



Planning Commission Agenda

Meeting of November 2, 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 Garcia

Approval of Minutes

1. Approval of Minutes from the Meeting of October 5, 2015

Approval of Agenda

2. Approval of Agenda for the Meeting on November 2, 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 at Sweetwater High School located at 2900 Highland Avenue (Case File No: 2015-17 CUP)
4. Resolution 2015-21 taking action on a Conditional Use Permit for a Wireless Communications Facility at Sweetwater High School located at 2900 Highland Avenue (Case File No: 2015-17 CUP)
5. Conditional Use Permit for alcohol sales at Chipotle Restaurant located at 404 Mile of Cars Way (Case File No: 2015-18 CUP)
6. Resolution 2015-22 taking action on a Conditional Use Permit for alcohol sales at Chipotle Restaurant located at 404 Mile of Cars Way (Case File No: 2015-18 CUP)

OTHER BUSINESS

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

STAFF REPORTS

City Attorney

Executive Director

Principal Planners

Commissioners

Chairperson

ADJOURNMENT

Adjournment to next regularly scheduled meeting on November 16, 2015



Planning Commission Minutes

Meeting of October 5, 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 6:02 p.m.

Roll Call

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

Staff Also Present: Jennifer Knight, Deputy City Attorney; Martin Reeder, Principal Planner; Raymond Pe, Principal Planner

Pledge of Allegiance Presented by Commissioner Alvarado

Approval of Minutes

1. Approval of Minutes of the Meeting held on September 14, 2015.

Motion by Alvarado, 2nd by Yamane to approve the Minutes for the Regular Meeting held on September 14, 2015.

Motion carried by the following vote:

Ayes: Alvarado, Baca, Dela Paz, Flores, Garcia, Yamane

Absent: Bush

Approval of Agenda

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

Motion by Alvarado, 2nd by Dela Paz to approve the Agenda for the meeting of October 5, 2015.

Motion carried by the following vote:

Ayes: Alvarado, Baca, Dela Paz, Flores, Garcia, Yamane

Absent: Bush

ORAL COMMUNICATION

None

PRESENTATIONS

None

PUBLIC HEARINGS

3. Conditional Use Permit for a Wireless Communications Facility located at 205 Highland Avenue (Case File No: 2015-02 CUP)

Presented by Principal Planner, Martin Reeder

Speakers: Lisa Goodman (applicant representative) - support

Commissioners asked questions of applicant representative regarding design, tenant notification, generator noise, and operations.

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

Motion carried by the following vote:

Ayes: Alvarado, Baca, Dela Paz, Flores, Garcia, Yamane

Absent: Bush

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)

Motion by Dela Paz, 2nd by Yamane to approve Resolution 2015-18, subject to the attached findings and conditions of approval, taking action on a Conditional Use Permit for a Wireless Communications Facility located at 205 Highland Avenue (Case File No: 2015-02 CUP)

Motion carried by the following vote:

Ayes: Alvarado, Baca, Dela Paz, Flores, Garcia, Yamane

Absent: Bush

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)

Presented by Principal Planner, Martin Reeder

Speakers: Marina Murashova (applicant) - support

Commissioners asked questions of staff regarding commercial zones and location.

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

Motion carried by the following vote:

Ayes: Alvarado, Baca, Dela Paz, Flores, Garcia, Yamane

Absent: Bush

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)

Motion by Yamane, 2nd by Alvarado to approve Resolution 2015-19, subject to the attached findings and conditions of approval, 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)

Motion carried by the following vote:

Ayes: Alvarado, Baca, Dela Paz, Flores, Garcia, Yamane

Absent: Bush

7. Conditional Use Permit for an adult day health care facility at 1035 Harbison Avenue (Case File No. 2015-16 CUP)

Presented by Principal Planner, Martin Reeder

Speakers: Lori Heisler (Administrator - Horizons Adult Day Health) - support

Commissioners asked questions of applicant and staff regarding noticing, conditions of approval, vehicle parking, and business operations.

Motion by Yamane, 2nd by Alvarado to close the public hearing

Motion carried by the following vote:

Ayes: Alvarado, Baca, Dela Paz, Flores, Garcia, Yamane

Absent: Bush

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)

Motion by Yamane, 2nd by Alvarado to approve Resolution 2015-20, subject to the attached findings and conditions of approval, taking action on a Conditional Use Permit for an adult day health care facility at 1035 Harbison Avenue (Case File No. 2015-16 CUP)

Motion carried by the following vote:

Ayes: Alvarado, Baca, Dela Paz, Flores, Garcia, Yamane

Absent: Bush

OTHER BUSINESS

None

STAFF REPORTS

None

COMMISSIONER REPORTS:

Flores: Bay Plaza Laundromat, Chipotle

Alvarado: Sweetwater Crossing Shopping Center

Adjournment at 6:49 p.m. to next meeting scheduled for October 19, 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 AT SWEETWATER HIGH SCHOOL LOCATED AT 2900 HIGHLAND AVENUE

Case File No.: 2015-17 CUP

Location: Sweetwater High School

Assessor's Parcel No.: 556-200-02

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Verizon Wireless

Zoning designation: I – Institutional

Adjacent land use/zoning:

- North: Small Lot Residential and Olivewood Elementary School / RS-2 and I respectively
- East: Mobii Gas Station across Highland Avenue / MXC-2
- South: Single and two-family residential across 30th Street / MXC-1
- West: Small Lot Residential across D Avenue / RS-2

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

Staff recommendation: Approve

BACKGROUND

Verizon Wireless has applied for a Conditional Use Permit (CUP) to install a wireless telecommunications facility, consisting of 12 antennas and associated operating equipment, on the campus of Sweetwater High School. The facility would be mounted on and next to a replacement light pole adjacent to the school's football field and running track.

A CUP for a similar facility was applied for in 2005 at the same location. The CUP was initially approved by the Planning Commission, but was ultimately denied by the City Council. The reasons for denial were based on aesthetics and the necessity of the facility – one member of the School Board voted against the project prior to the CUP application, but no Board member was present at the City's public hearings to discuss the reason for the opposition; the City Council had specifically requested that a Board Member be present at the Council public hearing.

Project location

The project location is on the west portion of the Sweetwater Union High School campus, adjacent to the east side of the running track / football field, and south of the basketball courts. The overall school property is 28 acres in size and in the Institutional (I) zone. There is no vegetation in the area with the exception of the football field, and the baseball fields to the north.

Proposed Use

The applicant is proposing to install 12 panel antennas on a replacement 70-foot tall field light (same height as existing light pole). The associated equipment will be within a 10-foot high 12x18 equipment enclosure. There is also an 8-foot high 12x12 generator enclosure proposed. Both enclosures would be designed to match the existing school buildings (light-colored stucco).

Analysis

Telecommunication facilities are addressed in the Land Use Code, at National City Municipal Code § 18.30.220. The purpose of the code section is to "provide a uniform and comprehensive set of standards for the development, siting, and installation of wireless telecommunications facilities . . . to preserve community character and protect aesthetic quality . . ."

Design guidelines for telecommunications facilities are outlined in the Land Use Code at National City Municipal Code § 18.30.220(B)(2). The guidelines require, to the greatest extent possible, that such facilities "be sensitively designed and located to be compatible with and minimize visual impacts to surrounding areas, including public property." The design guidelines detail the various factors which affect aesthetics and neighborhood character. Whether the wireless facility meets the guidelines is the decision to be made by the Planning Commission in either approving or denying the permit. Specific design guidelines are as follows:

- a. Innovative design solutions that minimize visual impacts should be utilized; stealth solutions where facilities are not detectable are especially encouraged.
- b. Telecommunication facilities shall be as small as possible and the minimum height necessary without compromising reasonable reception or transmission.
- c. Antennas and their support structures should be located on the rear half of property or structures when reasonable transmission and/or reception would not be impaired and when visual impacts would be reduced, unless no other feasible alternative location exists.
- d. Telecommunication facilities and appurtenances should not be situated between the primary building on the parcel and any public or private street adjoining the parcel.
- e. Telecommunication facilities should be located and designed to avoid blocking and/or substantially altering scenic views.
- f. Building mounted telecommunication facilities are encouraged rather than telecommunication towers.
- g. Building mounted telecommunication facilities should be integrated with existing structures.
- h. Telecommunication facilities should be designed and painted a color that blends with the surrounding natural or manmade features.
- i. Telecommunication facilities and appurtenances shall be screened by existing and/or proposed structures and landscaped to the extent possible without compromising reception and/or transmission (**antennas are noticeable in this case due to protrusion from the pole. Flush-mounting the antennas would be a more aesthetically-pleasing solution**).
- j. The design of fencing, landscaping, and other screening for telecommunication facilities shall be integrated and compatible with surrounding improvements (**not applicable**)
- k. Multiple telecommunication facilities of reduced heights are encouraged to cover a service area where the visual impacts would be less than a single larger and more visually obtrusive tower (**Several antennas are noticeable in this case due to protrusion from the pole. Installing less antennas per pole, but increasing the number of light poles used would be a more aesthetically-pleasing solution**).
- l. Co-location of commercial telecommunication towers and the use of the same site by multiple carriers is encouraged where feasible and found to be desirable.
- m. Monopoles or guyed/lattice towers are discouraged except where satisfactory evidence is provided demonstrating that a self-supporting tower is needed to provide the height and/or capacity necessary for the proposed facility and visual impacts would be minimized (**project is a monopole, but replaces an existing light pole**).
- n. All utility lines serving the facility shall be under-grounded.

- o. Each commercial telecommunication facility shall be installed in a manner that will maintain and enhance existing native vegetation. Suitable landscaping to screen the facility shall also be installed where necessary.
- p. All major commercial telecommunication facilities, other than government owned facilities, shall be prohibited in residential zones.
- q. All major commercial telecommunication facilities shall be located at least 75 feet from any habitable structure, except for a habitable structure on the property in which the facility is located.

The proposed facility is generally consistent with and generally meets all of the design guidelines outlined in the Land Use Code. The only divergence from the guidelines is that the antennas are not screened from view. Although they are attached to an existing utility pole, the antennas protrude from the pole almost four feet. Flush-mounting the antennas would be a more aesthetically-pleasing solution. However, due to technological limitations (e.g., bulk of mounting hardware, tilt of antennas, required spacing between antennas), the applicant has stated that this is not possible. Another option would be mounting the antennas in multiple locations (more than one light pole); however, the applicant has stated that the school is not in favor of a multiple-sign design.

The design guidelines also discourage the use of monopoles, which the proposed facility would be considered. However, the existing light pole is already a monopole, so not much change in aesthetics would happen as a result of the proposal, with the exception of the antennas themselves.

The proposed facility is designed to address an area of weak service in the Verizon Wireless network. There are no other Verizon co-location opportunities in this area. The nearest facility is a Sprint installation located at Sweetwater Square Shopping Center (El Super, Peter Piper Pizza, et al). However, the facility is not large enough to accommodate another facility. The antennas for the subject project would provide coverage to the northeast, southeast, and west, which encompasses the area between East 24th Street south to State Route 54, and between National City Blvd. and Highland Avenue.

Summary of Laws Regarding Wireless Telecommunications Facilities

There have been recent discussions, both at the Planning Commission and City Council level, related to what factors may be permissibly considered in making a decision regarding wireless facilities and the law that governs. The factors which may be considered under the Municipal Code are referenced and listed above. The following provides a brief overview of the federal and state law governing wireless facilities.

A. Federal Telecommunications Act

Generally, the Federal Telecommunications Act of 1996 (the "Act") set forth the requirement that telecommunications services have a duty to develop

competition within markets. Accordingly, cities have been preempted from adopting any barriers to the development of telecommunications facilities.

Cities do retain authority to regulate the placement, construction, and modification of wireless telecommunications facilities, subject to limitations. Importantly, a city can deny a cell tower/wireless facility for "adverse aesthetic impacts" under the Act as long as: 1) the city finds, based on substantial evidence, adverse aesthetic impacts; and, 2) establishes that denial will not constitute a prohibition on the provision of wireless services.

Overall, the Act has numerous limitations and/or requirements applicable to a city's review of a wireless facility. The limitations and/or requirements are summarized below:

- 1) Decision must be made within a reasonable time;
- 2) Decision to deny a facility must be in writing;
- 3) Decision to deny must be supported by substantial evidence (ie: the decision must be authorized by local regulation and supported by substantial evidence);
- 4) Decision to deny cannot be based on or regulate radio frequency emissions (when the facility complies with the Federal Communications Commission RF emissions regulations);
- 5) Cannot discriminate amongst providers of functionally equivalent services (however, treatment based on zoning standards such as preserving neighborhood character and avoiding aesthetic blight are permissible); and
- 6) Decision cannot have the effect of prohibiting wireless service (cannot prevent a provider from closing a significant coverage gap).

B. *Government Code Sections 65850.6 and 65964 (State Law)*

In regard to wireless facilities, Section 65850.6 is limited to and specifically addresses collocation facilities. Section 65850.6 does allow cities to retain discretionary authority over wireless facilities that will include future collocation facilities, but removes discretionary authority over facilities mounted to already existing facilities. Thus, discretionary permits for wireless telecommunications collocation facilities, once approved, will allow additional facilities to be mounted to those already approved facilities without additional discretionary review. Under Section 65850.6, a wireless telecommunication collocation facility can be subject to a discretionary permit and must also comply with the following:

1. City requirements that specify the types of facilities allowed to include a collocation facility;
2. City requirements that specify the types of facilities allowed to include certain types of collocation facilities;
3. Height, location, bulk, and size of the facility;

4. Percentage of the facility that can be occupied by collocation facilities;
5. Aesthetic and design requirements for facilities;
6. City requirements for a proposed facility;
7. Compliance with state and local requirements, including the general plan, applicable specific plan, and zoning ordinances; and,
8. Compliance with CEQA.

Section 65964 applies more broadly to all wireless telecommunications facilities and sets limitations on the ability to impose conditions of approval. Under Section 65964, a city, as a condition of approval cannot require any of the following:

1. An escrow deposit for removal of a wireless facility or component (performance bond or other surety is allowed);
2. Unreasonable limits on the duration of the permit (limits of less than 10 years are presumed unreasonable absent public safety reasons or substantial land use reasons); and,
3. Limiting facilities to sites owned by particular parties within the city's jurisdiction (e.g., requiring facilities only on city owned property).

Required findings

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

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

The use is allowable within the Institutional zone pursuant to a Conditional Use Permit, and the proposed facility generally meets the required design guidelines in the Land Use Code, as discussed in the staff report.

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

General Plan Policy E-3.3 encourages access to wireless internet connections, computers, and other forms of communication technology; the proposed telecommunications facility provides internet/cellular data as well as standard cellphone service capability. In addition, the proposed facility is a conditionally-permitted use in Institutional zone.

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

The proposed antennas and associated equipment are to be incorporated onto an existing utility fixture (light pole). The accessory structures would be placed in an area of other accessory structures and would be designed to match other area buildings. 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 [stucco-coated] block enclosure; therefore, noise is not expected to be a factor.

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

The proposed accessory structures that would enclose the equipment would be in a location where other similar structures exist. The area is not used for anything other than general pedestrian circulation, which would be maintained. Therefore, the proposal will not affect parking or access to the property. The proposed facility is unmanned and requires only one to two visits each month for routine maintenance. These vehicle trips would have a negligible effect on the adjacent developed streets.

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

The proposed facility will not be highly visible to the observer, because the antennas will be placed upon a light pole in an area with several other light poles. Exhibit B shows the proposed facility in a photo simulation. The antennas would be similar to the light fixtures atop the light pole, so would not be much different from the other area utilities. The equipment would appear like any other accessory structure in the area. Because the subject facility would be higher than all buildings adjacent in the area, the antennas would have clear reception and transmission to the northeast, southeast, and west. Nearby land uses in these directions are residential and educational 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. 6) is included requiring these permits.

6. 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. The reason for the exemption is that the antennas would be mounted on an existing light pole (which is being replaced in kind) and the accessory buildings are small in nature, thus not affecting access to the area.

As mentioned above, a different design such as flush-mounting the antennas or utilizing more than one light pole would be a more aesthetically-pleasing solution. Although the applicant has stated that the school is not in favor of a multiple sign design, findings for denial have been included based on potential visual impacts due to the protrusion of the antennas from the light pole.

Department comments

Comments were received from the Fire Department and require compliance with the California Fire Code and National Fire Protection Association codes. 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 generally meets all applicable design requirements for wireless communication facilities. The project is considered 'stealth' in that it blends in with nearby development (other utility/light poles). The antennas would not be highly visible and the operating equipment would be completely screened from view. The facility could be redesigned to reduce the visual impact of the antennas further, although the applicant has stated that the property owner is not in favor of this option. The new facility will help to provide coverage in an area with limited service and provide additional reception for Verizon Wireless customers.

The purpose of tonight's hearing is to discuss the merits of the project and to make a decision based on the attached findings for approval or denial, or based on findings to be made by the Planning Commission. The recommendation of the Planning Commission will go to the City Council as a Notice of Decision. Staff is recommending approval of the CUP.

OPTIONS

1. Approve 2015-17 CUP subject to the attached conditions, and based on attached findings or other findings as determined by the Planning Commission; or
2. Deny 2015-17 CUP based on attached findings or other findings as determined by the Planning Commission; or
3. Continue the item for additional information

ATTACHMENTS

1. Recommended Findings
2. Recommended Conditions
3. Location Map
4. Existing Wireless Facilities Map
5. Coverage Maps
6. Public Hearing Notice (Sent to 129 property owners)
7. Notice of Exemption
8. Applicant's Plans (Exhibits A and B, Case File No. 2015-17 CUP, dated 5/5/2015)



MARTIN REEDER, AICP
Principal Planner



BRAD RAULSTON
Executive Director

RECOMMENDED FINDINGS FOR APPROVAL
2015-17 CUP – 2900 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, because use is conditionally-allowed within the Institutional zone, and because the proposed facility generally meets the required design guidelines in the Land Use Code, as discussed in the staff report.
2. That the proposed use is consistent with the General Plan and any applicable specific plans, because Policy E-3.3 of the General Plan is to increase access to wireless internet connections, computers, and other forms of communication technology, and because no Specific Plans exist in this area.
3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the proposed antennas and associated equipment are to be incorporated onto an existing utility fixture (light pole), and the accessory structures would be placed in an area of other accessory structures, thus not affecting pedestrian access or circulation.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the proposed accessory structures that would enclose the equipment would be in a location where other similar structures exist, because the area is not used for anything other than general pedestrian circulation, which would be maintained. Furthermore, the proposed facility is unmanned and requires only one to two visits each month for routine maintenance, which would have a negligible effect on the adjacent developed streets.
5. That granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed facility will not be highly visible to the observer, as the antennas will be placed upon a light pole in an area with several other light poles, and because the equipment would appear like any other accessory structure in the area.
6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act, because staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit; the antennas would be mounted on an existing light pole and the accessory buildings are small in nature, thus not affecting access to the area.

RECOMMENDED FINDINGS FOR DENIAL
2015-17 CUP – 2900 Highland Avenue

1. That the design, location, size, and operating characteristics of the proposed activity would not be compatible with the existing and future land uses in the vicinity, because the antennas would protrude almost four feet from the light pole, making the facility more visible to the casual observer and potentially resulting in a negative visual impact on area uses, which is not consistent with design guidelines for wireless telecommunications facilities §18.30.220 (B)(2)(i).
2. That granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the subject facility would be more visible on a single light pole than on multiple light poles, the latter case being less of a negative visual impact on area uses, which is not consistent with design guidelines for wireless telecommunications facilities §18.30.220 (B)(2)(i) & (k).
3. That although the coverage for Verizon Wireless facilities is less than optimal in the subject area, no significant gap in service exists; denial of the Conditional Use Permit would not result in a prohibition of service.

RECOMMENDED CONDITIONS OF APPROVAL

2015-17 CUP – 2900 Highland Avenue

General

1. This *Conditional Use Permit* authorizes a wireless communications facility at 2900 Highland Avenue. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits A and B, Case File No. 2015-17 CUP, dated 5/5/2015). 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.

Fire

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

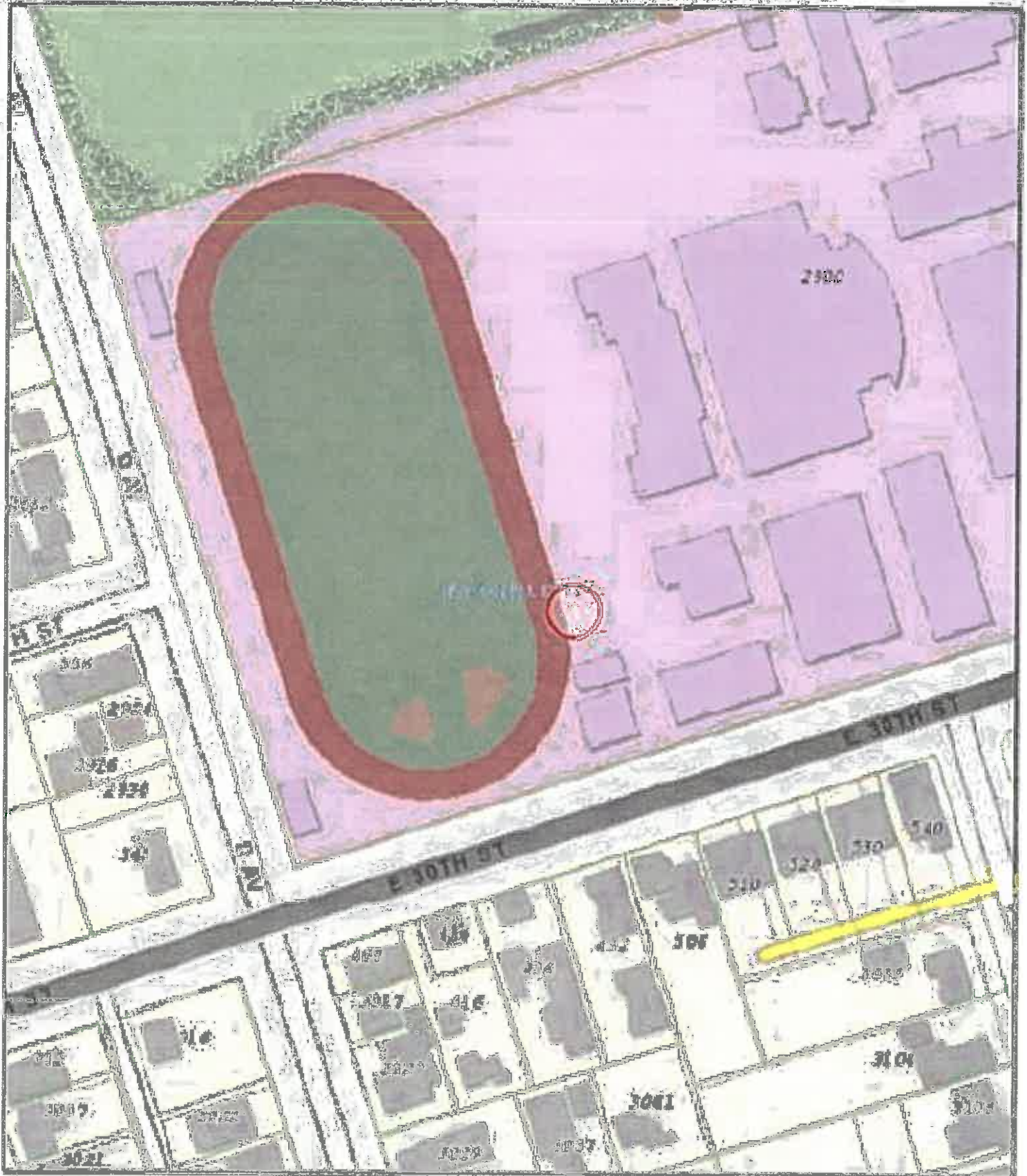
Planning

6. All appropriate and required local, state and/or federal permits must be obtained prior to operation of the wireless communications facility.
7. 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.
8. Accessory buildings used to house operating equipment shall be stucco-coated and colored to match the surrounding school buildings.
9. 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.

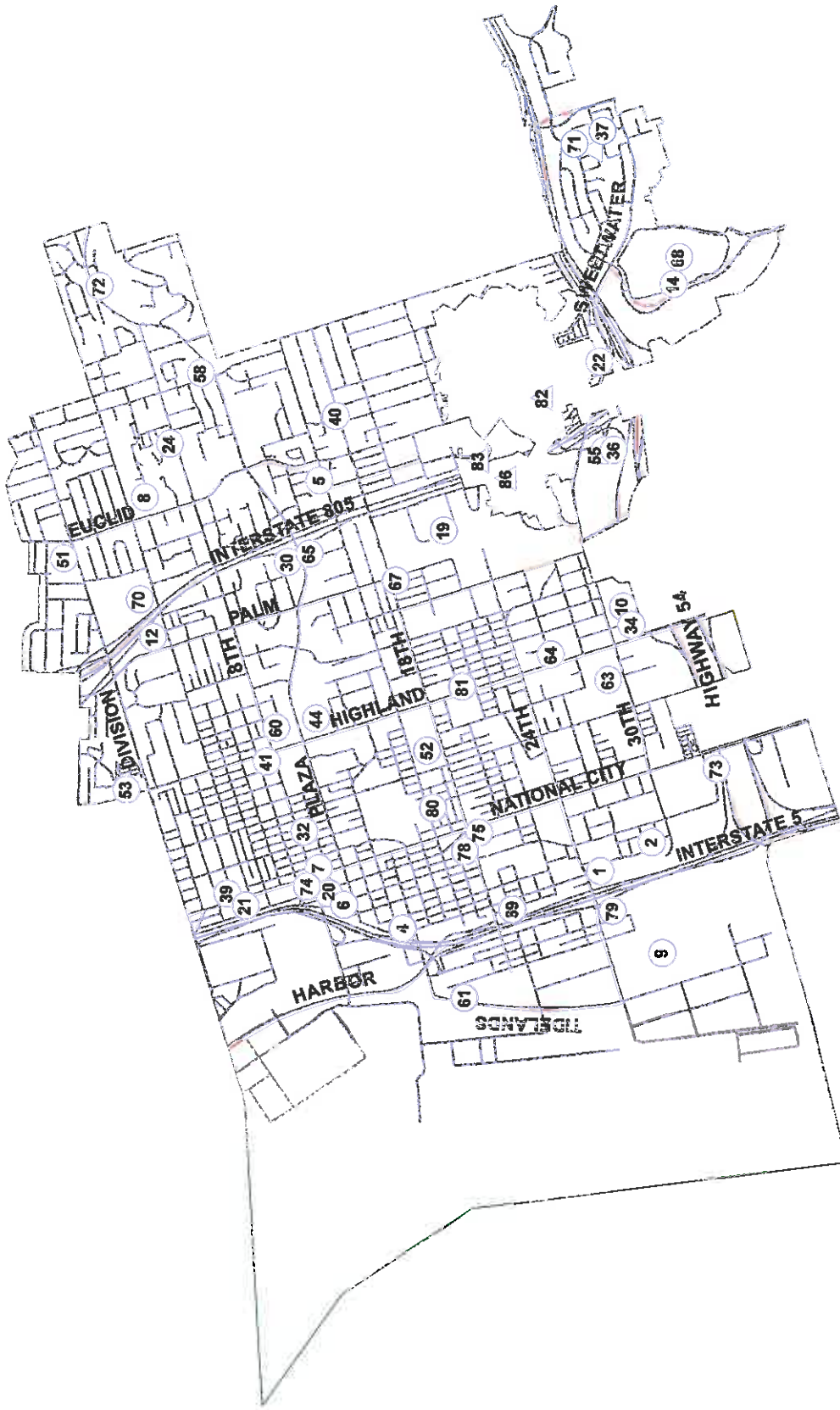
10. The applicant or operator shall be responsible for the removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete within six (6) months of discontinuance.

2900 Highland Avenue - Verizon Wireless - 2013-17 CUJ



Government 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, abstract, survey or zoning verification.

1 inch = 125 feet
10/10/2016



- 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 system.		
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 PPositioninasatellite 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 high monopole with six whip antennas, thirty directional cellular antennas, and three dishes with an eauiDmentcabinet 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 Camet 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 antenna 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 monopole with 280 sq. ft. equipment shelter			
61	559-040-53	1439 Tidelds	Cingular	CUP-2005-9
	12 panel antennas on monopalm with associated equipment shelter			
	559-040-53	1445 Tidelds	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 existina 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 EITovon park and a 160 square foot equipment enclosure.
	554-050-15	2005 E 4th	GTE	CUP-1998-4	Located in EITovon Park. Cellular facility- 978" monopole with twelve panel antennas, three omni antennas, and 192-sqfoot equipment building.
71	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
	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
72	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
	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 antenas mounted on exterior of self-storage building and painted to match; all equipment located inside of the

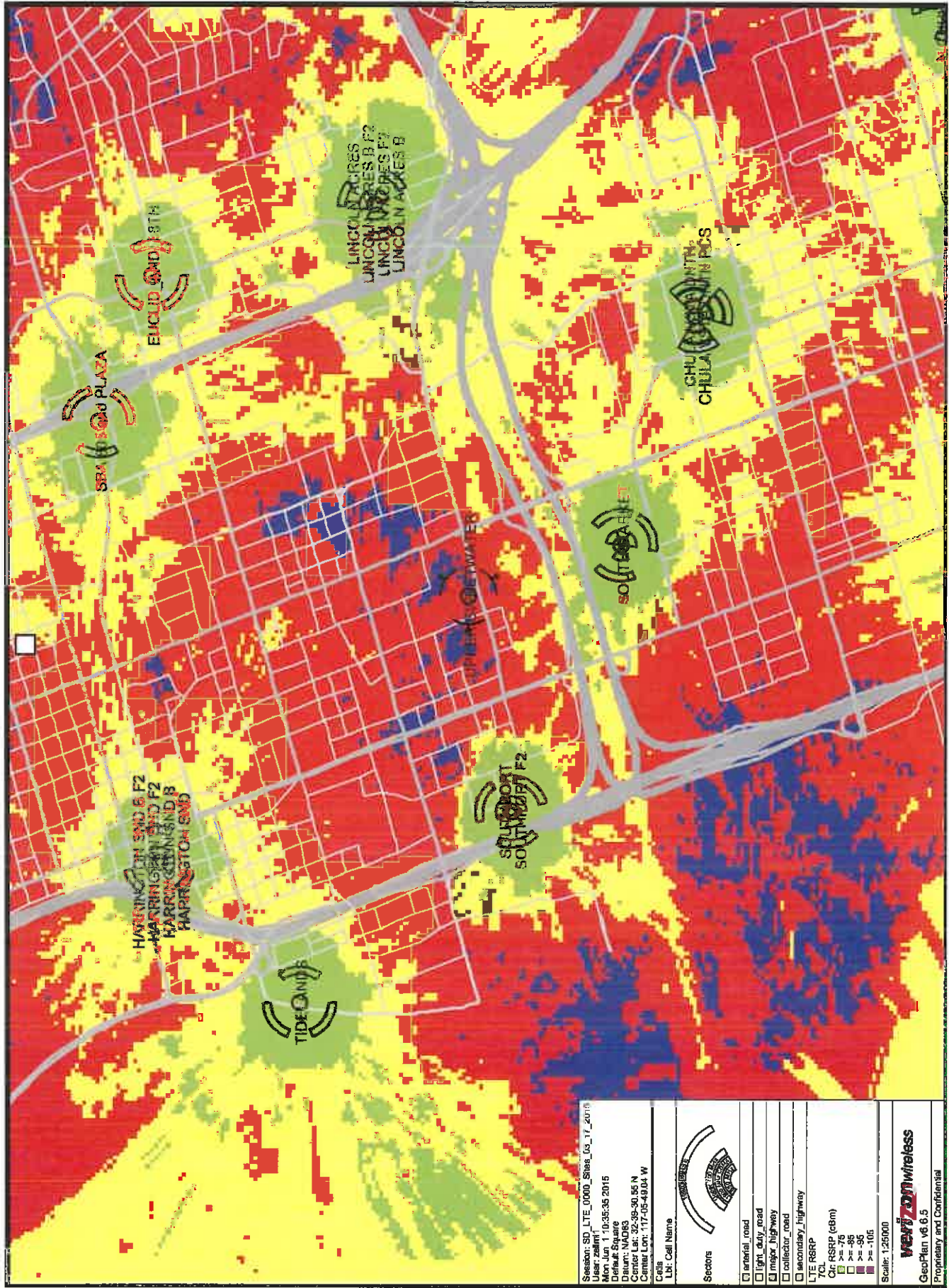
74	555-053-17 3 antennas facade mounted to existina hotel with associated equipment	700 NCB Cricket	PC Reso 05-2000
	555-053-17 Located atop Holiday Inn. Wireless communication facility with equipment cabinet.	700 NCB Metricom	CUP-2000-4
	555-053-17 Located atop Holiday Inn Hotel. - 8-foot whip antenna, two 4x2-foot panel antennas, and one GPS antenna with two indoor equipment cabinets.	700 NCB 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 antenas 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

Upper Sweetwater - Without Site



Session: SD_LTE_0000_Sites_Co_17_2015
 User: zellm1
 Mon Jun 1 10:35:35 2015
 Default Square
 Center Lat: 32.99-30.55 N
 Center Lon: 117.05-49.04 W

Cells Call Name
 LPR: Call Name

Sectors

- arterial_road
- light_duty_road
- major_highway
- collector_road
- secondary_highway

LTE RSRP

7CL

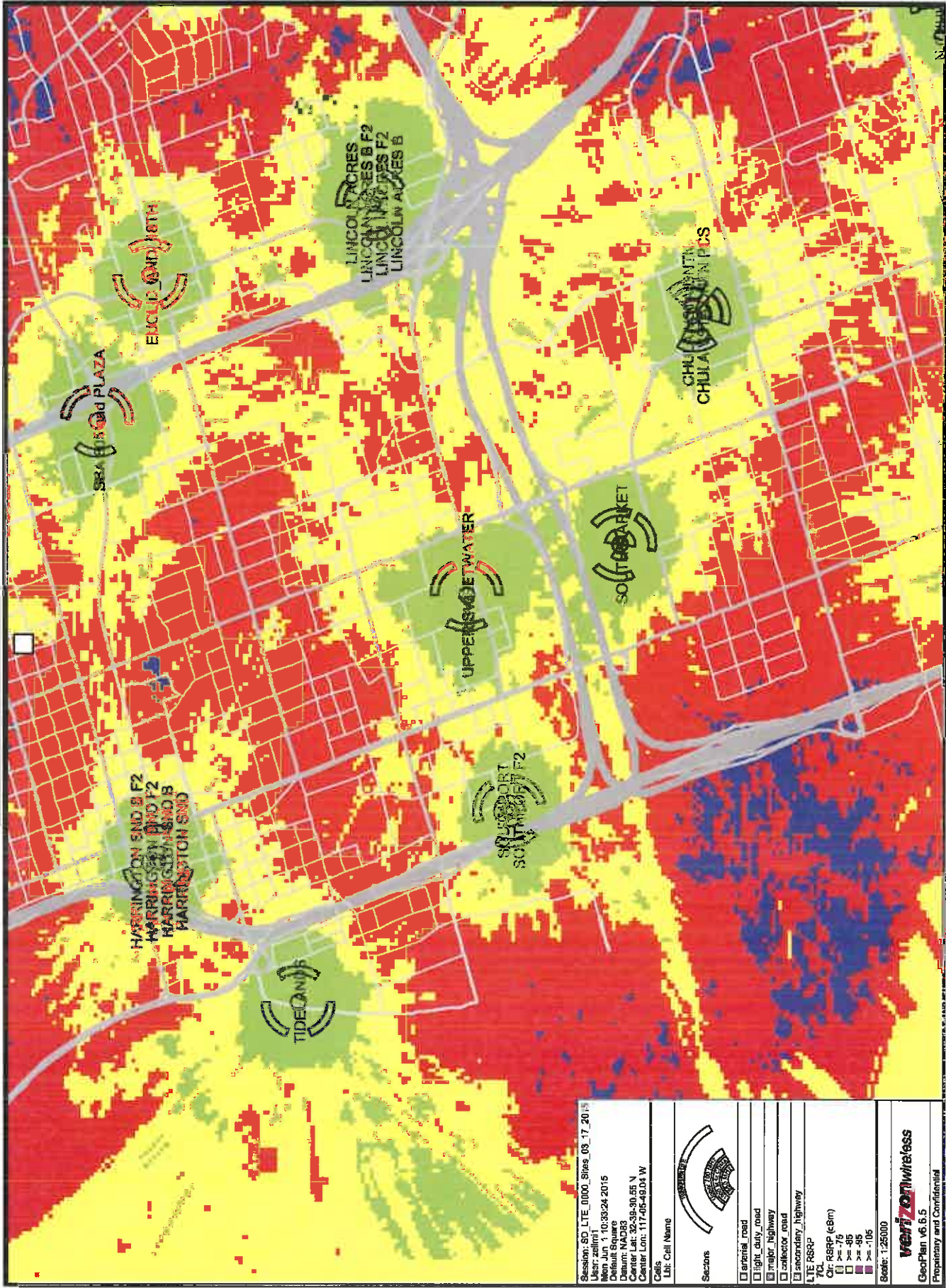
Cr: RSRP (dBm)

- >= -86
- >= -95
- >= -105

Scale: 1:25000


verizonwireless
 GeoPlan v6.6.5
 Proprietary and Confidential

Upper Sweetwater - With Site



Session: SD_LTE_0000_Sites_09_17_2015
 User: zellm1
 Mon Jun 1 10:35:24 2015
 Location: 33.05 N
 Datum: NAD83
 Center Lat: 32.35-30.55 N
 Center Lon: 117.45-49.04 W

Cells:
 Lib: Cell Name

Sectors:


arterial_road
 light_duty_road
 trailer_highway
 collector_road
 secondary_highway
 L1E_RSRP

70L
 R: RSRP (dBm)
 >= -75
 >= -85
 >= -95
 >= -105

Scale: 1:25000

verizonwireless

GeoPlan v6.6.5
 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
AT SWEETWATER HIGH SCHOOL LOCATED
AT 2900 HIGHLAND AVENUE.
CASE FILE NO.: 2015-17 CUP
APN: 556-200-02

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, November 2, 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 to install 12 wireless antennas on a replacement 70-foot tall field light at the southeast corner of the running track/football field. The associated operating equipment and backup generator would be within an enclosure located southeast of the light pole and will match the existing school buildings.

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 Division on or before 12:00 p.m., **November 2, 2015**, who can be contacted at 619-336-4310 or planning@nationalcityca.gov

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

NATIONAL CITY PLANNING DEPARTMENT

BRAD RAULSTON
Executive Director



CITY OF NATIONAL CITY - DEVELOPMENT SERVICES 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: 2015-17 CUP

Project Location: 2900 Highland Avenue, National City, CA, APN: 556-200-02

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 on an existing high school campus. The project will increase signal strength and service area for Verizon 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 the 360 square foot lease area will occupy only a small portion of the 28 acre school property, be effectively screened, and will not affect use of the school or property.

Date:

MARTIN REEDER, AICP
Principal Planner

EXHIBIT: A
CASE FILE NO.: 2015-17 CMP
DATE: 5/5/15

CODE COMPLIANCE
2015 CALIFORNIA BUILDING CODE 2015 CALIFORNIA MECHANICAL CODE 2015 CALIFORNIA ELECTRICAL CODE 2015 CALIFORNIA FIRE CODE 2015 CALIFORNIA ENERGY CODE 2015 CALIFORNIA PLUMBING CODE
GENERAL NOTES
THE FACILITY IS UNMANNED AND INT. FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE FACILITY TO VERIFY THE PROPOSED WIRELESS EQUIPMENT IS PROPERLY INSTALLED AND OPERATING. SUFFICIENT SIGNAGE OR IDENTIFICATION SHALL BE PROVIDED TO IDENTIFY THE FACILITY. SIGNAGE SHALL BE PLACED AT THE FACILITY. SIGNAGE SHALL BE PLACED AT THE FACILITY. SIGNAGE SHALL BE PLACED AT THE FACILITY.

SITE INFORMATION
PROPERTY OWNER: SWEETWATER JUNIOR HIGH SCHOOL DISTRICT 1500 S. MAIN ST. SANTA ANA, CA 92705 (949) 433-2438
APPLICANT: VERIZON WIRELESS 1500 S. MAIN ST. SANTA ANA, CA 92705 (949) 433-2438
APPROVALS: VERIZON WIRELESS 1500 S. MAIN ST. SANTA ANA, CA 92705 (949) 433-2438
CONTRACTOR: NATIONAL WIRELESS CONSULTANTS AND ENGINEERING 1500 S. MAIN ST. SANTA ANA, CA 92705 (949) 433-2438

PROJECT TEAM
PROJECT MANAGER: VERIZON WIRELESS NATIONAL WIRELESS CONSULTANTS AND ENGINEERING 1500 S. MAIN ST. SANTA ANA, CA 92705 (949) 433-2438 Cellular@nwc.com
SITE ACQUISITION: NATIONAL WIRELESS 1500 S. MAIN ST. SANTA ANA, CA 92705 (949) 433-2438 Cellular@nwc.com
ENGINEER: VERIZON WIRELESS NATIONAL WIRELESS CONSULTANTS AND ENGINEERING 1500 S. MAIN ST. SANTA ANA, CA 92705 (949) 433-2438 Cellular@nwc.com

DRIVING DIRECTIONS
DIRECTIONS FROM VERIZON WIRELESS OFFICE: 1. HEAD SOUTHWEST TOWARD SAND CANYON SEE SAN JUAN CANYON TRAIL. 2. TURN RIGHT TO MERGE ONTO I-5 S. 3. TURN LEFT AT THE FORK TO CONTINUE ON I-505 S. FOLLOW SIGNS FOR INTERSTATE 605 S. 4. KEEP LEFT AT THE FORK TO CONTINUE ON I-505 S. FOLLOW SIGNS FOR I-5 INTERSTATE 605 S. 5. KEEP RIGHT AT THE FORK. FOLLOW SIGNS FOR CA-54 W AND MERGE ONTO CA-54 W. 6. TAKE THE RIGHT HAND OFF RAMP AND MERGE ONTO I-505 S. 7. TAKE THE RIGHT HAND OFF RAMP AND MERGE ONTO I-505 S. 8. TAKE THE RIGHT HAND OFF RAMP AND MERGE ONTO I-505 S. 9. TAKE THE RIGHT HAND OFF RAMP AND MERGE ONTO I-505 S. 10. TURN LEFT ON E 30TH ST. DESTINATION WILL BE ON THE RIGHT ADJACENT TO THE FOOTBALL FIELD.
THOMAS GUIDE NO. (SAN DIEGO AND ORANGE COUNTIES) PAGE 1310 ORD: A-3

ZONING DRAWINGS
IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE
APPROVALS
THE FOLLOWING SIGNATURE, SEAL, LICENSE AND EXPIRATION DATE ARE REQUIRED FOR ALL APPROVALS. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY INCURE CHARGES OR MODIFICATIONS.
VERIZON WIRELESS RF ENGINEER: _____
SITE ACQUISITION MANAGER: _____
PROJECT MANAGER: _____
ZONING VENDOR: _____
LEASING VENDOR: _____
CONSTRUCTION MANAGER: _____
A/E MANAGER: _____
PROPERTY OWNER: _____

PROJECT DESCRIPTION
CONTRACTOR SERVICES FOR A NEW TELECOMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING: • INSTALL (1) PROPOSED VERIZON WIRELESS 70'-0" HIGH STADIUM LIGHT POLE WITH LIGHT FIXTURES. • REMOVE (1) 70'-0" HIGH EXISTING STADIUM LIGHT POLE. • RETAIL (1) PROPOSED VERIZON WIRELESS PRE-PAG EQUIPMENT BUILDING. • RETAIL (1) PROPOSED VERIZON WIRELESS DOCKER SUPPORT FOR ANTENNA MOUNT. • RETAIL (1) PROPOSED VERIZON WIRELESS AIR TERMINALS. • RETAIL (1) PROPOSED VERIZON WIRELESS 100% ZD SURGE SURE JUNE TELEPHONE ROOM CONNECTION AS REQUIRED FOR POWER AND TELEPHONE. • RETAIL (1) PROPOSED VERIZON WIRELESS 100% ZD SURGE SURE JUNE TELEPHONE ROOM CONNECTION AS REQUIRED FOR POWER AND TELEPHONE. • RETAIL (1) PROPOSED VERIZON WIRELESS INDOOR EQUIPMENT JACKS. • RETAIL (1) PROPOSED VERIZON WIRELESS 100% ZD SURGE SURE JUNE TELEPHONE ROOM CONNECTION AS REQUIRED FOR POWER AND TELEPHONE. • RETAIL (1) PROPOSED VERIZON WIRELESS 100% ZD SURGE SURE JUNE TELEPHONE ROOM CONNECTION AS REQUIRED FOR POWER AND TELEPHONE. • RETAIL (1) PROPOSED VERIZON WIRELESS 100% ZD SURGE SURE JUNE TELEPHONE ROOM CONNECTION AS REQUIRED FOR POWER AND TELEPHONE. • RETAIL (1) PROPOSED VERIZON WIRELESS 100% ZD SURGE SURE JUNE TELEPHONE ROOM CONNECTION AS REQUIRED FOR POWER AND TELEPHONE. • RETAIL (1) PROPOSED VERIZON WIRELESS 100% ZD SURGE SURE JUNE TELEPHONE ROOM CONNECTION AS REQUIRED FOR POWER AND TELEPHONE. • RETAIL (1) PROPOSED VERIZON WIRELESS 100% ZD SURGE SURE JUNE TELEPHONE ROOM CONNECTION AS REQUIRED FOR POWER AND TELEPHONE. • RETAIL (1) PROPOSED VERIZON WIRELESS 100% ZD SURGE SURE JUNE TELEPHONE ROOM CONNECTION AS REQUIRED FOR POWER AND TELEPHONE. • RETAIL (1) PROPOSED VERIZON WIRELESS 100% ZD SURGE SURE JUNE TELEPHONE ROOM CONNECTION AS REQUIRED FOR POWER AND TELEPHONE.

DRAWING INDEX
SHEET NO. SHEET TITLE
T-1 TITLE SHEET
LS-1 TOPOGRAPHIC SURVEY
LS-2 TOPOGRAPHIC SURVEY
LS-3 TOPOGRAPHIC SURVEY
A-1 SITE PLAN
A-2 ENLARGED SITE PLAN, PROPOSED EQUIPMENT ROOM, AND ANTENNA LAYOUT PLANS
A-3 ARCHITECTURAL ELEVATIONS
A-4 DETAILS

VICINITY MAP

UPPER SWEETWATER SWEETWATER HIGH SCHOOL

**PROJECT ADDRESS:
2000 HIGHLAND AVENUE
NATIONAL CITY, CA 91950**

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THOMAS GUIDE NO. (SAN DIEGO AND ORANGE COUNTIES) PAGE 1310 ORD: A-3

CODE COMPLIANCE
2015 CALIFORNIA BUILDING CODE 2015 CALIFORNIA MECHANICAL CODE 2015 CALIFORNIA ELECTRICAL CODE 2015 CALIFORNIA FIRE CODE 2015 CALIFORNIA ENERGY CODE 2015 CALIFORNIA PLUMBING CODE
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ENGINEER: VERIZON WIRELESS NATIONAL WIRELESS CONSULTANTS AND ENGINEERING 1500 S. MAIN ST. SANTA ANA, CA 92705 (949) 433-2438 Cellular@nwc.com

CLIENT
NO. DATE DESCRIPTION BY
1 03/12/15 90% ZD JY
2 03/19/15 CLIENT REVISIONS EC
3 04/22/15 CLIENT REVISIONS RH
4 04/27/15 CLIENT REVISIONS MM
5 05/14/15 100% ZD MM
6 05/21/15 CLIENT REVISION MM
7 06/22/15 SCHOOL REVISION RH
8 07/02/15 REVISED ZDs JY

UPPER SWEETWATER
 2000 HIGHLAND AVENUE
 NATIONAL CITY, CA 91950

TITLE SHEET
T-1

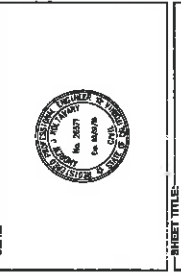


1500 SARD CAMPANA AVE.
SANTA ANA, CA 92705
TEL: 714.949.1000

PLANS PREPARED BY:
NATIONAL
 ENGINEERING & CONSULTING, INC.
 2800 UNIVERSITY AVENUE, SUITE 300
 COSTA MESA, CALIFORNIA 92626

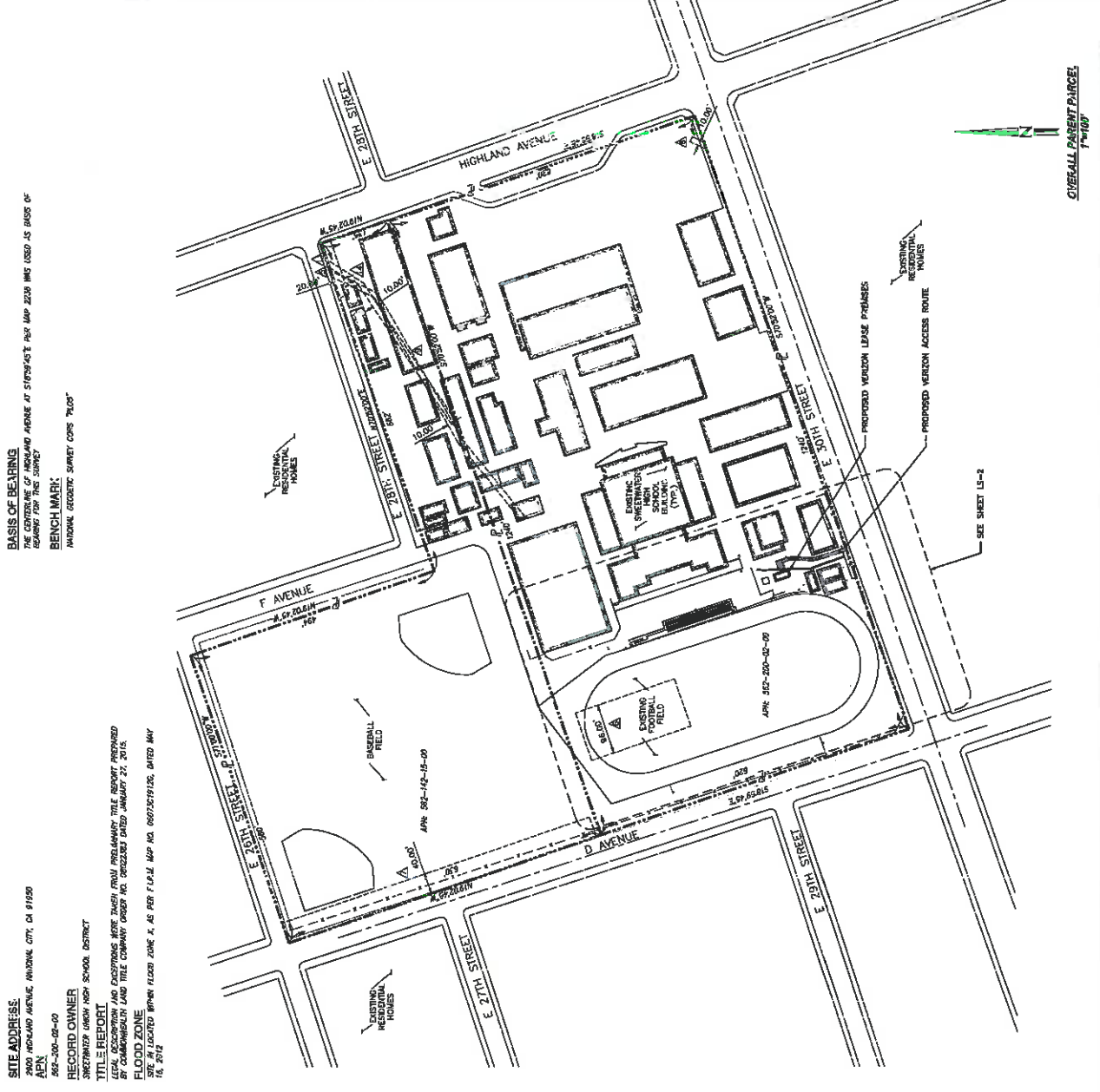
NO.	DATE	DESCRIPTION	BY:
1	11/17/14	PRELIM	TN
2	02/26/15	FINAL	TN

UPPER SWEET WATER
 3609 HIGHLAND AVENUE
 NATIONAL CITY, CA 91960



TOPOGRAPHIC SURVEY

LS-1
 SHEET 1 OF 3



SITE ADDRESS:
 3609 HIGHLAND AVENUE, NATIONAL CITY, CA 91960
 A/E/C NO. 20578-00-00-00

RECORD OWNER:
 SWEETWATER UNION HIGH SCHOOL DISTRICT

TITLE REPORT:
 LEGAL DESCRIPTION AND EXCEPTIONS WERE TAKEN FROM PRELIMINARY TITLE REPORT PREPARED BY CONSULTANT AND TITLE COMPANY UNDER NO. 20578-00-00-00, JANUARY 27, 2015.

FLOOD ZONE:
 UNDESIGNATED SPRAW FLOOD ZONE X, AS PER F.I.S.U. MAP NO. 060725/01/25, DATED MAY 19, 2014

LEGAL DESCRIPTION:
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:
 THAT SUBSECTIONS 1, 2, 3, 4, 5 AND 6 OF THE QUARTERS SECTION 12 OF RANGE 02 N, T10N, R15E, ACCORDING TO MAP NUMBER 365-300-00-00, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND ALSO THAT PORTION OF THE QUARTERS SECTION 12 OF RANGE 02 N, T10N, R15E, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), THENCE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING.

NOTE: THIS COMPANY HAS REVIEWED THIS DOCUMENTATION AS AN ACCURATE REPRESENTATION FOR THE PURPOSE OF FACILITATING THIS REPORT. THIS DOCUMENTATION IS NOT AN INSURANCE POLICY. PARTIALITY TO THE SUBSCRIBER OR ANY OTHER PARTY, OR THE STATE OF CALIFORNIA, SHOULD NOT BE HELD RESPONSIBLE TO CORRECT OR SUPPLEMENT THIS DOCUMENTATION. THE ACCURACY OF THIS DOCUMENTATION IS THE RESPONSIBILITY OF THE SUBSCRIBER.

PARCEL B:
 THAT PORTION OF THE QUARTERS SECTION 12 OF RANGE 02 N, T10N, R15E, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), THENCE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING.

PARCEL C:
 THAT PORTION OF THE QUARTERS SECTION 12 OF RANGE 02 N, T10N, R15E, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), THENCE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING.

PARCEL D:
 THAT PORTION OF THE QUARTERS SECTION 12 OF RANGE 02 N, T10N, R15E, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), THENCE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING.

PARCEL E:
 THAT PORTION OF THE QUARTERS SECTION 12 OF RANGE 02 N, T10N, R15E, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), THENCE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING.

PARCEL F:
 THAT PORTION OF THE QUARTERS SECTION 12 OF RANGE 02 N, T10N, R15E, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), THENCE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING.

PARCEL G:
 THAT PORTION OF THE QUARTERS SECTION 12 OF RANGE 02 N, T10N, R15E, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), THENCE NORTHWESTERLY 30 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY 25 FEET THEREOF, LING WITHIN 29TH STREET (60 FEET WIDE), ALONG THE WESTERLY BOUNDARY OF PARCELS 1, 2, 3, 4 AND 5, TO THE POINT OF BEGINNING.

VICINITY MAP:
 (Map showing location of site within National City area)

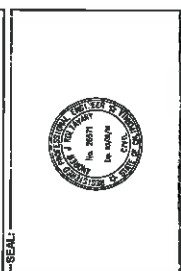
OVERALL PARCEL PARCELS 1"=100'



NATIONAL
ENGINEERING & CONSULTING, INC.
3700 HIGHWAY 190, SUITE 100
FREDERICKSVILLE, VA 22401
TEL: 800-329-4649 FAX: 800-329-4650
WWW.NATIONAL-ENGINEERING.COM

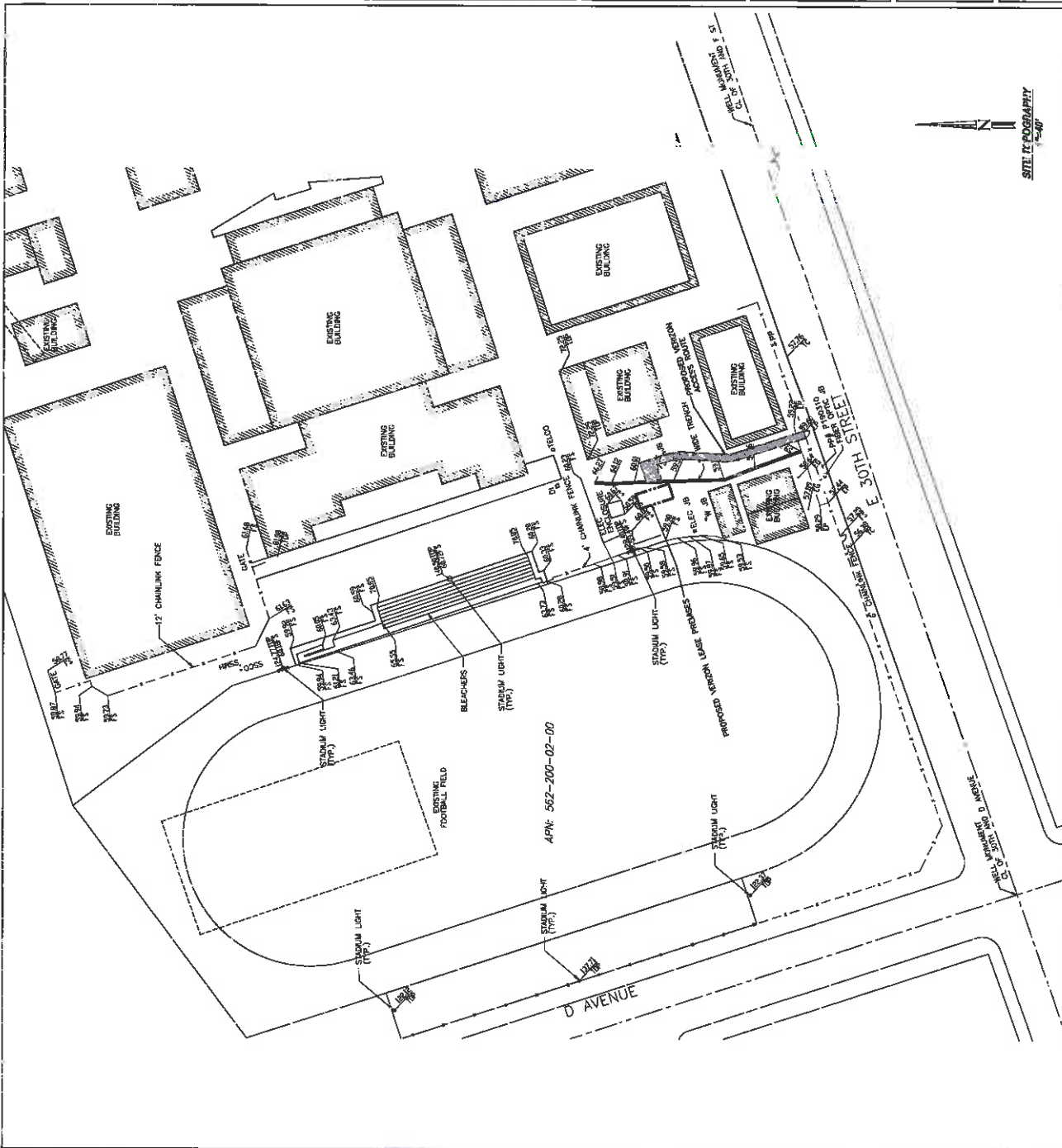
NO.	DATE	DESCRIPTION	BY
1	11/17/14	PRELIM	TN
2	02/26/15	FINAL	TN

UPPER SWEET WATER
2800 HIGHLAND AVENUE
NATIONAL CITY, CA 91860



SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-3
SHEET 3 OF 3



SITE TOPOGRAPHY
SCALE: 1" = 40'

LEGEND

—	CENTER LINE
- - -	PROPERTY LINE
- - -	CHAIN-LINK FENCE
- - -	WOOD FENCE
- - -	EASEMENT LINE
- - -	GAS LINE
- - -	SEWER LINE
- - -	WATER LINE
- - -	TELEPHONE CABLE
- - -	WOOD WALL
- - -	CUJ WALL
- - -	EDGE OF FRONT YARDING
- - -	EXISTING GROUND
- - -	FOOTING
- - -	GUY WIRE ANCHOR
- - -	EDGE OF PAVEMENT
- - -	FLOW LINE
- - -	FINISH SURFACE
- - -	HICHT
- - -	NS
- - -	FR
- - -	FS
- - -	NS
- - -	FR
- - -	FS
- - -	NS
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- - -	FR
- - -	FS

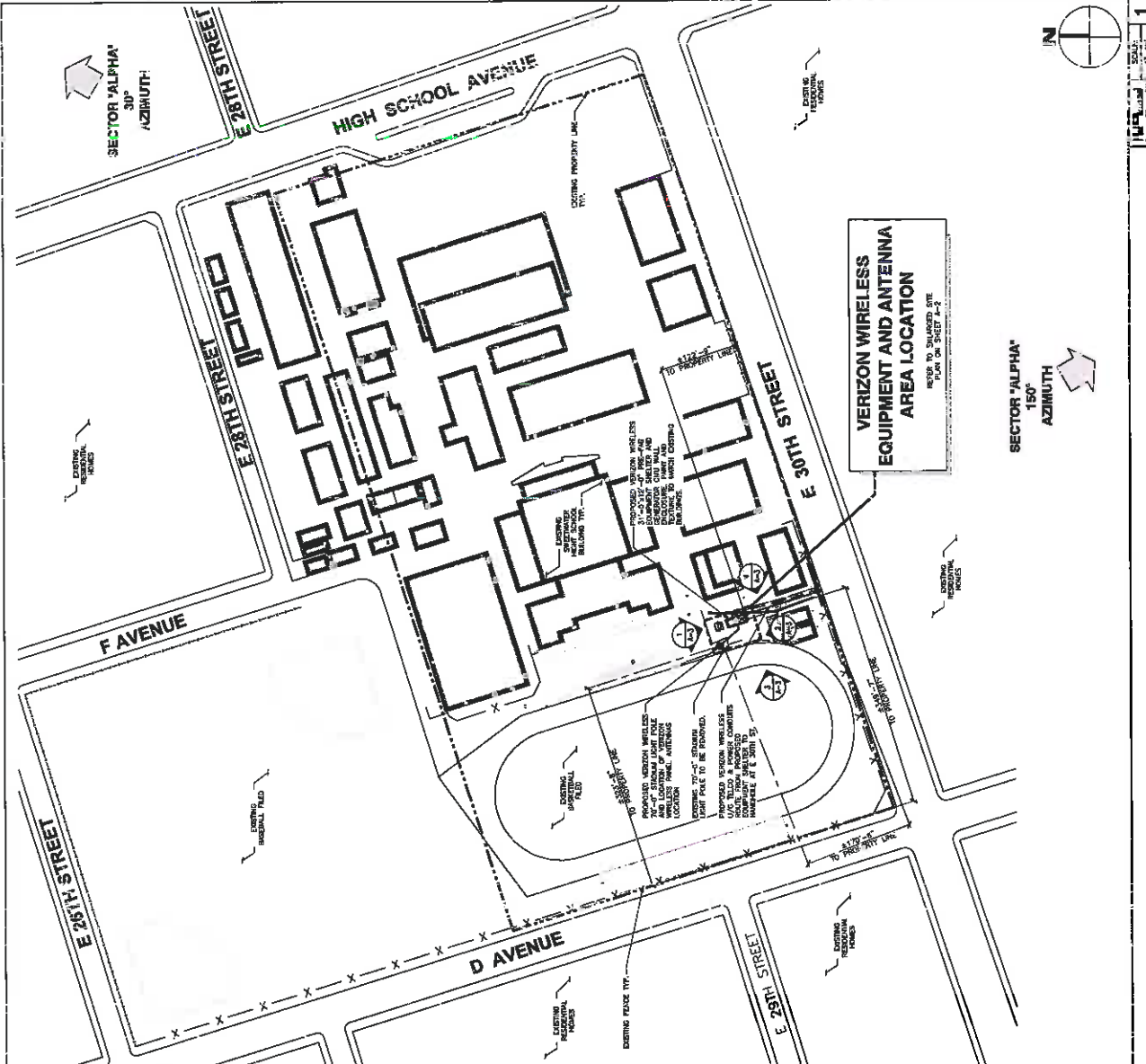
SCOB	SANITARY SEWAGE CLEANOUT
SS	STREET SIGN STOP SIGN
SCOB	STORM DRAIN CATCH BASIN
SCOB	STORM DRAIN MAN HOLE
SCOB	SN
TC	TOP OF CURB
TC	TOP OF M/WALL
TC	TOP OF WALL
UA	UNDERGROUND ACCESS
BP	BACK FLOOR PREVENTER
WM	WATER METER
WV	WATER VALVE
EL	EXISTING LIGHT
EL	EXISTING ELECTRICAL MARKING
EL	EXISTING STREET LIGHT
EL	EXISTING SATELLITE DISH
EL	EXISTING CONDENSER
EL	ROOF DRAIN
EL	EXISTING TELE. M/WHOLE
EL	EXISTING WATER METER
EL	EXISTING BACKFLOW PREVENTER
EL	EXISTING SIGN
EL	EXISTING TRIPPLE SIGNAL
EL	EXISTING ANTENNA
EL	EXISTING MICROWAVE DISH
EL	EXISTING SENSOR M/WHOLE
EL	POWER POLE
EL	GUY WIRE ANCHOR
EL	CATCH BASIN
EL	FIRE HYDRANT VALVE (UTILITY)
EL	TREE
EL	PINE TREE
EL	BUSH
EL	PALM TREE

EXISTING CONCRETE WALK/PARK
EXISTING GRASS/TURF
MONUMENTS
ASHLIGHT PD.
GEOGRAPHIC COORDINATES (NOTED)
PROPOSED STADIUM LIGHT POLE
LATITUDE: 37° 24' 31.59" N
LONGITUDE: 122° 5' 46.25" W

COAX/ANTENNA SCHEDULE

ANTENNA SECTOR	AZIMUTH	NUMBER OF ANTENNAS	TYPE	SIZE (FT)	HEIGHT (FT)
ALPHA	30°	(4)	TBD	8'120"	TBD
BETA	150°	(4)	TBD	8'120"	TBD
GAMMA	270°	(4)	TBD	8'120"	TBD
GPS	N/A	(3)	TBD	TBD	TBD

NOTE: CONSTRUCTION MANAGER TO REED VERIFY CABLE LENGTHS PRIOR TO OPENING, PROVISION ON INSTALLATION OF CABLES CHECK FOR CABLE LABEL.



PLANS PREPARED BY:
 THE NATIONAL
 ENGINEERING & CONSULTING, INC.
 2800 HIGHLAND AVENUE
 NATIONAL CITY, CA 91960



CLIENTS:

NO.	DATE	DESCRIPTION	BY
1	03/12/15	SIX ZD	JY
2	03/19/15	CLIENT REVISIONS	EC
3	04/22/15	CLIENT REVISIONS	KH
4	04/27/15	CLIENT REVISIONS	MM
5	05/14/15	100% ZD	MM
6	06/21/15	CLIENT REVISION	MM
7	06/22/15	SCHOOL REVISION	KH
8	07/02/15	REVISED ZDn	JY

SITE INFORMATION:

UPPER SWEETWATER

2800 HIGHLAND AVENUE
 NATIONAL CITY, CA 91960

SEAL:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1

SITE PLAN



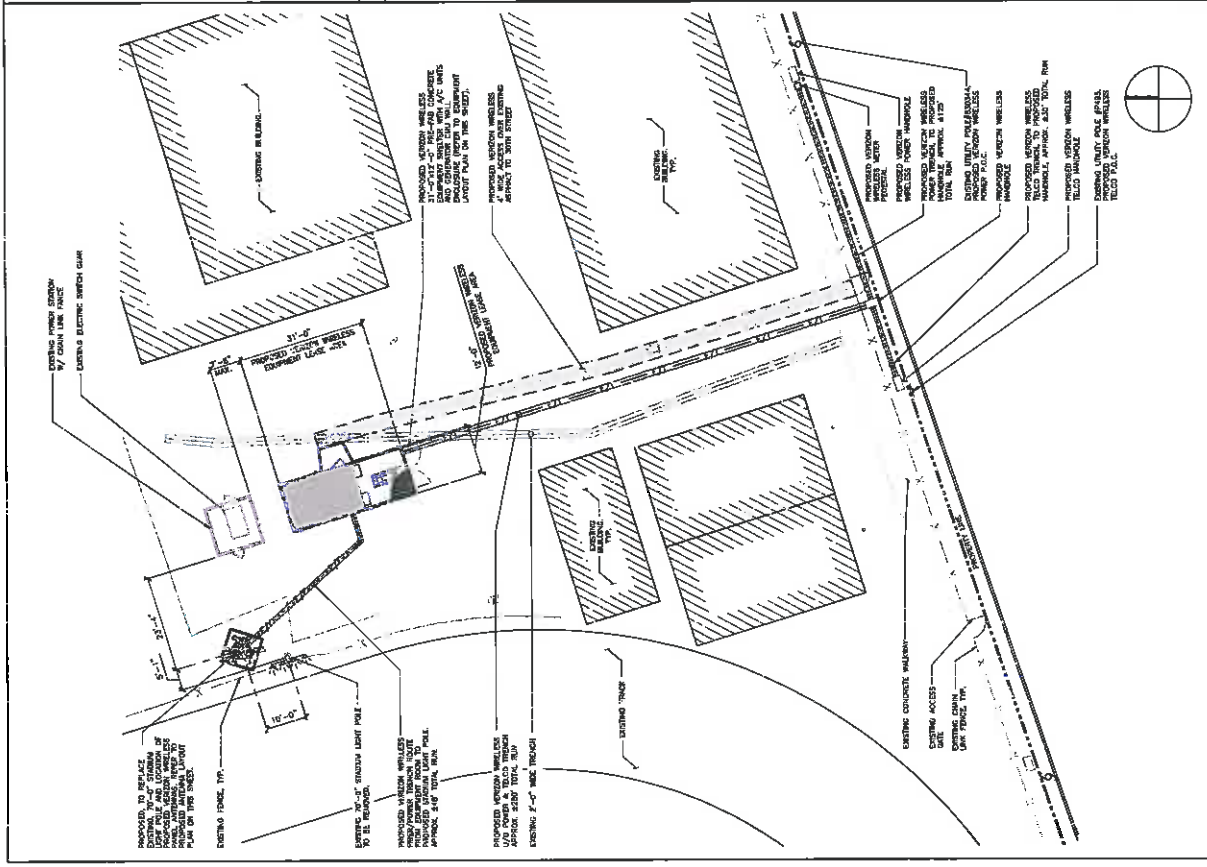
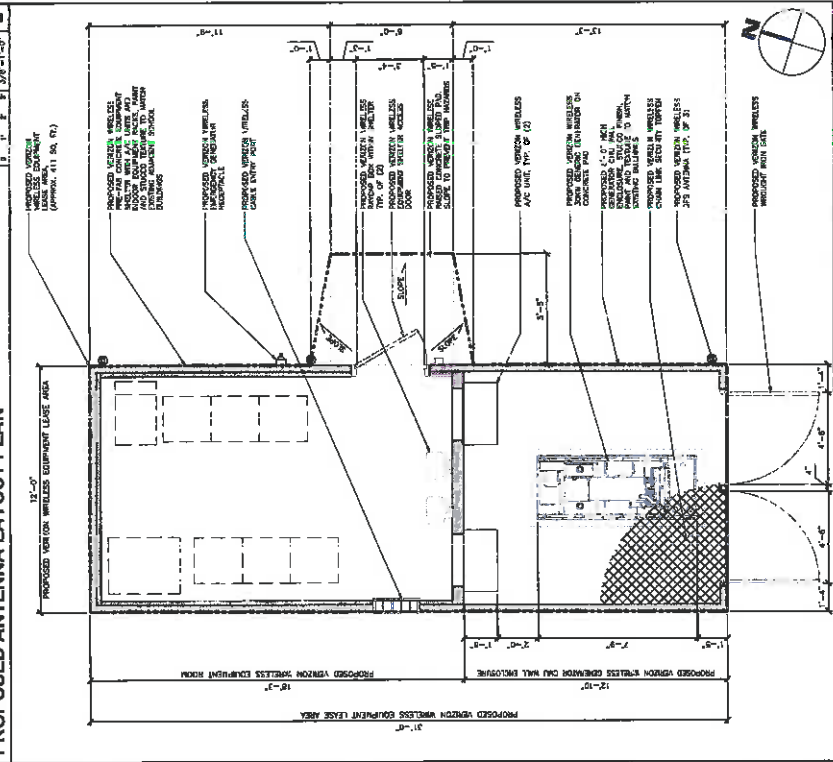
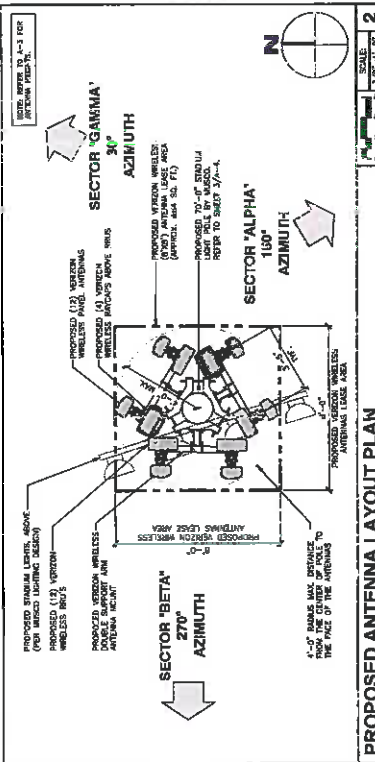
PLANS PREPARED BY:
NATIONAL ENGINEERING & CONSULTING, INC.
 ENGINEERING & CONSULTING, INC.
 1111 UNIVERSITY AVENUE, SUITE 100
 NATIONAL CITY, CA 94043
 PHONE: (415) 963-7000 FAX: (415) 963-7001

SHEET NO.:
DATE:
SCALE:

NO.	DATE	DESCRIPTION	BY
1	03/12/15	BOOK 2D	JY
2	03/19/15	CLEWY REVISIONS	EC
3	04/22/15	CLEWY REVISIONS	RH
4	04/27/15	CLEWY REVISIONS	MM
5	05/14/15	100% 2D	MM
6	05/21/15	CLEWY REVISION	MM
7	06/22/15	SCHOOL REVISION	RH
8	07/02/15	REVISION 2D	JY

SITE INFORMATION:
UPPER SWEETWATER
 3200 HIGHLAND AVENUE
 NATIONAL CITY, CA 94040

SEAL:
STREET TITLE:
ENLARGED SITE PLAN, PROPOSED EQUIPMENT ROOM, AND ANTENNA LAYOUT PLANS
LAYOUT PLANS
STREET NUMBER:
A-2



PROPOSED ANTENNA LAYOUT PLAN
 SCALE: 1/8" = 1'-0"
PROPOSED EQUIPMENT ROOM LAYOUT PLAN
 SCALE: 1/8" = 1'-0"
ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"



VERIZON WIRELESS
WIRELESS COMMUNICATIONS

NATIONAL
ENGINEERING & CONSULTING, INC.
3000 HIGHLAND AVENUE
NATIONAL CITY, CA 91960
TEL: 619.441.7000 FAX: 619.441.7001

7-PLANS PREPARED BY: [Redacted]

CLIENT: [Redacted]

NO.	DATE	DESCRIPTION	BY
1	03/12/15	ISSUE ZD	JY
2	03/18/15	CLIENT REVISIONS	EC
3	04/22/15	CLIENT REVISIONS	RH
4	04/27/15	CLIENT REVISIONS	MM
5	05/14/15	ISSUE ZD	MM
6	05/21/15	CLIENT REVISION	MM
7	06/22/15	SCHOOL REVISION	RH
8	07/02/15	REVISED ZD	JY

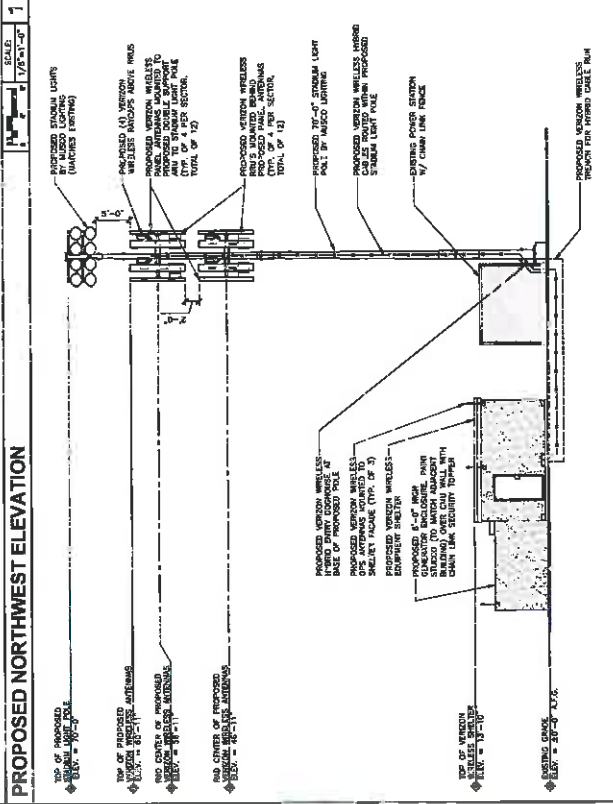
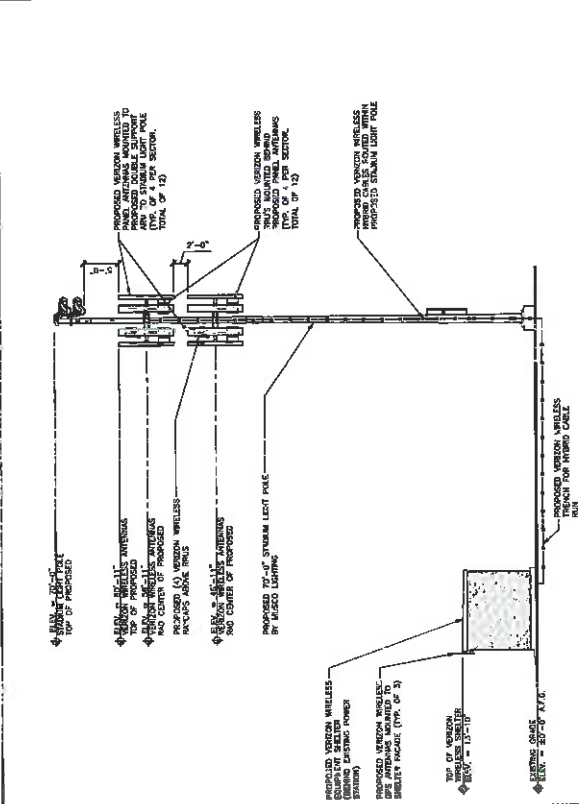
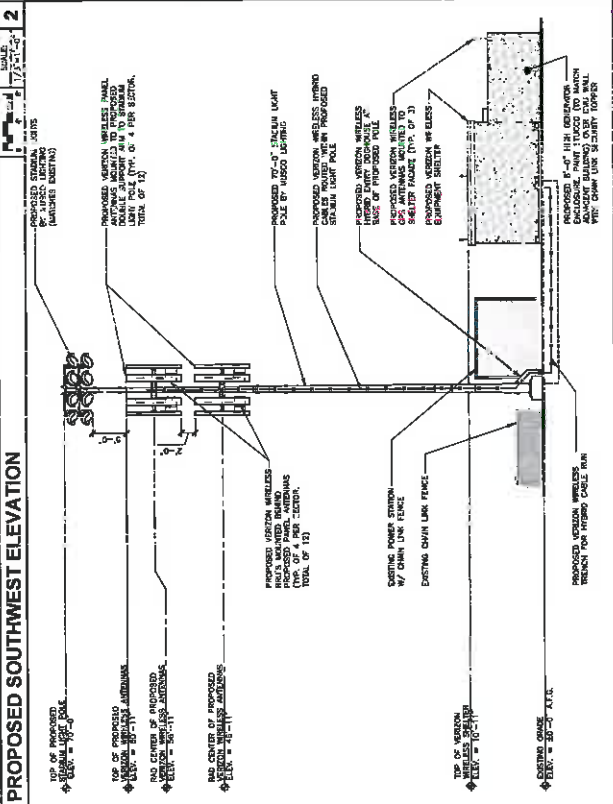
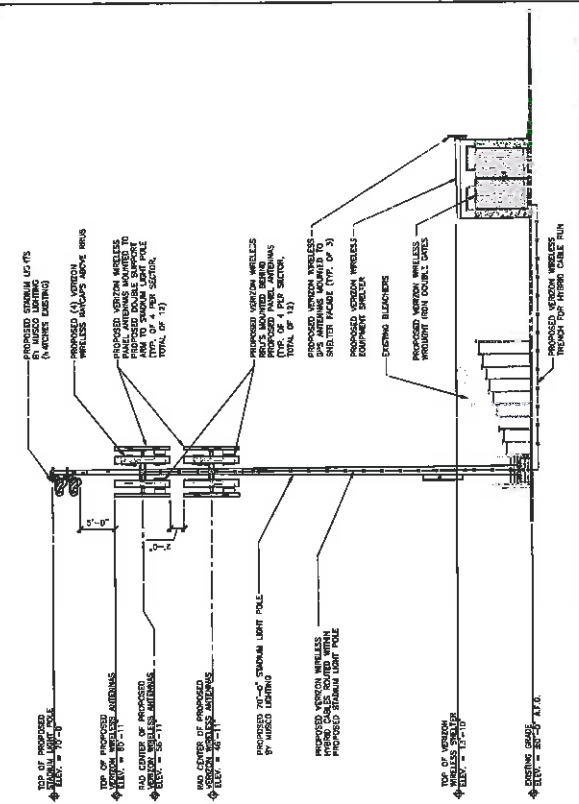
UPPER SWEETWATER

2000 HIGHLAND AVENUE
NATIONAL CITY, CA 91960

SEAL: [Redacted]

SHEET TITLE: **ARCHITECTURAL ELEVATIONS**

SHEET NUMBER: **A-3**



ELEVATION	SCALE	DATE	NO.
PROPOSED NORTHWEST ELEVATION	1/8"=1'-0"	7/23/15	1
PROPOSED SOUTHWEST ELEVATION	1/8"=1'-0"	7/23/15	2
PROPOSED NORTHEAST ELEVATION	1/8"=1'-0"	7/23/15	3
PROPOSED SOUTHEAST ELEVATION	1/8"=1'-0"	7/23/15	4



THE INTELLIGENT WAY TO CONNECT

PLANS PREPARED BY:



2000 HIGHLAND AVENUE
NATIONAL CITY, CA 91960

CLIENT:

NO.	DATE	DESCRIPTION	BY
1	03/12/15	90% ZD	JY
2	03/19/15	CLIENT REVISIONS	EC
3	04/22/15	CLIENT REVISIONS	KH
4	04/27/15	CLIENT REVISIONS	MM
5	05/14/15	100% ZD	MM
6	06/21/15	CLIENT REVISION	MM
7	06/22/15	SCHOOL REVISION	KH
8	07/02/15	REVISED ZDs	JY

UPPER SWEETWATER

2000 HIGHLAND AVENUE
NATIONAL CITY, CA 91960

SEAL:

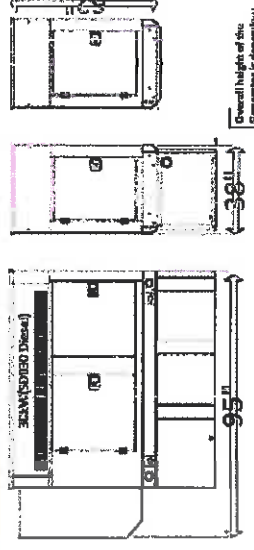
SHEET TITLE:

DETAILS

SHEET NUMBER:

A-4

Generic 30kW Diesel and 35kW LP/Natural Gas



General height of the Generator is dependent on the size of the fuel tank height = 14'-2"

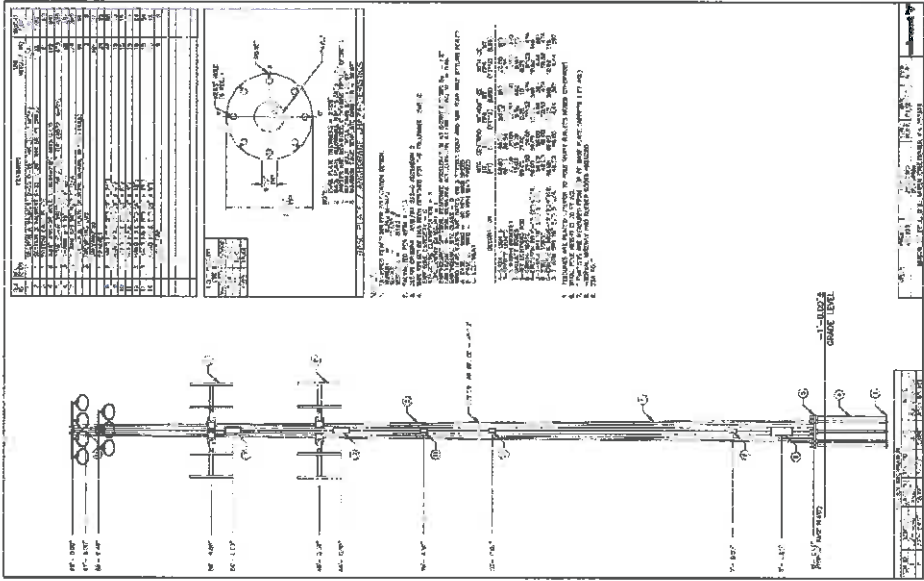
30kW(6000 Diesel)	35kW(6000 Diesel)	35kW(6000 LP)
47 1/2"	47 1/2"	47 1/2"
152"	152"	152"
113"	113"	113"
68"	68"	68"

GENERATOR DETAIL

SCALE: 1/4" = 1'-0"

1 NOT USED

SCALE: 1/4" = 1'-0"



70' HIGH STADIUM LIGHT POLE SPECIFICATIONS

EXHIBIT: B

CASE FILE NO.: 2015-17 CWP
DATE: 5/5/2015

UPPER SWEETWATER

2900 Highland Avenue
National City, CA 91950

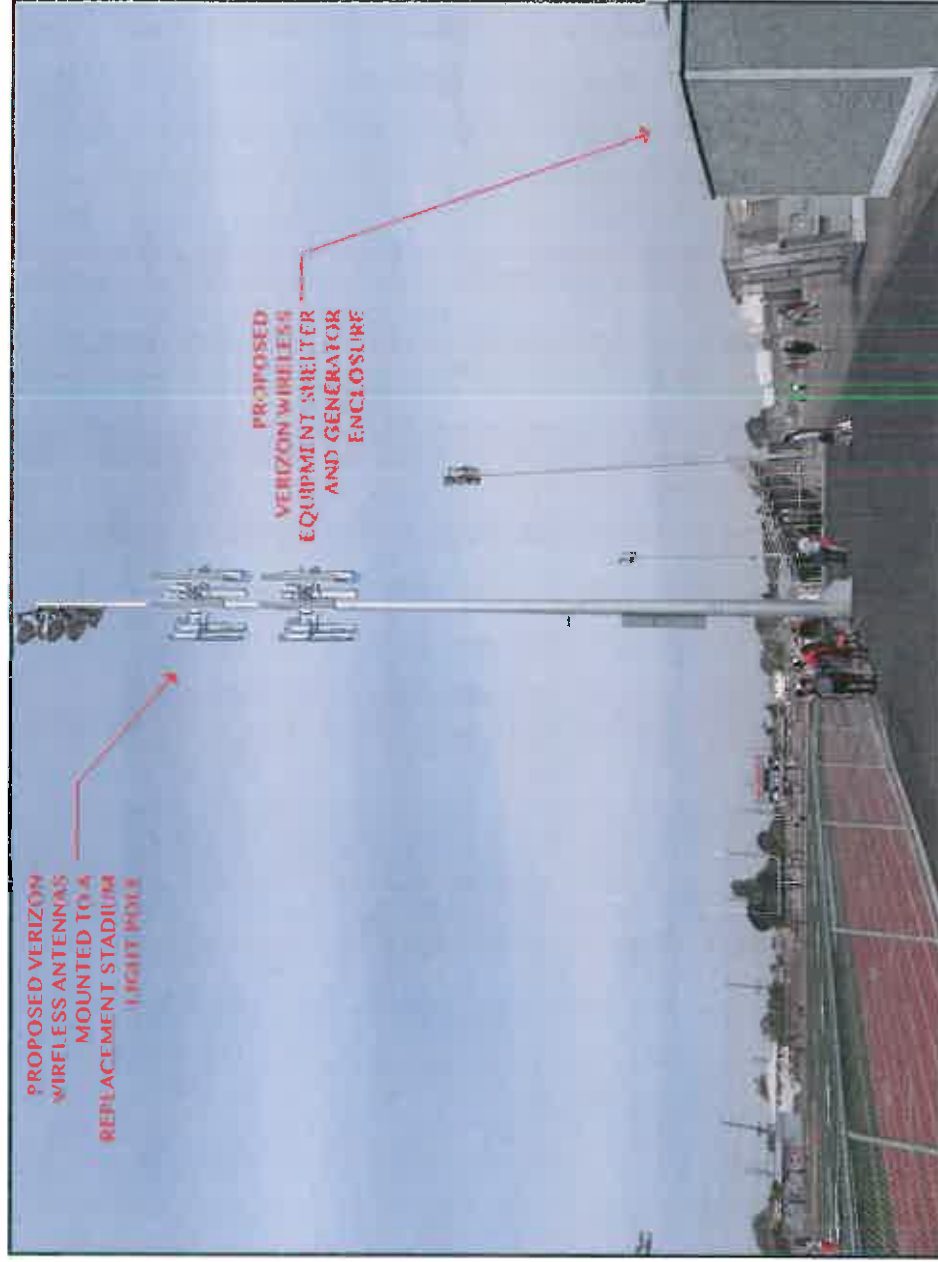
LOOKING NORTHWEST TOWARD SITE



SITE PRIOR TO INSTALLATION



VICINITY MAP



PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED TO A REPLACEMENT STADIUM LIGHT POLE

PROPOSED VERIZON WIRELESS EQUIPMENT SHELTER AND GENERATOR ENCLOSURE

SITE AFTER INSTALLATION

UPPER SWEETWATER

2900 Highland Avenue
National City, CA 91950

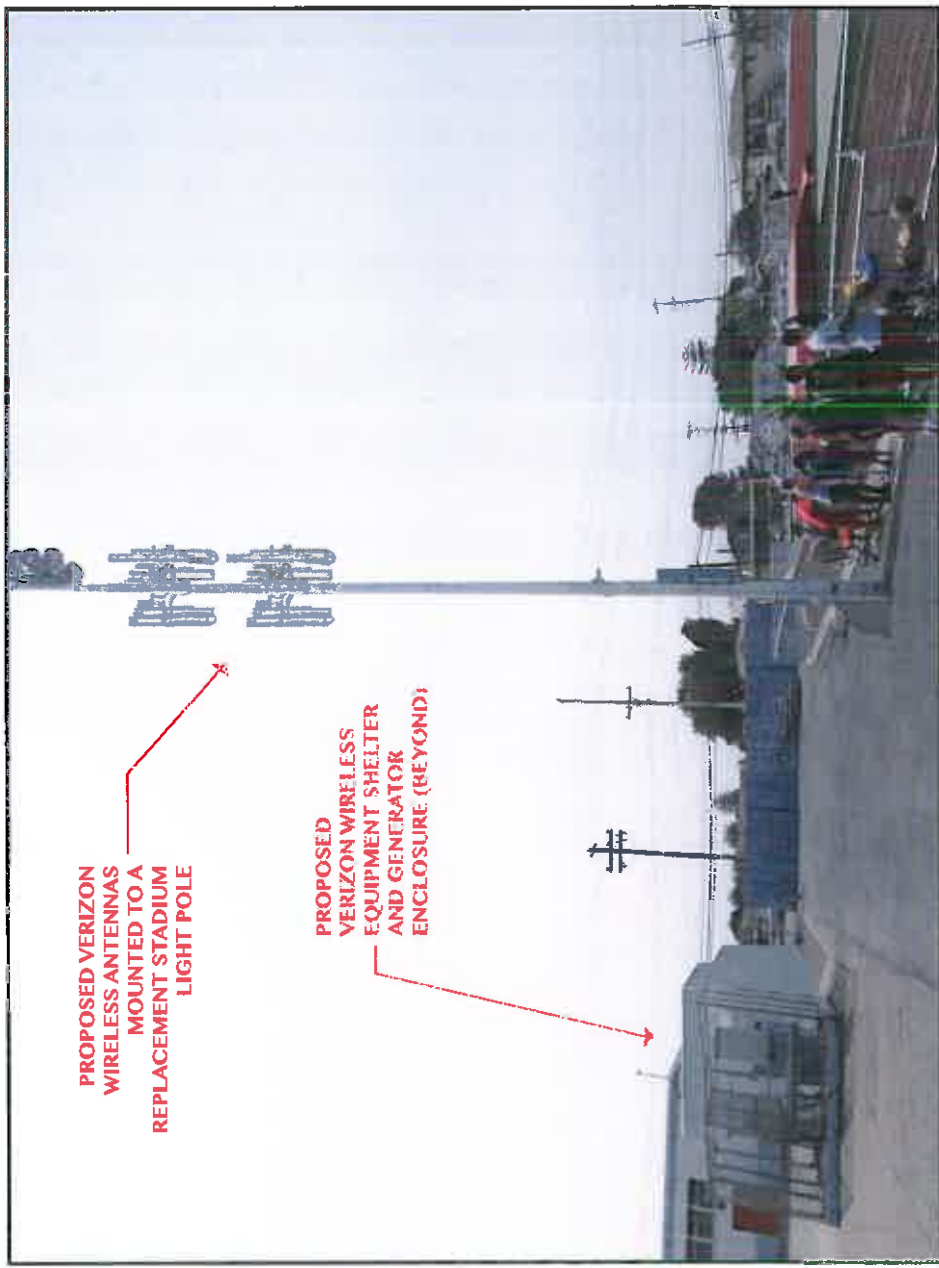
LOOKING SOUTHEAST TOWARD SITE



SITE PRIOR TO INSTALLATION



VICINITY MAP



PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED TO A REPLACEMENT STADIUM LIGHT POLE

PROPOSED VERIZON WIRELESS EQUIPMENT SHELTER AND GENERATOR ENCLOSURE (BEYOND)

SITE AFTER INSTALLATION

RESOLUTION NO. 2015-21

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT FOR A
WIRELESS COMMUNICATIONS FACILITY AT SWEETWATER HIGH SCHOOL
LOCATED AT 2900 HIGHLAND AVENUE.
CASE FILE NO. 2015-17 CUP
APN: 556-200-02**

WHEREAS, the Planning Commission of the City of National City considered a Conditional USE PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY AT SWEETWATER HIGH SCHOOL LOCATED AT 2900 HIGHLAND AVENUE at a duly advertised public hearings held on November 2, 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. 2015-17 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on November 2, 2015, support the following findings:

1. That the proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code, because use is conditionally-allowed within the Institutional zone, and because the proposed facility generally meets the required design guidelines in the Land Use Code, as discussed in the staff report.
2. That the proposed use is consistent with the General Plan and any applicable specific plans, because Policy E-3.3 of the General Plan is to increase access to wireless internet connections, computers, and other forms of communication technology, and because no Specific Plans exist in this area.

3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the proposed antennas and associated equipment are to be incorporated onto an existing utility fixture (light pole), and the accessory structures would be placed in an area of other accessory structures, thus not affecting pedestrian access or circulation.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the proposed accessory structures that would enclose the equipment would be in a location where other similar structures exist, because the area is not used for anything other than general pedestrian circulation, which would be maintained. Furthermore, the proposed facility is unmanned and requires only one to two visits each month for routine maintenance, which would have a negligible effect on the adjacent developed streets.
5. That granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed facility will not be highly visible to the observer, as the antennas will be placed upon a light pole in an area with several other light poles, and because the equipment would appear like any other accessory structure in the area.
6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act, because staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit; the antennas would be mounted on an existing light pole and the accessory buildings are small in nature, thus not affecting access to the area

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 2900 Highland Avenue. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits A and B, Case File No. 2015-17 CUP, dated 5/5/2015). 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.

Fire

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

Planning

6. All appropriate and required local, state and/or federal permits must be obtained prior to operation of the wireless communications facility.
7. 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.
8. Accessory buildings used to house operating equipment shall be stucco-coated and colored to match the surrounding school buildings.
9. 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.
10. 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 November 2, 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: CONDITIONAL USE PERMIT FOR ALCOHOL SALES AT CHIPOTLE RESTAURANT LOCATED AT 404 MILE OF CARS WAY.

Case File No.: 2015-18 CUP

Property Location: Southport Business Center

Assessor's Parcel No.: 562-340-15

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Chipotle Mexican Grill, Inc.

Property owner: H G Fenton

Zoning designation: Major Mixed-Use Corridor (MXC-2)

Project size: 3.12 acres

Adjacent land use/zoning:

North: County Operations Offices/ITT Tech across Mile of Cars Way / MCR-2 (Multi-Use Commercial-Residential)

East: Office Use / MXC-2

South: Southport Business Center / MXC-2 and IL (Light Industrial)

West: Denny's across Southport Way / MXC-2

Environmental review: Not a project per CEQA

Staff Recommendation: Approve

BACKGROUND

Chipotle Mexican Grill, Inc. has applied for a Conditional Use Permit (CUP) to sell beer as an accessory use to the existing restaurant. The restaurant has been in operation since September of this year. Alcohol sales hours would be from 10 a.m. to 11 p.m. daily. A Type 41 (On-Sale Beer and Wine) license is concurrently being processed with the California Department of Alcoholic Beverage Control (ABC).

Project Location

The 3.12-acre project site is developed with four separate buildings comprising 34,019 square feet of leasable space. There are 140 parking spaces located on the lot. The property is part of the Southport Business Center located south of Mile of Cars Way and west of Hoover Avenue, and is within the MXC-2 (Major Mixed-Use Corridor) zone. Other tenants include offices, restaurants, and a coffee shop. The building in which the subject suite is located is 5,722 square feet in size. The suite itself is 2,493 square feet and located in the center of the building. A 230 square-foot patio is located in front of the restaurant, but is not part of the proposal.

Proposed Use

The applicant is proposing to sell beer inside the restaurant only (not on the patio). Alcohol will be sold at the point of sale. Only beer is proposed to be sold at this location. Beer would be served in 12 oz. bottles with the cap removed (condition of approval). The operating hours of Chipotle are 10 a.m. to 11 p.m. daily, which would also be the proposed alcohol sales hours. No live entertainment is proposed.

Analysis

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

Mailing – All property owners and occupants within a distance of 660 feet are required to be notified of a public hearing for alcohol-related CUP applications. In this case, 232 people were notified of the public hearing, as well as for the community meeting.

Community Meeting – Pursuant to Section 18.30.050 (C), a community meeting was held Wednesday, July 8, 2015 at 5:30 pm at the subject restaurant. The meeting advertisement is attached. According to the applicant, no-one appeared for the community meeting. It should be noted that all properties within 660 feet of the property are commercial in nature.

Distance Requirements – Chapter 18.030.050 (D) requires a 660-foot distance from sensitive uses such as schools. However, restaurants with greater than 30% of their area devoted to seating (as applies in this case) are exempt from these distance requirements. There are no schools within 660 ft.; the nearest school is Kimball Elementary School, which is located over 1,500 feet away.

Required findings

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

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

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

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

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

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

No expansion of the building is proposed. The proposal involves an existing commercial space, which was already analyzed for traffic impacts when it was constructed. In addition, because the sale of alcohol would be accessory to the sale of food, no measurable increase in traffic is expected. Access to and from the site is provided by Mile of Cars Way, an arterial street operating at a Level of Service (LOS) of B. The current ADT capacity of Mile of Cars Way is 40,000 with a current ADT of 17,000; therefore, it is not expected that alcohol sales would result in an increase in ADT such that the LOS would be affected.

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

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

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

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

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

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

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

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

Department and Agency Comments

Alcohol Sales Concentration/Location – Per ABC, there are currently nine on-sale permits issued in the subject census tract (219). These permits are:

Name	Address	License Type*
Club 13	640 Civic Center Dr.	40
Stoney’s Bar & Grill	108 W. 25 th St.	47
The Waterfront Grill	3201 Marina Way	47
Buster’s Beach House	740 Bay Marina Dr.	47
Goody’s Sushi & Grill	2424 Hoover Ave.	41
Clarion (Hotel)	700 National City Blvd.	47
Eagles Aerie 2712	1131 Roosevelt Ave.	51
Papa Gallo Café	1930 Cleveland Ave.	41
Aunt Emma’s Pancakes	214 National City Blvd.	41

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

Of the nine licenses, seven are restaurants, one a bar, and one a private license (Eagles Aerie 2712). The subject use is consistent with other on-sale businesses, all of which are consistent with the MXC-2 zone.

Census tract 219 includes the area of west of National City Blvd. from the northern City boundary to the southern boundary. The attached census tract map shows the location of the subject tract. ABC recommends a total of seven on-sale alcohol permits be issued in this census tract, where nine exist.

Police Department

Crime statistics provided by the Police Department (PD) indicate that the reporting area (Beat 24) had a current (January to August 2015) crime rate of 237.5%, above the 120% considered to be a high crime area. Consistent with recent policy, PD provided a Risk Assessment report on the property. The assessment assigns points based on the type of business, license concentration, and calls for service (among others) and ranks the business according to potential risk (low, medium, or high). In this case, Chipotle received 13 points, which would indicate a medium risk. The Risk Assessment is attached.

Institute for Public Strategies (IPS)

IPS made mention of the license over-concentration in the census tract and encouraged that staff and management attend Responsible Beverage Sales and Service training. The training is included as a Condition of Approval.

Conditions of Approval

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

Summary

The proposed use is consistent with the General Plan, because alcohol sales for on-site consumption are a conditionally-allowed use in the Major Mixed-Use Corridor Zone. The proposed use would be accessory to the existing restaurant use in an existing commercial area, which is not expected to increase the demand for parking or other services on the property. Chipotle Mexican Grill has only been in business at this location for a short time. However, the addition of alcohol sales is not expected to have any significant effects on the area. Although the census tract in which the restaurant is located is over-concentrated with regard to on-sale alcohol licenses, the subject location is a family restaurant where alcohol will only be available with the sale of food.

OPTIONS

1. Approve 2015-18 CUP subject to the conditions listed below, based on attached findings; or
2. Deny 2015-18 CUP based on attached findings/findings to be determined by the Planning Commission; or
3. Continue the item in order to obtain additional information.

ATTACHMENTS

1. Recommended Findings
2. Recommended Conditions
3. Location Map
4. Site photos
5. Applicant's Plans (Exhibit A, case file no. 2015-18 CUP, dated 8/27/2015)
6. Community meeting advertisement and rental agreement
7. Police Department and Institute for Public Strategies comments
8. Census Tract Map and Police Beat Map
9. Public Hearing Notice (Sent to 242 property owners and occupants)



MARTIN REEDER, AICP
Principal Planner



BRAD RAULSTON
Executive Director

RECOMMENDED FINDINGS FOR APPROVAL

2015-18 CUP, 404 Mile of Cars Way

1. That the proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code, because alcohol sales for on-site consumption are a conditionally-allowed use in the Major Mixed-Use Corridor Zone.
2. That the proposed use is consistent with the General Plan and any applicable specific plans, because alcohol sales are permitted, subject to a Conditional Use Permit, by the Land Use Code, which is consistent with the General Plan; and because alcohol sales for on-site consumption are a conditionally-allowed use in the Major Mixed-Use Corridor Zone, and because no Specific Plans exist in this location.
3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because no expansion is proposed, because the proposed use would be accessory to an existing restaurant use in an existing commercial area, and because the sale of beer is not expected to appreciably increase traffic on Mile of Cars Way based on the current capacity and traffic numbers.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the proposed use would be accessory to an existing restaurant use in an existing commercial area, which is not expected to increase the demand for parking on the property.
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed use will be compatible with other nearby businesses; and because the proposed use will be subject to conditions that limit the sale of alcohol and restrict the hours that it will be available.
6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act, because it has been determined that the proposed use is not a project per the Act; There is no calculable increase in traffic and no other impacts are anticipated; therefore, the project would not result in any physical changes to the environment.
7. That the proposed use is deemed essential and desirable to the public convenience and necessity, because it will contribute to the continued viability of a restaurant, an established and allowed use in the Major Mixed-Use District Zone.

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

RECOMMENDED FINDINGS FOR DENIAL
2015-18 CUP, 404 Mile of Cars Way

1. Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the census tract in which the subject property is located is currently over-concentrated with regard to on-sale alcohol outlets; nine on-sale outlets are permitted where seven are recommended by the California Department of Alcoholic Beverage Control.
2. That the proposed use is not deemed essential and desirable to the public convenience and necessity, because seven other on-sale alcohol outlets are located in the same census tract as the subject property.
3. That based on findings 1 and 2 above, public convenience and necessity will not be served by a proposed use of the property for the retail sales of alcoholic beverages pursuant to law.

RECOMMENDED CONDITIONS OF APPROVAL

2015-18 CUP, 404 Mile of Cars Way

General

1. This *Conditional Use Permit* authorizes the sale of beer at an existing restaurant located at 404 Mile of Cars Way. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2015-18 CUP, dated 8/27/2015.
2. *Within four (4) days* of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the County Clerk and submitted to the National City Planning Department.
3. This permit shall become null and void if not exercised within one year after adoption of the Resolution of approval unless extended according to procedures specified in the Municipal Code.
4. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
5. This Conditional Use Permit may be revoked if the operator is found to be in violation of Conditions of Approval.
6. Before this Conditional Use Permit shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the Conditional Use Permit. The applicant shall also submit evidence to the satisfaction of the Executive Director that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the Conditional Use Permit are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.

Planning

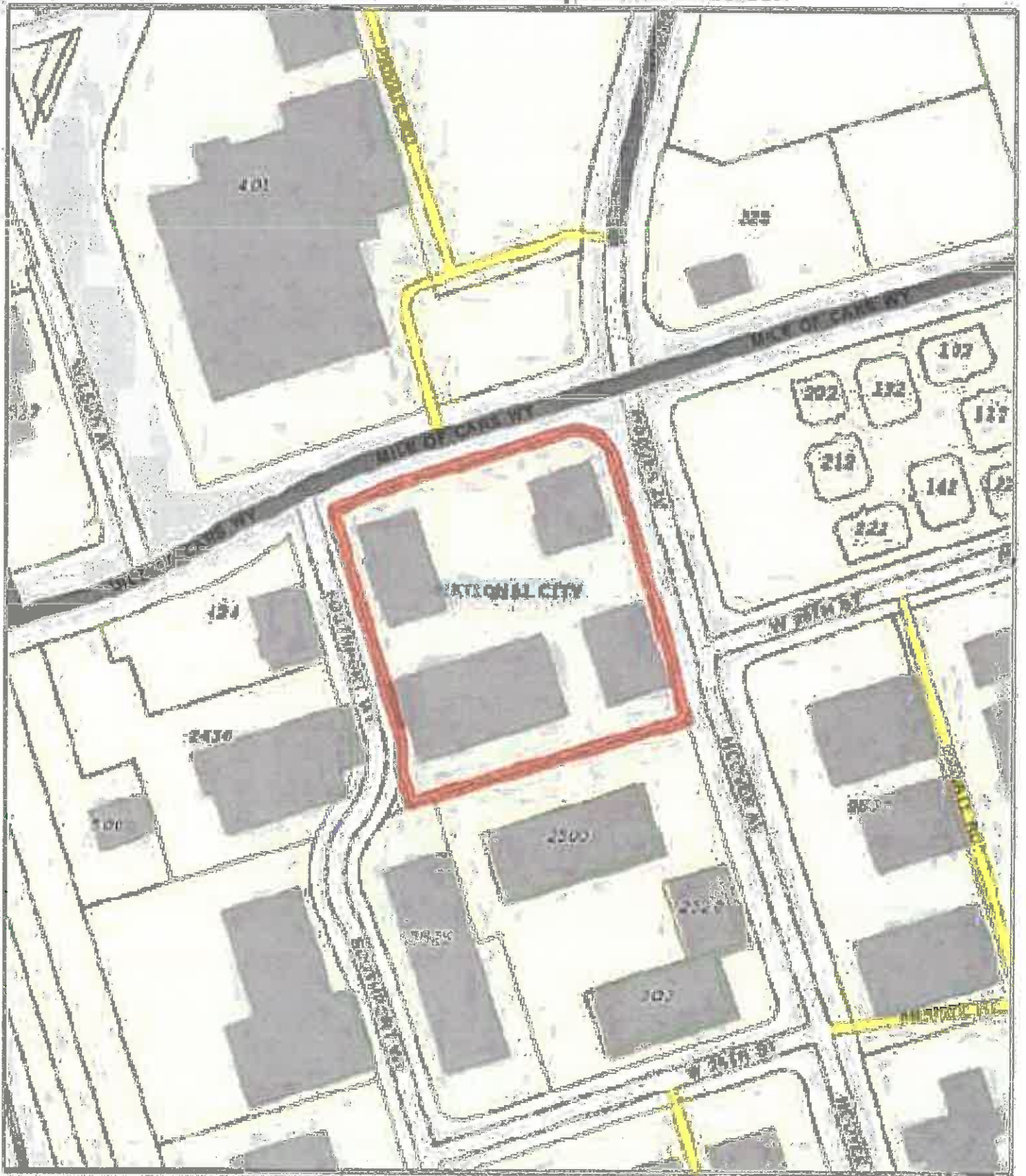
7. Beer shall only be offered in 12 oz. bottles; the cap shall be removed and discarded by a staff member after purchase and prior to being served to the customer.
8. No beer is permitted to be consumed on the patio or anywhere outside the restaurant.
9. Permittee shall post signs in the dining area, including all exits to outdoor seating areas, indicating that alcoholic beverages must be consumed inside the restaurant and may not be taken out to the patio area.

10. The sale of alcoholic beverages shall be limited to between the hours of 10:00 a.m. and 11:00 p.m. seven days a week.
11. All sellers and servers of alcohol shall receive Responsible Beverage Service and Sales (RBSS) training, including all owners, and managers. The RBSS training must be certified by the Department of Alcoholic Beverage Control (ABC). Proof of completion of an approved RBSS program must be provided prior to issuance of a city business license. As part of the RBSS training, the permittee shall make available a domestic violence training session as provided by the Institute of Public Strategies.
12. The sale of alcohol shall not exceed the sale of food. With the annual renewal of the City business license, the business proprietor shall submit a statement clearly indicating total alcoholic beverage sales and total food sales. Said statement shall be subject to audit and verification by employees of the City, who are authorized to examine, audit and inspect such books and records of the license, as may be necessary in their judgment to verify that the sale of alcohol does not exceed the sale of food. All information obtained by an investigation of records shall remain confidential.
13. Alcohol shall be available only in conjunction with the purchase of food.
14. Exterior advertising and signs of all types, promoting or indicating the availability of alcoholic beverages, including advertising/signs directed to the exterior from within, are prohibited. Interior displays of alcoholic beverages and signs, which are clearly visible to the exterior, shall constitute a violation of this condition.

Police

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

404 MILE OF CARS WAY - Chipotle - 2015-18 CUP



Disclaimer: Map and parcel lines are believed to be accurate, but accuracy is not guaranteed. THESE ARE NOT A LEGAL DOCUMENT and should not be substituted for a title search, appraisal, survey or zoning verification. 2:1 inch = 1:200: Page 56/59/1018

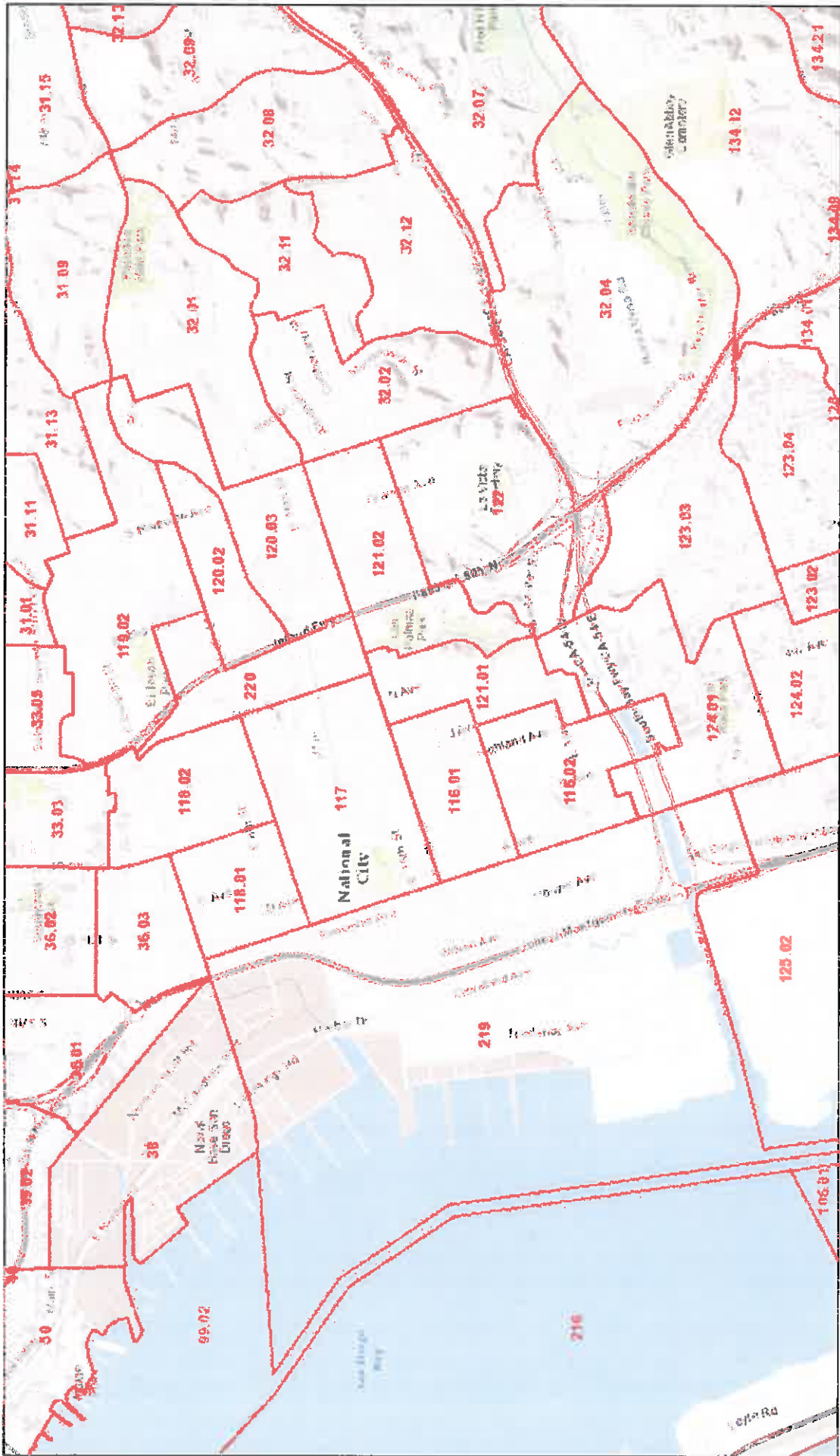
2015-18 CUP – Chipotle – Site Photos



Existing building looking northwest

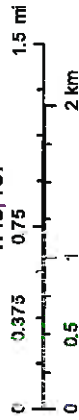


Subject suite looking northwest



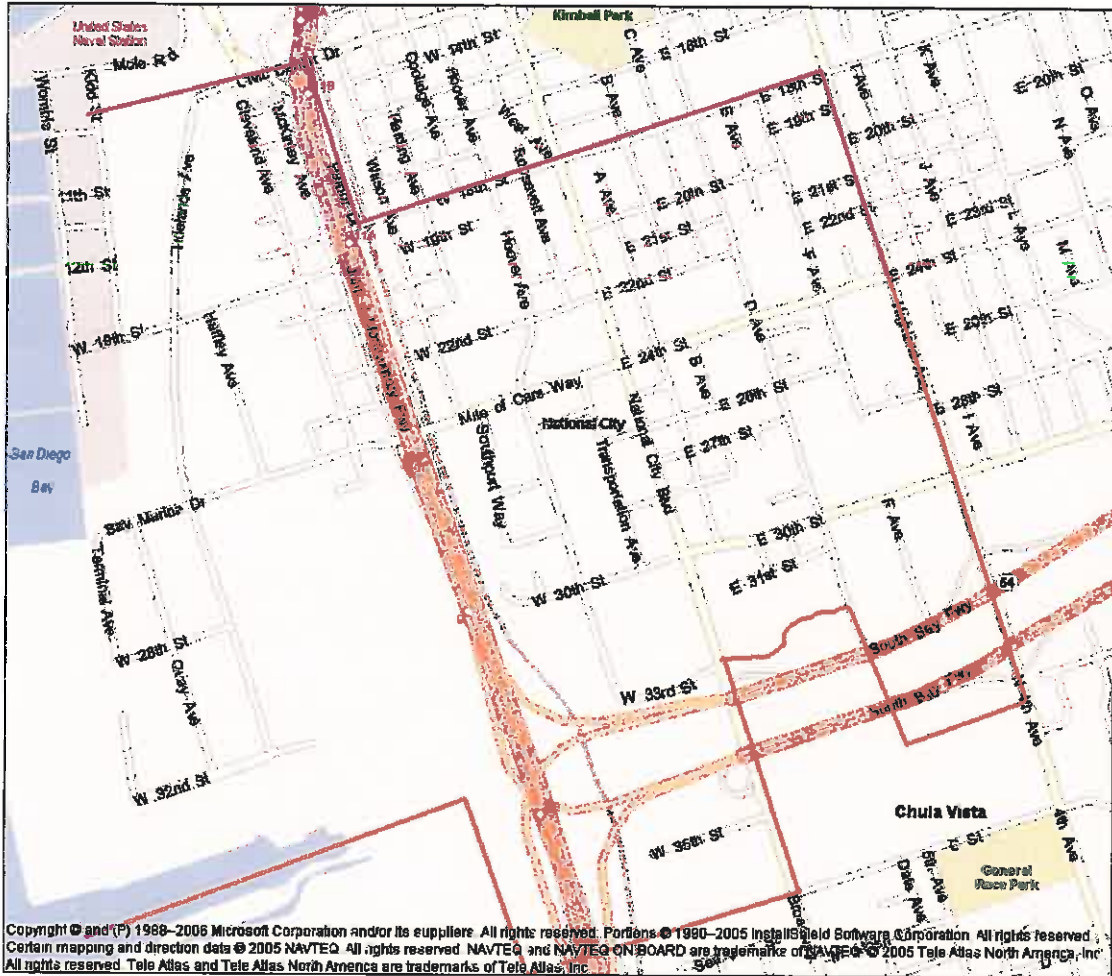
August 25, 2014

□ Census Tracts 2010



1:45,467

Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Keahler, N.L. Outrance, Survey, Esri, Japan, METI, Esri, East Asia, (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



City of National City Beat 24

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



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

DATE: 09/10/15

BUSINESS NAME: Chipotle

ADDRESS: 404 Mile of Cars Way, National City, CA 91950

OWNER NAME: Chipotle Mexican Grill, Inc DOB: N/A

OWNER ADDRESS: 2222 Damon Street, Los Angeles, CA 90021

(add additional owners on page 2)

I. Type of Business

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

II. Hours of Operation

- Daytime hours (1 pt)
- Close by 10pm (2 pts)
- Close after 10pm (3 pts)

III. Entertainment

- Music (1 pt)
- Live Music (2 pts)
- Dancing/Live Music (3 pts)

IV. Crime Rate

- Low (1 pt)
- Medium (2 pts)
- High (3 pts)

V. Alcohol Businesses per Census Tract

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

<p>Notes:</p> <p><u>Crime Rate - over 120%</u></p> <p><u>Census Tract - 219</u></p> <p><u>Allowed Type 47 - (8) On-sale</u></p> <p align="right"><u>(4) Off-sale</u></p> <p><u>Current Licenses - (9) On-sale</u></p> <p align="right"><u>(6) Off-sale</u></p> <p><u>Oversaturated Census Tract</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
--

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

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

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

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

Low Risk (12pts or less) Medium Risk (13 – 18pts) High Risk (19 – 24pts) Total Points <u>13</u>
--

VIII. Owner(s) records check

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

OWNER NAME: Unknown DOB: _____

OWNER ADDRESS: _____

OWNER NAME: Unknown DOB: _____

OWNER ADDRESS: _____

Recommendation:

- NCPD does not have a proactive enforcement unit for ABC outlets.

- (8) On-sale licenses are allowed, census tract 219 - currently have (9) On-sale

- (4) Off-sale licenses are allowed, census tract 219 - currently (6) Off-Sale

- High crime area - crime rate in the area is 237.5%, well above the 120% average ABC
a high crime rate

Completed by: Graham Young, Lt Badge ID: 365



**ABC Report
2015 ABC Report NCPD**

Required Parameters

Reporting Period: 01/2015 to 08/2015

Agency: NATIONAL CITY

Optional Parameters

Geographical Area:

Group by: Beat 024

Prior Report Number: B98S328R

CRIME TYPES	CRIME TOTALS
CRIMINAL HOMICIDE	0
FORCIBLE RAPE	2
ROBBERY	9
AGGRAVATED ASSAULT	29
BURGLARY	17
LARCENY	52
MOTOR VEHICLE THEFT	43
Total Part I Crime:	152

ARREST TYPES	ARREST TOTALS
SIMPLE ASSAULT	6
OTHER PART II CRIMES	251
CHILD AND FAMILY	7
DEADLY WEAPONS	5
EMBEZZLEMENT	4
FRAUD	4
GAMBLING	0
MALICIOUS MISCHIEF	3
NARCOTICS	37
SEX CRIMES	1
FORGERY	2
OTHER NON-CRIMINAL	24
Total Part II Arrest:	344

Beat Total = Part I Crime + Part II Arrest: 496

BeatAve. (Agency / Beat): 208.9

Agency Wide Total = Part 1 Crime + Part II Arrest: 2,924

Beat Total as % of Beat Average: : 237.5%

(120% is considered high crime area)

9 - on sale

6 - off sale



**California Department of Alcoholic Beverage Control
For the County of SAN DIEGO - (Retail Licenses)
and Census Tract = 219**

Report as of 9/20/2015

off
on
on
off
on
on
off
on
on

License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1) 381854	ACTIVE	20	1/25/2000	12/31/2015	RAZOOKY BROS INC 1643 WILSON AVE NATIONAL CITY, CA 91950 Census Tract: 0219.00	ARIDO MARKET		3708
2) 395760	ACTIVE	40	3/25/2003	2/29/2016	MAGADAN, ANA BETANZOS 840 CIVIC CENTER DR NATIONAL CITY, CA 91950 Census Tract: 0219.00	CLUB 13	1651 MALTA AVE CHULA VISTA, CA 91911	3708
3) 428259	ACTIVE	47	10/5/2005	9/30/2015	NIGHTTRAIN ENTERPRISES INC 108 W 25TH ST, UNITS D-G NATIONAL CITY, CA 91950 Census Tract: 0219.00	STONEYS BAR & GRILL	765 MARBELLA CIR CHULA VISTA, CA 91910	3708
4) 474554	ACTIVE	20	5/20/2009	4/30/2016	NATL CITY COMPLEX INC 133 W 8TH ST NATIONAL CITY, CA 91950-1129 Census Tract: 0219.00	NATL CITY COMPLEX INC		3708
5) 479742	ACTIVE	47	9/3/2009	8/31/2016	PIER 32 WATERFRONT GRILL LLC 3201 MARINA WAY, STE 102 NATIONAL CITY, CA 91950-6301 Census Tract: 0219.00	WATERFRONT GRILL THE	4980 N HARBOR DR, # 200 SAN DIEGO, CA 92106	3708
6) 489545	ACTIVE	47	7/23/2010 3:29:48 PM	6/30/2016	JBG RESTAURANTS INC 740 BAY MARINA DR NATIONAL CITY, CA 91950-6427 Census Tract: 0219.00	BUSTORS BEACH HOUSE AND LONG BOARD BAR		3708
7) 513372	ACTIVE	20	10/27/2011 1:58:59 PM	9/30/2015	NATIONAL CITY PETROLEUM INC 10 OSBORN ST NATIONAL CITY, CA 91950-1115 Census Tract: 0219.00	NATIONAL CITY VALERO		3708
8) 517630	ACTIVE	41	3/19/2012 3:47:29 PM	2/29/2016	RATSACHAK RESTAURANT GROUP LLC 2424 HOOVER AVE, BLDG 5A STES F & P NATIONAL CITY, CA 91950-8552 Census Tract: 0219.00	GOODYS SUSHI & GRILL		3708
9) 531956	ACTIVE	47	5/31/2013 8:06:16 AM	4/30/2016	OAK SOUTH LP 700 NATIONAL CITY	CLARION NATIONAL CITY	21725 GATEWAY CENTER DR	3708

						BLVD NATIONAL CITY, CA 91950 Census Tract: 0219.00		DIAMOND BAR, CA 91765	
off	10)	5332	ACTIVE	21	1/22/1973	2/29/2016	ATTIQ, LOUIS 110 NATIONAL CITY BLVD NATIONAL CITY, CA 91950 Census Tract: 0219.00	ONE TEN LIQUOR & MARKET	3708
off	11)	546503	ACTIVE	20	8/29/2014 1:04:24 PM	8/31/2016	DIKHO, GHALI S 1540 COOLIDGE AVE NATIONAL CITY, CA 91950-4424 Census Tract: 0219.00	BIG B MARKET & DELI	3708
off	12)	54761	ACTIVE	51	8/10/1956	1/31/2016	EAGLES LODGE AERIE 2712 1131 ROOSEVELT AVE NATIONAL CITY, CA 91950 Census Tract: 0219.00	EAGLES AERIE 2712	3708
off	13)	551696	ACTIVE	21	4/7/2015 7:58:24 AM	8/31/2016	J & A COZI BAZZI INC 402 CIVIC CENTER DR NATIONAL CITY, CA 91950-4321 Census Tract: 0219.00	COZINES GROCERY	3708
off	14)	553292	ACTIVE	41	8/8/2015 2:52:24 PM	5/31/2016	PAPA GALLO, LLC 1930 CLEVELAND AVE NATIONAL CITY, CA 91950-5415 Census Tract: 0219.00	PAPA GALLO CAFE	230 GLOVER AVE STE K CHULA VISTA, CA 91910 3708
off	15)	555621	ACTIVE	41	5/12/2015 10:28:27 AM	5/31/2016	AUNT EMMAS PANCAKES 214 NATIONAL CITY BLVD NATIONAL CITY, CA 91950-1109 Census Tract: 0219.00	AUNT EMMAS PANCAKES	3708

--- End of Report ---

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



Environmental Scan for Alcohol License C.U.P.

Chipotle Restaurant

404 Mile of Cars Way National City, CA 91950

September 14, 2015



Photo of Chipotle Restaurant in National City



Google Earth View of 404 Mile of Cars Way and Surrounding Area

According to the ABC, seven (7) on-site licenses are authorized for Census Tract 219, the census track within the area of which the Chipotle Restaurant is located. Currently there are nine (9) off-sale licenses issued for the Census Tract is 219. This number exceeds the census track allocation by 2.

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

The business is one of several businesses located in one strip of property with other businesses in the immediate area.

The Chipotle Restaurant will be approximately 70 feet away from Goody's Sushi & Grill. This business has a type 41 license.

Funded by the San Diego County Health and Human Services Agency
2615 Camino del Rio So. #300 • San Diego, California, 92108 • Phone: 619.476-9100 • Fax: 619.476-9104

Youth Sensitive Areas

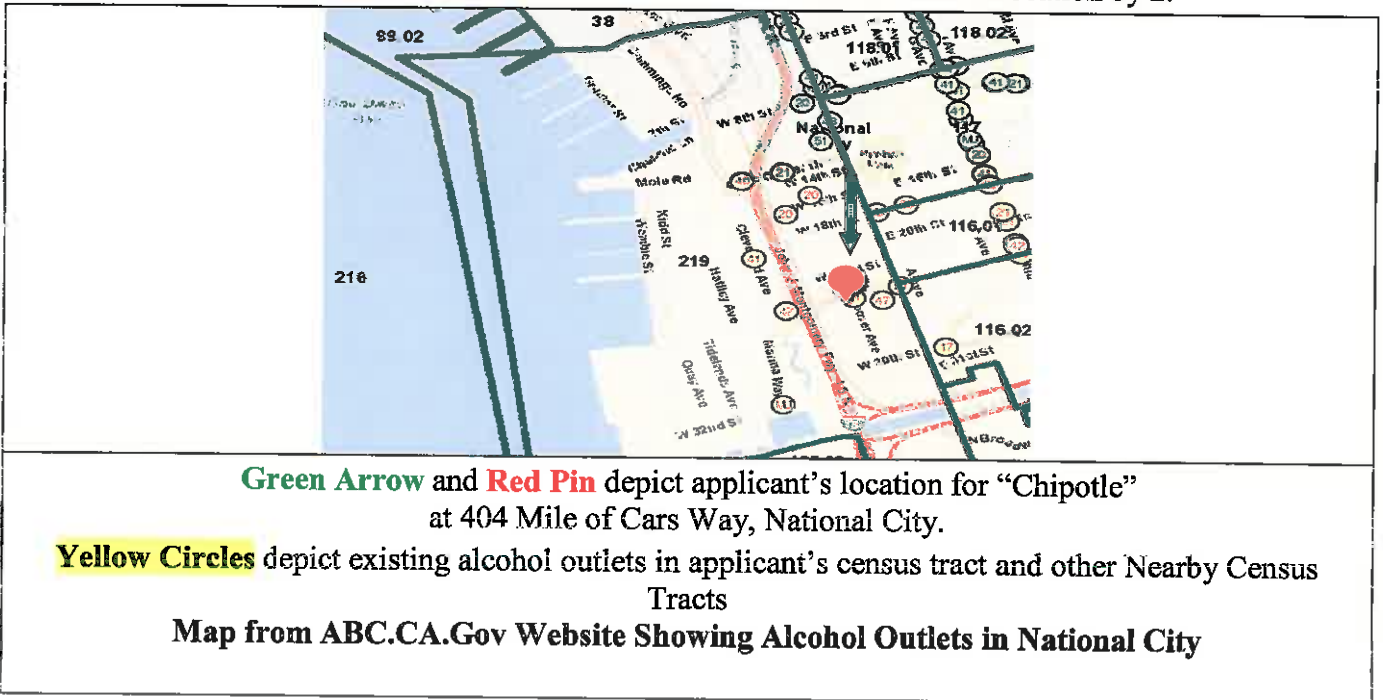
The business is not located near any youth sensitive areas.

Churches

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

Outlet Density

According to the ABC, six (7) on-site licenses are authorized for Census Tract 219, the census track within the area of which the Chipotle Restaurant is located. Currently there are four (9) on-sale licenses issued for the Census Tract is 219. This number exceeds the census track allocation by 2.



Census Tracts

	Off-Sale	On-Sale
Tract 219 <i>Establishment is within this tract</i>	Allowed: 4 Actual: 6 Number Above/Below Allowable: +2	Allowed: 7 Actual: 9 Above/Below: +2
	Off-Sale	On-Sale

Crime Rate

Please refer to Police Department report.

Considerations

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

We would recommend that the staff, management, and owner attend the Responsible Beverage Sales and Service training.

NOTICE OF NEIGHBORHOOD MEETING

Chipotle Mexican Grill has submitted a Conditional Use Permit application to the National City Planning Department for the on-site sale of a full line of alcoholic beverages secondary to the operation of their proposed restaurant at 404 Mile of Cars Way, Suite 103.

We invite you to attend a neighborhood meeting to learn more about the application.

Meeting information:

National City Chamber of Commerce

901 National City Blvd

National City CA 91950

DATE: Thursday, September 10, 2015

TIME: 7:00 pm

All interested persons are invited to attend.

We look forward to seeing you there!

If you have any questions, please email Margaret Taylor, Margaret@apex-la.com.

Merchant: NATIONAL CITY CHAMBER OF COMMERCE

901 NATIONAL CITY BLVD
NATIONAL CITY, CA 91950
US

(619) 477-9339

Order Information

Description: Sept 10 Conference Room Rental

Order Number:

P.O. Number:

Customer ID:

Invoice Number: Code 4301

Billing Information

Mihail Obogeanu
5419 Hollywood Blvd St C747
Los Angeles, CA 920027
USA

Shipping Information

Mihail Obogeanu
5419 Hollywood Blvd St C747
Los Angeles, CA 920027
USA

Shipping: 0.00
Tax: 0.00
Total: USD 200.00

MasterCard XXXX5469

Date/Time: 20-Aug-2015 17:58:44 MDT

Transaction ID: 7456009849

Transaction Type: Authorization w/ Auto Capture

Transaction Status: Captured/Pending Settlement

Authorization Code: 07032G

Payment Method: MasterCard XXXX5469



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

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR ALCOHOL SALES AT
CHIPOTLE RESTAURANT LOCATED AT 404 MILE OF CARS WAY,
CASE FILE NO.: 2015-18 CUP
APN: 562-340-15

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, November 2, 2015**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Chipotle Mexican Grill, Inc.)

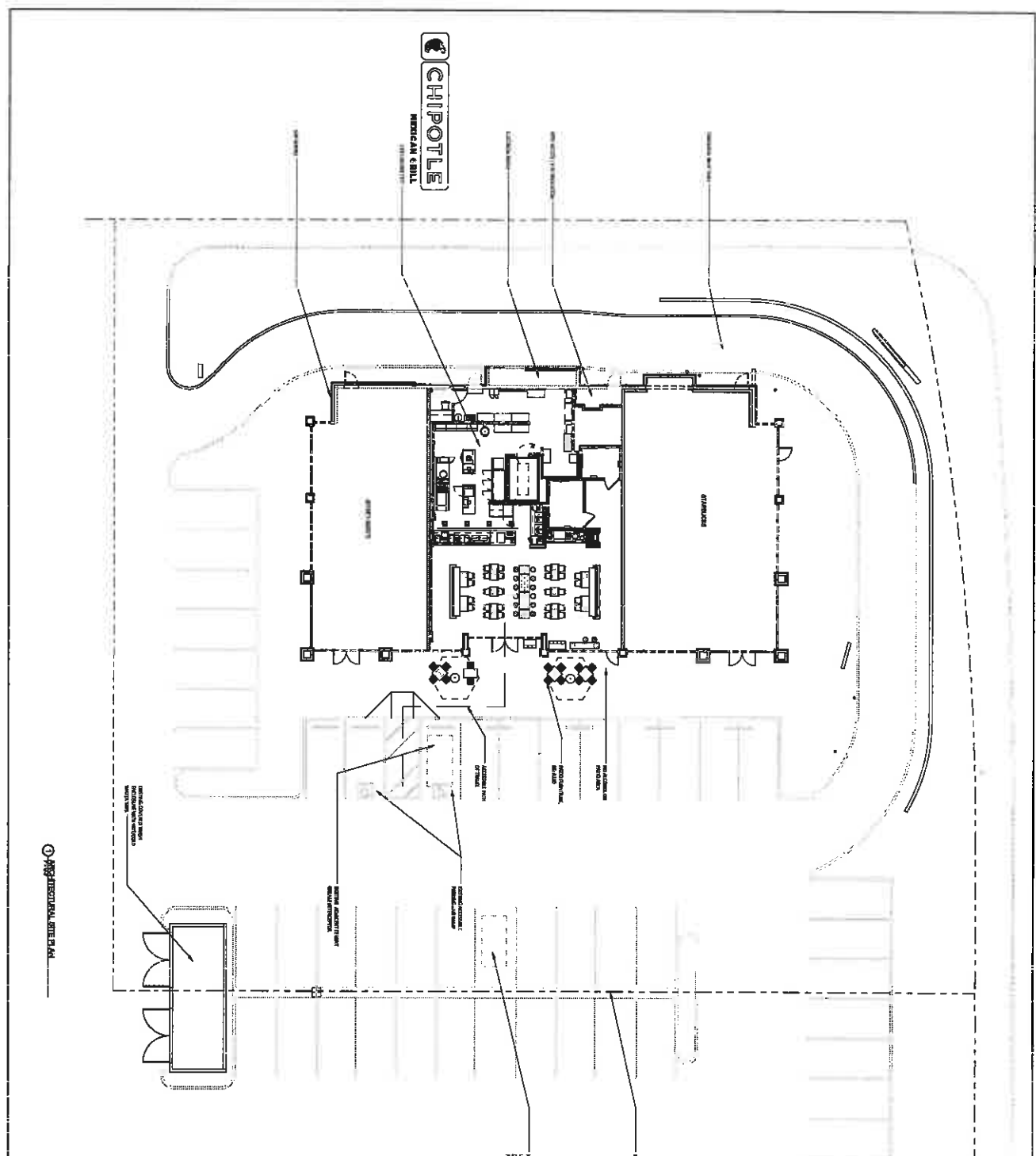
The applicant is proposing to sell beer and wine inside the restaurant only (not on the patio) between the hours of 10 a.m. to 11 p.m. daily. No live entertainment is proposed.

Information is available for review at the City's Planning Department, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Department on or before 12:00 p.m., **November 2, 2015**, who can be contacted at 619-336-4310 or planning@nationalcityca.gov

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

NATIONAL CITY PLANNING DEPARTMENT

BRAD RAULSTON
Executive Director



ARCHITECTURAL SITE PLAN

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NATIONAL CITY ZONING ORDINANCE AND THE NATIONAL CITY ZONING MAP.

ZONING INFORMATION

2. THE PROPOSED BUILDING SHALL BE CONSIDERED TO BE A RESTAURANT UNDER THE CITY OF NATIONAL CITY ZONING ORDINANCE.

PARKING INFORMATION

3. THE PROPOSED BUILDING SHALL BE PROVIDED WITH A MINIMUM OF 15 PARKING SPACES.

BUILDING INFORMATION

4. THE PROPOSED BUILDING SHALL BE A SINGLE-STORY STRUCTURE WITH A TOTAL FLOOR AREA OF 10,000 SQUARE FEET.

TENANT AGENT

5. THE TENANT AGENT FOR THIS PROJECT IS THE NATIONAL CITY DEVELOPMENT DEPARTMENT.

FOR CONSTRUCTION

6. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT.

JOHN M DUNGAN
ARCHITECT

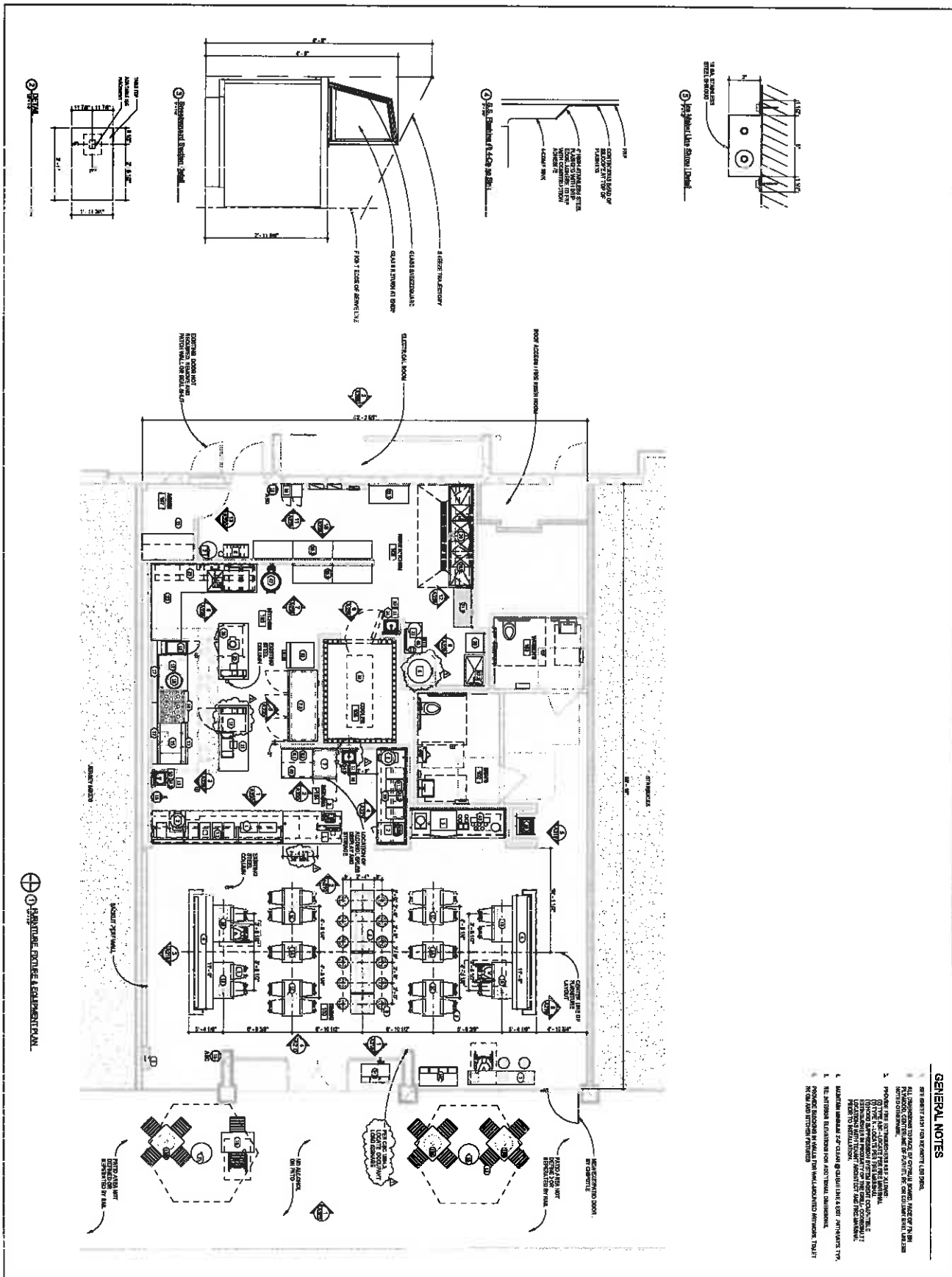
8828 Germo Rd Drive
Suite 504
Overland Park, KS 66212
913-341-2448
913-341-2485 fax



National City
Store No. 2600
404 Mile of Cars Way
National City, CA 91950

A101

Architectural Site
Plan - CUP



GENERAL NOTES

1. SEE SHEET 100 FOR REPAIR SERVICE PLAN.
2. PROVIDE ALL WORKMANSHIP TO BE IN ACCORDANCE WITH THE NATIONAL CITY STORE NO. 2600 STORE PLAN.
3. PROVIDE ALL WORKMANSHIP TO BE IN ACCORDANCE WITH THE NATIONAL CITY STORE NO. 2600 STORE PLAN.
4. MAINTAIN MINIMUM 2" CLEARANCE @ EQUIPMENT & BOILER. MAINTAIN MINIMUM 3" CLEARANCE @ EQUIPMENT & BOILER.
5. PROVIDE ALL WORKMANSHIP TO BE IN ACCORDANCE WITH THE NATIONAL CITY STORE NO. 2600 STORE PLAN.

JOHN M DUNGAN
ARCHITECT

4826 Shiloh Park Drive
Suite 304
Overland Park, KS 66212
913-341-2469
913-341-2465 fax

FOR
CONSTRUCTION

THIS PLAN IS THE PROPERTY OF JOHN M. DUNGAN ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOHN M. DUNGAN ARCHITECT.



Chipotle Mexican Grill
National City Store No. 2600
404 Mile of Cars Way
National City, CA 91950

National City
Store No. 2600
404 Mile of Cars Way
National City, CA 91950

NO.	DATE	DESCRIPTION
1	10/27/09	ISSUED FOR PERMIT
2	11/10/09	ISSUED FOR CONSTRUCTION
3	11/10/09	ISSUED FOR CONSTRUCTION
4	11/10/09	ISSUED FOR CONSTRUCTION
5	11/10/09	ISSUED FOR CONSTRUCTION
6	11/10/09	ISSUED FOR CONSTRUCTION
7	11/10/09	ISSUED FOR CONSTRUCTION
8	11/10/09	ISSUED FOR CONSTRUCTION
9	11/10/09	ISSUED FOR CONSTRUCTION
10	11/10/09	ISSUED FOR CONSTRUCTION

Furniture, Fixtures & Equipment Plan

A130

RESOLUTION NO. 2015-22

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF NATIONAL CITY, CALIFORNIA, APPROVING A
CONDITIONAL USE PERMIT FOR ALCOHOL SALES
AT CHIPOTLE RESTAURANT LOCATED AT 404 MILE OF CARS WAY.
CASE FILE NO. 2015-18 CUP
APN: 562-340-15**

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for alcohol sales at Chipotle Restaurant located at 404 Mile of Cars Way at a duly advertised public hearing held on November 2, 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. 2015-18 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on November 2, 2015, support the following findings:

- 1. That the proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code, because alcohol sales for on-site consumption are a conditionally-allowed use in the Major Mixed-Use Corridor Zone.**
- 2. That the proposed use is consistent with the General Plan and any applicable specific plans, because alcohol sales are permitted, subject to a Conditional Use Permit, by the Land Use Code, which is consistent with the General Plan; and because alcohol sales for on-site consumption are a conditionally-allowed use in the Major Mixed-Use Corridor Zone, and because no Specific Plans exist in this location.**
- 3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity,**

because no expansion is proposed, because the proposed use would be accessory to an existing restaurant use in an existing commercial area, and because the sale of beer is not expected to appreciably increase traffic on Mile of Cars Way based on the current capacity and traffic numbers.

4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the proposed use would be accessory to an existing restaurant use in an existing commercial area, which is not expected to increase the demand for parking on the property.
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed use will be compatible with other nearby businesses; and because the proposed use will be subject to conditions that limit the sale of alcohol and restrict the hours that it will be available.
6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act, because it has been determined that the proposed use is not a project per the Act; There is no calculable increase in traffic and no other impacts are anticipated; therefore, the project would not result in any physical changes to the environment.
7. That the proposed use is deemed essential and desirable to the public convenience and necessity, because it will contribute to the continued viability of a restaurant, an established and allowed use in the Major Mixed-Use District Zone.
8. That based on findings 1 through 7 above, public convenience and necessity will be served by a proposed use of the property for the retail sales of alcoholic beverages pursuant to law.

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

General

1. This *Conditional Use Permit* authorizes the sale of beer at an existing restaurant located at 404 Mile of Cars Way. Plans submitted for permits associated with this project shall conform with Exhibit A, Case File No. 2015-18 CUP, dated 8/27/2015.
2. *Within four (4) days* of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the County Clerk and submitted to the National City Planning Department.
3. This permit shall become null and void if not exercised within one year after adoption of the Resolution of approval unless extended according to procedures specified in the Municipal Code.

4. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
5. This Conditional Use Permit may be revoked if the operator is found to be in violation of Conditions of Approval.
6. Before this Conditional Use Permit shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Department, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the Conditional Use Permit. The applicant shall also submit evidence to the satisfaction of the Executive Director that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the Conditional Use Permit are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Executive Director prior to recordation.

Planning

7. Beer shall only be offered in 12 oz. bottles; the cap shall be removed and discarded by a staff member after purchase and prior to being served to the customer.
8. No beer is permitted to be consumed on the patio or anywhere outside the restaurant.
9. Permittee shall post signs in the dining area, including all exits to outdoor seating areas, indicating that alcoholic beverages must be consumed inside the restaurant and may not be taken out to the patio area.
10. The sale of alcoholic beverages shall be limited to between the hours of 10:00 a.m. and 11:00 p.m. seven days a week.
11. All sellers and servers of alcohol shall receive Responsible Beverage Service and Sales (RBSS) training, including all owners, and managers. The RBSS training must be certified by the Department of Alcoholic Beverage Control (ABC). Proof of completion of an approved RBSS program must be provided prior to issuance of a city business license. As part of the RBSS training, the permittee shall make available a domestic violence training session as provided by the Institute of Public Strategies.
12. The sale of alcohol shall not exceed the sale of food. With the annual renewal of the City business license, the business proprietor shall submit a statement clearly indicating total alcoholic beverage sales and total food sales. Said statement shall be subject to audit and verification by employees of the City, who are authorized to examine, audit and inspect such books and records of the license, as may be necessary in their judgment to verify that the sale of alcohol does not exceed the sale of food. All information obtained by an investigation of records shall remain confidential.
13. Alcohol shall be available only in conjunction with the purchase of food.
14. Exterior advertising and signs of all types, promoting or indicating the availability of alcoholic beverages, including advertising/signs directed to the exterior from within,

are prohibited. Interior displays of alcoholic beverages and signs, which are clearly visible to the exterior, shall constitute a violation of this condition.

Police

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

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

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of November 2, 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: REQUEST TO INITIATE A MUNICIPAL CODE AMENDMENT TO AMEND MUNICIPAL CODE SECTION 18.30.340 TO PROHIBIT DELIVERIES AND MOBILE DISPENSARIES FOR, AND CULTIVATION OF, MEDICAL MARIJUANA AND MARIJUANA GENERALLY.

Case File No.: 2015-25 A

Property Location: Citywide

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: City-initiated

Environmental review: Not a project per CEQA

Staff recommendation: Initiate the Municipal Code Amendment

BACKGROUND

History

On October 9, 2015, Governor Brown approved *The Medical Marijuana Regulation and Safety Act* (The Act), which establishes comprehensive, statewide licensure and regulations for commercial medical marijuana activity that respect local control, protect patients, promote public safety, and preserve the environment. The Act is comprised of three separate bills: Senate Bill 643 (McGuire), Assembly Bill 266 (Bonta, Cooley, Lackey and Jones-Sawyer), and Assembly Bill 243 (Wood). Only AB 243 and AB 266 affect any local regulations. In general, AB 243 relates to medical marijuana cultivation; AB 266 relates to deliveries and mobile dispensaries.

Analysis

AB 266 and AB 243 will require immediate attention from local governments if they wish to prohibit or continue to prohibit certain activities related to medical marijuana, including deliveries and mobile dispensaries for, as well as the cultivation of, medical

marijuana. The Land Use Code currently prohibits Medical Marijuana Dispensaries under section 18.30.340, but does not address deliveries, mobile dispensaries, or cultivation. AB 243 in particular requires the City to have a prohibition ordinance in place by *March 1, 2016*. If not enacted by this date, the City will lose its authority to regulate or ban cultivation. The State will not begin issuing licenses under AB 266 (deliveries and mobile dispensaries) until January 1, 2018; however, it would be prudent to amend the Municipal Code in response to both AB 243 and AB 266 at the same time. Furthermore, the amendment is intended to apply to all marijuana products, medical or otherwise, in order to capture possible regulation changes in the future.

If directed to return to the Planning Commission, staff will provide additional information related to *The Act*, including impacts, timing, and analysis in relation to the City's current policies and regulations. Consistency with the General Plan and necessary environmental analysis will also be analyzed.

Staff is recommending that the Planning Commission initiate a Code Amendment to prohibit deliveries and mobile dispensaries for, and cultivation of, medical marijuana and marijuana generally.

OPTIONS

1. Initiate proceedings to amend Municipal Code Section 18.30.340 to prohibit deliveries and mobile dispensaries for, and cultivation of, medical marijuana and marijuana generally; or
2. File the report and deny the request.



MARTIN REEDER, AICP
Principal Planner



BRAD RAULSTON
Executive Director