



# Planning Commission Agenda

Meeting of October 5, 2015  
Council Chambers, Civic Center  
1243 National City Boulevard  
National City, CA 91950

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

## Roll Call

## Pledge of Allegiance by Commissioner Alvarado

## Approval of Minutes

1. Approval of minutes from the Meeting of September 14, 2015

## Approval of Agenda

2. Approval of Agenda for the Meeting on October 5, 2015.

## ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

NOTE: Under State law, items requiring Commission action must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature.



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

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

## **PRESENTATIONS**

### **PUBLIC HEARINGS**

3. Conditional Use Permit for a Wireless Communications Facility located at 205 Highland Avenue (Case File No: 2015-02 CUP)
4. Resolution 2015-18 taking action on a Conditional Use Permit for a Wireless Communications Facility located at 205 Highland Avenue (Case File No: 2015-02 CUP)
5. Amendment to Title 18 (Zoning) Chapter 18.24.050 of the National City Municipal Code to add adult day health care facilities as a conditionally-allowed use in the Mixed-Use zones (Case File No. 2015-16 A)
6. Resolution 2015-19 taking action on an Amendment to Title 18 (Zoning) Chapter 18.24.050 of the National City Municipal Code to add adult day health care facilities as a conditionally-allowed use in the Mixed-Use zones (Case File No. 2015-16 A)
7. Conditional Use Permit for an adult day health care facility at 1035 Harbison Avenue (Case File No. 2015-16 CUP)
8. Resolution 2015-20 taking action on a Conditional Use Permit for an adult day health care facility at 1035 Harbison Avenue (Case File No. 2015-16 CUP)

### **OTHER BUSINESS**

#### **STAFF REPORTS**

Deputy City Attorney

Executive Director

Principal Planners

Commissioners

Chairperson

#### **ADJOURNMENT**

Adjournment to next regularly scheduled meeting on October 19, 2015



## Planning Commission Minutes

Meeting of September 14, 2015

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

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

### Agenda Items

The meeting was called to order by Chair Bush at 6:01 p.m.

### **Roll Call**

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

Staff Also Present: Jennifer Knight, Deputy City Attorney; Brad Raulston, Executive Director; Martin Reeder, Principal Planner; Raymond Pe, Principal Planner; Claudia Silva, City Attorney

**Pledge of Allegiance** Presented by Commissioner Dela Paz

*Commissioner Alvarado took his seat on the dais at 6:02 pm*

### **Approval of Minutes**

1. Approval of Minutes of the Meeting held on August 3, 2015.

Motion by Garcia, 2<sup>nd</sup> by Yamane to approve the Minutes for the Regular Meeting held on August 3, 2015.

**Motion carried by the following vote:**

**Ayes: Baca, Bush, DelaPaz, Flores, Yamane**

**Abstain: Alvarado, Garcia**

## Approval of Agenda

2. Approval of Agenda for the Meeting on September 14, 2015.

Motion by Yamane, 2<sup>nd</sup> by Baca to approve the Agenda for the meeting of September 14, 2015.

**Motion carried by the following vote:**

**Ayes: Baca, Bush, DelaPaz, Flores, Yamane, Alvarado, Garcia**

## ORAL COMMUNICATION

None

## PRESENTATIONS

3. Brown Act Presentation by Claudia Silva, City Attorney
4. Update on Smart Growth Grants by Brad Raulston, Executive Director

## PUBLIC HEARINGS

5. Conditional Use Permit for a Wireless Communications Facility at 116 National City Blvd. (Caser File No: 2015 – 15 CUP)

Presented by Principal Planner, Ray Pe

Five speakers:

Four Oppose: Johnathan Patzi, Freddy Patzi, Henry Arroyo, Nidya Rivera-Moreno

One in Favor: Shelly Kilbourn (applicant representative)

Commissioners asked questions of applicant representative regarding location, graffiti control, appearance, noise of generator, co-location opportunities, and noticing.

Motion by Yamane, 2<sup>nd</sup> by Garcia to close the public hearing.

**Motion carried by the following vote:**

**Ayes: Baca, Bush, DelaPaz, Flores, Alvarado**

**Noes: Yamane, Garcia**

*Note: Principal Planner Martin Reeder arrived at 7:36 pm*

6. Resolution 2015-17 taking action on a Conditional Use Permit for a Wireless Communications Facility at 116 National City Blvd. (Case File No. 2015-15 CUP)

Motion by Alvarado, 2<sup>nd</sup> by Bush to approve Resolution 2015-17 taking action on a Conditional Use Permit for a Wireless Communications Facility at 116 National City Blvd. (Caser File No: 2015 – 15 CUP)

**Motion carried by the following vote:**

**Ayes: Baca, Bush, DelaPaz, Flores, Alvarado**

**Noes: Yamane, Garcia**

## **OTHER BUSINESS**

7. Municipal Code Amendment initiation request to allow Adult Day Health Care facilities in the Mixed-Use zones. (Case File No: 2015-16 A)

Presented by Principal Planner Martin Reeder

Applicant answered questions of Applicant, Russ Krantz, Horizons Adult Day Health, Inc.

Motion by Yamane, 2<sup>nd</sup> by Alvarado to initiate a Municipal Code Amendment request to allow Adult Day Care Centers in the mixed-use zones. (Case File No: 2015-16A)

**Motion carried by unanimous vote**

8. Time extension request – Conditional Use Permit for the expansion of a convenience store at an existing gasoline service station at 2945 Highland Avenue (Case File No. 2012-20 CUP-TE)

Presented by Principal Planner Martin Reeder

Applicant Eddie Brikho explained reasons for the request for time extension to the commissioners.

Motion by Yamane, 2<sup>nd</sup> by Baca to approve a Time extension request – Conditional Use Permit for the expansion of a convenience store at an existing gasoline service station at 2945 Highland Avenue (Case File No. 2012-20 CUP-TE)

**Motion carried by unanimous vote**

## **STAFF REPORTS**

**Deputy City Attorney:** The City Attorney office will be sending a memo regarding ethics training that will be held in October. The training may also be completed online.

**Raulston:** There will be two items on the City Council agenda regarding Port items on September 15 and the Port is holding a meeting on September 23<sup>rd</sup> to focus on National City items.

**Commissioners:**

- Garcia:** Appreciate the improvements happening around the City
- Yamane:** National City will be featured at Cox San Diego/4
- DelaPaz:** No report
- Flores:** No report
- Alvarado:** In response to clerks request for missing binder: stated he turned in his binder at the last meeting. Not sure where it is. Flores and Dela Paz expressed they are okay with an electronic copy of the packet. No binder necessary
- Baca:** Extended invitation to the Old Town Reunion on Saturday, September 26<sup>th</sup> at Casa de Salud from 11-5. Located at 14<sup>th</sup> and Harding. All are welcome.
- Bush:** Shared two invites received: To the 11<sup>th</sup> Annual Elected Officials Dinner hosted by SCEDC to be held Thursday, October 15 at 4:00 – 6:30 pm at the Living Coast Discovery Center. Free admission all, are invited. RSVP requested.  
Requested follow up on SANDAG presentation held in December 2014 regarding I-5 Widening Project and the Blue Line Express. Requesting SANDAG to present/provide answers to questions addressed at that time. Mr. Raulston and Deputy City Attorney Jennifer Knight will research and respond with answers at the next meeting.  
Commissioner Garcia mentioned challenges with coordination between bus and trolley connection schedules. Commissioner Bush mentioned that Councilmember Rios and Councilmember Mendivil are the designated MTS representatives and this issue can be brought to them.

Adjournment at 8:14 p.m. to next meeting scheduled for October 5, 2015 at 6:00 pm.

---

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 WIRELESS COMMUNICATIONS FACILITY LOCATED AT 205 HIGHLAND AVENUE.

Case File No.: 2015-02 CUP

Location: Southeast corner of Highland Avenue and East 2<sup>nd</sup> Street

Assessor's Parcel No.: 556-180-01

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Verizon Wireless

Property owner: Stephen F. and Katherine J. Salmons

Zoning designation: Minor Mixed-Use Corridor (MXC-1)

Adjacent land use/zoning:

- North: Strip commercial across East 2<sup>nd</sup> Street / MXC-1
- East: Single-family residential / RS-2
- South: Foodland Mercado / MXC-1
- West: Car wash across Highland Avenue / MXC-1

Environmental review: Categorically Exempt pursuant to Class 3 Section 15303 (New Construction or Conversion of small structures)

Staff recommendation: Approve

## **BACKGROUND**

### **Site Characteristics**

The project site is located in the southeast corner of Highland Avenue and East 2<sup>nd</sup> Street in the Minor Mixed-Use Corridor (MXC-1) zone. The 23,000 ± square-foot property is developed with a 12,000 ± square-foot commercial center that fronts on the east side of Highland Avenue. There is a parking lot located behind the “L”-shaped building, which is accessible from East 2<sup>nd</sup> Street. There are also some storage buildings in the parking lot, which are attached to the rear part of the building.

### **Proposed Use**

The applicant is proposing to install twelve panel antennas and a four-foot diameter microwave dish, along with the associated operating equipment and a backup generator. Eight antennas and the associated equipment will be within a structure behind the center on the north side of the property. The structure will replace an existing storage building, but will be extended to a height of 25 feet. The other four antennas will be within a new roof element at the southwest corner of the building, which matches the extended storage building. Both elements would be stucco-covered. A CMU generator enclosure is proposed that would replace a storage building directly south of the section containing the eight antennas. The generator would be for backup purposes only and would be exercised for 15 minutes once a month for testing purposes.

### **Analysis**

The proposed use is consistent with General Plan policy, since Policy E-3.3 (Education and Public Participation) of the General Plan aims to increase access to wireless internet connections, computers, and other forms of communication technology. The proposal is also consistent with the Land Use Code, since wireless communications facilities are a conditionally-allowed use in the Minor Mixed-Use Corridor zone.

Consistent with City policy, the proposed facility will not be highly visible to the observer, since the antennas will be screened behind RF-transparent screening, which would be stucco-covered to match the building that it would be part of. (RF=radio frequency). Exhibit C shows the proposed facility in a photo simulation. The antennas and equipment would practically be invisible to adjacent properties.

The structures that would enclose the equipment either exist (and would be replaced) or would be on top of the existing commercial building. Therefore, the proposal will not increase the footprint of that building, thus not affecting parking or access to the property. The applicant has stated that only one maintenance trip is expected every 4-6 weeks. Periodic maintenance would include running the emergency backup generator for 15 minutes on an approximate monthly basis. The generator is proposed within a CMU block enclosure; therefore, noise is not as much of a factor. However, a Condition of Approval



has been added to ensure that all activities comply with Title 12 (Noise) of the Municipal Code. Conditions also include graffiti protection of the block wall.

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 generated by the proposed use. Highland Avenue in this location is an arterial street with a capacity of 30,000 ADT (Average Daily Trips) in this location. The segment currently generates 14,100 ADT and operates at a Level of Service (LOS) of C; the unmanned wireless communications facility requires only one to two visits each month for routine maintenance, which will have a negligible effect on area traffic patterns.

The proposed facility is designed to address an area of weak or no service in the Verizon Wireless network. There are no other co-location opportunities in this area. The antennas would provide coverage to the northwest, east, and southeast, which encompasses the area between Division Street and East 4<sup>th</sup> Street west to Interstate 5 and east to Interstate 805.

The eight-foot tall antennas would be located at an elevation of 20-25 feet above the ground, which is higher than all buildings adjacent in the area. The antennas would have clear reception and transmission in the proposed directions (NE, E, SE). Nearby land uses in these directions are commercial, residential, and commercial respectively. However, the antennas are positioned in such a way as to be directed above any nearby sensitive uses. Although there are such land uses in the vicinity, it should be mentioned that, per the 1996 Telecommunications Act, "no State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions." It should also be pointed out that if approved by a local jurisdiction, all wireless communications facilities must obtain all required state and federal permits in order to operate. A Condition of Approval (No. 17) is included requiring these permits.

#### California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act. Staff has determined that the proposed use is 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. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This section also includes accessory (appurtenant) structures. The proposal would be consistent with this description.

Comments were received from the Building and Engineering Departments and require compliance with the California Building Code (Building) and stormwater codes

(Engineering). Standard Conditions of Approval for wireless facilities are also included, requiring compliance with applicable codes, all necessary state/local/federal permits, and that any external equipment is painted to match the surface on which it is mounted.

### Summary

The proposed project is consistent with the Land Use Code in that it meets all applicable design requirements for wireless communication facilities. The project is considered 'stealth' and blends in with nearby development. The antennas and equipment would be completely screened and would thus be practically invisible from adjacent properties. The new facility will help to provide coverage in an area with limited service and provide additional reception for Verizon Wireless customers.

### OPTIONS

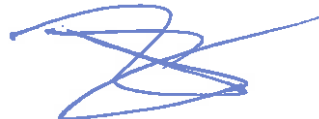
1. Approve 2015-02 CUP subject to the conditions listed below, based on attached findings; or
2. Deny 2015-02 CUP based on findings to be determined by the Planning Commission; or
3. Continue the item in order to obtain additional information.

### ATTACHMENTS

1. Recommended Findings for Approval
2. Recommended Conditions
3. Location Map
4. Nearby Wireless Facilities Map
5. Coverage Maps
6. Public Hearing Notice (Sent to 123 property owners)
7. Notice of Exemption
8. Applicant's Plans (Exhibits B and C, Case File No. 2015-02 CUP, dated 7/20/2015)



MARTIN REEDER, AICP  
Principal Planner



BRAD RAULSTON  
Executive Director

## **RECOMMENDED FINDINGS FOR APPROVAL**

### **2015-02 CUP – 205 Highland Avenue.**

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 a wireless communications facility is a conditionally-permitted use in the Minor Mixed-Use Corridor zone.
2. That the proposed use is consistent with the General Plan and any applicable specific plans, since Policy E-3.3 of the General Plan is to increase access to wireless internet connections, computers, and other forms of communication technology; and since wireless communications facilities are a conditionally-allowed use in the Minor Mixed-Use Corridor zone.
3. That the site for the proposed use is adequate in size and shape, since the proposed antennas and associated equipment are to be incorporated into an existing building and will not increase the footprint of that building, thus not affecting parking or access.
4. 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 generated by the proposed use, since the unmanned wireless communications facility requires only one to two visits each month for routine maintenance, which will have a negligible effect on the adjacent developed streets.
5. That the proposed use will not have an adverse effect upon adjacent or abutting properties, since the 12 antennas will be screened within an existing building, and as such will not be visible from adjacent properties.
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 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 proposal is a new facility that includes the installation of new equipment and facilities in a small structure, including the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

## RECOMMENDED CONDITIONS OF APPROVAL

2015-02 CUP – 205 Highland Avenue.

### General

1. This *Conditional Use Permit* authorizes a wireless communications facility at 205 Highland Avenue. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits B and C, Case File No. 2015-02 CUP, dated 7/20/2015. Any additional antennas or facilities must be in substantial conformance with the design for installation shown on these plans.
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, Mechanical, Energy and Codes.
6. Call 800-227-2600 (Underground Service Alert) for mark out prior to any digging activities.
7. Television cable companies shall be notified a minimum of 48 hours prior to filling of cable trenches.
8. Exterior walls of accessible poles/walls to a height of not less than six feet shall be treated with a graffiti resistant coating subject to approval from the Building Official. Graffiti shall be removed within 24 hours of its observance.

## Fire

9. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA).
10. Emergency Generator Shutdown procedures shall be posted in a conspicuous area on the exterior of the emergency generator enclosure. The sign shall be clearly visible from the public right-of-way. If the power source is inside a building and cannot be seen from the public right-of-way, a sign shall be placed in a position that can be easily seen by emergency personnel on foot.
11. A 704 emergency placard shall be posted at the site. The Sign shall be clearly visible from the public right-of-way.
12. The National City Fire Department shall be involved with all fire inspections for this site. Rough inspections of all phases of work are required.

## Engineering

13. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. If required, an approved SWPPP will be required prior to issuing of a construction permit.
14. A National Pollutant Discharge Elimination System (NPDES) permit is required for discharges of storm water run-off associated with construction greater than one acre of activity where clearing, grading, and excavation results in a land disturbance. A construction stormwater permit shall be obtained from the Regional Water Control Board. A copy of the permit shall be given to the City of National City Engineering Department prior to issuing of a construction permit.
15. Per NCMC 13.22.060, the deteriorated portions of the existing street improvements along the property frontages shall be removed and replaced. Specifically, sixteen (16) linear feet of gutter along the driveway on East 2<sup>nd</sup> Street and approximately two hundred eighty (280) square feet of sidewalk along East 2<sup>nd</sup> Street are marked out in the field as needing replacement. Such work to be done shall not exceed, in costs, ten percent of the valuation of the building improvement permits as determined by the director of building and housing.

## Planning

16. All operations, including ongoing and temporary/maintenance activities shall conform to the standards for noise emission as stated in Title 12 (Noise) of the National City Municipal Code.
17. All appropriate and required local, state and/or federal permits must be obtained prior to operation of the wireless communications facility.
18. Any equipment visible to the exterior of the facility, including cable chases/trays, shall be painted to match the surface on which it is mounted.
19. The permittee shall not object to co-locating additional facilities of other communication companies and sharing the project site, provided such shared use

does not result in substantial technical or quality-of-service impairment for the permitted use. In the event a dispute arises with regard to co-locating with other existing or potential users, the City may require a third party technical study at the expense of either or both the applicant and the complaining user. This condition in no way obligates the City to approve any co-location proposal if it is determined by the City not to be desirable in a specific case.

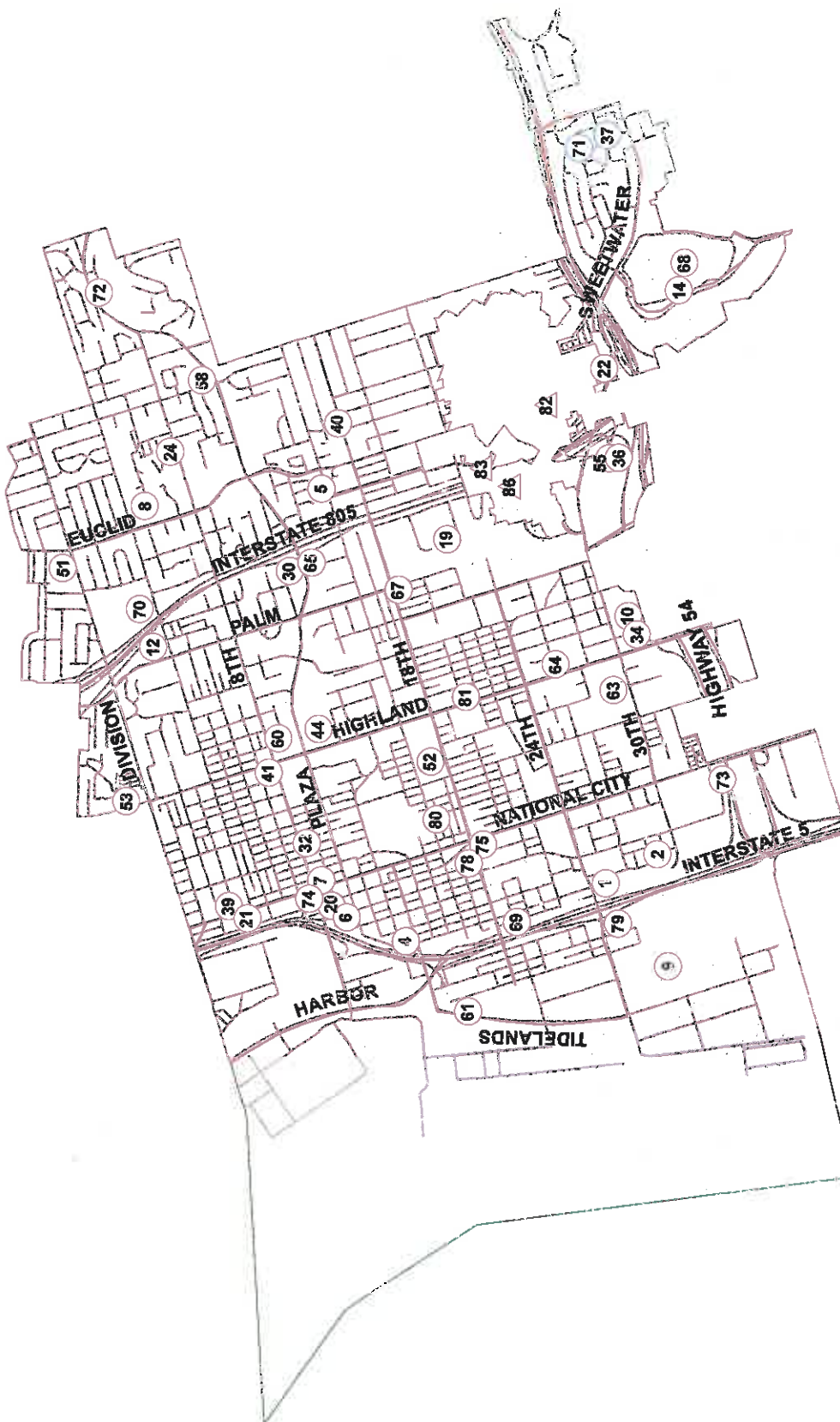
20. The applicant or operator shall be responsible for the removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete within six (6) months of discontinuance.

205 HIGHLAND AVE. - VERIZON WIRELESS



*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey or zoning verification.*

**1 inch = 65 feet**  
9/23/2015



- Wireless facilities in National City
- △ Wireless facilities in unincorporated area

# Wireless Communication Facilities





FACILITY	APN	LOCATION	PROVIDER	FILE_NO
1	562-340-44	2434 Southport	Urban Comm Rad	CUP-1992-11
		Radio communication facility (microwave transmitter)- 80-foot tall tower and 8-foot in diameter dish antenna		
2	562 340 26	300 W 28th	AirTouch	CDC Reso 94-28
		75-foot monopole with three sector antennas and 450-sa foot equipment building.		
	562-340-26	300 W 28th	Nextel	CUP-2003-30
		12 antennae on existing communications tower and a 270 square foot equipment enclosure adjacent to existing equipment		
4	559-032-02	1215 Wilson	Pac Bell	CUP-1995-11
		Located on roof of existina building. PCS facility- six roof-mounted antennas and two ground-mounted equipment boxes.		
5	557-410-03	1645 E Plaza	Pac Bell	CUP--1995-13
		Located on roof of Quality Inn. PCSfacility- six panel antennas and equipment cabinet.		
6	555-086-11	910 Hoover	AirTouch	CUP-1995-18
		Located on existing building. Cellular facility- three support structures with five panel antennas each, two dish antennas and equipment cabinet		
7	556-471-24	801 National City Blvd	AT&T	CUP-1996-2
		Located on roof of Red Lion Hotel. Paging facility- four whip antennas, one global positioning satellite antenna and equipment cabinet.		
	556-471-24	801 National City Blvd	Nextel	CUP-1994-8
		Located on roof of Red Lion Hotel. ESMR facility- three whip antennas and equipment cabinet.		
	556-471-24	801 National City Blvd	Pagenet	CUP-1996-12
		Located on roof of hotel. Paging facility- four antennas and equipment cabinet one floor down from roof.		
	556-471-24	801 National City Blvd	AT&T	CUP-1999-5
		Located atop Red Lion Hotel. Wireless communication facility- four antennas and radio base svstem.		
8	554-120-30	2400 E 4th	AT&T	CUP-1996-4
		Located on roof of Paradise Valley Hospital. Paaina facility- four whip antennas, one alobal POsitioninasatellite antenna and equipment cabinet.		
9	559-160-13	1022 W Bay Marin	GTE	CUP-1996-5
		Located on a 360-sa foot building. Cellular facility- 60-foot monopole with twelve panel antennas.		
10	563-370-36	3007 Highland	Pac Bell	CUP-1996-6
		Located on existing Super Saver building. PCSfacility- six panel antennas and two equipment cabinets.		
12	554-050-12	303 Palm	AirTouch	CUP-1996-8
		60-foot hiah monopole with six whip antennas, thirty directional cellular antennas, and three dishes with an eauid.mentcabinet at base.		
	554-050-12	303 Palm	Sprint PCS	CUP-2001-10
		Located on National Guard Armory property. PCSfacility six antennas in three 40-foot flag poles, one GPS antenna and a new equipment building.		

14	564-471-01	3030 Plaza Bonita Rd	Nextel	CUP-1997-8
	Located atop Plaza Bonita sign. ESMR facility- nine antennas and equipment cabinet.			
	564-471-01	3030 Plaza Bonita Rd	Pac Bell	CUP-1996-7
	Located atop the existing Plaza Bonita sign. PCS facility- three antennas and two equipment cabinets at base of sign.			
16	557-420-36	1840 E 12th	Nextel	CUP-1999-4
	60-foot monopole on vacant commercial lot.			
20	555-082-11	111 W 9th	Sprint	CUP-2000-9
	Located atop 2-story Sid's Camel Barn warehouse. Wireless communication facility- twelve wireless panel antennas and 4-inch GPS antenna.			
21	555-030-21	330 National City Blvd	GTE	CUP-2000-11
	Located atop Bay Theatre. Wireless communication facility- twelve panel antennas and four equipment cabinets.			
22	564-250-50	2435 Sweetwater	Sprint	CUP-2000-14
	Located at Sweetwater Inn. Global Positioning System with nine panel antennas.			
30	557-420-36	1905 E Plaza	Sprint PCS	CUP-2001-3
	53 foot tall monopole with nine panel antennas. PCS Facility with one equipment enclosure and a GPS antenna.			
32	556-473-18	242 E 8th	AT&T	CUP-2001-6
	Located atop an existing church.			
34	563-370-35	3007 Highland	Nextel	CUP-2001-12
	Located atop Sweetwater Square. New equipment building over trash enclosure, nine panel antennas and one GPS antenna.			
36	563-231-38	1914 Sweetwater	Cingular	CUP-2002-3
	Located on an existing 75 foot tall pole sign for the Sweetwater Town and Country Shopping Center.			
37	564-310-37	3737 Sweetwater	Cingular	CUP-2002-4
	72 foot tall monopole with standard equipment enclosure			
39	556-101-15	241 National City Blvd	Cingular	CUP-2002-6
	12 panel antennas behind four new partial parapet walls atop an existing furniture store; four equipment cabinets outside			
40	558-200-24	2415 E 18th	Cingular	CUP-2002-13
	Panel antennas located inside new light standards; equipment located inside existing commercial building			
41	556-354-13	716 Highland	AT&T	CUP-2002-14
	Six facade mounted panel antennas with equipment on roof of PacBell switching station. Equipment screened to match existing.			
44	556-590-61	1019 Highland	Sprint PCS	CUP-2002-24
	6 panel antennas in a new monument sign in the South Bay Plaza shopping center			
	556-590-61	1019 Highland	Cingular	CUP-2002-2
	Located atop South Bay Plaza on an existing mechanical equipment screen.			
51	552-283-11	2323 E Division	Sprint	CUP-2004-6
	3 panel antennas in a 9x10x16 roof-mounted cupola			

52	560-191-30	1701 D Ave	Nextel	CUP-2004-12
	12 panel antennas on a 57' faux broadleaf tree with 230 square foot equipment enclosure			
53	551-570-20	51 N Highland	Sprint	CUP-2004-15
	2 panel antennas in a 45' flagpole with 4 wall-mounted equipment cabinets			
55	563-231-39	1914 Sweetwater	Nextel	PC Reso 20-2002
	2 panel antennas in a 45' flagpole with 4 wall-mounted equipment cabinets			
57	554-120-24	2701 E 8th	Cingular	PC Reso 02-2001
	Co-location in church spire-3 antennas within existing architectural feature			
	554-120-24	2701 E 8th	T-Mobile	CUP-2000-19
	Located at existing church. Antennas located in a GO-foot monument.			
	554-120-24	2701 E 8th	Sprint	CUP-2000-27
	12 panel antennas mounted on exterior of self-storage building and painted to match; all equipment located inside of the buildings			
	554-120-24	2701 E 8th	AT&T	CUP-2000-19
	Located at existing church. Antennas located in a 60-foot monument			
58	558-030-30	1035 Harbison	Nextel	CUP-2005-3
	12 panel antennas on a monopalm with 299 SQ.ft. equipment enclosure.			
60	556-510-12	914 E 8th	Cingular	CUP-2005-10
	12 panel antennas on 39-ft monopine with 280 sq. ft. equipment shelter			
61	559-040-53	1439 Tidlands	Cingular	CUP-2005-9
	12 panel antennas on monopalm with associated equipment shelter			
	559-040-53	1445 Tidlands	Nextel	CUP-2000-31
	40-foot monopalm with three sectors of four antennas each and equipment shelter			
63	562-200-02	2900 Highland	Cingular	CUP-2005-12
	3 antennas on replacement light standard with associated equipment shelter			
64	563-010-47	2605 Highland	Cricket	CUP-2006-11
	3 antennas in new architectural feature of church with associated equipment			
	563-010-47	2605 Highland	Sprint	CUP-2002-18
	Six panel antennas and equipment inside a new 54 foot tall monument/cross/sign.			
65	557-420-31	1900 E Plaza	Cricket	CUP-2006-6
	3 antennas on new faux palm tree with associated equipment			
	557-420-31	1900 E Plaza	Cingular	CUP-2004-4
	5 panel antennas in a new pole sign at Jimmy's Restaurant			
67	561-222-23	1526-40 E 18th	T-Mobile	CUP-2006-10
	12 panel antennas on a new 45-foot tall faux pine tree with associated equipment shelter			
68	564-471-07	3030 Plaza Bonita Rd	Cingular	CUP-2005-24
	12 antennas facade mounted to new rooftop enclosure that will house equipment			

68	564-471-07	3030 Plaza Bonita Rd	Verizon	CUP-2003-13	12 panel antennas on the roof of the Plaza Bonita Mall behind a screen wall
69	559-106-17	525 W 20th	Cricket	CUP-2005-25	3 antennas on existing self storage building painted to match with associated equipment
70	559-106-17	525 W 20th	Sprint	CUP-2001-4	Located on existing storage building. Wireless communication facility- 9 antennas and equipment building.
	554-050-15	2005 E 4th	Cricket	PC Reso 09-2003	3 antennas on existing light standard with associated equipment shelter
	554-050-15	2005 E 4th	Cingular	CUP-2003-5	12 panel antennas on a replacement 100 foot light standard in ElTovon park and a 160 square foot equipment enclosure.
	554-050-15	2005 E 4th	GTE	CUP-1998-4	Located in ElTovon Park. Cellular facility- 978" monopole with twelve panel antennas, three omni antennas, and 192-sqfoot equipment building.
	554-050-15	2005 E 4th	Nextel	CUP-2005-15	12 panel antennas on a 47-foot tall faux-broadleaf awith 230 sq. ft.equipment shelter
71	564-290-06	3820 Cagle St	Cricket	PC RESO 10-2004	3 antennas on existing faux pine tree with vaulted equipment shelter
	564-290-06	3820 Cagle St	Sprint	CUP-2001-2	Located at Sweetwater Heights Centennial Park. Wireless communication facility- 35-foot pole with six antennas, equipment building and adjacent lighting for the park.
	564-290-06	3820 Cagle St	T-Mobile	CUP-2004-3	Located at Sweetwater Heights Centennial Park. Wireless communication facility- 55-foot monopine with twelve panel antennas and equipment building
	564-290-06	3820 Cagle St	Cingular	PC Reso 11-2002	Co-location on 55-foot monopine - additional 12 panel antennas and new 275 SQ.ft. equipment vault
72	669-060-26	5800 Boxer Rd	Cricket	PC RESO 32-2003	3 antennas on existing water tower with associated equipment shelter
	669-060-26	5800 Boxer Rd	T-Mobile	CUP-2003-16	12 panel antennas on the outside of the 0.0. Arnold water tank and a 150 square foot equipment enclosure adjacent to the tank
	669-060-26	5800 Boxer Rd	Sprint	PC Reso 32-2003	6 panel antennas on the outside of the 0.0. Arnold water tank and a 360 square foot equipment enclosure adjacent
	669-060-26	5800 Boxer Rd	Cingular	CUP-2005-21	12 panel antennas on the outside of the 0.0. Arnold water tank and a 520 square foot equipment enclosure adjacent
73	562-330-43	152 W 33rd	Cricket	PC Reso 21-2002	3 antennas on existing self storage within matching architectural projection with associated equipment
	562-330-43	152 W 33rd	Sprint	CUP-2002-8	12 panel antennas mounted on exterior of self-storage building and painted to match; all equipment located inside of the

74	555-053-17 3 antennas facade mounted to existina hotel with associated equipmen	700 NCIB Cricket	PC Reso 05-2000
	555-053-17 Located atop Holiday Inn. Wireless communication facility with equipment cabinet.	700 NCIB Metricom	CUP-2000-4
	555-053-17 Located atop Holiday Inn Hotel. - 8-foot whip antenna, two 4x2-foot panel antennas, and one GPS antenna with two indoor equipment cabinets.	700 NCIB Skytel	CUP-2000-30
75	560-203-03 15 panel antennas behindscreen wall atop existing car dealership with associated equipment	1800 National City Blvd Nextel	CUP-2006-15
76	561-360-35 3 antennas on recreation building at Las Palmas Park	1810 E 22nd Cricket	2007-14 CUP
	561-360-35 Located in Las Palmas Park. Monopalm and equipment along with live palms.	1820 E 22nd Sprint-Nextel	CUP-2000-8
78	560-143-36 9 antennas located on 3 different locations on industrial/ warehouse building. Each location will have 2 pannel antennas. Associated equipment will be located in building.	1703 Hoover Cleawire	2009-22 CUP
79	559-160-33 9 antennas on tower of Marina Gateway Plaza commercial building hidden behind parapet wall. 6-foot tall equipment cabinet on roof below tower will be mostly covered	700 Bay Marina Dr Cleawire	2009-23 CUP
80	560-151-20 6 panel antennas and RF transparent cupola atop National City Ministry Church, as well as a 330 sq ft equipment/storage/trash enclosure on the ground. The 8-foot tall Cupola will have a cross affixed to it in order to appea as part of the church	142 E 16th AT&T	2010-11 CUP
81	561-271-01 12 antennas on a 43-foot mono-palm on eastern property line	2005 Highland Ave Plancom	2010-31 CUP
	561-271-01 12 antennas on the roof of a Highland Avenue office building	2005 Highland T-Mobile	CUP-2003-4
	561-271-01 12 antennas on the roof of a Highland Avenue office building with new cupola to match existing	2005 Highland Cingular	CUP-2006-2
82	563-184-47 75-foot monopole and equipment building.	2909 Shelby Dr AT&T	P95-025
83	563-062-17 35-foot monopalm with three sector directional antenna system and equipment cabinets.	2524 Prospect St AT&T	ZAP99-028
85	564-310-32	3312 Bonita Heights Lane AT&T	ZAP00-133
86	563-063-29	2563 Grove St AT&T	MUP91-026W2

86

563-063-29

2563 Grove St

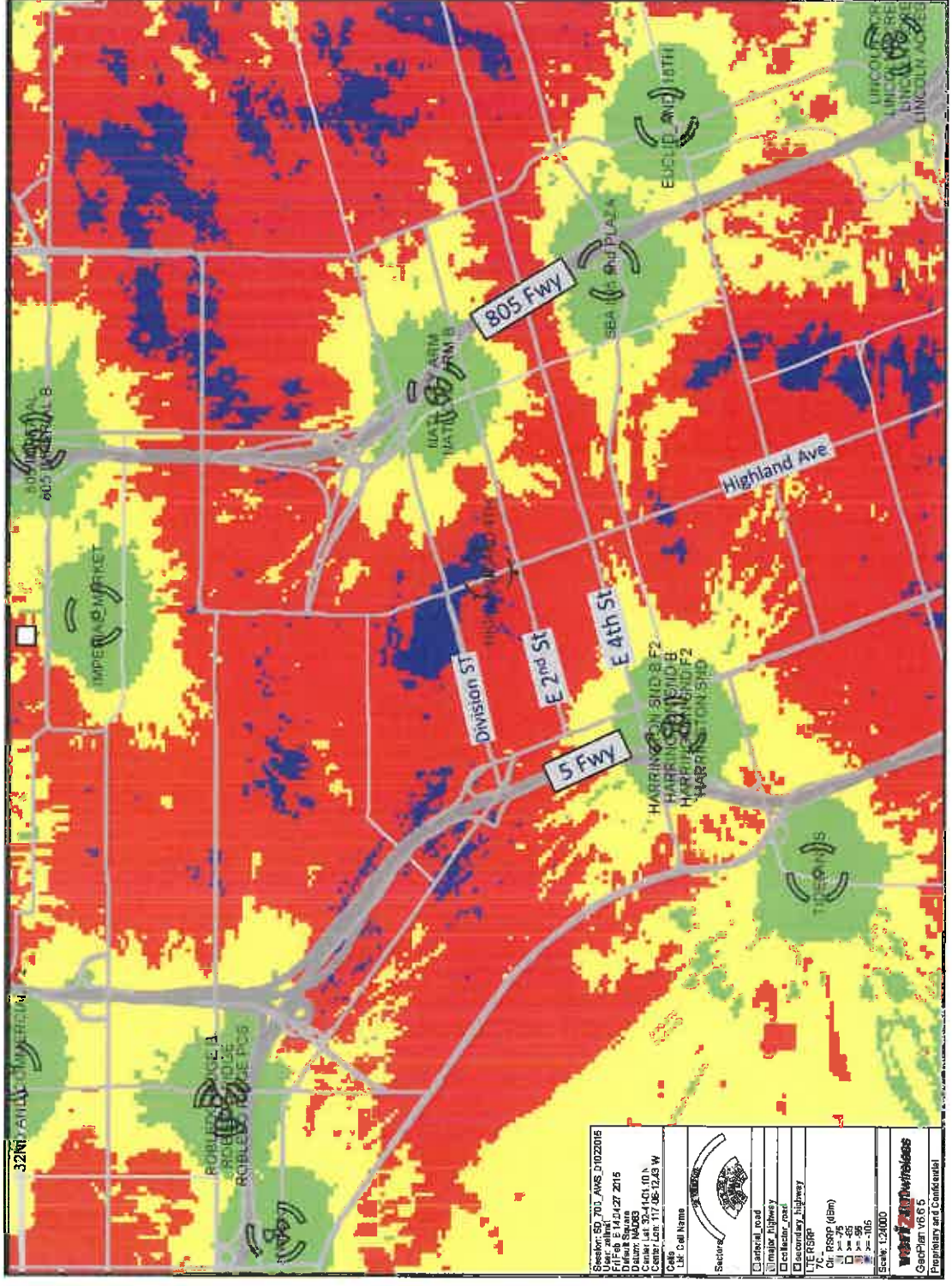
Monopole located aside live palm trees.

P91-026W

Highland & 4th  
 APN 556-180-01  
 205 Highland Ave



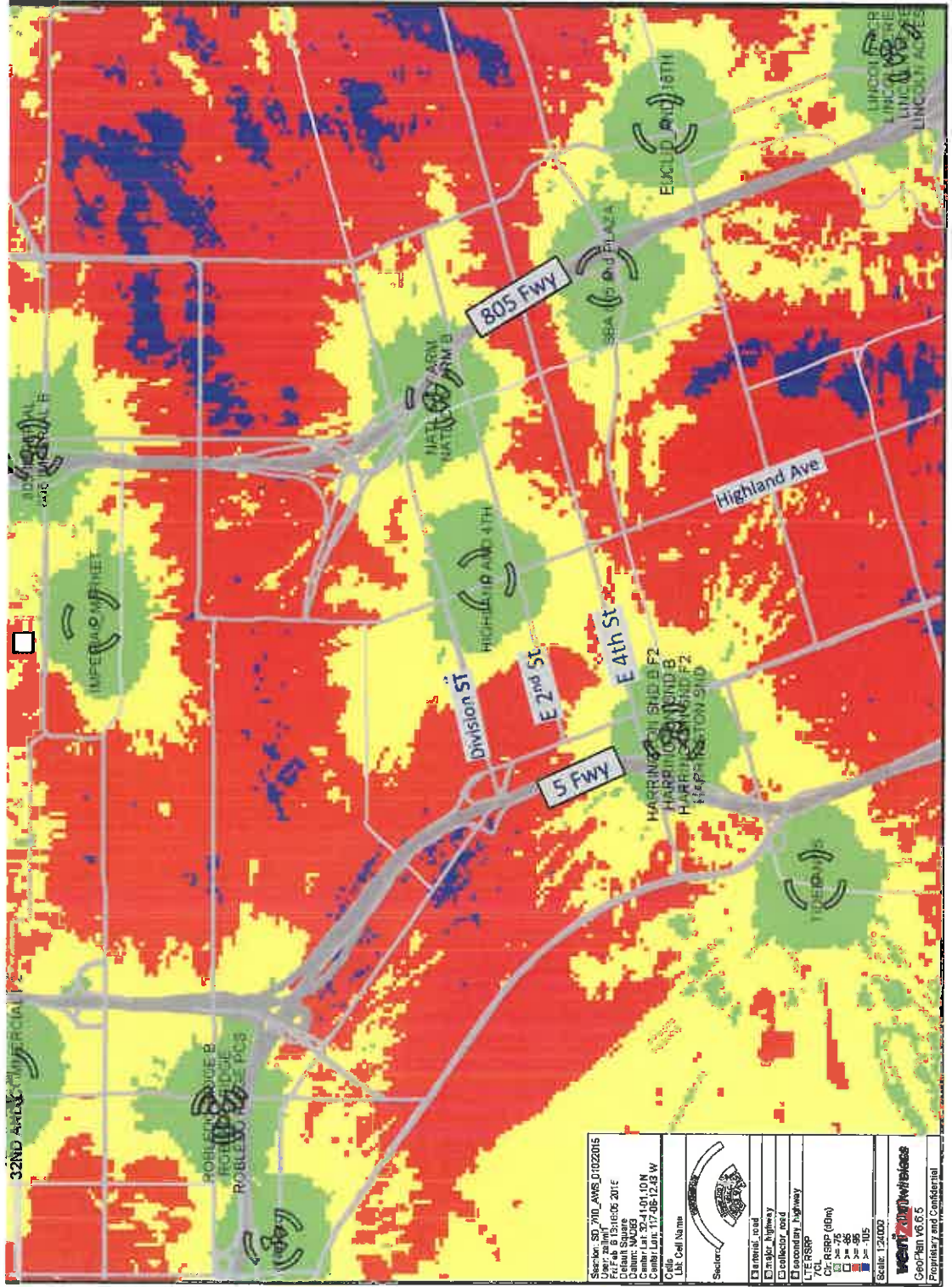
**EXISTING COVERAGE WITHOUT HIGHLAND & 4th SITE**



Highland & 4th  
 APN 556-180-01  
 205 Highland Ave



OVERALL NETWORK COVERAGE WITH HIGHLAND & 4th SITE



Section: SD_710_AWS_D1022015 File: Feb 8 13:16:02 2015 Detail: Square Color: AWS_41_01_10N Center: Lon: 117-05-12.43 W	
Cell:	Cell Name
Sectors:	
Element:	Cell
Element:	Highway
Element:	Road
Element:	Highway
Cell:	RSCP (dbm)
Cell:	>= -26
Cell:	>= -35
Cell:	>= -45
Cell:	>= -105
Scale:	1:24000
GeoPlan V6.0.5 Proprietary and Confidential	





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

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR A  
WIRELESS COMMUNICATIONS FACILITY  
LOCATED AT 205 HIGHLAND AVENUE.  
CASE FILE NO.: 2015-02 CUP  
APN: 556-180-01

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, October 5, 2015**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Verizon Wireless)

The applicant proposes a new wireless telecommunications facility within a replacement storage building behind a shopping center at the southeast corner of Highland Avenue and East 2<sup>nd</sup> Street, and a new roof feature along Highland Avenue. The storage building will be increased in height from 15 to 25 feet. Operating equipment is proposed within the parking garage on the ground floor.

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., **October 5, 2015**, 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

*For* 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:** 2015-02 CUP

**Project Location:** 205 Highland Avenue, National City, CA, APN: 556-180-01

**Contact Person:** Martin Reeder

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

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

Conditional Use Permit for a wireless communications facility at an existing commercial shopping center. The project will increase signal strength and service area for Verizon Wireless customers.

**Applicant:**

Verizon Wireless  
15505 Sand Canyon Avenue  
Irvine, CA 92618

**Telephone Number:**

(858) 255-1416

**Exempt Status:**

- Categorical Exemption. Class 3 Section 15303 (New Construction or Conversion of small structures)**

**Reasons why project is exempt:**

There is no possibility that the proposed use will have a significant impact on the environment since antennas will be completely screened by an architectural feature on the roof of and behind an existing commercial shopping center building, including the associated equipment. The proposal will not affect use of the property.

Date:

MARTIN REEDER, AICP  
Principal Planner



verizon wireless

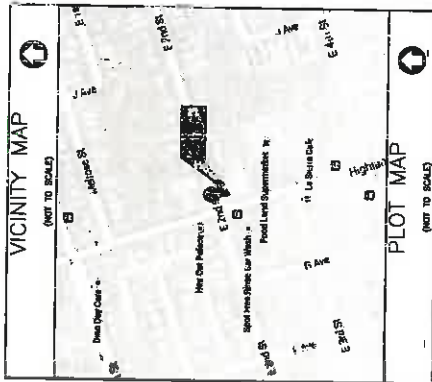
SITE NAME: HIGHLAND & 4TH  
205 HIGHLAND AVENUE  
NATIONAL CITY, CA 91950  
SAN DIEGO COUNTY

EXHIBIT: B  
CASE FILE NO.: 2015-02-001  
DATE: 7/20/15

PLANS PREPARED BY:

NATIONAL ENGINEERING & CONSULTING, INC.  
10000 LAUREL AVE., SUITE 100  
NATIONAL CITY, CA 91962  
(619) 441-1110

CLIENT:



DRIVING DIRECTIONS  
FROM WILSON WIRELESS WIRE OFFICE:  
1. TAKE I-15 SOUTH TO EXIT 168 S. W. ON THE ROAD TO SAN BRUNO.  
2. TURN LEFT TO CONTINUE ON I-15 S.  
3. TAKE RIGHT OFF RAMP ON I-15 S. ON THE ROAD TO SAN BRUNO.  
4. TURN LEFT ONTO HIGHLAND AVENUE.  
5. TURN LEFT ONTO HIGHLAND AVENUE. DESTINATION WILL BE ON THE LEFT.  
ARRIVE AT 205 HIGHLAND AVENUE, NATIONAL CITY, CA 91950

CODE COMPLIANCE  
ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS APPROVED BY THE LOCAL GOVERNING AUTHORITY:  
• CALIFORNIA ADMINISTRATIVE CODE (CAC) TITLE 24 & 29  
• 2013 CALIFORNIA BUILDING CODE (CBC)  
• 2013 CALIFORNIA ELECTRICAL CODE (CEC)  
• 2013 CALIFORNIA MECHANICAL, PLUMBING & HEATING CODE (MPC)  
• 2013 CALIFORNIA FIRE CODE (CFC)  
• 2013 CALIFORNIA PLUMBING CODE (CPC)  
• 2013 LOCAL BUILDING CODE

PROJECT TEAM  
ARCHITECT & ENGINEER  
NATIONAL ENGINEERING & CONSULTING, INC.  
27 ORCHARD DRIVE, SUITE 200  
NATIONAL CITY, CA 91950  
(619) 718-8300  
FAC: (619) 718-9987  
SITE ACQUISITION  
NATIONAL ENGINEERING & CONSULTING, INC.  
27 ORCHARD DRIVE, SUITE 200  
NATIONAL CITY, CA 91950  
(619) 718-8300  
FAC: (619) 718-9987  
SURVEYOR  
NATIONAL ENGINEERING & CONSULTING, INC.  
27 ORCHARD DRIVE, SUITE 200  
NATIONAL CITY, CA 91950  
(619) 718-8300  
FAC: (619) 718-9987  
LAND USE PLANNER  
NATIONAL ENGINEERING & CONSULTING, INC.  
27 ORCHARD DRIVE, SUITE 200  
NATIONAL CITY, CA 91950  
(619) 718-8300  
FAC: (619) 718-9987  
REGULATORY ENGINEER  
NATIONAL ENGINEERING & CONSULTING, INC.  
27 ORCHARD DRIVE, SUITE 200  
NATIONAL CITY, CA 91950  
(619) 718-8300  
FAC: (619) 718-9987  
CONSTRUCTION MANAGER  
NATIONAL ENGINEERING & CONSULTING, INC.  
27 ORCHARD DRIVE, SUITE 200  
NATIONAL CITY, CA 91950  
(619) 718-8300  
FAC: (619) 718-9987

PROJECT DESCRIPTION  
CONSTRUCTION OF AN UNMANNED WIRELESS CELL SITE FOR VERIZON WIRELESS. THE SCOPE WILL CONSIST OF THE FOLLOWING:  
• INSTALL (2) ANTENNA BEAMS/ACROBOTS ON ROOFTOP  
• INSTALL (1) A-1 PANEL ANTENNA  
• REMOVE EXISTING STRUCTURE AND REBUILD NEW STRUCTURE FOR INSTALL (2) NEW WIRELESS TELECOM ROOM  
• INSTALL (2) NEW WIRELESS TELECOM ROOMS  
• REMOVE EXISTING SUPPRESSIONS  
• INSTALL (1) ROOF ACCESS HATCH WITH STEEL LADDER  
• INSTALL (1) ACCESS DOOR TO REPA SECTOR

PROJECT INFORMATION  
APPLICANT  
VERIZON WIRELESS  
1711 AVENUE 150  
NATIONAL CITY, CA 91950  
CITY, STATE, ZIP: NATIONAL CITY, CA 91950  
CONTACT: (619) 285-7000  
PROPERTY OWNER  
STEVE AND CARY SALMONS  
1711 AVENUE 150, SUITE 100  
NATIONAL CITY, CA 91950  
ADDRESS: 1711 AVENUE 150, SUITE 100  
PHONE: (619) 285-7000  
EMAIL: steve.salmons@verizon.com  
PROPERTY INFORMATION  
JURISDICTION: NATIONAL CITY  
SECTION: 1 (UNIMPROVED COMMERCIAL)  
CURRENT ZONING: M-1 (UNIMPROVED COMMERCIAL)  
TYPE OF USE: COMMERCIAL  
ADJACENT PROPERTIES: 1711 AVENUE 150, SUITE 100 (UNIMPROVED AND NOT RECORDED, 2010 E.C.)  
ADJACENT PROPERTIES: 1711 AVENUE 150, SUITE 100 (UNIMPROVED AND NOT RECORDED, 2010 E.C.)  
ADJACENT PROPERTIES: 1711 AVENUE 150, SUITE 100 (UNIMPROVED AND NOT RECORDED, 2010 E.C.)  
LEASE AREA  
COMPARISON: 511.9 SQ. FT.  
ROOF ANTENNA LEASE: 409.9 SQ. FT.  
TOTAL LEASE AREA: 921.8 SQ. FT.

SHEET INDEX

SHEET	DESCRIPTION	TITLE SHEET
T-1	TITLE SHEET	
LS-1	TOPOGRAPHIC SURVEY	
LS-2	TOPOGRAPHIC SURVEY	
A-1	SITE / ROOF PLAN	
A-2	PROPOSED EQUIPMENT ROOM, GENERATOR AREA AND ANTENNA LAYOUT PLANS	
A-3	ARCHITECTURAL ELEVATIONS	
A-4	ARCHITECTURAL ELEVATIONS	

COAX/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	OPT.	SPAN LENGTH	SPAN SIZE
ALPHA	60°	ANTENNA INDUSTRIES/COMPOSITE 58844-1056	1/3	30'±	17'±
BETA	100°	ANTENNA INDUSTRIES/COMPOSITE 58844-1056	1/3	30'±	17'±
GAMMA	300°	ANTENNA INDUSTRIES/COMPOSITE 58844-1056	1/3	30'±	17'±
DELTA	60°	ANTENNA INDUSTRIES/COMPOSITE 58844-1056	1/3	30'±	17'±
EPSILON	N/A	TD	1	35'±	1/2"

APPROVALS  
THE FOLLOWING PARTIES HEREBY APPROVE THIS PLAN. THE SUBCONTRACTOR TO BE EMPLOYED BY THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL BUILDING DEPARTMENT & ANY NECESSARY CHANGES TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE APPLICANT.  
DATE: \_\_\_\_\_  
PROJECT MANAGER: \_\_\_\_\_  
CONSTRUCTION MANAGER: \_\_\_\_\_  
RF ENGINEER: \_\_\_\_\_  
SITE ACQUISITION: \_\_\_\_\_  
ZONING MANAGER: \_\_\_\_\_  
UTILITY COORDINATOR: \_\_\_\_\_  
NETWORK OPERATIONS: \_\_\_\_\_

HIGHLAND & 4TH  
205 HIGHLAND AVE  
NATIONAL CITY, CA 91950  
SHEET NUMBER: T-1  
TITLE SHEET



NATIONAL ENGINEERING & CONSULTING, INC.  
10000 LAUREL AVE., SUITE 100  
NATIONAL CITY, CA 91962  
(619) 441-1110

REV. INFORMATION

NO.	DATE	DESCRIPTION
1	11/07/14	90% ZD'S
2	11/19/14	100% ZD'S
3	12/16/14	CLIENT REVISION
4	01/29/15	CLIENT REVISION
5	02/13/15	CLIENT REVISION
6	03/12/15	CLIENT REVISION
7	05/18/15	CLIENT REVISION
8	07/01/15	CLIENT REVISION





**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
11401 HARLAND AVENUE  
NATIONAL CITY, CA 92061  
PH: (619) 442-1000 FAX: (619) 442-1001  
WWW.NATIONAL-ENGINEERING.COM

PLANS PREPARED BY:

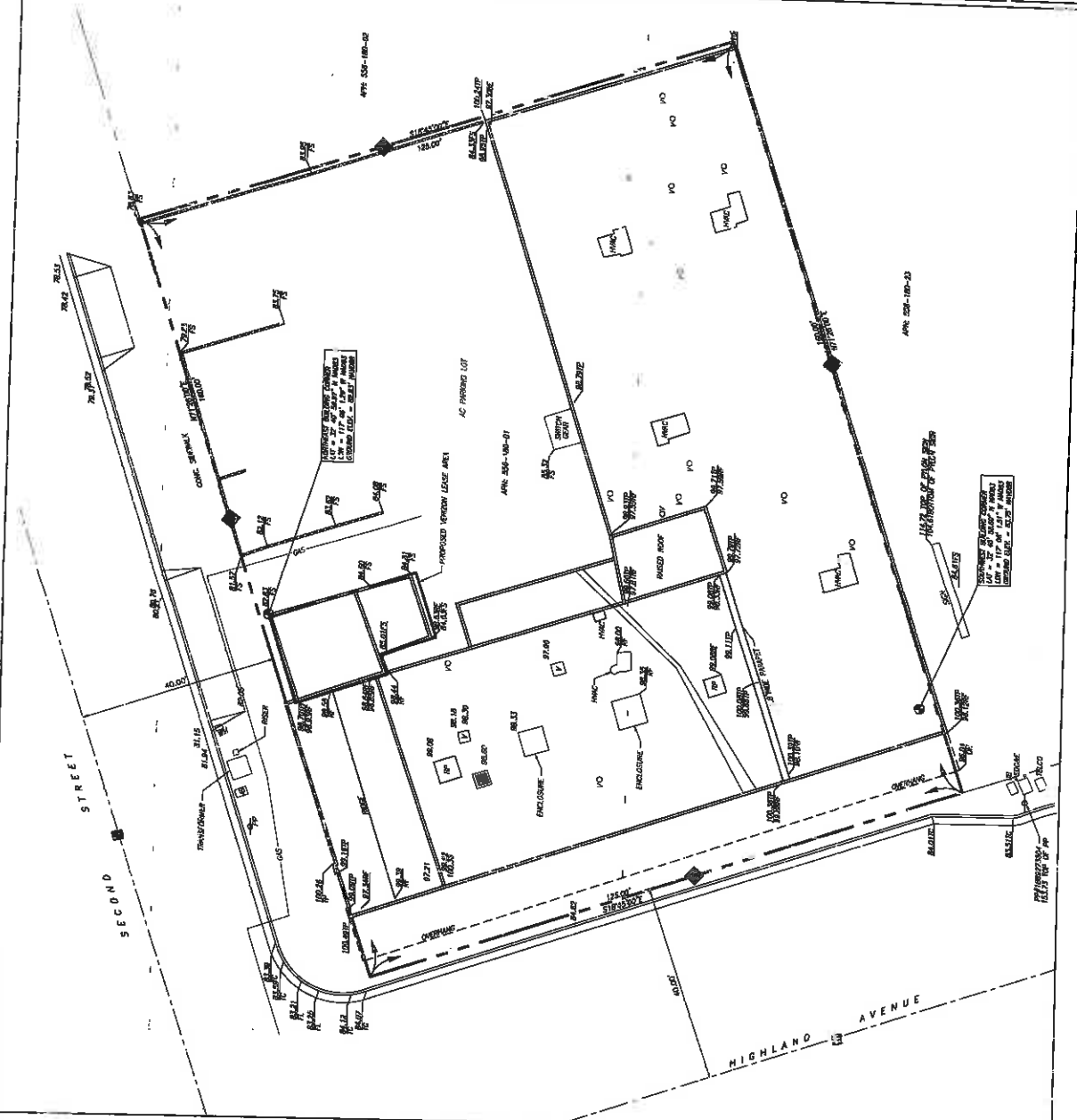
NO.	DATE	DESCRIPTION	BY	JP
1	10/17/14	FINAL		

**SITE INFORMATION:**  
**HIGHLAND & 4TH**  
502 HIGHLAND AVENUE  
NATIONAL CITY, CA 92061



SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

SHEET NUMBER:  
**LS-2**  
SHEET 2 OF 2



**LEGEND:**

- CENTER LINE
- PROPERTY LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- FASSETT LINE
- GAS LINE
- SNIER LINE
- WATER LINE
- WATER MILE CABLE
- WASH MILE
- COIL MILE
- SIDE OF PAWT
- EXISTING CHAIN
- FOUND
- CITY WIRE ANCHOR
- CITY FIRE ANCHOR
- FLOW LINE
- FISH SURFACE
- HEIGHT
- NATURAL GRADE
- ROOF GRADE
- RASSED PLATFORM
- MAIL BOX
- PROPERTY LINE
- POWER POLE
- MAIL BOX
- SWIMMING POOL
- STORM DRAIN CAN DI BASON
- SIGN
- TOP OF CURB
- TOP OF GROUND
- TOP OF ANTENNA
- UNDERGROUND ACCESS
- BACK FLOW PREVENTER
- WIRE
- WATER MILE
- EXISTING LIGHT
- EXISTING ELECTRICAL MANHOLE
- EXISTING STREET LIGHT
- EXISTING SATELLITE DISH
- EXISTING CONDENSER
- ROOF DRAIN
- EXISTING TELE MANHOLE
- EXISTING WATER METER
- EXISTING BACKFLOW PREVENTER
- EXISTING SIGN
- EXISTING TRAFFIC SIGNAL
- EXISTING ANTENNA
- EXISTING MICROWAVE DISH
- EXISTING SNIER MANHOLE
- POWER POLE
- CITY WIRE ANCHOR
- CATCH BASH
- FIRE HYDRANT
- VALVE (UTILITY)
- TREE
- PINE TREE
- BUSH
- PALM TREE
- EXISTING CONCRETE WALK/PATH
- EXISTING GRASS/Turf
- MONUMENT PT. (AS NOTED)



**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
1088 MAIN STREET, SUITE 100  
WESTLAKE, CA 91369

PLANS PREPARED BY: [Signature]

DATE: [Signature]

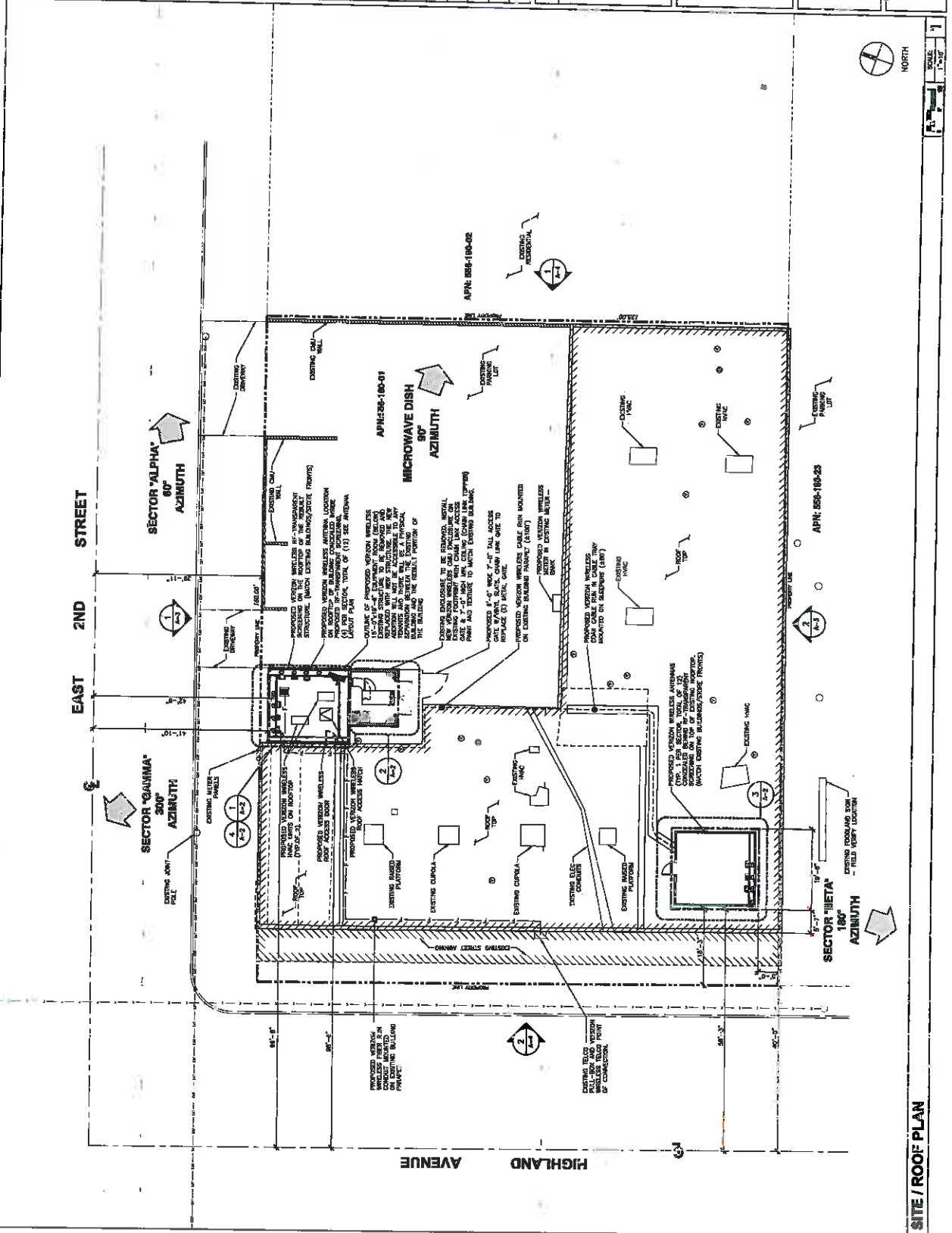
NO.	DATE	DESCRIPTION	BY
1	11/07/14	50% 2D'S	JY
2	11/19/14	100% 2D'S	JY
3	12/18/14	CLIENT REVISION	JY
4	01/29/15	CLIENT REVISION	JY
5	02/13/15	CLIENT REVISION	AE
6	03/12/15	CLIENT REVISION	JD
7	06/19/15	CLIENT REVISION	SB
8	07/01/15	CLIENT REVISION	JY/NT

DATE INFORMATION:

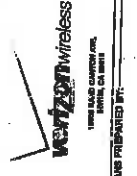
**HIGHLAND & 4TH**  
208 HIGHLAND AVE  
NATIONAL CITY, CA 91960

SHEET TITLE:  
**SITE / ROOF PLAN**

SHEET NUMBER:  
**A-1**



**SITE / ROOF PLAN**



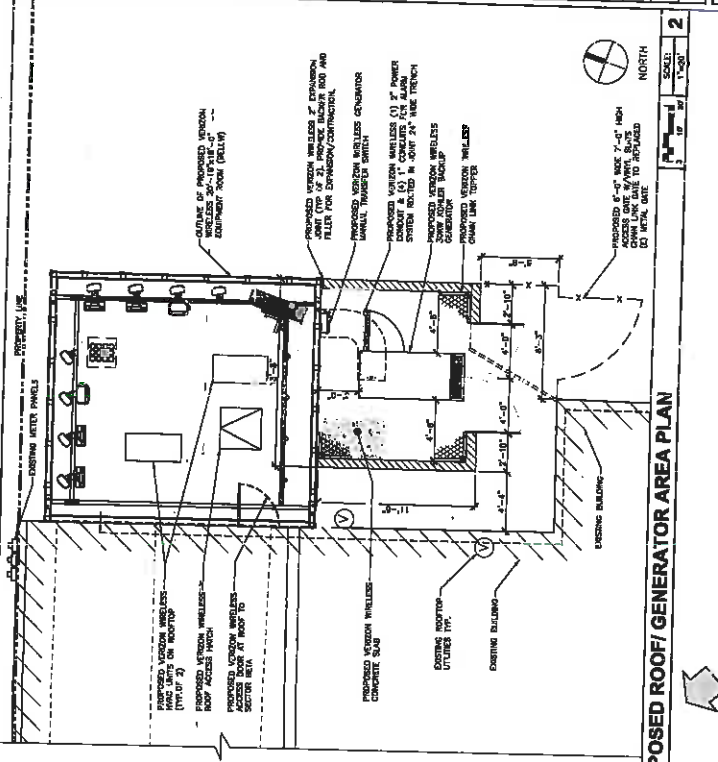
**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
1000 EAST CALIFORNIA AVENUE  
SUITE 1000  
NATIONAL CITY, CA 91960  
TEL: 619.441.1111  
WWW.NATIONAL-ENGINEERING.COM

NO.	DATE	DESCRIPTION
1	11/07/14	ISSUE FOR PERMITS
2	11/19/14	CLIENT REVISION
3	12/16/14	CLIENT REVISION
4	01/29/15	CLIENT REVISION
5	02/13/15	CLIENT REVISION
6	03/12/15	CLIENT REVISION
7	06/16/15	CLIENT REVISION
8	07/01/15	CLIENT REVISION

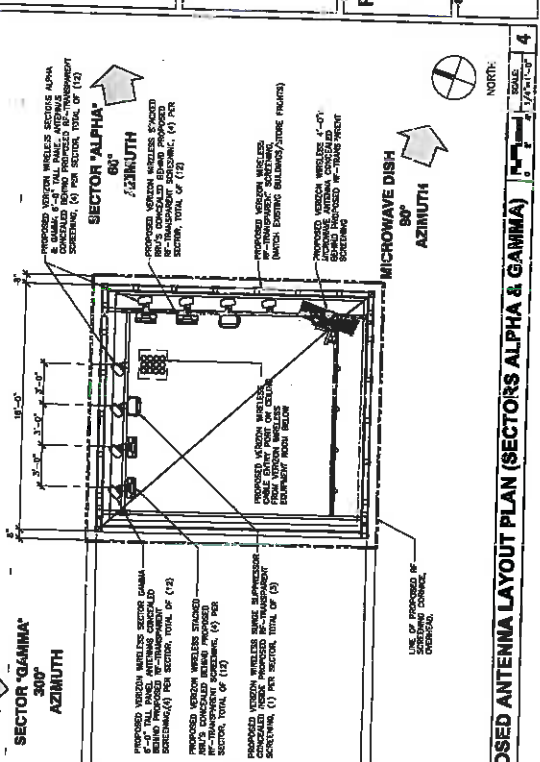
**HIGHLAND & 4TH**  
205 HIGHLAND AVE  
NATIONAL CITY, CA 91960

**PROPOSED EQUIPMENT ROOM, GENERATOR AREA AND ANTENNA LAYOUT PLANS**

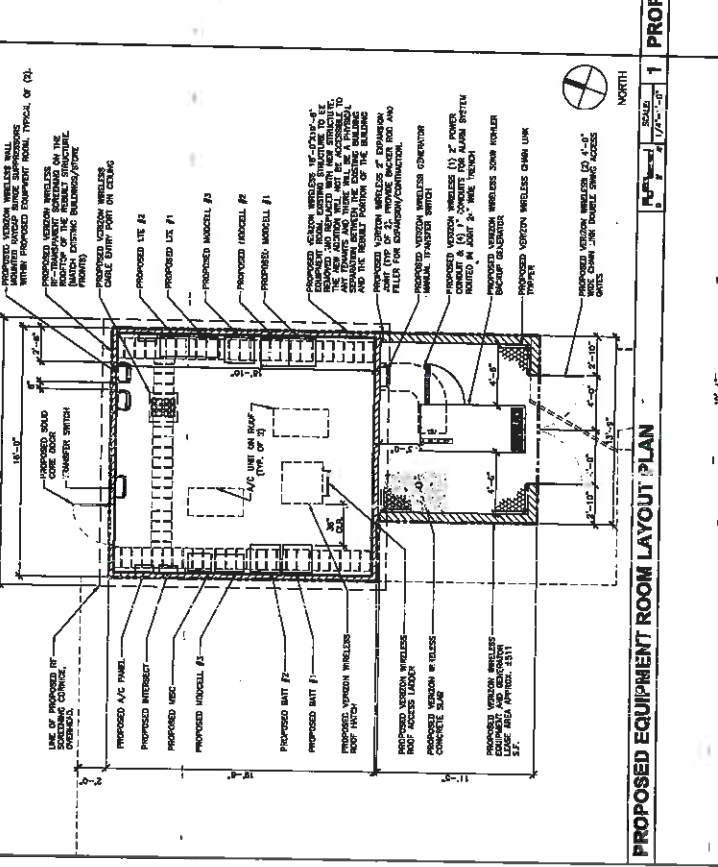
**A-2**



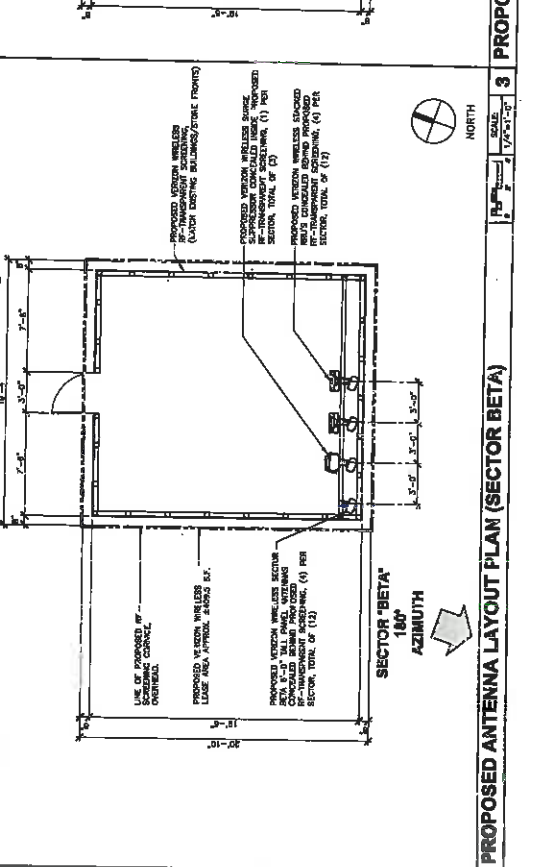
**PROPOSED ROOF/GENERATOR AREA PLAN**



**PROPOSED ANTENNA LAYOUT PLAN (SECTORS ALPHA & GAMMA)**



**PROPOSED EQUIPMENT ROOM LAYOUT PLAN**



**PROPOSED ANTENNA LAYOUT PLAN (SECTOR BETA)**

NO.	DATE	DESCRIPTION
1	11/07/14	ISSUE FOR PERMITS
2	11/19/14	CLIENT REVISION
3	12/16/14	CLIENT REVISION
4	01/29/15	CLIENT REVISION
5	02/13/15	CLIENT REVISION
6	03/12/15	CLIENT REVISION
7	06/16/15	CLIENT REVISION
8	07/01/15	CLIENT REVISION



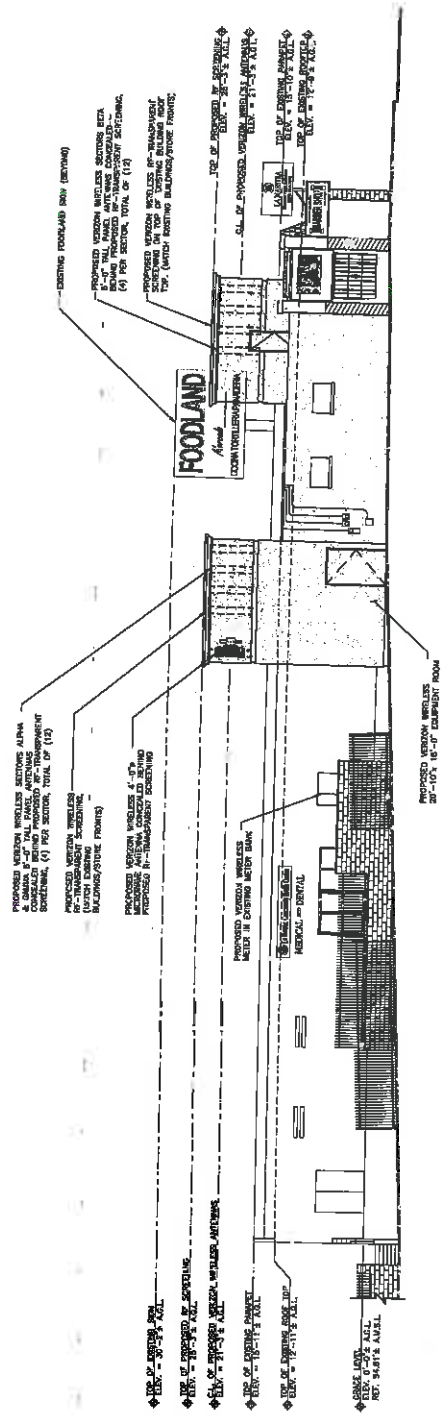
**NATIONAL**  
ENGINEERING & CONSULTING, INC.  
AN OROVILLO COMPANY  
10000 N. GARDEN AVENUE, SUITE 100  
OROVILLO, CA 95963  
TEL: 530.831.1111 FAX: 530.831.1112

NO.	DATE	DESCRIPTION	BY
1	11/07/14	90% 2D's	JY
2	11/19/14	100% 2D's	JY
3	12/18/14	CLIENT REVISION	JY
4	01/29/15	CLIENT REVISION	JY
5	02/13/15	CLIENT REVISION	AE
6	03/13/15	CLIENT REVISION	JOD
7	06/18/15	CLIENT REVISION	SB
8	07/01/15	CLIENT REVISION	JY/MT

**HIGHLAND & 4TH**  
208 HIGHLAND AVE  
NATIONAL CITY, CA 92060

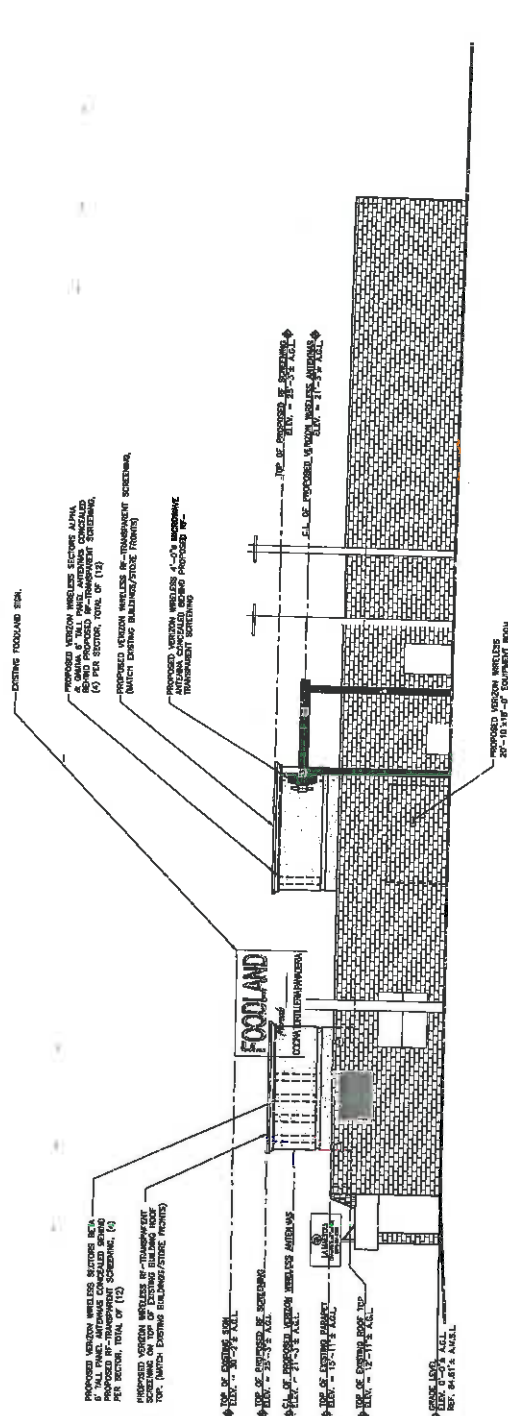
PROJECT TITLE:  
ARCHITECTURAL ELEVATIONS

SHEET NO. 1  
A-3



**NORTHWEST ELEVATION**

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



**SOUTHEAST ELEVATION**

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





VERIZON WIRELESS  
1000 MAIN STREET  
SUITE 200  
IRVINE, CA 92614

**NATIONAL**  
ENGINEERING & ARCHITECTURE  
1000 MAIN STREET, SUITE 200  
IRVINE, CA 92614  
TEL: 949.440.1000 FAX: 949.440.1001

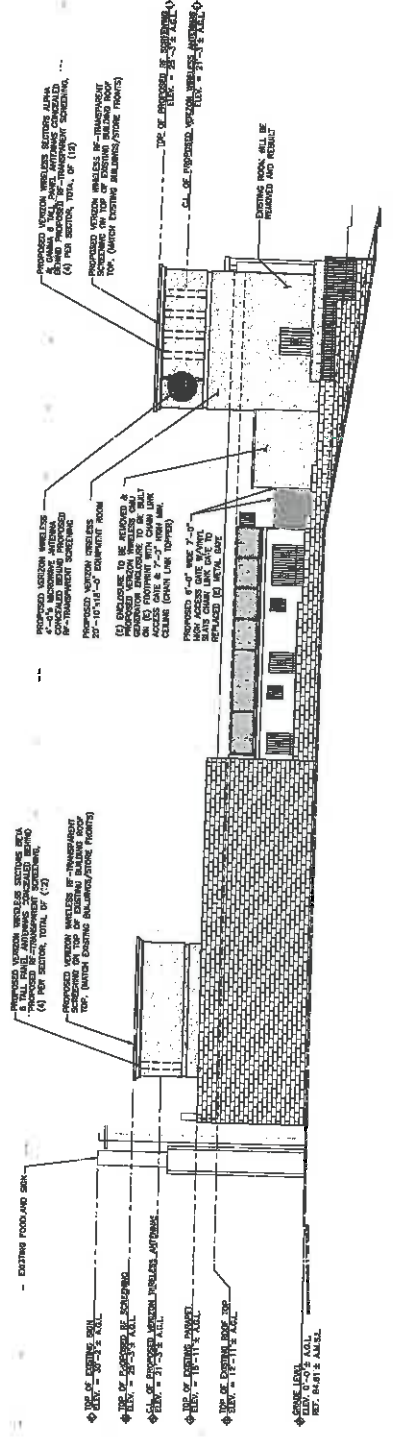
PLANS PREPARED BY:  
CLIENTS:

NO.	DATE	DESCRIPTION	BY
1	11/07/14	50K 2D'S	JT
2	11/19/14	100K 2D'S	JT
3	12/19/14	CLIENT REVISION	JT
4	01/29/15	CLIENT REVISION	JT
5	02/13/15	CLIENT REVISION	AE
6	03/12/15	CLIENT REVISION	JAD
7	06/18/15	CLIENT REVISION	SB
8	07/01/15	CLIENT REVISION	JY/PH

NOTE INFORMATION:  
**HIGHLAND & 4TH**  
200 HIGHLAND AVE  
NATIONAL CITY, CA 91908

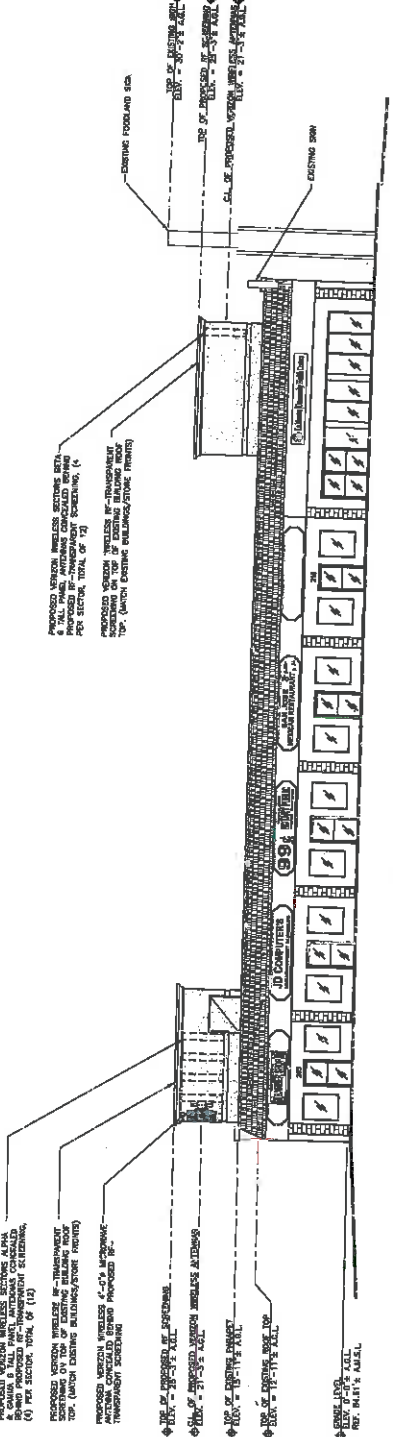
SHEET TITLE:  
**ARCHITECTURAL ELEVATIONS**

SHEET NUMBER:  
**A-4**



**NORTHEAST ELEVATION**

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



**SOUTHWEST ELEVATION**

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



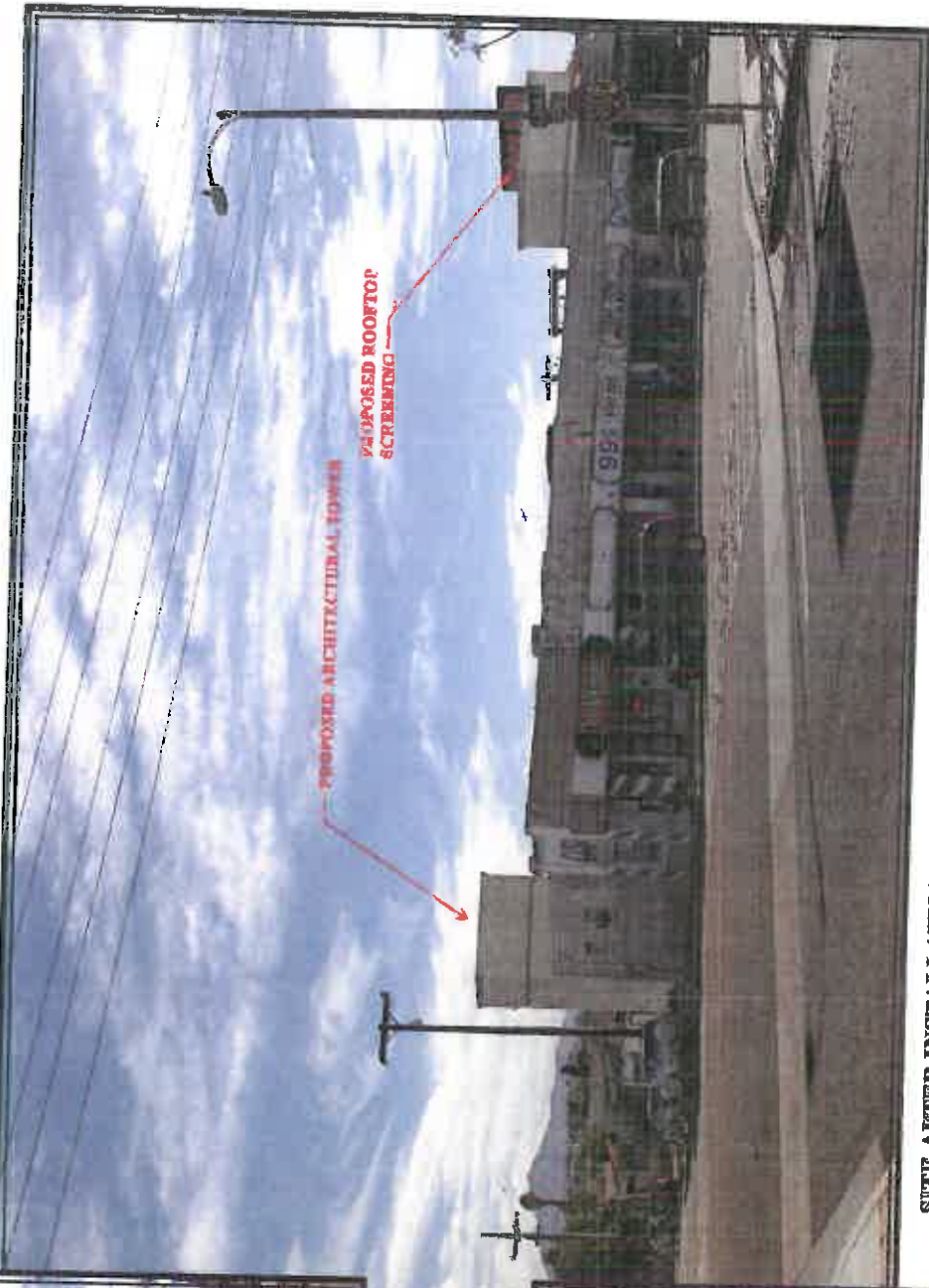
**HIGHLAND & 4TH**  
 205-08-00205 HIGHLAND AVENUE  
 NATIONAL CITY, CA 91950

EXHIBIT: C  
 CASE FILE NO.: 2015-08-00205  
 DATE: 7/20/15

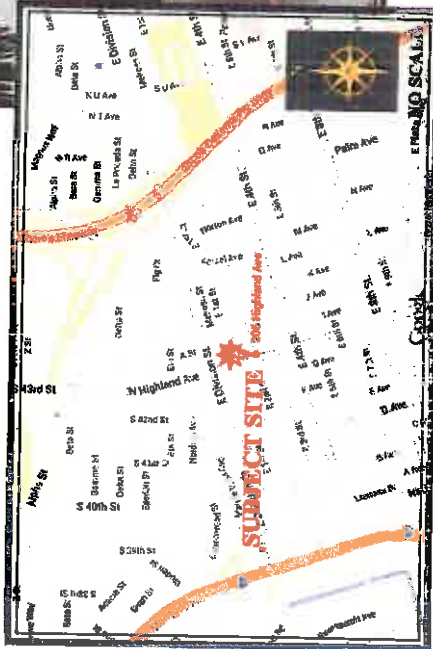


**SITE PRIOR TO INSTALLATION**

**LOOKING EAST TOWARD SUBJECT SITE**



**SITE AFTER INSTALLATION**



**VICINITY MAP**



**RESOLUTION NO. 2015-18**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA,  
APPROVING A CONDITIONAL USE PERMIT FOR A  
WIRELESS COMMUNICATIONS FACILITY  
LOCATED AT 205 HIGHLAND AVENUE.  
APPLICANT: VERIZON WIRELESS  
CASE FILE NO. 2015-02 CUP  
APN: 556-180-01**

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a wireless communications facility located at 205 Highland Avenue at a duly advertised public hearings held on October 5, 2015, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2015-02 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 October 5, 2015, support the following findings:

1. That the proposed use is allowable within the applicable zoning district pursuant to a conditional use permit and complies with all other applicable provisions of the Land Use Code, since a wireless communications facility is a conditionally-permitted use in the Minor Mixed-Use Corridor zone.
2. That the proposed use is consistent with the General Plan and any applicable specific plans, since Policy E-3.3 of the General Plan is to increase access to wireless internet connections, computers, and other forms of communication technology; and since wireless communications facilities are a conditionally-allowed use in the Minor Mixed-Use Corridor zone.

3. That the site for the proposed use is adequate in size and shape, since the proposed antennas and associated equipment are to be incorporated into an existing building and will not increase the footprint of that building, thus not affecting parking or access.
4. 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 generated by the proposed use, since the unmanned wireless communications facility requires only one to two visits each month for routine maintenance, which will have a negligible effect on the adjacent developed streets.
5. That the proposed use will not have an adverse effect upon adjacent or abutting properties, since the 12 antennas will be screened within an existing building, and as such will not be visible from adjacent properties.
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 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.

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 wireless communications facility at 205 Highland Avenue. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits B and C, Case File No. 2015-02 CUP, dated 7/20/2015. Any additional antennas or facilities must be in substantial conformance with the design for installation shown on these plans.
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, Mechanical, Energy and Codes.
6. Call 800-227-2600 (Underground Service Alert) for mark out prior to any digging activities.
7. Television cable companies shall be notified a minimum of 48 hours prior to filling of cable trenches.
8. Exterior walls of accessible poles/walls to a height of not less than six feet shall be treated with a graffiti resistant coating subject to approval from the Building Official. Graffiti shall be removed within 24 hours of its observance.

#### Fire

9. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA).
10. Emergency Generator Shutdown procedures shall be posted in a conspicuous area on the exterior of the emergency generator enclosure. The sign shall be clearly visible from the public right-of-way. If the power source is inside a building and cannot be seen from the public right-of-way, a sign shall be placed in a position that can be easily seen by emergency personnel on foot.
11. A 704 emergency placard shall be posted at the site. The Sign shall be clearly visible from the public right-of-way.
12. The National City Fire Department shall be involved with all fire inspections for this site. Rough inspections of all phases of work are required.

#### Engineering

13. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. If required, an approved SWPPP will be required prior to issuing of a construction permit.
14. A National Pollutant Discharge Elimination System (NPDES) permit is required for discharges of storm water run-off associated with construction greater than one acre of activity where clearing, grading, and excavation results in a land disturbance. A construction stormwater permit shall be obtained from the Regional Water Control Board. A copy of the permit shall be given to the City of National City Engineering Department prior to issuing of a construction permit.
15. The deteriorated portions of the existing street improvements along the property frontages shall be removed and replaced. Specifically, sixteen (16) linear feet of gutter along the driveway on East 2<sup>nd</sup> Street and approximately two hundred eighty (280) square feet of sidewalk along East 2<sup>nd</sup> Street as marked out in the field.

**Planning**

16. All operations, including ongoing and temporary/maintenance activities shall conform to the standards for noise emission as stated in Title 12 (Noise) of the National City Municipal Code.
17. All appropriate and required local, state and/or federal permits must be obtained prior to operation of the wireless communications facility.
18. Any equipment visible to the exterior of the facility, including cable chases/trays, shall be painted to match the surface on which it is mounted.
19. The permittee shall not object to co-locating additional facilities of other communication companies and sharing the project site, provided such shared use does not result in substantial technical or quality-of-service impairment for the permitted use. In the event a dispute arises with regard to co-locating with other existing or potential users, the City may require a third party technical study at the expense of either or both the applicant and the complaining user. This condition in no way obligates the City to approve any co-location proposal if it is determined by the City not to be desirable in a specific case.
20. The applicant or operator shall be responsible for the removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete within six (6) months of discontinuance.

**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 October 5, 2015, by the following vote:

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

---

**CHAIRPERSON**



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

**PLANNING COMMISSION STAFF REPORT**

Title: PUBLIC HEARING - AN AMENDMENT TO TITLE 18 (ZONING) CHAPTER 18.24.050 OF THE NATIONAL CITY MUNICIPAL CODE PERTAINING TO ALLOWED USES IN THE MIXED-USE ZONES.

Case File No.: 2015-16 A

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Marina Murashova for Horizons Adult Day Health

Environmental review: Exempt from CEQA under §15061 (b)(3) – General Rule.

Staff recommendation: Approve

**BACKGROUND**

The applicant is Horizons Adult Day Care Health, which has operated an Adult Day Health Center at 1415 East 8<sup>th</sup> Street since 2001. The existing facility has a Conditional Use Permit (CUP) for the use, which was issued in the year 2000. The applicant has outgrown their facility and is looking to relocate to a larger building. The applicant has selected 1035 Harbison Avenue as a project site that is large enough to accommodate the growing business; however, this property is not zoned for such a use.

**History**

As part of the 2011 Land Use Update a new Land Use Code was adopted, which changed the allowable uses throughout the City. Although Adult Day Health Care facilities would generally still be permitted under the umbrella of medical uses – typically allowed in the Institutional zone – the use is no longer specifically allowed anywhere in the City. This was not intentional, but was more likely an accidental omission.

The Planning Commission voted to initiate the Municipal Code Amendment at their meeting of September 14, 2015. The applicant has since also applied for a Conditional Use Permit that is being processed concurrently with the amendment.

### Proposal

The applicant proposes to add "Adult Day Health Care Facility" as a conditionally-allowed use in the Minor Mixed-Use District (MXD-1) zone, in order to convert an existing commercial suite to an adult day health care facility. The amendment would add the use into the allowable use matrix for all the Mixed-Use zones (NCCMC 18.24.050), subject to a CUP. A Conditional Use Permit has also been submitted, which is being processed concurrently with the proposed Code Amendment.

Horizons Adult Day Health Care Center is a Community Based Adult Services program. It is designed for physically and/or cognitively impaired adults to provide a structured day program which includes nursing, restorative therapies such as physical, occupational and speech therapies, social services, transportation and meals in a warm, caring and secure environment.

Available services include:

- Pre-screening; Assessment
- Medical review
- Nursing services: A registered nurse is on-site daily to evaluate and provide medical and nursing care needs
- Personal Care Assistant: includes help with walking, grooming, dressing, toileting and eating
- Therapeutic Activities: designed to stimulate, educate and entertain participants
- Social Worker: Available to help participants locate needed services and to provide counseling to the participant and their family
- Restorative Therapy: Including Occupational, Speech and Physical Therapies
- Nutritional Services
- Transportation Services
- Psychiatric/Psychological Services
- Nutritious hot meals and snacks served daily

### Analysis

Adult Day Health Care (ADHC) facilities were previously permitted in all of the commercial zones in the City subject to a Conditional Use Permit, including at the subject property, which was previously zoned CG (General Commercial). The 2011 Land Use Update changed the zoning designations of most of the commercial zones to either a Mixed-Use district or corridor zone. This was intended to allow for high-density residential and mixed commercial-residential projects. No change in the commercial nature of these zones was intended. In addition, ADHC's have recently been interpreted as residential serving commercial uses in the Downtown Specific Plan, whose zones are typically Mixed-Use in nature.



### General Plan Conformance

In order to make a decision on the amendment, the Commission must find that the amendment, if adopted, would be consistent with the General Plan and has been reviewed in compliance with the California Environmental Quality Act. There is one goal and one policy in the General that would be applicable in this case. Goal HEJ-6 of the Health and Environmental Justice section of the General Plan states as follows:

- **Goal HEJ-6:** Convenient and accessible health services that meet the needs of the community.

With the increasing number of the aging people in California (6% increase between 1998 and 2050<sup>1</sup>), services will need to be commensurate with this increase. The proposed amendment would allow for more of such services (subject to a CUP) and would be consistent with this goal. The applicable General Plan Policy states as follows:

- **Policy HEJ-6.1:** Encourage a range of health services in locations that are convenient and accessible (walkable) to the community.

The project location is convenient both from a public and private transportation perspective; the site is within two blocks of two local bus routes (962 and 968), and Horizons offers pick up and transportation services as part of services offered. In addition, the site is within walking distance of a heavily-residential portion of the City. Therefore, the proposal is consistent with this Policy.

### CEQA

The proposed Amendment has been reviewed in compliance with the California Environmental Quality Act. Staff has determined that the proposed use is exempt from CEQA under section 15061(b)(3) – general rule. The general rule states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the activity in question may have a significant impact on the environment, the activity is not subject to CEQA.

All potential projects covered under the amendment would be subject to CEQA determination on a case-by-case basis; any project-specific potential impacts to the environment will be analyzed at that time. In other words, because the amendment is adding a use subject to a CUP, each subsequent development application would

---

<sup>1</sup> Public Policy Institute of California (<http://www.ppic.org/main/pressrelease.asp?i=318>)

include CEQA analysis as part of its respective CUP application; the amendment itself would not directly or indirectly result in any changes to the environment.

Based on the recent interpretation and the apparent omission of ADHC's from the Land Use Code, staff is supportive of ADHC facilities being permitted in the Mixed-Use zones (MXC-1, MXD-1, MXC-2, and MXD-2), subject to a CUP as before. This will allow for discretionary review of the use on a case-by-case basis, which would include analysis of traffic, vehicle parking, and other potential impacts.

The amendment would affect all of the non-Westside Specific Plan mixed-use zones (there are two mixed-use zones – MCR-1 and MCR-2 – in the Westside Specific Plan area, which would not be affected). Given that this use and any future such use would be subject to a Conditional Use Permit, the use would be analyzed on a case-by-case basis to ensure that any impacts to surrounding uses are minimal. The CUP requirement would also allow staff to mandate other conditions as required.

If the Planning Commission elects to approve the Code Amendment, it would go to the City Council as another public hearing. The associated CUP goes to Council as a Notice of Decision, but would not be effective (if approved) until this Code Amendment is processed.

### Summary

The proposed use was conditionally allowed in this location prior to the most recent Land Use Update. Only accidental omission from the most recent Land Use Code has changed this allowance. Allowing the use (subject to a CUP) would be consistent with other residential-serving commercial uses in the Mixed-Use zones. The requirement for a Conditional Use Permit would allow analysis of potential impacts to ensure appropriate placement of such businesses. Additional studies regarding traffic, parking, etc. would be required or conditioned on a case by case basis.

### OPTIONS

1. Approve 2015-16 A subject to the conditions listed below, based on attached findings; or
2. Deny 2015-16 A based on findings to be determined by the Planning Commission; or
3. Continue the item in order to obtain additional information.

**ATTACHMENTS**

1. Recommended Findings for Approval
2. NCMC 18.24.050
3. Project Narrative



MARTIN REEDER, AICP  
Principal Planner



BRAD RAULSTON  
Executive Director

**RECOMMENDED FINDINGS FOR APPROVAL**  
**OF THE CODE AMENDMENT**  
2015-16 A – 1035 Harbison Ave.

1. That the proposed Municipal Code Amendment is consistent with the General Plan, since providing convenient and accessible health services is encouraged by Goal HEJ-6, and since the facility is accessible by public and private transit, which is consistent with Policy HEJ-6.1.
  
2. That the Municipal Code Amendment is in compliance with the California Environmental Quality Act, since the proposed Municipal Code Amendment would not, in itself, have a significant impact on the environment and that it is exempt from CEQA under section 15061(b)(3) – general rule. The general rule states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. All potential projects made possible by this amendment will be subject to CEQA determination on a case-by-case basis; any project-specific potential impacts to the environment will be analyzed at that time.

Land Use	Permit Required by Zone				Specific Use Regulations
	MXC-1 (a)	MXC-2	MXD-1	MXD-2	
<b>Adult Day Health Care</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	
Alcohol, sales for off-site consumption (accessory to retail sales)	C	C	C	C	Section 18.30.050
Alcohol, sales for on-site consumption (accessory to eating places)	C	C	C	C	Section 18.30.050
Animal boarding/kennel, small (setback 150 feet from single-family residential zones)	C	C	C	C	
Bar/nightclub	C	C	C	C	Section 18.30.050
Bed and breakfast inn (B&B)	C	C	C	C	
Car wash, automatic and full service	P	P	P	P	
Car wash, manual	C	C	C	C	
Civic, fraternal, community, and cultural facilities	P	P	P	P	
Commercial recreation, indoor	P	P	P	P	
Commercial recreation, outdoor	M	M	M	M	
Convalescent / nursing home / hospice	P	P	P	P	
Child day care center	M	M	M	M	Section 18.30.070
Family day care home, small (accessory)	P	P	P	P	Section 18.30.080
Family day care home, large (accessory)	M	M	M	M	Section 18.30.080
Convenience store (accessory to gas service station)	P	P	P	P	Section 18.30.190
Dormitory (accessory to school)	C	C	C	C	
Dwelling unit, single detached (b)	P	P	P	P	
Dwelling unit, single attached (b)	P	P	P	P	

Dwelling unit, multiple (b)	P	P	P	P	
Eating places, dine in	P	P	P	P	
Eating places, drive-through/take-out	C	C	C	C	
Farmer's market	C	C	C	C	
Gasoline service station	C	C	C	C	Section 18.30.190
Goods and services, retail	P	P	P	P	
Guidance/social assistance services	C	C	C	C	
Heliport/helistop (accessory)	—	—	C	C	
Home occupation (accessory)	P	P	P	P	
Hospital	—	—	C	C	
Hotel, motel, and related services	P	P	P	P	18.30.270
Maintenance yards	C	C	C	C	
Medical offices/clinics and laboratories	P	P	P	P	
Offices	P	P	P	P	
Open space reserves	P	P	P	P	
Parking garage	P	P	P	P	
Parks (passive and active recreation)	P	P	P	P	
Pawn shops	C	C	C	C	Section 18.30.330
Payday lenders	C	C	C	C	Section 18.30.320
Private/public educational institutions, schools	C	C	C	C	
Public assembly	C	C	C	C	
Public safety facilities	P	P	P	P	
Rectory (accessory to religious facility)	P	P	P	P	
Recycling facility, small (accessory)	P	P	P	P	Section 18.30.170
Recycling facility, mobile	C	C	C	C	Section 18.30.170
Renewable energy infrastructure (accessory)	P	P	P	P	Section 18.30.210/ 18.30.300; California Building Code
Sidewalk café (accessory)	P	P	P	P	Section 18.30.200

Storage building (accessory)	P	P	P	P	
Tattoo parlors and body piercing establishments	C	C	C	C	Section 18.30.310
Telecommunication facilities, commercial	C	C	C	C	Section 18.30.220
Tobacco specialty shops	—	—	C	C	Section 18.30.230
Transitional/supportive housing (b)	P	P	P	P	
Urban agriculture	P	P	P	P	Section 18.30.240
Utility facilities, minor	P	P	P	P	
Utility facilities, major	C	C	C	C	
Vending machines (accessory)	P	P	P	P	Section 18.30.150(E)
Veterinary clinics/hospitals	C	C	C	C	Section 18.30.250
P Permitted C Conditional use permit M Minor use permit (ministerial) — Not permitted					

**Notes:**

- (a) Visitor serving, tourist commercial, and recreational uses are prioritized in the coastal zone.
  - (b) Residential uses are not permitted in the coastal zone west of I-5.
- (Ord. No. 2012-2372, Exh. B-1, 2-7-2012)

## Code Amendment Change Request

Horizons Adult Day Health Care Center is requesting a code amendment change as we are looking to move into a vacant building where we can continue to provide services to the community. We would like to move to 1035 South Harbison Avenue from 1415 E 8<sup>th</sup> Street Suite 5. The location at 1415 E 8<sup>th</sup> street is a smaller location whereas the Harbison location is much larger. There are roughly 155 participants with 50 employees that attend our center on a daily bases. We utilize our 10 transportation vans to bring the participants to our center and then to return them home safely.

In providing the code amendment change for the Harbison location for our needs would be very beneficial not only for our center but for the community. The impact of this request would be seen as a positive move for the community. The parking of employee vehicles and the transportation vans would be accommodated through the larger parking lot at the Harbison location. Currently, we have employees parking on city streets and during the middle of the afternoon the transportation vans are also parked on city streets. Another positive reason for the move is the increase in the size of the building. We would be able to increase the physical and occupational therapy departments to accommodate the needs of the participants in a more comfortable manner and to provide more equipment for the participants to use on a daily basis.



**RESOLUTION NO. 2015-19**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA,  
APPROVING A MUNICIPAL CODE AMENDMENT AMENDING  
TITLE 18 (ZONING) CHAPTER 18.24.050 OF THE  
NATIONAL CITY MUNICIPAL CODE PERTAINING TO  
ALLOWED USES IN THE MIXED-USE ZONES.  
APPLICANT: HORIZONS ADULT DAY HEALTH.  
CASE FILE NO. 2015-16 A**

WHEREAS, pursuant to the terms and provisions of the Government Code of the State of California, proceedings were duly initiated for the amendment of the National City Municipal Code, Chapter 18.12.140(B); and,

WHEREAS, the Planning Commission of the City of National City, California, considered said proposed amendment at a duly advertised public hearing held on October 5, 2015, at which time the Planning Commission considered evidence; and,

WHEREAS, at said public hearing the Planning Commission considered the staff report provided for Case File No. 2015-16 A, which is maintained by the City and incorporated herein by reference; along with any other evidence presented at said hearing; and,

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

WHEREAS, this action is taken in an effort to be compliant with applicable State and Federal law; and,

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

NOW, THEREFORE, BE IT RESOLVED by the City Planning Commission of the City of National City, California, that the evidence presented to the Planning Commission at the public hearing held on October 5, 2015, support the following findings:

1. That the proposed Municipal Code Amendment is consistent with the General Plan, since providing convenient and accessible health services is encouraged by Goal HEJ-6, and since the facility is accessible by public and private transit, which is consistent with Policy HEJ-6.1.
2. That the Municipal Code Amendment is in compliance with the California Environmental Quality Act, since the proposed Municipal Code Amendment would

not, in itself, have a significant impact on the environment and that it is exempt from CEQA under section 15061(b)(3) – general rule. The general rule states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. All potential projects made possible by this amendment will be subject to CEQA determination on a case-by-case basis; any project-specific potential impacts to the environment will be analyzed at that time.

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

**CERTIFICATION:**

This certifies that the Resolution was adopted by the Planning Commission at their meeting of October 5, 2015, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

---

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 AN  
ADULT DAY HEALTH CARE FACILITY AT 1035  
HARBISON AVENUE.

Case File No.: 2015-16 CUP

Property Location: 1035 South Harbison Avenue

Assessor's Parcel No.: 558-030-30

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Marina Murashova for Horizons Adult Day Health

Zoning designation: Minor Mixed-Use District (MXD-1)

Adjacent land use/zoning:

North: Single-family residential / RS-2

East: Single-family residential / RS-2

South: Gas station / MXD-1

West: Single-family residential across Harbison / RS-2

Environmental review: Categorical Exemption. Class 1, Section 15301 (Existing  
Facilities)

Staff recommendation: Approve

## **BACKGROUND**

### **Site Characteristics**

The project site is a 1.76-acre property located on the east side of South Harbison Avenue. The lot is part of several parcels that make up a shopping center that house Texas Liquor, a dentist, church, laundromat, and (formerly) Sav-A-Lot. The project site is the former Sav-A-Lot building, which is currently vacant. The property is zoned as MXD-1 (Minor Mixed-Use District).

The applicant is Horizons Adult Day Care Health, which has operated an Adult Day Health Center at 1415 East 8<sup>th</sup> Street since 2001. The existing facility has a Conditional Use Permit (CUP) for the use, which was issued in the year 2000. The applicant has outgrown their facility and is looking to relocate to a larger building. The project site is large enough to accommodate the growing business, but is not zoned for such a use.

A Code Amendment associated with this CUP is also on the agenda and would need to be processed prior to this CUP taking effect (should the CUP be granted).

### **Proposal**

Horizons Adult Day Health Care Center is a Community Based Adult Services program. It is designed for physically and/or cognitively impaired adults to provide a structured day program which includes nursing, restorative therapies such as physical, occupational and speech therapies, social services, transportation and meals in a warm, caring and secure environment.

Available services include:

- Pre-screening; Assessment
- Medical review
- Nursing services: A registered nurse is on-site daily to evaluate and provide medical and nursing care needs
- Personal Care Assistant: includes help with walking, grooming, dressing, toileting and eating
- Therapeutic Activities: designed to stimulate, educate and entertain participants
- Social Worker: Available to help participants locate needed services and to provide counseling to the participant and their family
- Restorative Therapy: Including Occupational, Speech and Physical Therapies
- Nutritional Services
- Transportation Services
- Psychiatric/Psychological Services
- Nutritious hot meals and snacks served daily

The proposed hours of operations for Horizons would be 8 a.m. to 5 p.m. Monday to Friday.

### Analysis

Concerns related to adult day health care facilities are generally related to the parking and operation of transportation vehicles, as well as employee parking. Horizons currently utilizes 8 transportation vans and has a staff of 45 employees. The existing facility has limited parking, which forces a lot of parking onto the street.

The proposed location has a large parking lot originally intended for the supermarket, which Horizons would replace. The shopping center has over 100 parking spaces, 83 of which are on the subject property. The applicant has stated that staffing would likely increase to around 55 people, and the number of transportation vans to 10 or 11.

### General Plan Conformance

There is one goal and one policy in the General that would be applicable in this case. Goal HEJ-6 of the Health and Environmental Justice section of the General Plan states as follows:

- **Goal HEJ-6:** Convenient and accessible health services that meet the needs of the community.

With the increasing number of the aging people in California (6% increase between 1998 and 2050<sup>1</sup>), services will need to be commensurate with this increase. The proposed amendment would allow for more of such services (subject to a CUP) and would be consistent with this goal. The applicable General Plan Policy states as follows:

- **Policy HEJ-6.1:** Encourage a range of health services in locations that are convenient and accessible (walkable) to the community.

The project location is convenient both from a public and private transportation perspective; the site is within two blocks of two local bus routes (962 and 968), and Horizons offers pick up and transportation services as part of services offered. In addition, the site is within walking distance of a heavily residential portion of the City. Therefore, the proposal is consistent with this Policy.

### Land Use Code Conformance

With the associated Municipal Code Amendment, the proposed facility would be consistent with the Land Use Code, subject to a CUP, in the MXD-1 zone. The site is adequate in size and shape, as the property is developed as a shopping center and the largest suite on the site is vacant. Because the proposed use would be within an existing building, which can accommodate the use without the need for expansion, there are no

---

<sup>1</sup> Public Policy Institute of California (<http://www.ppic.org/main/pressrelease.asp?i=318>)

impacts expected because of the use itself. Analysis of parking and traffic is outlined below.

### Traffic

The project has sufficient access to streets adequate to handle traffic from the project. The site has access to two collector streets (8<sup>th</sup> Street and Harbison Avenue) and one arterial street (Plaza Blvd.). All three streets are currently operating below capacity and at a passing Level of Service. The previous use (neighborhood shopping center) generated approximately 120 average daily trips (ADT) per 1,000 square feet<sup>2</sup>, while the proposed use would generate less than 50 ADT per 1,000 square feet (the nearest equivalent use is medical office, which would still typically generate more traffic than the proposed use – traffic for ADHC is transportation only, not clientele).

### Parking

Parking is required for shopping centers with multiple tenants at a rate of 1 space per 200 square feet of floor area. As the center would still be considered a multi-tenant shopping center, no increase in parking would be necessary. The nearest equivalent use (if this was being considered as primary use) would be medical office, which only requires 1 space per 300 square feet of floor area. Therefore, no impacts on parking are expected. However, a condition has been included to ensure that all transportation vans, or other vehicles, utilize a single parking space in order to preserve parking space availability.

### CEQA

The project is Categorically Exempt under the California Environmental Quality Act (CEQA) pursuant to Class 1 Section 15301. This section allows for conversion of existing facilities. The shopping center has been developed at this location for many years, and the only development proposed as part of this project would be the tenant improvement of an existing commercial space. The proposed use generates less traffic than the previous use; therefore, no impacts are expected.

### Summary

The proposed use is consistent with the General Plan and with the Land Use Code, subject to a CUP. The business has outgrown its current facilities and needs to relocate in order to expand and to avoid impacts to its current location. The shopping center property will allow for expansion and has ample area for employee and transportation van parking.

If the Planning Commission elects to approve the CUP, it would go on to the City Council as a Notice of Decision along with the Code Amendment, which would require an additional public hearing.

---

<sup>2</sup> Brief Guide of Traffic Generation Rates for the San Diego Region (SANDAG)

## OPTIONS

1. Approve 2015-16 CUP subject to the conditions listed below, based on attached findings; or
2. Deny 2015-16 CUP based on findings to be determined by the Planning Commission; or
3. Continue the item in order to obtain additional information.

## ATTACHMENTS

1. Recommended Findings for Approval
2. Recommended Conditions of Approval
3. Location Map
4. Notice of Exemption
5. Public Hearing Notice (Sent to 35 property owners and occupants)
6. Site Photos
7. Project Narrative
8. Applicant's Plans (Exhibit A, Case File No. 2015-16 A, CUP dated 9/17/2015)



MARTIN REEDER, AICP  
Principal Planner



BRAD RAULSTON  
Executive Director

**RECOMMENDED FINDINGS FOR APPROVAL**  
**OF THE CONDITIONAL USE PERMIT**  
2015-16 CUP – 1035 Harbison Ave.

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 an adult day health care facility will be a conditionally-permitted use in the Minor Mixed-Use District zone once the associated Code Amendment has been processed – a requirement of approval of this Conditional Use Permit.
2. That the proposed use is consistent with the General Plan and any applicable specific plans, since providing convenient and accessible health services is encouraged by Goal HEJ-6, and since the facility is accessible by public and private transit, which is consistent with Policy HEJ-6.1. Furthermore, there are no Specific Plans in the area.
3. That the site for the proposed use is adequate in size and shape, since the proposed use would be undertaken within an existing building, which can accommodate the use without the need for expansion.
4. 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 generated by the proposed use, since the site has access to two collector streets (8<sup>th</sup> Street and Harbison Avenue) and one arterial street (Plaza Blvd.), all three of which are currently operating below capacity and at a passing Level of Service.
5. That the proposed use will not have an adverse effect upon adjacent or abutting properties, since the use will occur within an existing building, and since traffic and parking needs are less than the previously-approved use.
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. The only development proposed as part of this project would be the tenant improvement of an existing commercial space and traffic and parking needs are less than the previously-approved use.



## RECOMMENDED CONDITIONS OF APPROVAL

2015-16 A, CUP – 1035 Harbison Ave.

### General

1. The Conditional Use Permit shall not be considered valid, nor construction plans accepted for an adult day health care facility, until the associated Municipal Code Amendment has been approved.
2. This Conditional Use Permit authorizes an adult day health care facility to be located at 1035 Harbison Avenue. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2015-16 A, CUP dated 9/17/2015.
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 Conditional Use Permit shall become null and void if not exercised within one year after adoption of the Resolution of approval unless extended according to procedures specified in the Land Use Code.
5. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of the permit. **Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate said permit.** The applicant shall also submit evidence to the satisfaction of the Planning Department that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.

### Building

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

### Fire

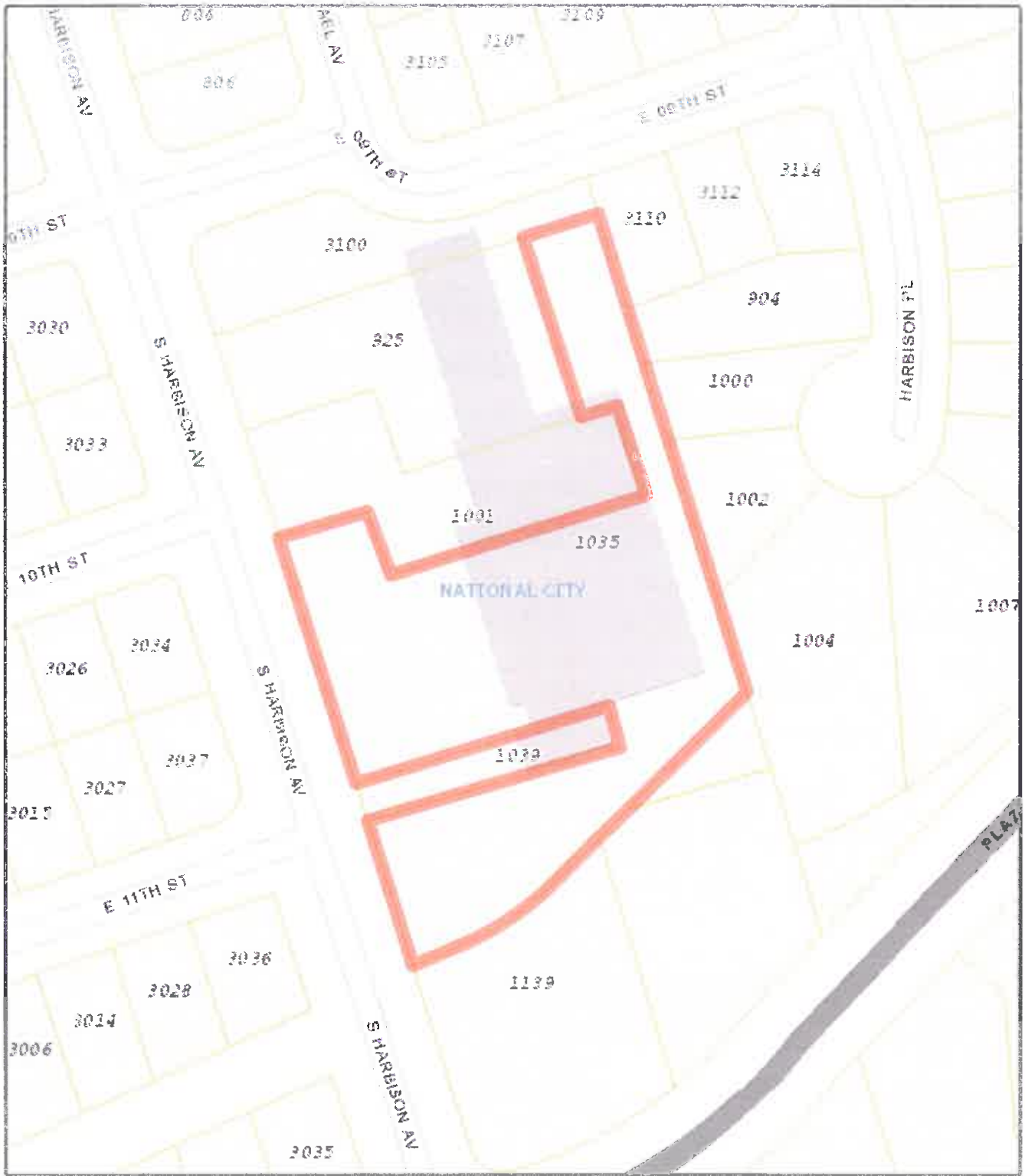
7. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA).

### Planning

8. All transportation vans, or other transport vehicles used in conjunction with the business, shall utilize a single parking space in order to preserve parking space availability. No parking in aisles or in more than one parking space at a time may occur.

9. Patients or clients of the adult day health center shall not be permitted to stay at the facility overnight.
10. The premises shall be licensed by the State of California prior to conducting business.

1035 HARBISON AVE. - HORIZONS ADHC



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey or zoning verification.

1 inch = 107 feet  
9/23/2015



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

**NOTICE OF EXEMPTION**

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

**Project Title:** 2015-16 CUP

**Project Location:** 1035 South Harbison Avenue, National City, CA, APN: 558-030-30

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

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

Conditional Use Permit for an adult day health care facility at an existing commercial shopping center. The applicant provides community-based adult services programs for physically and/or cognitively impaired adults.

**Applicant:**

Horizons Adult Day Health.  
c/o: Marina Murashova  
1415 East 8<sup>th</sup> Street  
National City, CA 91950

**Telephone Number:**

(619) 797-5933

**Exempt Status:**

**Categorical Exemption. Class 1 Section 15301 (Existing Facilities)**

**Reasons why project is exempt:**

There is no possibility that the proposed use will have a significant impact on the environment since the shopping center has been developed at this location for many years, and the only development proposed as part of this project would be the tenant improvement of an existing commercial space. In addition, the proposed use generates less traffic than the previous use.

Date:

MARTIN REEDER, AICP  
Principal Planner



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

NOTICE OF PUBLIC HEARING

AN AMENDMENT TO TITLE 18 (ZONING) CHAPTER 18.24.050  
OF THE NATIONAL CITY MUNICIPAL CODE PERTAINING TO  
ALLOWED USES IN THE MIXED-USE ZONES AND A  
CONDITIONAL USE PERMIT FOR AN ADULT DAY HEALTH CARE FACILITY  
AT 1035 HARBISON AVENUE.  
CASE FILE NO: 2015-07 A  
APN: 558-030-30

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, October 5, 2015**, in the City Council Chambers, 1243 National City Blvd., National City, California on a proposed request (Horizons Adult Day Health).

The applicant proposes to add "Adult Day Health Care Facility" as a conditionally-allowed use in the Major Mixed-Use District (MXD-2) zone, in order to convert an existing commercial suite to an adult day health care facility. A Conditional Use Permit is being submitted concurrently with the proposed Code Amendment.

Members of the public are invited to comment. Any person interested in this matter may appear at the above time and place and be heard. Written comments should be received by the Planning Department on or before 12 p.m., **October 5, 2015**. Planning Department staff may 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 public hearing entity conducting the hearing at, or prior to, the public hearing.

PLANNING DEPARTMENT

FOR BRAD RAULSTON  
Executive Director



Shopping center looking northeast



Subject suite looking east

## **Horizons Adult Day Health Care Center (CBAS)**

Horizons Adult Day Health Care Center is a Community Based Adult Services program. It is designed for physically and/or cognitively impaired adults to provide a structured day program which includes nursing, restorative therapies such as physical, occupational and speech therapies, social services, transportation and meals in a warm, caring and secure environment. This program is individualized for each person, based on his or her individual needs and plan of care.

Independence, self-expression and being part of a group helps adults who may be isolated by illness, disability, or loss; maintain a positive orientation to life. By focusing on maintenance of physical and mental health, Horizons ADHC enables the participation to maintain as high a level of functioning as possible thereby allowing them to remain in their homes and communities as opposed to being institutionalized.

Caring for a loved one with a debilitating disease such as Alzheimer's Disease, Stroke, or Parkinson's Disease requiring constant attention and supervision is exhausting. Using Horizons to supplement the care you give at home allows the family caregiver time to work and provide support for their family while still being able to care for their loved one at home as long as medically, socially, and economically feasible.

Horizons ADHC is a Child and Adult Care Food Program site (CACFP). The program is available to all qualified participants enrolled at the center at no charge. The program is also offered to anyone in the community who meets the eligibility requirements without regard to race, color, national origin, age, sex, handicap or economic status.

### **Available Services Include:**

Pre-screening

Assessment

Medical review

Nursing services: A registered nurse is on-site daily to evaluate and provide medical and nursing care needs

Personal Care Assistant: includes help with walking, grooming, dressing, toileting and eating

Therapeutic Activities: designed to stimulate, educate and entertain participants

Social Worker: Available to help participants locate needed services and to provide counseling to the participant and their family

Restorative Therapy: including Occupational, Speech and Physical Therapies

Nutritional Services

Transportation Services

Psychiatric/Psychological Services

Nutritious hot meals and snacks served daily

Operations: Monday-Friday 8:00 AM – 5:00 PM

Closed on New Year's Day, Thanksgiving and Christmas

**JON HURLEY  
BUILDING DESIGN**  
619-248-2673  
jonhurley55@gmail.com

PROJECT INFO:  
PROPOSED TENANT IMPROVEMENT  
FOR  
HORIZONS ADULT DAY HEALTH CARE

CONTRACTOR

DESIGN BY:  
**JON HURLEY**  
9/7/2015

**PROJECT INFO:**

**SITE:**  
302 SOUTH HARRISON AVE.  
NATIONAL CITY, CA 91860

**OWNER:**  
HORIZONS ADULT DAY HEALTH CARE  
10000 UNIVERSITY AVENUE  
NATIONAL CITY, CA 91860  
619-474-1822

**DESIGNER:**  
JON HURLEY BUILDING DESIGN  
10000 UNIVERSITY AVENUE  
SUITE 100  
NATIONAL CITY, CA 91860  
619-248-2673

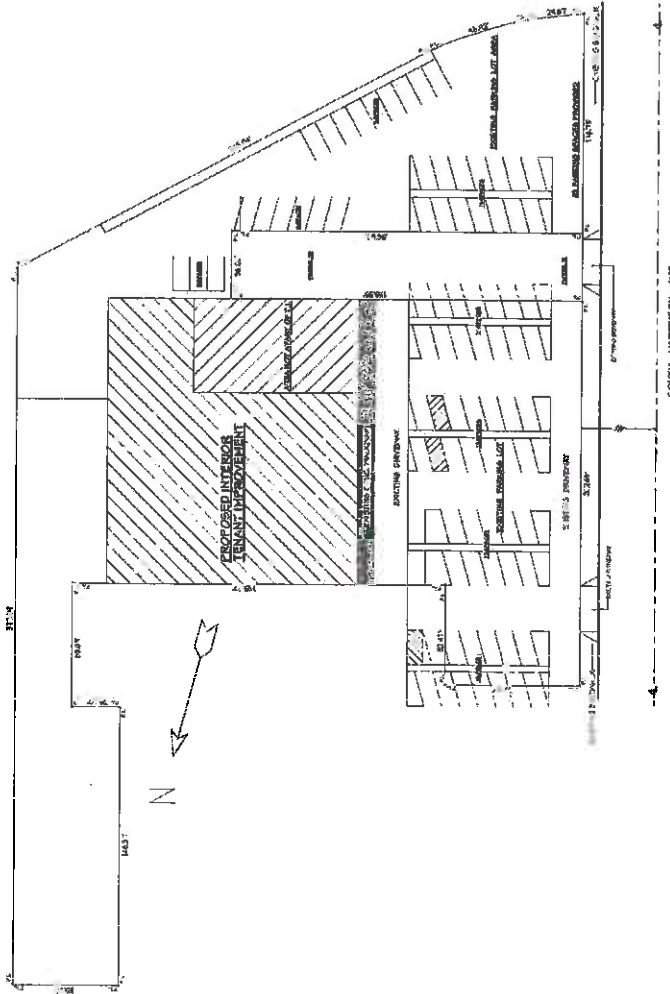
**OWNER BUILDER:**  
COOK/TRACTOR

**PROJECT INFO:**  
PROPOSED INTERIOR TENANT IMPROVEMENT. PROPOSE TO  
CONVERT A RETAIL SITE INTO A ADULT DAY HEALTH CARE  
FACILITY

**PROPOSED TENANT IMPROVEMENT AREA:** 10,780 SQ. FT.  
68 PARKING SPACES PROVIDED

**LEGAL:**  
MAP: 161, PARCEL 30, HARRISON VILLAGE  
A.P.N.  
058-010-30

**EXHIBIT: A**  
**CASE FILE NO.: 2015-16 A, w/p**  
**DATE: 9/17/15**



**SITE PLAN**  
SCALE: 1" = 50'

THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THESE DRAWINGS FROM THE DATE OF THEIR CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR AFTER THE DATE OF CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR AFTER THE DATE OF CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR AFTER THE DATE OF CONSTRUCTION.



DESIGN BY:  
JON HURLEY

9/17/2015

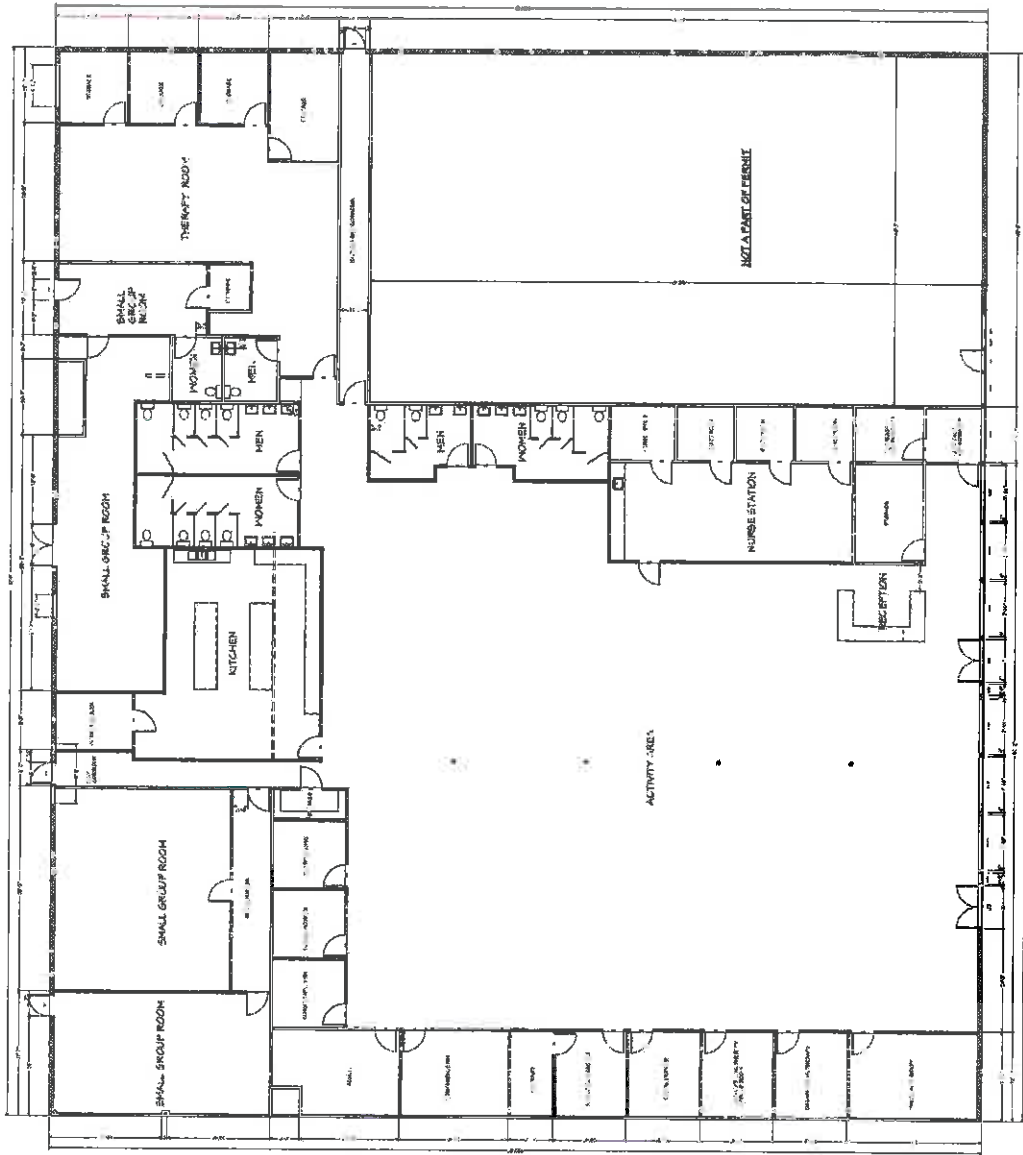
CONTRACTOR

PROPOSED TENANT IMPROVEMENT  
FOR  
HORIZONS ADULT DAY HEALTH CARE

PROJECT INFO

JON HURLEY  
BUILDING DESIGN  
619-248-2673  
jonhurley55@gmail.com

A-2



- PROPOSED INTERIOR FRAME PARTITION
- PROPOSED EXTERIOR FRAME WALL
- EXISTING MASONRY WALL
- EXISTING EXTERIOR MASONRY WALL
- EXISTING INTERIOR PARTITION

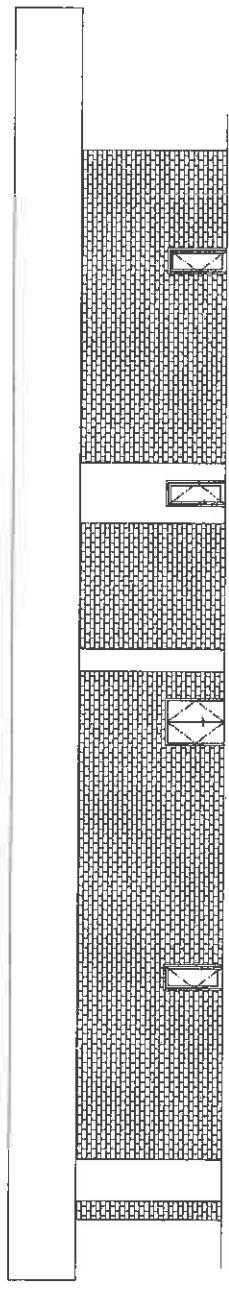
**FLOOR PLAN**  
SCALE 1/8" = 1'-0"

IF THE CLIENT REQUESTS ANY CHANGES TO THIS DRAWING PRIOR TO START OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF SUCH CHANGES. IF THE OWNER FAILS TO BUILD ACCORDING TO THESE DRAWINGS WITH ALL SET CONDITIONS AND BEGINS CONSTRUCTION BEFORE THE START DATE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH CHANGES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH CHANGES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH CHANGES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH CHANGES.

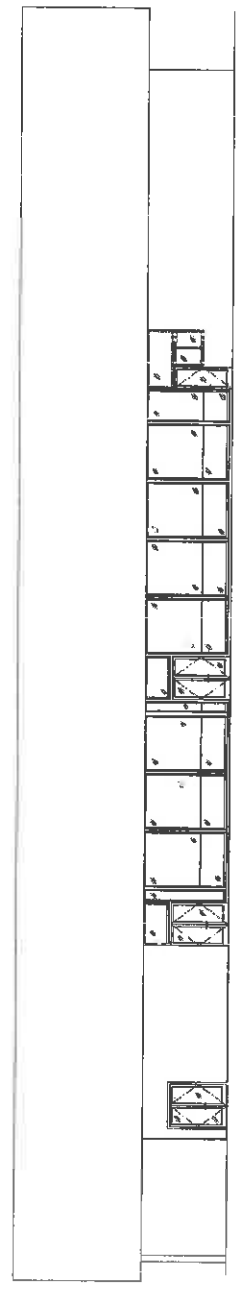
JON HURLEY  
BUILDING DESIGN  
619-248-2673  
jonhurley55@gmail.com

PROJECT INFO:  
PROPOSED TENANT IMPROVEMENT  
FOR  
HORIZONS ADULT DAY HEALTH CARE

CONTRACTOR:  
  
DESIGN BY:  
JON HURLEY  
9/17/2015



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

THE OWNER'S RESPONSIBILITY TO FIELD VERIFY ALL PARTS OF THESE DRAWINGS PRIOR TO PERMITTING CONSTRUCTION. IF THE OWNER FAILS TO FIELD VERIFY THESE DRAWINGS WITH ALL CITY, COUNTY AND BEGINS CONSTRUCTION IN VIOLATION OF THESE DRAWINGS, THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION.

**RESOLUTION NO. 2015-20**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA,  
APPROVING A CONDITIONAL USE PERMIT FOR AN  
ADULT DAY HEALTH CARE FACILITY AT 1035 HARBISON AVENUE.  
APPLICANT: HORIZONS ADULT DAY HEALTH.  
CASE FILE NO. 2015-16 CUP  
APN: 558-030-30**

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for an adult day health care facility at 1035 Harbison Avenue at a duly advertised public hearings held on October 5, 2015, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2015-16 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 October 5, 2015, support the following findings:

1. That the proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code, since an adult day health care facility will be a conditionally-permitted use in the Minor Mixed-Use District zone once the associated Code Amendment has been processed – a requirement of approval of this Conditional Use Permit.
2. That the proposed use is consistent with the General Plan and any applicable specific plans, since providing convenient and accessible health services is encouraged by Goal HEJ-6, and since the facility is accessible by public and private transit, which is consistent with Policy HEJ-6.1. Furthermore, there are no Specific Plans in the area.

3. That the site for the proposed use is adequate in size and shape, since the proposed use would be undertaken within an existing building, which can accommodate the use without the need for expansion.
4. 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 generated by the proposed use, since the site has access to two collector streets (8<sup>th</sup> Street and Harbison Avenue) and one arterial street (Plaza Blvd.), all three of which are currently operating below capacity and at a passing Level of Service.
5. That the proposed use will not have an adverse effect upon adjacent or abutting properties, since the use will occur within an existing building, and since traffic and parking needs are less than the previously-approved use.
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. The only development proposed as part of this project would be the tenant improvement of an existing commercial space and traffic and parking needs are less than the previously-approved use.

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

#### General

1. The Conditional Use Permit shall not be considered valid, nor construction plans accepted for an adult day health care facility, until the associated Municipal Code Amendment has been approved.
2. This Conditional Use Permit authorizes an adult day health care facility to be located at 1035 Harbison Avenue. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2015-16 A, CUP dated 9/17/2015.
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 Conditional Use Permit shall become null and void if not exercised within one year after adoption of the Resolution of approval unless extended according to procedures specified in the Land Use Code.
5. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of the permit. **Failure to return the signed and notarized Acceptance**

**Form within 30 days of its receipt shall automatically terminate said permit.** The applicant shall also submit evidence to the satisfaction of the Planning Department that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.

**Building**

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

**Fire**

7. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC) and National Fire Protection Association (NFPA).

**Planning**

8. All transportation vans, or other transport vehicles used in conjunction with the business, shall utilize a single parking space in order to preserve parking space availability. No parking in aisles or in more than one parking space at a time may occur.
9. Patients or clients of the adult day health center shall not be permitted to stay at the facility overnight.
10. The premises shall be licensed by the State of California prior to conducting business.

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 October 5, 2015, by the following vote:

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

---

**CHAIRPERSON**