

**MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL AND COMMUNITY DEVELOPMENT COMMISSION –
HOUSING AUTHORITY OF THE CITY OF NATIONAL CITY**

October 17, 2017

The Regular Meeting of the City Council and Community Development Commission – Housing Authority of the City of National City was called to order at 6:10 p.m. by Mayor / Chairman Ron Morrison.

ROLL CALL

Council / Board members present: Cano, Mendivil, Morrison, Rios, Sotelo-Solis.
Administrative Officials present: Dalla, Deese, Denham, Duong, Manganiello, Morris-Jones, Parra, Raulston, Roberts, Rodriguez, Stevenson, Vergara, Williams, Ybarra.

Others present: Student Council Representative Erika Gastelum.

PLEDGE OF ALLEGIANCE TO THE FLAG BY MAYOR RON MORRISON

PUBLIC COMMENTS

Francisco Vargas urged the City Council to send a letter of support for passage of the Clean Dreamers Act.

Coyote Moon, National City, spoke against the repeal of the existing term limit for the Mayor.

AWARDS AND RECOGNITIONS

**COUNCIL MEETING PRESENTATIONS / AWARDS & RECOGNITIONS 2017
(102-10-12)**

1. Employee of the Quarter 2017 - Jose Lopez, Assistant Civil Engineer.
(Engineering/Public Works)

PRESENTATIONS

**COUNCIL MEETING PRESENTATIONS / AWARDS & RECOGNITIONS 2017
(102-10-12)**

2. Technology Update from Automated Regional Justice Information System (ARJIS). (Pam Scanlon, ARJIS Director)

INTERVIEWS / APPOINTMENTS

BOARDS & COMMISSIONS ADMIN (101-1-1)

3. Interviews and Appointments: Expired Terms / Veterans and Military Families Advisory Committee. (City Clerk)

ACTION: Motion by Morrison, seconded by Cano, to re-appoint Ray Juarez and Nidya Rivera-Moreno to the Library Board of Trustees.
Carried by unanimous vote.

CITY COUNCIL

CONSENT CALENDAR

ADOPTION OF CONSENT CALENDAR. Item No. 4 (NCCMC), Item Nos. 5 (Minutes), Items No. 6 through 10 (Resolution Nos. 2017-195 through 2017-206), Item No. 11 (Temporary Use Permit), Item No. 12 (Report), Items No. 14 through 15 (Warrant Registers). Motion by Sotelo-Solis, seconded by Mendivil, to approve the Consent Calendar except for Item No.12. Carried by unanimous vote.

MUNICIPAL CODE 2017 (506-2-32)

4. MOTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY APPROVING THE WAIVING OF THE READING OF THE TEXT OF THE ORDINANCES CONSIDERED AT THIS MEETING AND PROVIDING THAT SUCH ORDINANCES SHALL BE INTRODUCED AND/OR ADOPTED AFTER A READING OF THE TITLE ONLY. (City Clerk)

ACTION: Approved. See above.

APPROVAL OF THE MINUTES (103-02-01)

5. APPROVAL OF THE MINUTES OF THE ADJOURNED REGULAR MEETING OF THE CITY COUNCIL AND COMMUNITY DEVELOPMENT COMMISSION - HOUSING AUTHORITY OF THE CITY OF NATIONAL CITY OF OCTOBER 3, 2017. (City Clerk)

ACTION: Approved. See above

CONTRACT (C2017-10)

ENGINEERING / PUBLIC WORKS DEPT - GRANTS / REPORTS ADMIN (1104-1-1)

6. Resolution No. 2017-195. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AUTHORIZING THE ESTABLISHMENT OF AN ENGINEERING GRANTS FUND APPROPRIATION OF \$165,000 AND CORRESPONDING REVENUE BUDGET FOR PRELIMINARY ENGINEERING FOR THE SWEETWATER RIVER BIKEWAY PROJECT, FUNDED BY A STATE OF CALIFORNIA ACTIVE TRANSPORTATION PROGRAM GRANT WITH NO MATCHING FUNDS REQUIRED. (Engineering/Public Works)

ACTION: Adopted. See above.

PARKING & TRAFFIC CONTROL ADMIN 2017 (801-02-38)

7. Resolution No. 2017-196. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AUTHORIZING THE INSTALLATION OF YIELD CONTROL SIGNS AND PAVEMENT MARKINGS FOR THE NORTHBOUND AND SOUTHBOUND "V" AVENUE APPROACHES TO THE INTERSECTION WITH E. 9TH STREET IN ORDER TO ENHANCE SAFETY AT THE INTERSECTION (TSC NO. 2017-23).. (Engineering/Public Works)

ACTION: Adopted. See above.

CONSENT CALENDAR (cont.)

PARKING & TRAFFIC CONTROL ADMIN 2017 (801-02-38)

8. Resolution No. 2017-197. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AUTHORIZING THE INSTALLATION OF "NO PARKING VEHICLES OVER 6 FEET HIGH" SIGNS WITH "VALID PERMITS EXCEPTED" SUPPLEMENTAL PLAQUES ON BOTH SIDES OF PARADISE DRIVE BETWEEN E. 11TH STREET AND E. 12TH STREET AND ON BOTH SIDES OF E. 12TH STREET BETWEEN PARADISE DRIVE AND E. PLAZA BOULEVARD TO RESTRICT LARGE VEHICLE PARKING, AS REQUESTED BY AREA RESIDENTS (TSC No. 2017-26). (Engineering/Public Works)

ACTION: Adopted. See above.

PARKING & TRAFFIC CONTROL ADMIN 2017 (801-02-38)

9. Resolution No. 2017-198. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AUTHORIZING THE INSTALLATION OF RED CURB "NO PARKING" ON THE NORTH SIDE OF E. 12TH STREET BETWEEN E. PLAZA BOULEVARD AND THE DRIVEWAY OF THE BUSINESS PARK LOCATED AT 2401-2449 PLAZA BOULEVARD TO ENHANCE VISIBILITY AT THE INTERSECTION (TSC No. 2017-26). (Engineering/Public Works)

ACTION: Adopted. See above.

PARKING & TRAFFIC CONTROL ADMIN 2017 (801-02-38)

10. Resolution No. 2017-199. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AUTHORIZING THE INSTALLATION OF ALL-WAY STOP CONTROL AT THE T-INTERSECTION OF E. 14TH STREET AND GROVE STREET IN RESPONSE TO SAFETY CONCERNS BY AREA RESIDENTS (TSC NO. 2017-27). (Engineering/Public Works)

ACTION: Adopted. See above.

TEMPORARY USE PERMITS 2017 (203-1-33)

11. Temporary Use Permit – 2nd Annual Sweetest Ride Kustom Car & Bike Show hosted by Sweetwater Harley Davidson on October 28, 2017 from 11 a.m. to 8 p.m. at 3201 Hoover Avenue with no waiver of fees. (Neighborhood Services)

ACTION: Approved. See above.

FINANCIAL MANAGEMENT 2017-2018 (204-1-33)

12. Acceptance of the National City 2017/18 Property Tax Summary. (Finance)

ACTION: Motion by Sotelo-Solis, seconded by Cano to accept the property tax summary. Carried by unanimous vote.

WARRANT REGISTER JULY 2017 – JUNE 2018 (202-1-32)

13. Warrant Register #10 for the period of 08/30/17 through 09/05/17 in the amount of \$3,229,254.14. (Finance)

ACTION: Ratified. See above.

CONSENT CALENDAR (cont).

WARRANT REGISTER JULY 2017 – JUNE 2018 (202-1-32)

14. Warrant Register #11 for the period of 09/06/17 through 09/12/17 in the amount of \$1,919,840.65. (Finance)

ACTION: Ratified. See above.

WARRANT REGISTER JULY 2017 – JUNE 2018 (202-1-32)

15. Warrant Register #12 for the period of 09/13/17 through 09/19/17 in the amount of \$635,799.71. (Finance)

ACTION: Ratified. See above.

PUBLIC HEARINGS: ORDINANCES AND RESOLUTIONS

CONDITIONAL USE PERMITS 2017 (403-32-1)

CONDITIONAL USE PERMITS DENIALS 2017 – 2019 (403-06-02)

16. Resolution Nos. 2017-200 and 2017-201. PUBLIC HEARING AND ADOPTION OF ONE OF TWO ALTERNATIVE RESOLUTIONS OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY TO APPROVE OR DENY A CONDITIONAL USE PERMIT MODIFICATION FOR DISTILLED SPIRITS AT AN EXISTING BEER AND WINE-LICENSED RESTAURANT (TITA'S II) LOCATED AT 3421 EAST PLAZA BLVD.; CITY COUNCIL MAY APPROVE EITHER OF THE ATTACHED RESOLUTIONS BASED ON SUPPORTED FINDINGS FOR DENIAL OR APPROVAL. (Applicant: Roger Speir) (Case File No. 2017-09 CUP) (Planning)

RECOMMENDATION: Approve the CUP modification.

TESTIMONY: Rodney Speir, the owner of Tita's Restaurant, spoke in support and responded to questions.

Albert Abram, San Diego, spoke in support of the CUP permit.

Edward Nieto, National City, spoke in opposition to the permit.

Carl Arnesea, Spring Valley, spoke in support of the permit.

Olga Flores, National City, spoke in opposition to the permit.

Robert Scales, San Diego, spoke in support of the permit.

Anne Campbell, National City, spoke in opposition.

Jovita Arellano, spoke in opposition.

Felipe Munoz, National City, spoke in opposition.

Gloria Nieto, National City, spoke in support.

ACTION: Motion by Cano, seconded by Cano, to close the Public Hearing. Carried by unanimous vote.

Motion by Cano, seconded by Morrison, to approve the Conditional Use Permit based on the findings and recommended conditions of approval. Motion failed by the following vote, to-wit: Ayes: Cano, Morrison. Nays: Sotelo-Solis, Mendivil, Rios.

Motion by Sotelo-Solis, seconded by Mendivil, to deny the Conditional Use Permit based on the findings. Carried by the following vote, to-wit: Ayes: Mendivil, Rios, Sotelo-Solis. Nays: Cano, Morrison. Abstain: None. Absent: None.

PUBLIC HEARINGS: ORDINANCES AND RESOLUTIONS

CONDITIONAL USE PERMITS 2017 (403-32-1)

CONDITIONAL USE PERMITS DENIALS 2017 – 2019 (403-06-02)

(cont.)

16. **DISCLOSURE:** Members Cano, Rios and Mendivil disclosed that they live near the subject business but based on the advice of the City Attorney are not required to abstain from voting.

Member Rios left the Chamber at 8:14 p.m.

Item No. #24 was taken up next

NEW BUSINESS

CITY MANAGER / REPORTS ADMIN (1104-1-12)

24. Discussion of the policy and standards for interns and volunteer council representatives working in the offices of the City Council. (City Manager)

RECOMMENDATION: Give consideration to the development of a Council Policy governing the use of all types of volunteers by the City Council.

TESTIMONY: None.

ACTION: Motion by Cano, seconded by Mendivil, to table the item. Carried by the following vote, to-wit: Ayes: Cano, Mendivil, Morrison. Nays: Sotelo-Solis. Abstain: None. Absent: Rios.

RECESS

A recess was called at 8:17 p.m. The meeting reconvened at 8:26 p.m. All members were present (Sotelo-Solis 8:27 p.m.).

PUBLIC HEARINGS: ORDINANCES AND RESOLUTIONS (cont.)

HOUSING & ECONOMIC DEVELOPMENT DEPT ADMIN (1104-01-09)

17. Resolution No. 2017-202. PUBLIC HEARING AND ADOPTION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADOPTING THE CITIZEN AND COMMUNITY PARTICIPATION PLAN REQUIRED FOR THE FIVE-YEAR CONSOLIDATED PLAN AND THE ASSESSMENT OF FAIR HOUSING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD). (Housing & Economic Development)

RECOMMENDATION: Conduct the hearing and adopt the Resolution.

TESTIMONY: None.

ACTION: Motion by Rios, seconded by Cano, to close the Public Hearing. Carried by unanimous vote.

Motion by Mendivil, seconded by Cano, to adopt the Resolution. Carried by unanimous vote.

PUBLIC HEARINGS: ORDINANCES AND RESOLUTIONS (cont.)

MUNICIPAL CODE 2017 (506-02-32)

18. Ordinance No. 2017-2440. Public Hearing and Adoption of an Ordinance of the City Council of the City of National City amending the National City Municipal Code by amending Section 7.10.080 pertaining to enclosures required for trash receptacles, and amending Title 18 (Zoning) by amending Section 18.30.150, Subsection B (Outdoor Display or Sale of Merchandise), Section 18.30.200, Subsection B (sidewalk cafes), Section 18.47.040 (Definitions), Section 18.47.110 (Murals), and Section 18.50.010 (Glossary), and 18.50.010 (Glossary). (Applicant: City-Initiated Land Use Amendment) (Case File 2017-22 A) (Planning)

RECOMMENDATION: Conduct the hearing and adopt the Resolution.

TESTIMONY: None.

ACTION: Motion by Sotelo-Solis, seconded by Cano, to close the Public Hearing. Carried by unanimous vote.

Motion by Rios, seconded by Sotelo-Solis, to adopt the Ordinance. Carried by unanimous vote.

NON CONSENT RESOLUTIONS

COUNCIL POLICY ADMIN (102-13-1)

19. Resolution No. 2017-203. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADOPTING CITY COUNCIL POLICY 203, INVESTMENTS FOR FISCAL YEAR 2018, AMENDING SUBSECTIONS 1 AND 14.B OF SECTION VIII AND SUBSECTION B.2 OF SECTION IX AND ADDING TERMS TO THE GLOSSARY OF INVESTMENT TERMS. (Finance)

RECOMMENDATION: Adopt the Resolution.

TESTIMONY: City Treasurer Mitch Beauchamp spoke in support.

ACTION: Motion by Sotelo-Solis, seconded by Mendivil, to adopt the Resolution. Carried by unanimous vote.

COUNCIL POLICY ADMIN (102-13-1)

20. Resolution No. 2017-204. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY AMENDING CITY COUNCIL POLICY 803, TO CLARIFY THE FACILITIES GOVERNED BY THE POLICY AND ALLOW THE SERVICE AND SALE OF ALCOHOL AT THE MARTIN LUTHER KING COMMUNITY CENTER FOR CITY SPONSORED AND CO-SPONSORED EVENTS. (Community Services)

RECOMMENDATION: Adopt the Resolution with added language about audio visual refunds.

TESTIMONY: None.

ACTION: Motion by Mendivil, seconded by Cano, to adopt the Resolution with clarification that audio visual deposits are refundable. Carried by unanimous vote.

NON CONSENT RESOLUTIONS (cont.)

COUNCIL POLICY ADMIN (102-13-1)

21. Resolution No. 2017-205. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADOPTING CITY COUNCIL POLICY 804, FACILITY USE GUIDELINES AND REGULATIONS FOR THE USE OF THE NATIONAL CITY AQUATIC CENTER AND GRANGER MUSIC HALL. (Community Services)

RECOMMENDATION: Adopt the Resolution.

TESTIMONY: None.

ACTION: Motion by Cano, seconded by Sotelo-Solis, to adopt the Resolution. Carried by unanimous vote.

COUNCIL POLICY ADMIN (102-13-1)

22. Resolution No. 2017-206. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY ADOPTING AN AMENDMENT TO CITY COUNCIL POLICY 1001, RISK MANAGEMENT POLICY. (City Attorney/Human Resources)

RECOMMENDATION: Adopt the Resolution.

TESTIMONY: None.

ACTION: Motion by Sotelo-Solis, seconded by Rios, to adopt the Resolution. Carried by unanimous vote.

NEW BUSINESS

COMMUNITY SERVICES DEPT ADMIN (1104-01-07)

23. Approve a memorial dedication plaque, requested by the KaBOOM! Funding partner, Dr. Pepper Snapple Group, to be placed on one of the KaBOOM! Enhancement project benches or picnic tables, honoring the late grandson of a longtime Dr. Pepper Snapple Group employee. (Community Services)

RECOMMENDATION: Approve the memorial dedication.

TESTIMONY: None.

ACTION: Motion by Cano, seconded by Mendivil, to approve the memorial dedication plaque. Carried by the following vote, to-wit: Ayes: Cano, Mendivil, Morrison, Nays: Rios, Sotelo-Solis. Abstain: None. Absent: None.

Motion by Rios, seconded by Sotelo-Solis, to bring back a dedication policy as well as a naming policy so that we know how to move forward in terms of donations to this community. Carried by the following vote, to-wit: Ayes: Cano, Morrison, Rios, Sotelo-Solis. Nays: Mendivil. Abstain: None. Absent: None.

NEW BUSINESS (cont.)

CITY MANAGER / REPORTS ADMIN (1104-1-12)

24. Discussion of the policy and standards for interns and volunteer council representatives working in the offices of the City Council. (City Manager)

RECOMMENDATION: Give consideration to the development of a Council Policy governing the use of all types of volunteers by the City Council.

TESTIMONY: Marisol Natividad, National City, expressed displeasure that such a policy is being discussed because volunteers are a blessing to the community.

Andrew McKercher, National City, said he believes volunteers are a great asset to the City.

Gloria Nieto, National City, inquired why the matter is being discussed.

Mark Lane, National City, expressed displeasure about how Council Members Rios and Sotelo-Solis are being treated by their colleagues.

Jane Delayo, representing Lemon Grove Councilmember David Arambula, read a letter into the record supporting Council Representative volunteers.

Jose Rodrigues, National City, spoke in support of City Council volunteers and said we need more volunteers in the community.

ACTION: Taken up earlier in the meeting and tabled. After Item #16.

CITY MANAGER / REPORTS ADMIN (1104-1-12)

25. Continued discussion of the proposed termination of the federal Deferred Action for Childhood Arrivals (DACA) program, including consideration of a Resolution in support of the program. (City Manager)

RECOMMENDATION: Accept the report and provide any further direction to staff. Move forward with Resolution based on version from North Carolina.

TESTIMONY: Mark Lane, National City, spoke in support of a Resolution of support for DACA.

ACTION: Motion by Rios, seconded by Sotelo-Solis, to bring back a Resolution of support for DACA based on the one from Durham, North Carolina. Carried by unanimous vote.

COUNCIL MEETINGS REGS / SCHEDULE ADMIN (102-7-1)

26. City Council Meeting Schedule for December 2017 and January 2018. (City Clerk)

RECOMMENDATION: Dispense with the January 2, 2018 Regular Meeting of the City Council and Community Development Commission – Housing Authority of the City of National City.

TESTIMONY: None.

ACTION: Motion by Rios, seconded by Cano, to approve Staff Recommendation. Carried by unanimous vote.

B. COMMUNITY DEVELOPMENT COMMISSION-HOUSING AUTHORITY
NO HOUSING AUTHORITY BUSINESS

C. REPORTS

STAFF REPORTS

Emergency Services Director Frank Parra provided brief follow-up reports on the Hepatitis "A" outbreak and the efforts county-wide and locally, to address the problem. On September 1st, the San Diego County Public Health Officer declared a Local Health Emergency. To date there have been 507 confirmed cases, 19 deaths and 351 people hospitalized. Director Parra also gave update on the first week of service with Squad 33 and expressed thanks to the Council and staff for their support.

MAYOR AND CITY COUNCIL

Vice Mayor Mendivil said that the recent Festival of Life event held in Kimball Park was an outstanding, wholesome, positive experience for the people of National City and reported that over 8,000 people attended during the 6 day event.

Member Mendivil asked that the City Council consider joining with Imperial Beach and others in the South Bay in possible legal action against the Federal Government regarding sewage contamination.

ACTION: Motion by Mendivil, seconded by Sotelo-Solis, to bring back for discussion. Carried by the following vote, to-wit: Ayes: Mendivil, Morrison, Rios, Sotelo-Solis. Nays: Cano. Abstain: None. Absent: None.

Member Sotelo-Solis expressed her displeasure on how item #24 relating to Council Member volunteers was handled and pulled from the agenda as well as the motivation for having it on the agenda; spoke out against the Festival of Life event and took issue with the proposed ballot measure being pursued to repeal the term limit for the Mayor. Member Sotelo-Solis stated: "Proposition "T" was approved by a good percentage of voters who said the Mayor needed term limits. The public should know that there is ballot measure out there to change that". Member Sotelo-Solis concluded by reminding everyone that Sweetwater High was having Homecoming week.

Member Rios took issue with the Festival of Life event and how it was presented to the community and the apparent collection of credit card and personal information from residents. Member Rios questioned the need for Item #24 regarding Council Member volunteers to be on the agenda and the reason why it was suddenly pulled without explanation; and criticized the ballot measure proposing term limits for Mayor and Council which she considers misleading because it actually resets the existing term limit for the Mayor and allows him to seek election for two more terms. Member Rios asked if our firefighters dispatched to fight the huge California fires could make a presentation to Council.

MAYOR AND CITY COUNCIL (cont.)

Member Cano said that he supported and voted for the Festival of Life because he was told it was a good thing. But after hearing a different story from his family about what was being asked of residents at the event, he believes that he did the wrong thing; apologized for doing so and said he would not be supporting the event in the future.

Mayor Morrison outlined the experience and practices in his office using interns. Mayor Morrison said that, "as far as what actions may or may not happen as far as a of ballot measure on term limits, let the people of National City decide. If the people have a chance to do it, not just with a few loud voices but with all the voices in National City, we'll let them make the decision. That will determine what we do up here". The Mayor concluded by extending an invitation to the State of the City Address on October 27th.

CLOSED SESSION REPORT

City Attorney Angil Morris-Jones reported that the City Council acted in Closed Session on one item and gave direction to staff by a 4 to 1 vote, with member Sotelo-Solis voting no. (See attached Exhibit 'L')

ADJOURNMENT

Motion by Mendivil, seconded by Sotelo-Solis, to adjourn the meeting to the next Regular Meeting of the City Council and Community Development Commission - Housing Authority of the City of National City - Downtown Specific Plan: Public Hearing and Adoption - Tuesday - November 7, 2017 - 4:30 p.m. - Council Chambers - National City, California. Carried by unanimous vote.

Regular Meeting of the City Council and Community Development Commission - Housing Authority of the City of National City - Tuesday - November 7, 2017 - 6:00 p.m. - Council Chambers - National City, California.

The meeting closed at 10:15 p.m.



City Clerk

The foregoing minutes were approved at the Regular Meeting of March 6, 2018.



Mayor

EXHIBIT 'L'



AGENDA OF A SPECIAL MEETING

CITY COUNCIL OF THE CITY OF NATIONAL CITY

Main Conference Room
Civic Center
1243 National City Boulevard
National City, California

Special Meeting - Tuesday, October 17, 2017 – 5:00 p.m.

ROLL CALL

CITY COUNCIL

CLOSED SESSION

- Real Property Transaction – Government Code Section 54956.8
Property Description: Lot 19- 22 of Block 109 of the City of National City commonly known as 302 West 19th Street.
Total property size: 11,772 sq. ft., or 0.27 acres
Assessor Parcel No: 559-104-14, 559-104-15, 559-104-05, 559-104-11
Agency Negotiator: Brad Raulston
Negotiating Parties: Frank Safley
Under Negotiation: Price and terms of payment
- Conference with Real Property Negotiators
Government Code Section 54956.8
Property Description: Lots: 1-4. Block 46 Map Ref: MAP348 of the City of National City commonly known as 140 West 18th Street. (A.P.N. 560-202-01)
Agency Negotiator: Brad Raulston, Deputy City Manager
Negotiating Parties: Isfahan, LLC and Phomsavanh Sayheune
Under Negotiation: Price and Terms of Payment

ADJOURNMENT

Next Regular City Council Meeting: Tuesday, October 17, 2017, 6:00 p.m., City Council Chambers, Civic Center – National City, California.