not prohibit coastal access or obstruct views.

### **Conditions of Approval**

Comments were received from the Building and Fire Departments. Comments focused on Building and Fire Code requirements, and are included as Conditions of Approval.

### **Summary**

Manufacturing is an accepted and appropriate use in the Light Manufacturing zone, and the addition of a fiberglass manufacturing business will contribute to the viability of area industry, an important component of local commerce. Conditions of Approval will reduce the potential for adverse effects on area uses.

## RECOMMENDATION

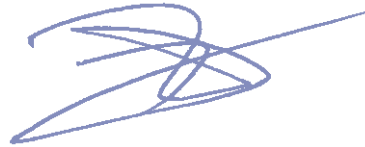
Approve 2014-12 CUP based on attached findings.

## ATTACHMENTS

1. Recommended Findings for Approval
2. Recommended Conditions of Approval
3. Location Map
4. Site Photos
5. Public Hearing Notice (Sent to 5 property owners)
6. Notice of Exemption
7. Applicant's Plans (Exhibit A, Case File No. 2014-12 CUP dated 8/5/2014)



MARTIN REEDER, AICP  
Principal Planner



BRAD RAULSTON  
Executive Director

**RECOMMENDED FINDINGS FOR APPROVAL**  
**2014-12 CUP – McCallum Surfboards**

1. That the site for the proposed use is adequate in size and shape, since the proposed use will be within an existing building and since no expansion of the building is proposed.
2. That the site has sufficient access to streets and highways that are adequate in width and pavement type to carry the volume and type of traffic potentially generated by the proposed use, since the site has access to West 30<sup>th</sup> Street and Hoover Avenue, both collector streets with direct access to National City Blvd., an arterial street, and two freeways (I-5 and SR-54).
3. That the proposed use will not have an adverse effect upon adjacent or abutting properties, since the use is contained wholly within an existing building and the use is consistent with an industrial use which is permitted in the ML zone.
4. That the proposed use is deemed essential and desirable to the public convenience and welfare, since it will provide for the relocation of a manufacturing use, a conditionally-allowed use in the MM-CZ zone, into National City, thus generating taxes for the City.
5. That the granting of this Conditional Use Permit is consistent with and implements the requirements of the Local Coastal Program, since the business is located in a categorically excluded area and conforms with provisions of the Land Use Code.

## RECOMMENDED CONDITIONS OF APPROVAL

### 2014-12 CUP – McCallum Surfboards

#### General

1. This *Conditional Use Permit* authorizes a surfboard manufacturing business to operate within a 6,000 square-foot industrial building located at 3101 Hoover Avenue. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibit A, Case File No. 2014-12 CUP dated 8/5/2014.
2. 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 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.
3. *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.
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 Section 18.12.040 of the Municipal Code.

#### Building

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

#### Fire

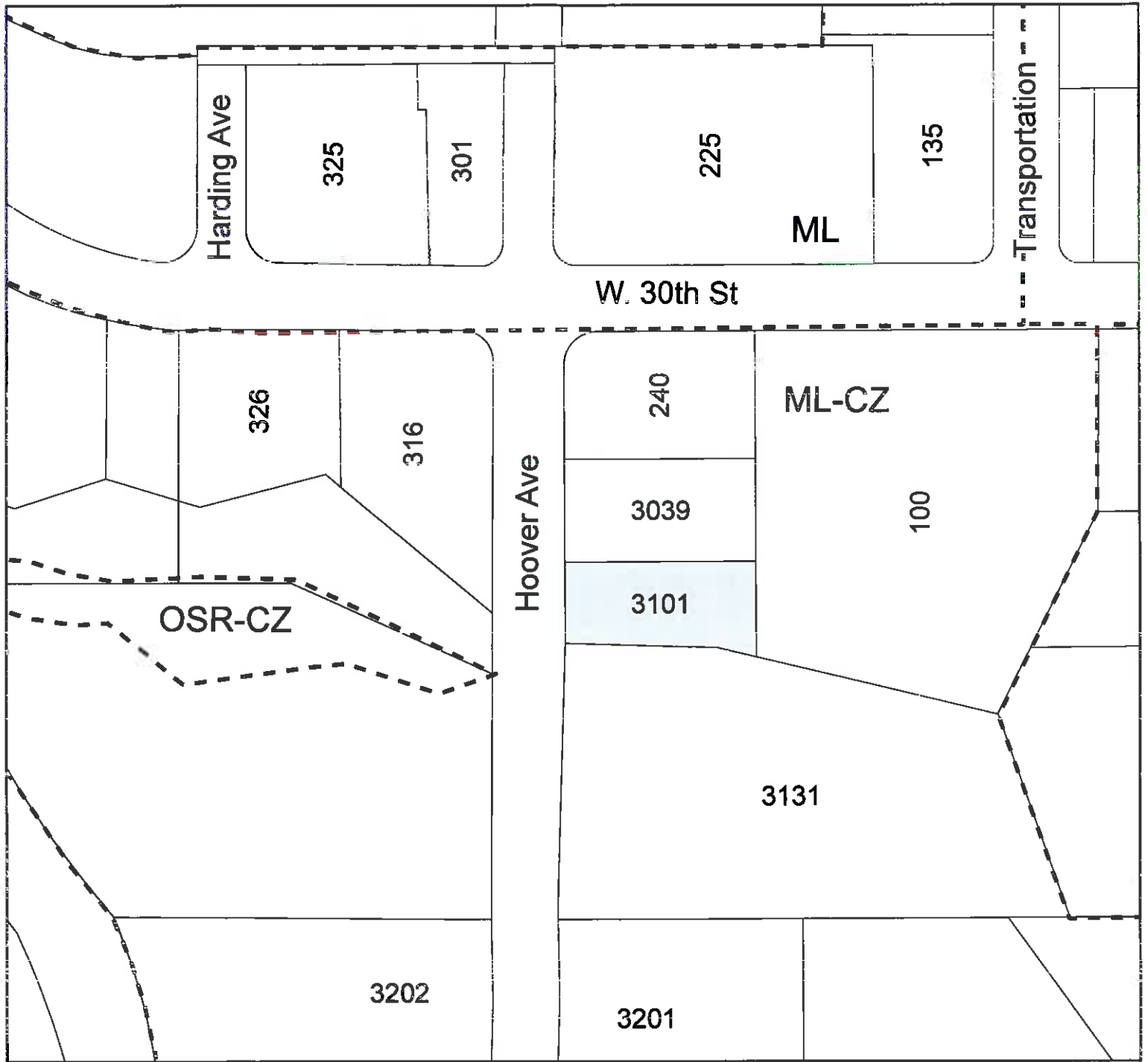
6. Plans submitted for improvements must comply with the 2013 editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA), and the current edition of the California Code of Regulations.
7. Occupancy shall be evaluated for fire sprinkler and fire alarm coverage, as the working of Styrofoam creates finely divided combustible waste or finely divided combustible materials.



8. A fire alarm and fire sprinkler system may be required due to the storage and application of flammable substances, per Table 903.2.11.6 of the California Fire Code - 2013 Edition.
9. Mechanical ventilation intended to capture combustible aerated waste may be required per the California Building Code 2013 Edition.
10. Storage racks shall be evaluated by the National City Building Department for intended use.
11. A commodities report shall be required upon submittal of project plans. The report shall be furnished to the National City Building or Fire Department upon submittal of construction permits.
12. An occupancy load shall be required for the business, which shall be submitted to the National City Building Official. A site map describing correct and current interior measurements of the space shall be provided.

#### Planning

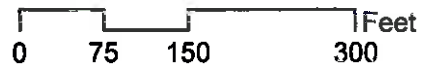
13. All necessary local, state and/or federal permits to be procured prior to issuance of a business license to ensure that the business operates within accepted and required environmental health standards.



Subject Parcel



Zone Boundary



APN:  
562-220-40

Planning Commission  
Location Map

2014-12 CUP





Hoover Ave looking south



Hoover Ave looking north



Looking west from subject site







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

NOTICE OF PUBLIC HEARING

**CONDITIONAL USE PERMIT FOR A FIBERGLASS MANUFACTURING BUSINESS  
(MCCALLUM SURFBOARDS) LOCATED AT 3101 HOOVER AVENUE.  
CASE FILE NO.: 2014-12 CUP  
APN: 562-220-40**

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, September 8, 2014**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Jeff McCallum)

The applicant proposes to operate a surfboard manufacturing facility and office/showroom. The fiberglass manufacturing portion would occur in approximately 1,000 square feet of the 6,000 square-foot building, with 400 square feet used for fiberglass preparation, application, and finishing activities. The facility would be in operation from 9:00 a.m. to 7:00 p.m. Monday to Saturday.

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., **September 8, 2014**, who can be contacted at 619-336-4310 or [planning@nationalcityca.gov](mailto: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





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:** 2014-12 CUP

**Project Location:** 3101 Hoover Avenue, National City, CA 91950

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

**Description of Nature, Purpose and Beneficiaries of Project:**

Conditional Use Permit application for a surfboard manufacturing business within an existing 6,000 square-foot industrial building.

**Applicant:**

Jeff McCallum  
1832 Fort Stockton Drive  
San Diego, CA 92103

**Telephone Number:**

(858) 405-7856

**Exempt Status:**

Categorical Exemption. Class 1 Section 15301 (Existing Facilities)

**Reasons why project is exempt:**

The project will result in no changes to the physical environment, since the proposal is an industrial use to be located completely within an existing industrial building, and since all required federal, state, and local permits have or will be procured prior to business operation.

Date:

MARTIN REEDER, AICP  
Principal Planner

HOOVER AVE

SHOW ROOM/OFFICE

SURFBOARD SHEDDING  
(NO CHEMICALS)

SURFBOARD GLASSING  
FIBER GLASS (SEE PAGE 2)

POSSIBLE  
FENCED  
YARD

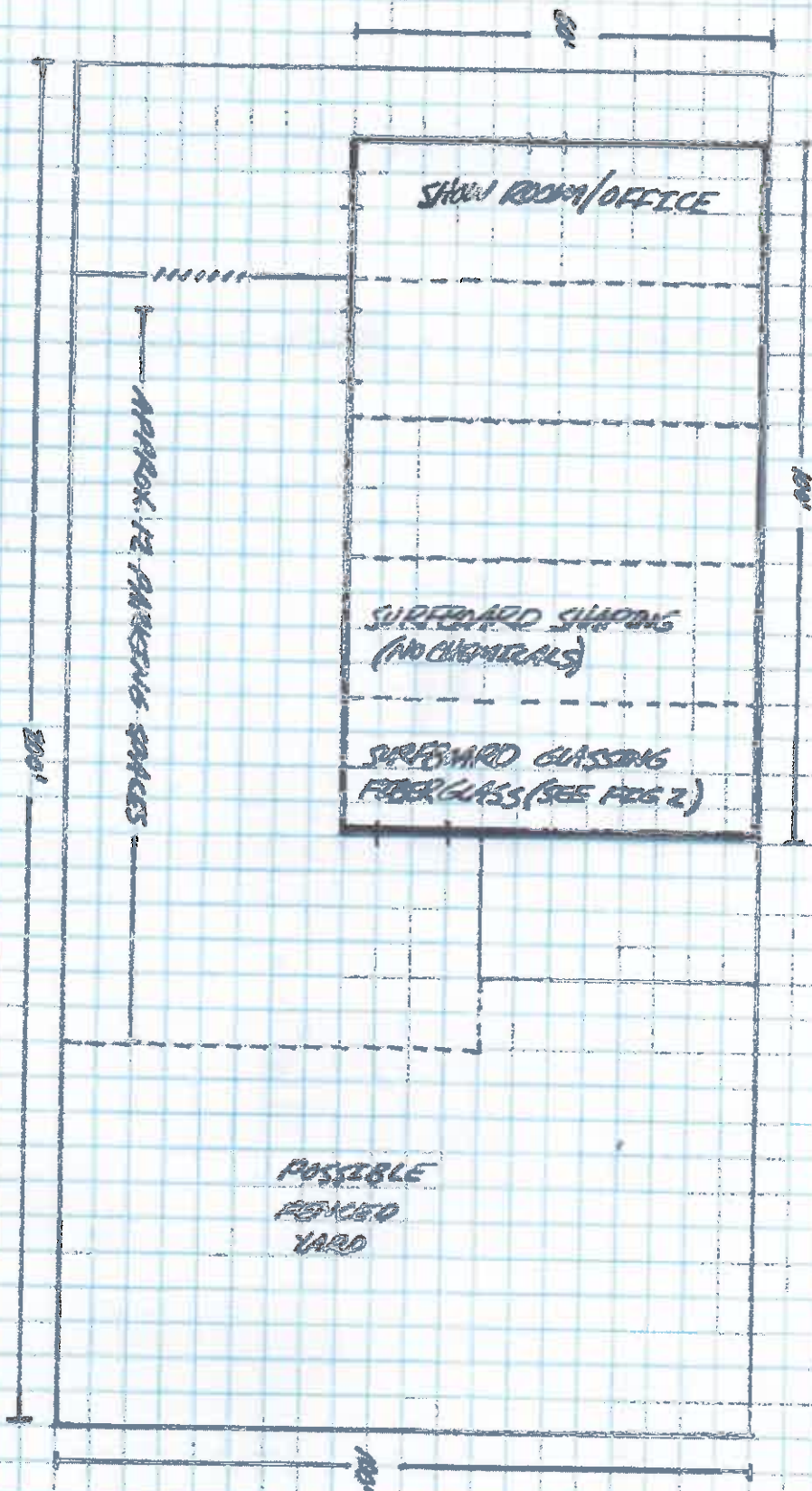
APPROX. 12 PARKING SPACES

BUILDINGS IN BOLD  
LOT OUTSIDE PERIMETER FENCE LINE

□ = 5 sq ft

3101 SITE MAP, LOT 1 BUILDING

(PAGE 3)



SHELFBOARD GLASSING (FIG. 2)

SWEDONS ROOM - PIPERGLASS DUST CONTAINED W/ FURNITURE!  
POLISH ROOM - DUST ALSO CONTAINED W/ FURNITURE!  
WET ROOM - 55 GAL. DRUM POLYESTER RESIN (SUMMER 249 ALL)  
5 GAL PALE ACETONE  
BOTH SWEDS AS RECOMMENDED BY FARE DEPARTMENT



□ = 25 sq ft

**RESOLUTION NO. 19-2014**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA,  
APPROVING A CONDITIONAL USE PERMIT FOR A FIBERGLASS  
MANUFACTURING BUSINESS (MCCALLUM SURFBOARDS) LOCATED AT 3101  
HOOVER AVENUE.  
APPLICANT: JEFF MCCALLUM  
CASE FILE NO. 2014-12 CUP**

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a fiberglass manufacturing business (McCallum Surfboards) located at 3101 Hoover Avenue, at a duly advertised public hearings held on September 8, 2014, 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. 2014-12 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 September 8, 2014, support the following findings:

1. That the site for the proposed use is adequate in size and shape, since the proposed use will be within an existing building and since no expansion of the building is proposed.
2. That the site has sufficient access to streets and highways that are adequate in width and pavement type to carry the volume and type of traffic potentially generated by the proposed use, since the site has access to West 30<sup>th</sup> Street and Hoover Avenue, both collector streets with direct access to National City Blvd., an arterial street, and two freeways (I-5 and SR-54).
3. That the proposed use will not have an adverse effect upon adjacent or abutting properties, since the use is contained wholly within an existing building and the use is consistent with an industrial use which is permitted in the ML zone.

4. That the proposed use is deemed essential and desirable to the public convenience and welfare, since it will provide for the relocation of a manufacturing use, a conditionally-allowed use in the MM-CZ zone, into National City, thus generating taxes for the City.
5. That the granting of this Conditional Use Permit is consistent with and implements the requirements of the Local Coastal Program, since the business is located in a categorically excluded area and conforms with provisions of the Land Use Code.

**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 surfboard manufacturing business to operate within a 6,000 square-foot industrial building located at 3101 Hoover Avenue. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibit A, Case File No. 2014-12 CUP dated 8/5/2014.
2. 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 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.
3. *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.
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 Section 18.12.040 of the Municipal Code.

#### Building

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

#### Fire

6. 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.

7. Occupancy shall be evaluated for fire sprinkler and fire alarm coverage, as the working of Styrofoam creates finely divided combustible waste or finely divided combustible materials.
8. A fire alarm and fire sprinkler system may be required due to the storage and application of flammable substances, per Table 903.2.11.6 of the California Fire Code - 2013 Edition.
9. Mechanical ventilation intended to capture combustible aerated waste may be required per the California Building Code 2013 Edition.
10. Storage racks shall be evaluated by the National City Building Department for intended use.
11. A commodities report shall be required upon submittal of project plans. The report shall be furnished to the National City Building or Fire Department upon submittal of construction permits.
12. An occupancy load shall be required for the business, which shall be submitted to the National City Building Official. A site map describing correct and current interior measurements of the space shall be provided.

#### Planning

13. All necessary local, state and/or federal permits to be procured prior to issuance of a business license to ensure that the business operates within accepted and required environmental health standards.

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 September 8, 2014, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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CHAIRMAN