



Planning Commission Agenda

Meeting of March 19, 2018 – 6:00 p.m.
Council Chambers, Civic Center
1243 National City Boulevard
National City, CA 91950



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.

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 Quintero

Approval of Minutes

1. Approval of Minutes from the Meeting of March 5, 2018

Approval of Agenda

2. Approval of Agenda for the Meeting on March 19, 2018

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.

PRESENTATIONS

CONTINUED PUBLIC HEARINGS

PUBLIC HEARINGS

3. Resolution taking action on a Conditional Use Permit for beer and wine sales at an existing restaurant (Ace Crab) located at 3403 East Plaza Blvd., Suite E. (Case File No. 2018-03 CUP).
4. Resolution taking action on a Conditional Use Permit for the substitution of a nonconforming use at an existing building located at 1845 East 12th Street. (Case File No. 2018-05 CUP).
5. Resolution taking action on a Coastal Development Permit for two carports and roof-mounted solar panels at 22 West 35th Street in the Coastal Zone. (Case File No. 2018-06 CDP).

OTHER BUSINESS

STAFF REPORTS

Senior Assistant City Attorney

Deputy City Manager

Principal Planners

Commissioners

Chairperson

ADJOURNMENT

Adjournment to the next regularly scheduled meeting on April 2, 2018.



Planning Commission Minutes

Planning Commission
Meeting of March 5, 2018
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 Yamane at 6:03 p.m.

Roll Call

Commissioners Present: Yamane, Sendt, Garcia, Flores, Quintero, Dela Paz (6:05 pm arrival)

Commissioners Absent: Baca

Staff Also Present: Deputy City Manager Brad Raulston, Senior Assistant City Attorney Nicole Pedone, Principal Planner Martin Reeder, Principal Planner Ray Pe, Planning Technician Chris Stanley

Pledge of Allegiance Presented by Commissioner Quintero

1. Approval of Minutes from the Meeting of February 5, 2018.

Motion by Flores, second by Garcia to approve the Minutes for the Meeting of February 5, 2018.

Motion carried by the following vote:

Ayes: Yamane, Sendt, Garcia, Flores, Quintero

Abstain: None.

Noes: None.

Absent: Baca, Dela Paz

2. Approval of the Agenda for the Meeting of March 5, 2018.

Motion by Flores, second by Sendt to approve the Agenda for the Meeting of March 5, 2018.

Ayes: Yamane, Sendt, Garcia, Flores, Quintero
Abstain: None.
Noes: None.
Absent: Baca, Dela Paz

ORAL COMMUNICATION: None.

PRESENTATIONS: None.

CONTINUED PUBLIC HEARINGS:

Commissioner Dela Paz arrived to the dais (6:05 pm)

3. Resolution taking action on a Conditional Use Permit and Coastal Development Permit for a gas station and convenience store to be located at 724 Civic Center Drive in the Coastal Zone. (Case File No.: 2017-03 CUP)

Presented by Principal Planner Martin Reeder.

Martin Samo, representing the applicant has read, understands, and accepts the conditions of the Zone Variance.

In response to a question posed by Planning Commissioner Quintero, Mr. Samo affirmed that he would be supportive and able to accommodate future easements for the Bayshore Bikeway.

Motion by Sendt, second by Flores to close the Public Hearing and approve the Resolution taking action on a Conditional Use Permit and Coastal Development Permit for a gas station and convenience store to be located at 724 Civic Center Drive in the Coastal Zone (Case File No.: 2017-03 CUP) with the caveat that condition no. 51 be revised to state that the hours of operation be 8:00 a.m. to 12:00 a.m. and condition no. 52 to state that the cooler be sealed from 12:00 a.m. to 8:00 a.m.

Ayes: Yamane, Sendt, Garcia, Flores, Quintero, Dela Paz
Abstain: None.
Noes: None.
Absent: Baca

PUBLIC HEARINGS:

4. Resolution taking action on a Zone Variance for the waiver of minimum street wall requirements for a property located at 1628 Orange Street. (Case File No. 2017-27 Z).

Presented by Planning Technician Chris Stanley and Principal Planner Martin Reeder.

Commissioner Delia Paz suggested that staff and the Commissioners revisit the zoning designation in the project's area.

Public Speakers in opposition:

Anamaria Garcia
Luis Garcia
Jess Van Deventer
Jessica Cornejo
Jennifer Jaquish
Theresa Camacho
Mario Magana

Public Speaker in support:

Andrew Greer

Property owner Keith Robinson has read, understands, and accepts the conditions of the Zone Variance.

Motion by Dela Paz, second by Flores to close the Public Hearing and deny the Resolution taking action on a Zone Variance for the waiver of minimum street wall requirements for a property located at 1628 Orange Street. (Case File No. 2017-27 Z).

Ayes: Flores, Dela Paz

Abstain: None.

Noes: Yamane, Sendt, Garcia, Quintero

Absent: Baca

Motion failed.

Motion by Garcia, second by Yamane to close the Public Hearing and approve the Resolution taking action on a Zone Variance for the waiver of minimum street wall requirements for a property located at 1628 Orange Street. (Case File No. 2017–27 Z).

Ayes: Yamane, Sendt, Garcia, Quintero

Abstain: None.

Noes: Flores, Dela Paz

Absent: Baca

Motion passed.

OTHER BUSINESS: None.

STAFF REPORTS:

Senior Assistant City Attorney: None.

Brad Raulston, Deputy City Manager: Announced the upcoming Housing Workshop to be held on March 26, 2018 at 4:00 pm and encouraged the Commissioners to attend.

Principal Planners: None.

COMMISSIONER REPORTS:

Dela Paz: None.

Quintero: None.

Flores: None.

Yamane: Thanked the Mayor and Council for her birthday card.

Sendt: None.

Baca: Absent.

Garcia: None.

ADJOURNMENT by Chair Yamane at 7:46 p.m. to the next meeting scheduled for March 19, 2018 at 6:00 pm.

CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of March 19, 2018.



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 BEER AND WINE SALES AT AN EXISTING SEAFOOD RESTAURANT LOCATED AT 3403 EAST PLAZA BOULEVARD, SUITE 'E'.

Case File No.: 2018-03 CUP

Location: 3403 East Plaza Boulevard

Assessor's Parcel Nos.: 669-101-03

Staff report by: Chris Stanley, Planning Technician

Applicant: Ty Van Vo

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

Adjacent zoning:

- North: Minor Mixed-Use District / MXD-1
- East: Large Lot Residential & High Density Multi-Unit Residential / RS-1 & RM-2
- South: Medium-Low Density Residential/ RS-3
- West: Small Lot Residential/ RS-2

Environmental review: Not a project per California Environmental Quality Act (CEQA)

Staff recommendation: Approve

BACKGROUND

Staff Recommendation

Staff recommends approval of the on-site sale of beer and wine at the existing restaurant. The use is conditionally allowed in the Minor Mixed-Use District zone and is not expected to cause an increase in traffic or have a significant effect on the area. The sale of alcohol would be accessory to the existing restaurant use in a commercial area and has been categorized as a low risk.

Executive Summary

The business has applied for a Conditional Use Permit (CUP) to sell beer and wine at an existing seafood restaurant (The Ace Crab). Alcohol sales would be from 11:00 a.m. to 9:00 p.m. Monday through Friday and 11:00 a.m. to 10:00 p.m. Saturday and Sunday. A Type 41 (On-Sale Beer and Wine) license is concurrently being processed with the California Department of Alcoholic Beverage Control (ABC).

Site Characteristics

The project location is an existing 1,658 square-foot suite located at 3403 East Plaza Boulevard in the Minor Mixed-Use District (MXD-1) zone. The suite shares an existing commercial building with other businesses to the immediate north and south. Large Lot Residential (RS-1) and High Density Multi-Unit Residential (RM-2) residential uses are located to the east of the property, Medium-Low Density (RS-3) to the south, Small Lot Residential (RS-2) to the west, and a Minor Mixed-Use District (MXD-1) to the north.

Proposed Use

The applicant is proposing to sell beer and wine at an existing seafood restaurant. The restaurant is located in a suite of an existing commercial building. The floor plan provided with this application shows nine separate seating tables and provides 32 seats and five booths in total. Alcohol would be delivered to the table upon request and would only be available with the sale of food. Proposed alcohol sales hours are from 11:00 a.m. to 9:00 p.m. Monday through Friday and 11:00 a.m. to 10:00p.m. Saturday and Sunday. No live entertainment is proposed.

Analysis

Section 18.30.050 of the Land Use Code allows for on-site alcohol sales with an approved CUP. Additional requirements for alcohol CUPs 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. Notice of this public hearing was sent to 125 occupants and owners.

Community Meeting - Pursuant to Section 18.30.050 (C), a community meeting was held Monday, January 8, 2018 at 5:30 p.m. at the subject restaurant. The meeting advertisement is attached. There were no community members in attendance. According to the applicant, the same 125 occupants and owners were notified.

Distance Requirements - Chapter 18.030.050 (D) generally requires a 660-foot distance from sensitive uses such as schools. However, restaurants with greater than 30% of their area devoted to seating are exempt from this distance requirement. The property in question meets this requirement with 43% of its floor area devoted to seating. The nearest school is Ira Harbison Elementary School, which is located approximately 450 feet away.

Alcohol Sales Concentration/Location - Per State ABC, there are currently two on-sale licenses in this census tract 120.02 where a maximum of four are recommended. Therefore, this census tract is considered by ABC to be under-saturated with regard to alcohol sales outlets. For reference, the alcohol outlets in the census tract are:

Name	Address	License Type*	CUP
Gapo Resto & Karaoke	933 S. Harbison Ave.	41	-
Tita's II Restaurant	3421 E Plaza Blvd.	41	Y

* Type 41 – On-Sale Beer and Wine for Bona Fide Public Eating Place

The two licenses are both restaurants. Census tract 120.02 includes the area south of East 8th Street, north of East Plaza Boulevard, east of the 805 freeway, and west of Manchester Street. The attached census tract map shows the location of the subject tract.

Police Department (PD)

The Alcohol Beverage Control Risk Assessment provided by PD allocated a total of 12 points, which places it in the Low Risk Category. There are no expected negative impacts with regards to the issuance of an additional on-sale ABC License at this location

Institute for Public Strategies (IPS)

The Institute for Public Strategies recommends that owners, management, and staff be required to attend the Restaurant Beverage Sales and Service training. This requirement is a standard condition of City Council Policy 707 and is included as a condition of approval.

Findings for Approval

The Municipal Code contains six required findings for CUPs:

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 Minor Mixed-Use District zone pursuant to a CUP, and the proposed use meets the required guidelines in the Land Use Code for alcohol sales, as discussed in the staff report.

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

Alcohol sales are permitted, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. A restaurant use is consistent with the Minor Mixed-Use land use designation contained in the Land Use and Community Character element of the General Plan. In addition, the property is not within a Specific Plan area.

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 restaurant in 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.

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 alcohol sales would be accessory to a 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 subject to conditions that limit the sale of alcohol and the hours that it will be available; no alcohol will be sold after 10:00 p.m. and will only be available with the sale of food. In addition, all business staff is required to receive Responsible Beverage Service & Sales (RBSS) training.

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

The project is not considered a project under CEQA, as no development is proposed. In addition, the proposed use is similar 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.

7. The proposed use is deemed essential and desirable to the public convenience or necessity.

In this case, alcohol sales would contribute to the viability of the restaurant, an allowed use in the Minor Mixed-Use District zone.

8. 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.

Findings for Denial

1. The proposed use is not deemed essential to the public necessity. There are two other restaurants in census tract 120.02 that already serve beer and wine.
2. Based on finding 1 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.

Conditions of Approval

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

Summary

The proposed use is consistent with the General Plan due to alcohol sales for on-site consumption being a conditionally-allowed use in the Minor Mixed-Use District. The proposed use would be accessory to the existing restaurant use in a commercial area. The addition of alcohol sales is not expected to increase the demand for parking, other services on the property, or have any significant effects on the area.

OPTIONS

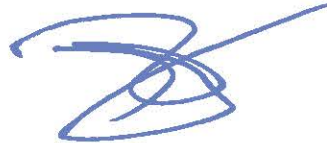
1. Approve 2018-03 CUP subject to the conditions listed below, based on the attached findings, or findings to be determined by the Planning Commission;
or
2. Deny 2018-03 CUP based on the attached finding or findings to be determined by the Planning Commission; or,
3. Continue the item to a specific date in order to obtain additional information.

ATTACHMENTS

1. Recommended Findings
2. Recommended Conditions of Approval
3. Overhead
4. Applicant's Plans (Exhibit A, Case File No. 2018-03 CUP, dated 1/30/2018)
5. Public Hearing Notice (Sent to 125 property owners & occupants)
6. Census Tract & Police Beat Map
7. Community meeting advertisement and sign-in sheet
8. CEQA Notice of Exemption
9. Resolutions



CHRIS STANLEY
Planning Technician



BRAD RAULSTON
Deputy City Manager

RECOMMENDED FINDINGS FOR APPROVAL
2018-03 CUP – 3403 East Plaza Boulevard, Suite 'E'

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. Alcohol sales for on-site consumption are a conditionally allowed use in the Minor Mixed Use District zone.
2. The proposed use is consistent with the General Plan. Alcohol sales are permitted, subject to a Conditional Use Permit, by the Land Use Code, which is consistent with the General Plan. In addition, a restaurant use is consistent with the Minor Mixed-Use land use designation contained in the Land Use and Community Character (LU) element of the General Plan. Furthermore, the property is not within a Specific Plan area.
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because no expansion is proposed, and the use would be accessory to the existing restaurant in the commercial area.
4. The site is physically suitable for the type, density, and intensity of the use being proposed, including access, utilities, and the absence of physical constraints. The restaurant is existing and the proposed alcohol sales would be accessory to the restaurant use. The sale of alcohol is not expected to increase the demand for parking on the property.
5. Granting the permit would not constitute a nuisance, 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 subject to conditions that limit the sale of alcohol and the hours that it will be available. No alcohol will be sold after 10 p.m. and will only be available with the sale of food. In addition, all business staff is required to receive Responsible Beverage Service & Sales (RBSS) Training.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act. Because there is no development, 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. The project would not result in any physical changes to the environment.

7. The proposed use is deemed essential and desirable to the public convenience or necessity.
8. 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

2018-03 CUP – 3403 East Plaza Boulevard, Suite 'E'

1. The proposed use is not deemed essential to the public necessity. There are two other restaurants in census tract 120.02 that already serve beer and wine.
2. Based on finding 1 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
2018-03 CUP – 3403 East Plaza Boulevard, Suite 'E'

General

1. This Conditional Use Permit authorizes the sale of beer at an existing restaurant located at 3403 East Plaza Boulevard. Plans submitted for permits associated with this project shall conform to Exhibit A, case file no. 2018-03 CUP, dated 1/30/2018.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning 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 Deputy City Manager prior to recordation.
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 any Conditions of Approval.

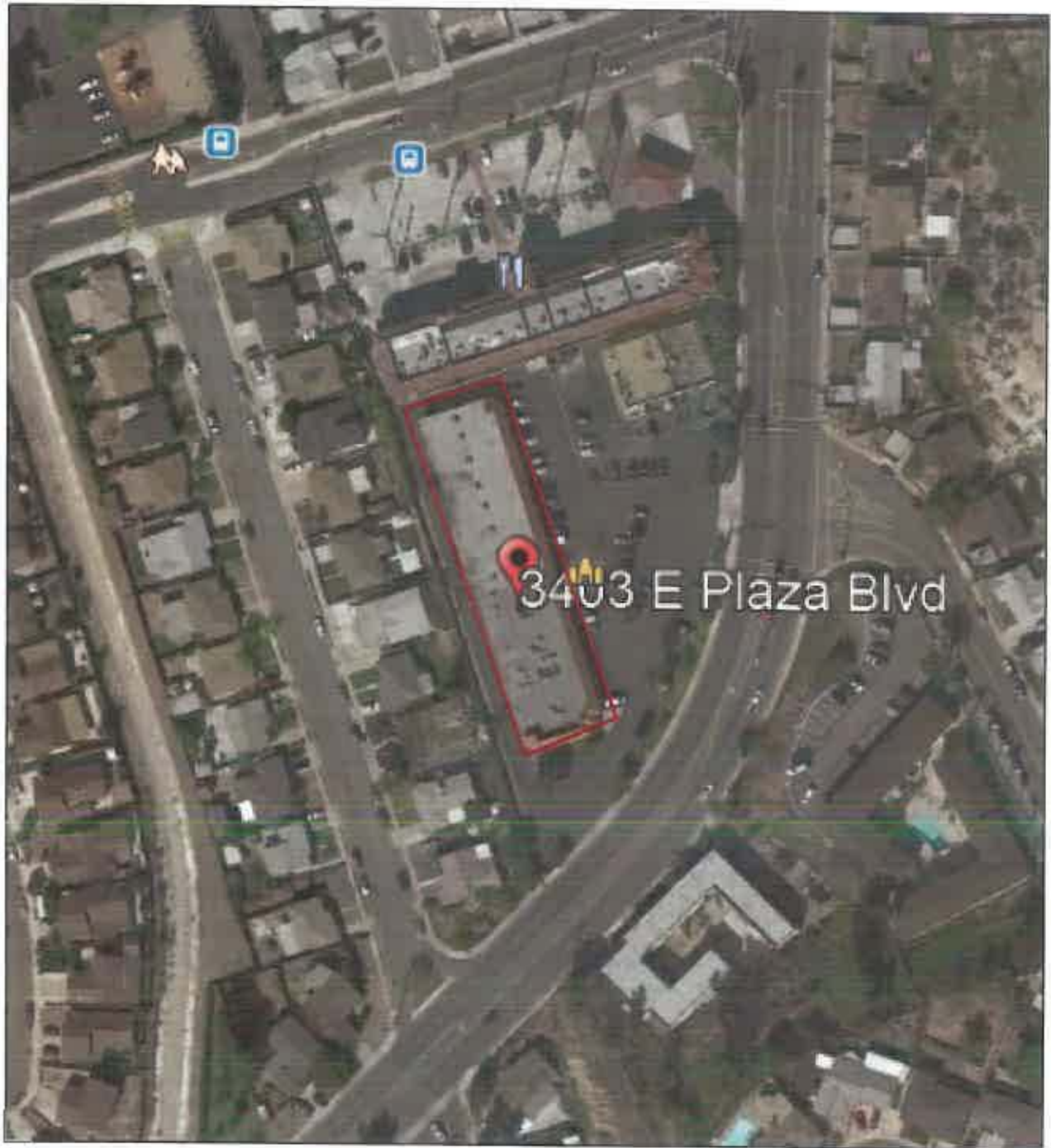
Planning

6. 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.
7. 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 judgement 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.

8. Alcohol shall be available only in conjunction with the purchase of food.
9. The sale of alcoholic beverages shall be permitted only between the hours of 11:00 a.m. to 10:00 p.m. daily.

2018-03 Z – 3404 East Plaza Boulevard, Suite 'E' – Overhead



ATTACHMENT 3

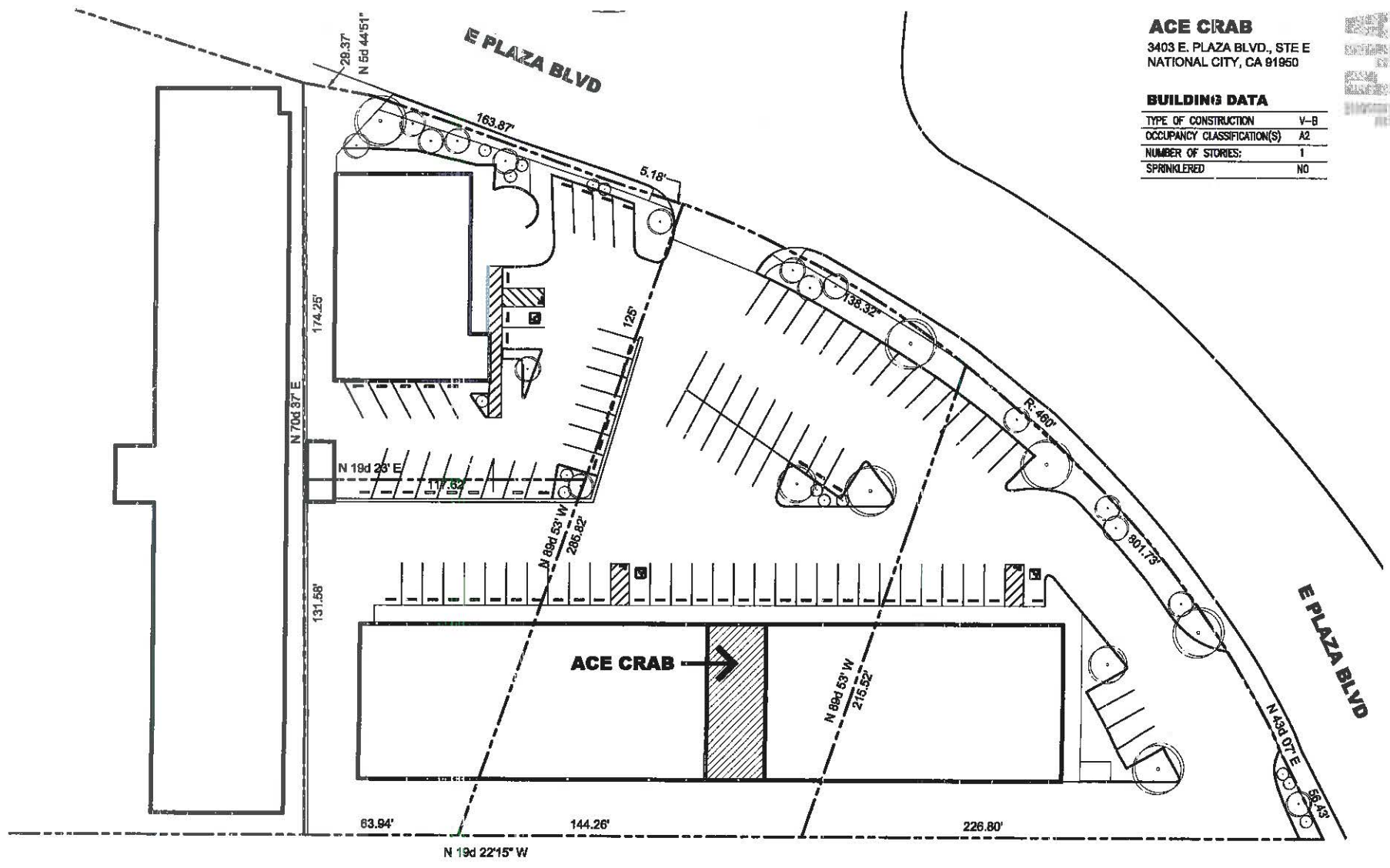
Copyright © 2018
 All ideas, designs, and documents are the property of James P.J. Architects, and are not to be used for any other purpose without the written consent of the architect.

ACE CRAB

3403 E. PLAZA BLVD., STE E
 NATIONAL CITY, CA 91950

BUILDING DATA

TYPE OF CONSTRUCTION	V-B
OCCUPANCY CLASSIFICATION(S)	A2
NUMBER OF STORIES	1
SPRINKLERED	NO



SITE PLAN

SCALE 1"=40 FT

NORTH



A10

James P.J. Architects
 ARCHITECTURE · PLANNING · INTERIOR
 8334 CLAIREMONT MESA BLVD. SUITE 104
 SAN DIEGO, CA 92111
 JPA926@GMAIL.COM 858-414-0886

EXHIBIT: A
CASE FILE NO.: 2018-03 CWP
DATE: 1/30/2018

ATTACHMENT 4

AREA

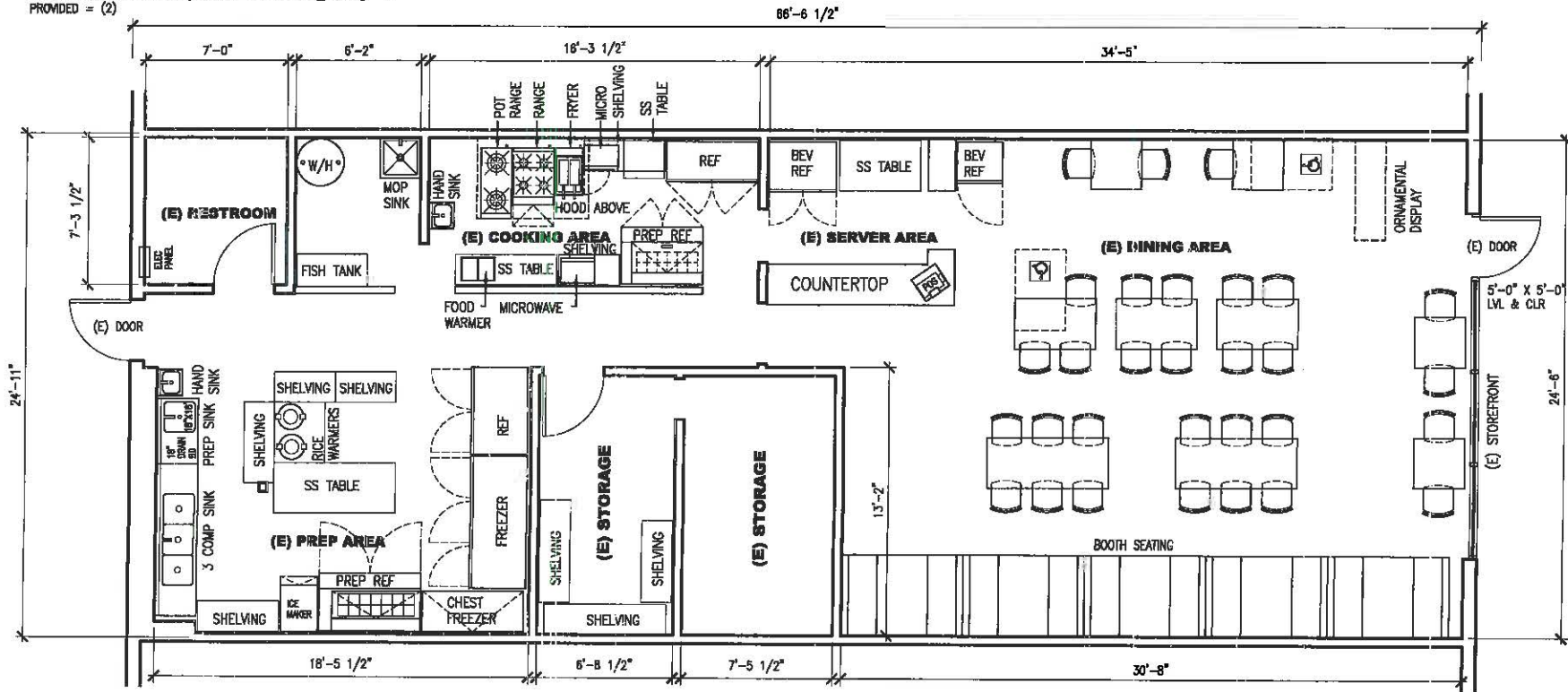
	1658 GSF	OCC LOAD	1598 SF (NET AREA)
TOTAL LEASE SPACE	1658 GSF		1598 SF (NET AREA)
DINING AREA (TOTAL)	707 SF	-	[different seating types]
[DINING AREA MOVABLE TABLES]	[584 SF]	39	1 PER 15 SF (NET)
[BOOTH SEATING]	[46 LF]	20	1 PER 2 LF BACK REST
KITCHEN, PREP, SERVING AREA	533 SF	3	1 PER 200 SF (GROSS)
STORAGE	208 SF	1	1 PER 300 SF (GROSS)
WASH RM, HALLWAY	210 SF	0	NONE (SAME OCC USE)
TOTAL OCC LOAD =		63	

ACE CRAB

3403 E. PLAZA BLVD., STE E
NATIONAL CITY, CA 91950



[X] EXTRACTED FOR OCC LOAD CALC PURPOSE ONLY
 REQUIRED NUMBER OF EXITS [PER CBC TABLE 1021.1][1021.2] = 2
 PROVIDED = (2)



FLOOR PLAN NORTH
 SCALE 3/16"=1'-0"

A20

James PJ Architects
 ARCHITECTURE - PLANNING - INTERIOR
 8334 CLAIREMONT MESA BLVD. SUITE 104
 SAN DIEGO, CA 92111
 JPA28@GMAIL.COM 858-414-0858

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

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR BEER AND WINE SALES
AT AN EXISTING RESTAURANT (ACE CRAB) LOCATED
AT 3403 EAST PLAZA BLVD., SUITE E
CASE FILE NO.: 2018-03 CUP
APN: 669-101-03

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, March 19, 2018**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Ty Van Vo)

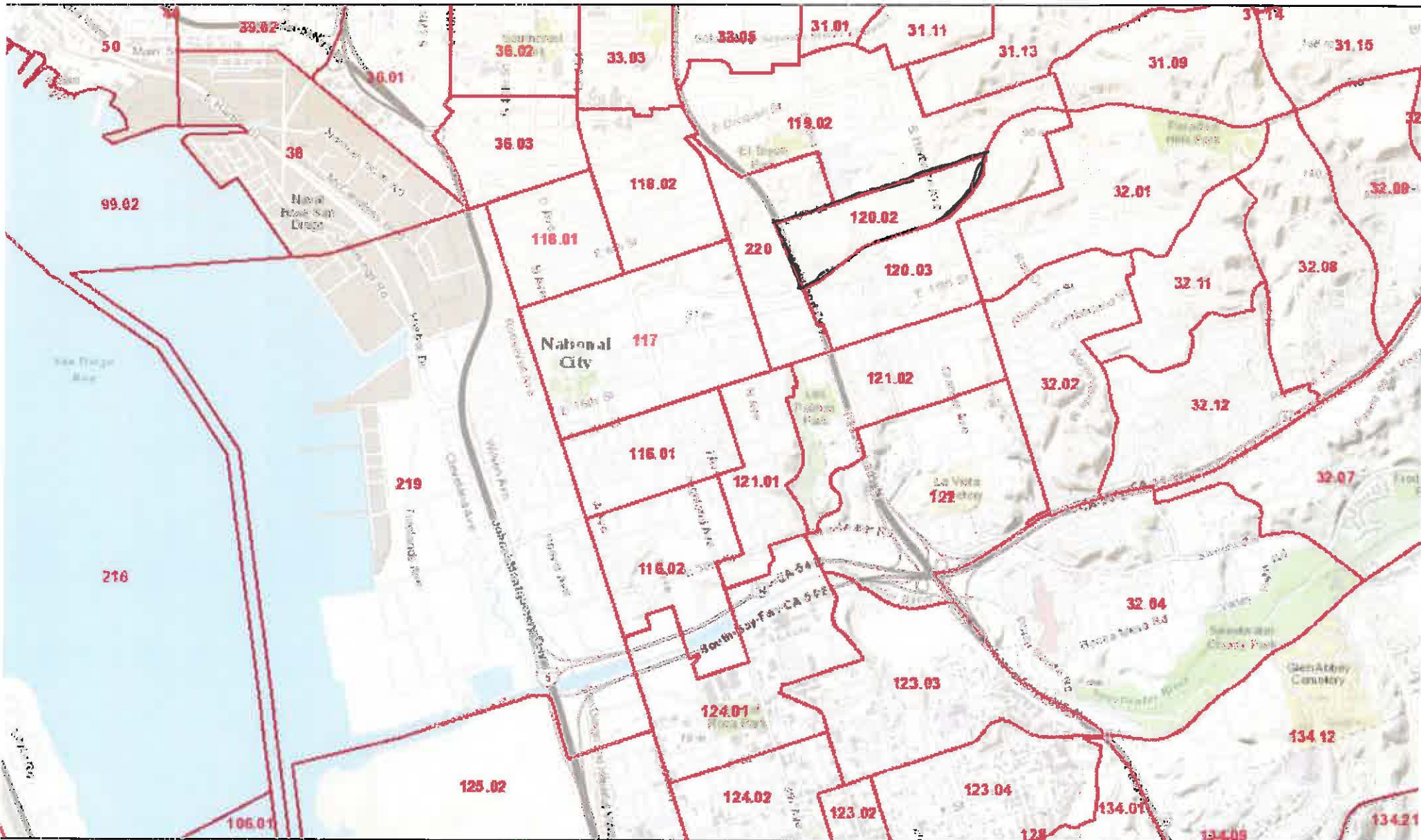
The applicant is requesting the on-site sale of beer and wine at an existing restaurant in the Minor Mixed-Use District zone. Proposed alcohol sales hours are from 11:00 a.m. to 9:00 p.m. Monday through Friday and 11:00 a.m. to 10:00 p.m. Saturday and Sunday. No live entertainment is proposed.

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 on or before 12:00 p.m., **March 19, 2018** by the Planning Department, 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

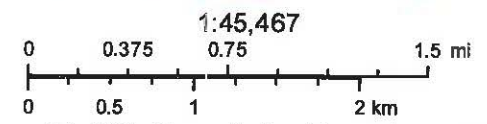
BRAD RAULSTON
Deputy City Manager



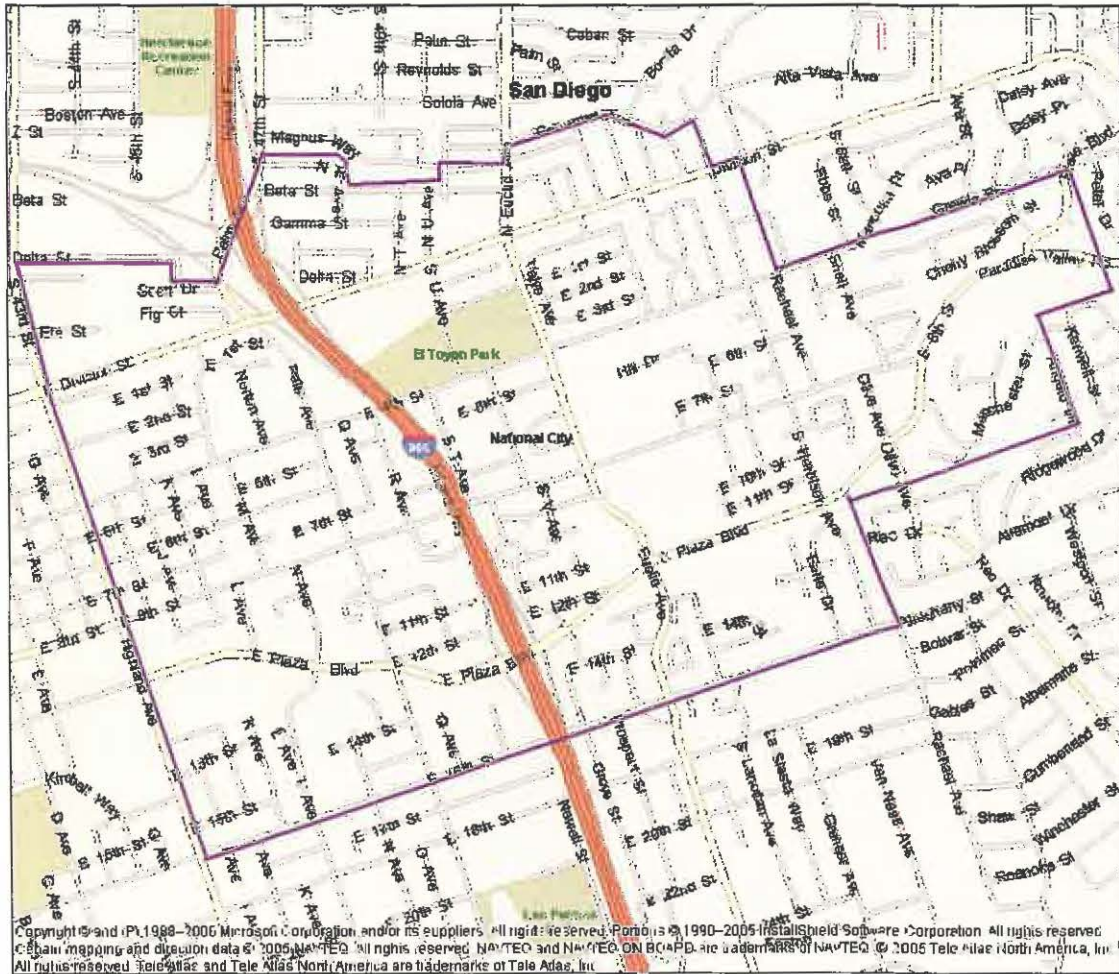
August 25, 2014

CensusTracts 2010

ATTACHMENT 6



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, OpenStreetMap contributors, and the GIS User Community



City of National City Beat 21

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

You are invited to attend a:

COMMUNITY MEETING

Date: **MONDAY, JANUARY 8, 2018**

Time: **5:30 P.M. to 6:30 P.M.**

Address: **3403 East Plaza, Suite E, National City, CA 91950**

This meeting is to inform citizens of a use permit application that has been filed for the service of alcoholic beverages at The Ace Crab restaurant.

We are looking forward to meeting you and discussing any concerns or questions you may have regarding this proposed restaurant operations. If you can't attend the meeting, or if you have any questions before then, please feel free to contact Duc L. Trinh, the Applicant's representative, at (619) 981-8888 or via email lawofficesdocuments@gmail.com

This notice is being sent to you in fulfillment of the City of National City requirements. This outreach effort to our neighbors is necessary because an applicant for development or use has been filed with the City of National City Planning Department.

ATTACHMENT 7

COMMUNITY MEETING

January 8, 2018
5:30 P.M. – 6:30 P.M.

1. Name:
Address:
Phone Number:
Time of Arrival:

2. Name:
Address:
Phone Number:
Time of Arrival:

3. Name:
Address:
Phone Number:
Time of Arrival:

4. Name:
Address:
Phone Number:
Time of Arrival:
Concerns:

5. Name:
Address:
Phone Number:
Time of Arrival:
Concerns:



NOTICE OF EXEMPTION

TO: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Suite 260
San Diego, CA 92101
MS: A-33

Lead Agency: City of National City

Project Title: 2018-03 CUP

Project Location: 3403 East Plaza Boulevard, National City, CA 91950

Contact Person: Chris Stanley

Telephone Number: (619) 336-4381

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit application for on-site beer and wine sales at an existing restaurant.

Applicant:

Ty Van Vo
3255 Manzanita Place B
San Diego, CA 92105

Telephone Number:

(619) 810-4419

Exempt Status:

Categorical Exemption. Class 1 Section 15301 (Existing Facilities)

Reasons why project is exempt:

It can be seen with certainty that the project will not have a significant effect on the environment. The project involves no new development and will reside in an existing facility.

Date:

CHRIS STANLEY
Planning Technician

RESOLUTION NO. 2018-05 (a)

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
APPROVING A CONDITIONAL USE PERMIT FOR THE ON-SITE SALE OF BEER
AND WINE AT AN EXISTING RESTAURANT
LOCATED AT 3403 EAST PLAZA BOULEVARD, SUITE 'E'.
CASE FILE NO. 2018-03 CUP
APN: 669-101-03**

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for the on-site sale of beer and wine at an existing restaurant for a property located at 3403 East Plaza Boulevard, suite 'E' at a duly advertised public hearing held on March 19, 2018, 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. 2018-03 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 March 19, 2018, 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 Minor Mixed Use District.

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. In addition, a restaurant use is consistent with the Minor Mixed-Use land use designation contained in the Land Use and Community Character element of the General Plan. Furthermore, the property is not within a Specific Plan area.
3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity because no expansion is proposed, and the use would be accessory to the existing restaurant in the commercial area.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, since the restaurant is existing and the proposed alcohol sales would be accessory to the restaurant use, which is not expected to increase the demand for parking on the property.
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 use will be subject to conditions that limit the sale of alcohol and the hours that it will be available; no alcohol will be sold after 10 p.m. and will only be available with the sale of food. In addition, all business staff is required to receive Responsible Beverage Service & Sales (RBSS) Training.
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 or necessity, because alcohol sales will contribute to the viability of a restaurant, an allowed use in the Minor Mixed-Use District (MXD-1) 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 a 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 3403 East Plaza Boulevard. Plans submitted for permits associated with this project shall conform to Exhibit A, case file no. 2018-03 CUP, dated 1/30/2018.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning 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 Deputy City Manager prior to recordation.
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 any Conditions of Approval.

Planning

6. 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.

7. 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 judgement 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.
8. Alcohol shall be available only in conjunction with the purchase of food.
9. The sale of alcoholic beverages shall be permitted only between the hours of 11:00 a.m. to 10:00 p.m. daily.

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 March 19, 2018, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2018-05 (b)

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
DENYING A CONDITIONAL USE PERMIT FOR THE ON-SITE SALE OF BEER AND
WINE AT AN EXISTING RESTAURANT
LOCATED AT 3403 EAST PLAZA BOULEVARD, SUITE 'E'.
CASE FILE NO. 2018-03 CUP
APN: 669-101-03

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for the on-site sale of beer and wine at an existing restaurant for a property located at 3403 East Plaza Boulevard, suite 'E' at a duly advertised public hearing held on March 19, 2018, 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. 2018-03 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 March 19, 2018, support the following findings:

1. That the proposed use is not deemed essential to the public necessity because there are two other restaurants in census tract 120.02 that already serve beer and wine.
2. That based on finding 1 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.

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 March 19, 2018, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – CONDITIONAL USE PERMIT FOR THE SUBSTITUTION OF A NONCONFORMING USE AT AN EXISTING BUILDING LOCATED AT 1845 EAST 12TH STREET.

Case File No.: 2018-05 CUP

Location: 1845 East 12th Street

Assessor's Parcel Nos.: 557-280-36

Staff report by: Martin Reeder, Principal Planner

Applicant: Iona Sharf

Zoning designation: RS-2 (Small Lot Residential)

Adjacent zoning:

- North: Single-family / RS-2
- East: Interstate 805 / OS (Open Space)
- South: Kalesa Walk Condos / MXD-2 (Major Mixed-Use District)
- West: Single-family / RS-2

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

Staff recommendation: Approve

BACKGROUND

Staff Recommendation

Staff is recommending approval of the Conditional Use Permit (CUP) for the conversion of a church to a medical office. Conversion will allow the filling of a current vacancy and provide a service for the surrounding community.

Executive Summary

The project proponent has applied for a CUP to convert an existing nonconforming church to a medical office. Conversion of the use would not create an increase in traffic or parking and would be consistent with the goals and policies of the Health and Environmental Justice element of the General Plan.

Site Characteristics

The project site is a 16,552 square-foot rectangular lot in the Small Lot Residential (RS-2) zone and is developed with a 2,772 square-foot church building (Grace Bible Chapel). The site has two driveways on East 12th Street located on the east and west ends of the property, which lead to a 27-space parking lot. The church had been losing parishioners over the years and has recently sold the property.

Proposed Use

The applicant is proposing to convert the former church building to a medical office. The proponent has outgrown their facility currently located near Paradise Valley Hospital. Because the RS-2 zone generally only permits single-family uses, the use would normally not be permitted. However, the Land Use Code allows for the substitution of nonconforming uses with the issuance of a CUP. No expansion of the building is proposed. Construction would be limited to interior tenant improvements, which would be subject to building permits.

Analysis

General Plan

The Health and Environmental Justice element of the General Plan contains one goal and one policy that are germane to the proposed conversion:

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

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

The medical office would meet both of these standards by being centrally located and also within walking distance of an established single-family community and a newer condominium development.

Land Use Code

The subject property is located in the RS-2 zone, which typically permits only single family residential uses. However, section 18.11.040 of the Land Use Code (LUC) allows for the substitution of nonconforming uses with the issuance of a CUP. Per the Code:

A nonconforming use may not be converted to any use except to a specifically permitted use in the zone of the parcel on which it is located; except that conversion of a lawful nonconforming use to a nonconforming use found by the Planning Commission to be a lawful nonconforming use on another site within the same zone may be allowed where a Conditional Use Permit therefore has been approved; provided, that this shall in no way extend the abatement provisions contained in this chapter.

In this case, another nonconforming office use is located within the RS-2 zone. The use is Agama Realty, a real estate office which is located at 3110 East 16th Street. The minimum lot size in the RS-2 zone is 5,000 square feet, approximately one third of the size of the project lot.

Parking and traffic circulation

According to traffic generation rates published by SANDAG (San Diego Association of Governments) a 2,772 square-foot medical office would generated approximately 139 average daily trips (ADT), spread throughout the day. A church use would have generated up to 100 ADT on days of assembly, half of which would occur simultaneously both before and after services.

East 12th Street is a local street, therefore there is no vehicle capacity number available. The nearest segments of street (Palm Avenue and Plaza Blvd.) are operating at a poor Level of Service (LOS). Palm Avenue north of Plaza Blvd. is operating an LOS of F (failing). Plaza Blvd. east of Palm Avenue is operating at an LOS of D, the lowest

passing LOS. However, the proposed use will be less intense than the previous use and will provide a needed service to the surrounding community. In addition, the proximity of the use to the established residential neighborhood will lessen the need for vehicle trips to the site. In addition, the additional 39 ADT will not likely change the current LOS. Lastly, the LOS numbers cited in Appendix 'F' of the General Plan are from 2012, which was prior to completion of the Plaza Blvd. widening project, and are likely better than during the previous condition.

The conversion of a church to a medical office is not expected to increase the demand for parking on the property. A 2,772 square-foot medical office would only require 10 parking spaces. The previous church use would have required approximately 20 parking spaces.

Required findings

The Municipal Code contains six required findings for CUPs:

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 Small Lot Residential zone pursuant to a CUP, as the LUC permits the conversion of a lawful nonconforming use to another lawful nonconforming use located on another site within the same zone.

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

The proposed medical office use is consistent with Goal HEJ 6 and Policy HEJ 6-1 of the Health and Environmental Justice element of the General Plan, as it is both centrally located and within walking distance of an established single-family neighborhood and a newer condominium development. In addition, the property is not within a Specific Plan area.

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 the conversion of an existing nonresidential building that will provide a needed service for the surrounding community. Use of the property will be less intense in nature than the previous church use.

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 medical office use is only expected to generate an additional 39 average daily trips, which can be accommodated by the existing road network. The conversion of a church to a medical office is not expected to increase the demand for parking on the property as less spaces are required for the new use and the previous use was adequately parked.

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 less intense than the previous use and will provide a needed service to the surrounding community. In addition, the proximity of the use to the established residential neighborhood will lessen the need for vehicle trips to the site.

6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 1 Section 15301 (Existing Facilities), for which a Notice of Exemption will be filed subsequent to approval of this CUP.

Summary

The proposed use is consistent with the General Plan in that it provides medical services within a walkable distance from residential areas. The use is permitted subject to a CUP and would be less intense than the previous church use. The medical office use is not expected to increase the demand for parking or other services on the property and is not expected to have any significant effects on the area.

OPTIONS

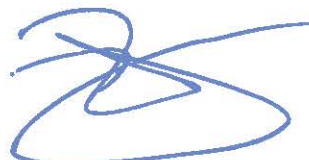
1. Approve 2018-05 CUP subject to the attached conditions, and based on attached findings or other findings as determined by the Planning Commission; or
2. Deny 2018-05 CUP based on findings as determined by the Planning Commission; or,
3. Continue the item for additional information.

ATTACHMENTS

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Site Photos
5. Public Hearing Notice (Sent to 47 property owners & 27 Occupants)
6. Applicant's Plans (Exhibit A, Case File No. 2018-05 CUP, dated 2/12/2018)
7. Resolution



MARTIN REEDER, AICP
Principal Planner



BRAD RAULSTON
Deputy City Manager

RECOMMENDED FINDINGS FOR APPROVAL

2018-05 CUP – 1845 East 12th Street

1. The proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit (CUP) and complies with all other applicable provisions of the Land Use Code, because the Land Use Code permits the conversion of a lawful nonconforming use to another lawful nonconforming use located on another site within the same zone subject to a CUP.
2. The proposed use is consistent with the General Plan and any applicable specific plan, because the proposed medical office use is consistent with Goal HEJ 6 and Policy HEJ 6-1 of the Health and Environmental Justice element of the General Plan, as it is both centrally located and within walking distance of an established single-family neighborhood and a newer condominium development. In addition, the property is not within a Specific Plan area.
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because no expansion of the building is proposed; the proposal involves the conversion of an existing nonresidential building that will provide a needed service for the surrounding community. In addition, use of the property will be less intense in nature than the previous church use.
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the proposed medical office use is only expected to generate an additional 39 average daily trips, which can be accommodated by the existing road network. The conversion of a church to a medical office is not expected to increase the demand for parking on the property as less spaces are required for the new use and the previous use was adequately parked.
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 less intense than the previous use and will provide a needed service to the surrounding community. In addition, the proximity of the use to the established residential neighborhood will lessen the need for vehicle trips to the site.

6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA), because staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 1 Section 15301 (Existing Facilities), for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit.

RECOMMENDED CONDITIONS OF APPROVAL

2018-05 CUP – 1845 East 12th Street

General

1. This Conditional Use Permit modification authorizes the conversion of an existing 2,772 square-foot church to a medical office building of the same size, located at 1845 East 12th Street. Plans submitted for permits associated with this project shall conform to Exhibit A, case file no. 2018-05 CUP, dated 2/12/2018.
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 City Manager or assign 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 the Municipal Code.
5. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.

Building

6. Plans submitted for demolition or construction improvements must comply with the 2016 editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

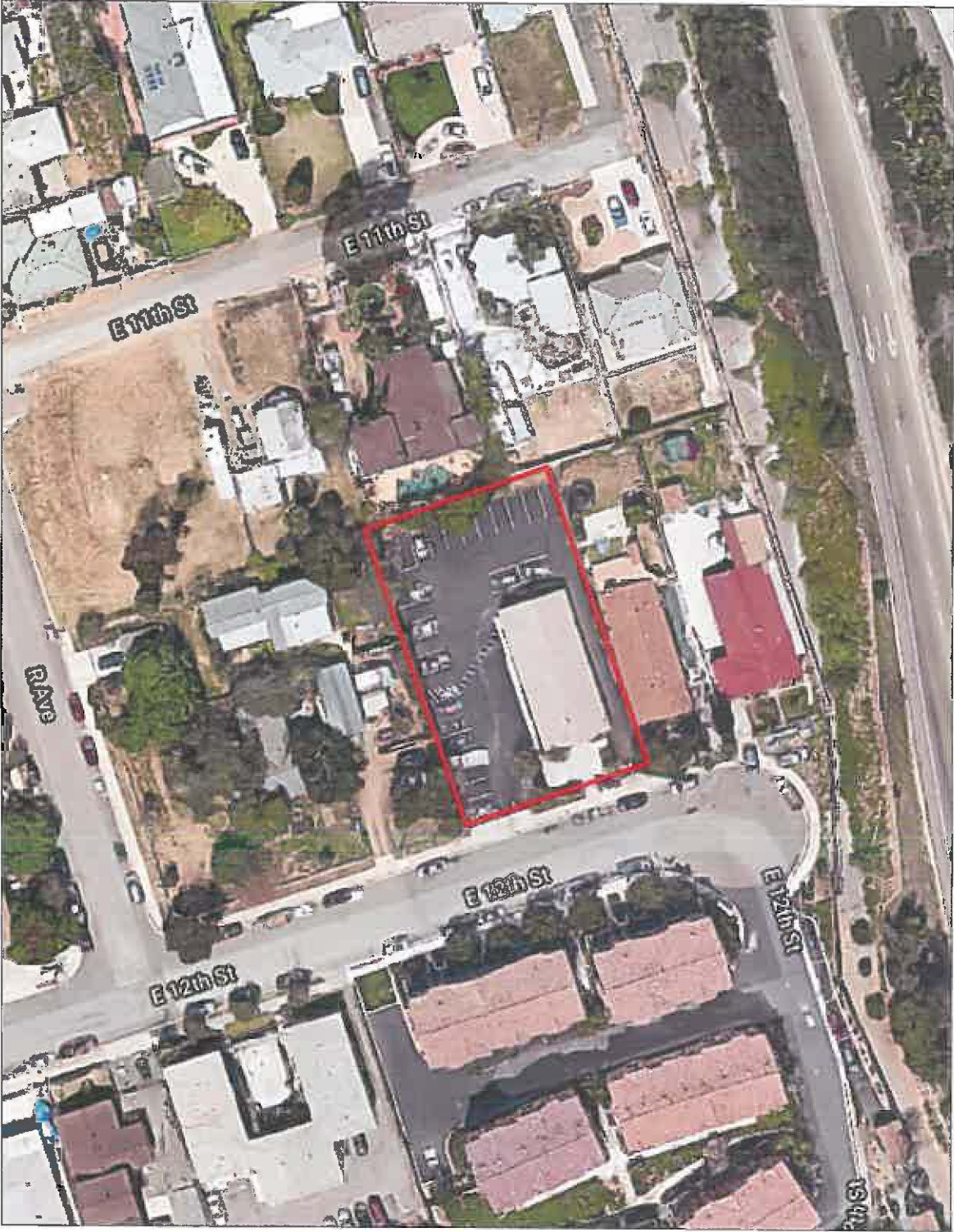
Fire

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

Planning

8. Plans submitted for construction shall conform to Land Use Code Section 18.42.040 (Screening mechanical equipment and elevator housing), and 18.46 (Outdoor Lighting).
9. All existing landscaping and irrigation improvements shall remain and be maintained for the life of the project.
10. If a trash enclosure is deemed to be required in the future, plans submitted for construction permits shall show that a cover for the trash enclosure be provided.

2018-05 CUP – 1845 East 12th St. – Overhead



2018-05 CUP – 1845 East 12th Street – Site Photos



Front of building looking north from East 12th Street



Eastern driveway looking north from East 12th Street



Western driveway looking north from East 12th Street



Parking lot behind building looking northeast



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

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR THE SUBSTITUTION OF A NONCONFORMING
USE AT AN EXISTING BUILDING LOCATED AT 1845 EAST 12TH STREET.
CASE FILE NO.: 2018-05 CUP
APN: 557-280-36

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, March 19, 2018**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request (Applicant: Iona Sharf).

The project site is an existing church building (Grace Bible Chapel) located in the Small Lot Residential (RS-2) zone. The applicant is proposing to convert the 2,772 square-foot building to a doctor's office. Only single-family uses are generally permitted in the RS-2 zone. However, the Land Use Code allows for the substitution of nonconforming uses with the issuance of a Conditional Use Permit.

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 on or before 12:00 p.m., **March 19, 2018** by the Planning Department, 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
Deputy City Manager

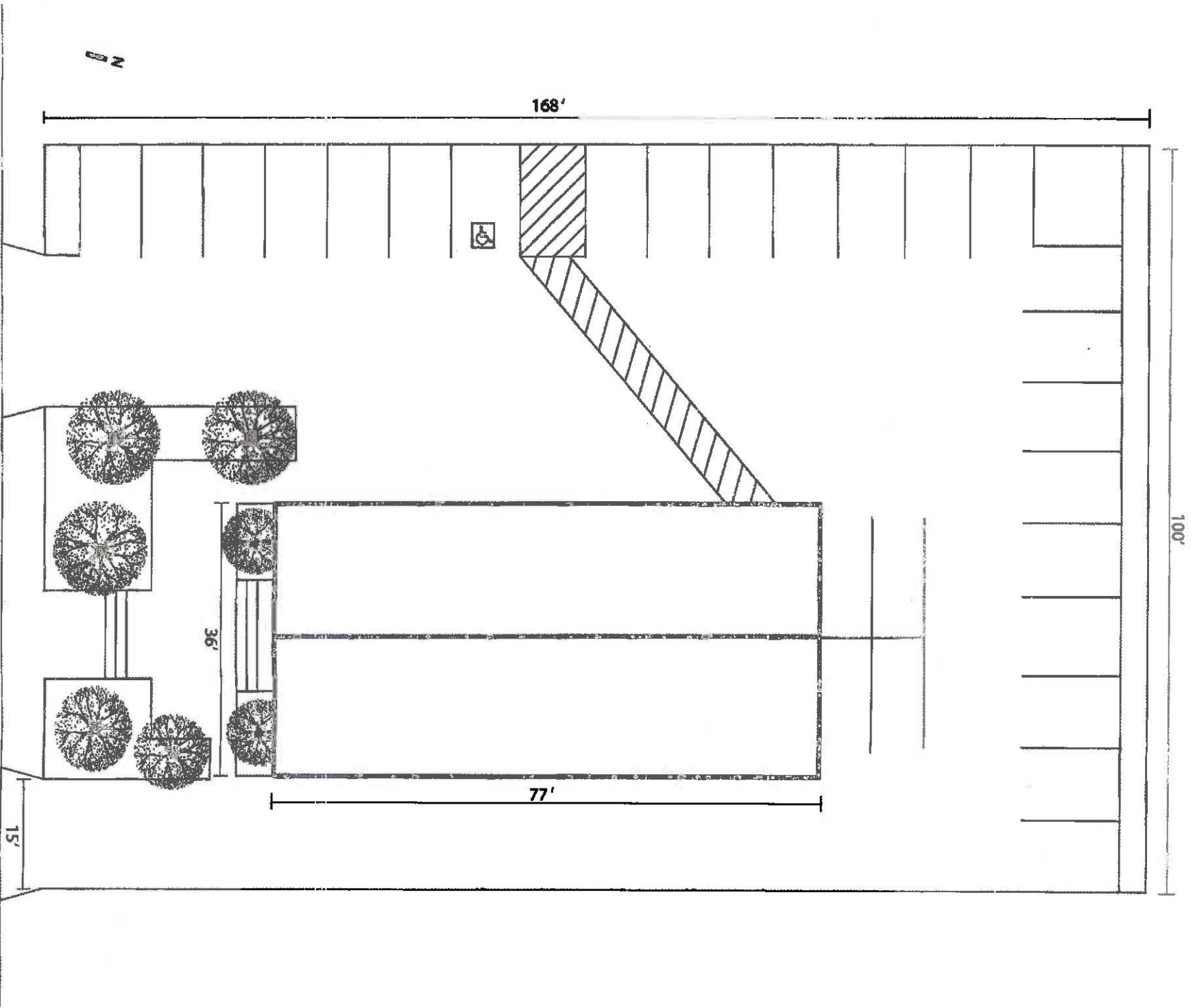


EXHIBIT: A
CASE FILE NO.: 2018-05 WWP
DATE: 2/12/2018

E 12th Street
ATTACHMENT 6

RESOLUTION NO. 2018-06

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF NATIONAL CITY, CALIFORNIA, APPROVING A
CONDITIONAL USE PERMIT FOR THE SUBSTITUTION
OF A NONCONFORMING USE AT AN EXISTING BUILDING
LOCATED AT 1845 EAST 12TH STREET.
CASE FILE NO. 2018-05 CUP
APN: 557-280-36**

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for the substitution of a nonconforming use at an existing building located at 1845 East 12th Street at a duly advertised public hearing held on March 19, 2018, 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. 2018-05 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 March 19, 2018, support the following findings:

1. The proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit (CUP) and complies with all other applicable provisions of the Land Use Code, because the Land Use Code permits the conversion of a lawful nonconforming use to another lawful nonconforming use located on another site within the same zone subject to a CUP.
2. The proposed use is consistent with the General Plan and any applicable specific plan, because the proposed medical office use is consistent with Goal

HEJ 6 and Policy HEJ 6-1 of the Health and Environmental Justice element of the General Plan, as it is both centrally located and within walking distance of an established single-family neighborhood and a newer condominium development. In addition, the property is not within a Specific Plan area.

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because no expansion of the building is proposed; the proposal involves the conversion of an existing nonresidential building that will provide a needed service for the surrounding community. In addition, use of the property will be less intense in nature than the previous church use.
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the proposed medical office use is only expected to generate an additional 39 average daily trips, which can be accommodated by the existing road network. The conversion of a church to a medical office is not expected to increase the demand for parking on the property as less spaces are required for the new use and the previous use was adequately parked.
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 less intense than the previous use and will provide a needed service to the surrounding community. In addition, the proximity of the use to the established residential neighborhood will lessen the need for vehicle trips to the site.
6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA), because staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 1 Section 15301 (Existing Facilities), for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit.

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

General

1. This Conditional Use Permit modification authorizes the conversion of an existing 2,772 square-foot church to a medical office building of the same size, located at 1845 East 12th Street. Plans submitted for permits associated with this project shall conform to Exhibit A, case file no. 2018-05 CUP, dated 2/12/2018.

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 City Manager or assign 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 the Municipal Code.
5. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.

Building

6. Plans submitted for demolition or construction improvements must comply with the 2016 editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

Fire

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

Planning

8. Plans submitted for construction shall conform to Land Use Code Section 18.42.040 (Screening mechanical equipment and elevator housing), and 18.46 (Outdoor Lighting).
9. All existing landscaping and irrigation improvements shall remain and be maintained for the life of the project.

10.If a trash enclosure is deemed to be required in the future, plans submitted for construction permits shall show that a cover for the trash enclosure be provided.

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 March 19, 2018, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – COASTAL DEVELOPMENT PERMIT FOR TWO CARPORTS AND ROOF-MOUNTED SOLAR PANELS AT 22 WEST 35TH STREET IN THE COASTAL ZONE.

Case File No.: 2018-06 CDP

Location: Southwest corner of West 35th Street and National City Blvd.

Assessor's Parcel Nos.: 562-310-72

Staff report by: Martin Reeder, Principal Planner

Applicant: Shaun Quinn

Zoning designation: CH-CZ (Heavy Commercial – Coastal Zone)

Adjacent zoning:

- North: Automotive use across 35th St. / CH-CZ
- East: Industrial/Office Park / ML-CZ (Light Manufacturing)
- South: Wetland / CH-CZ
- West: Commercial use across National City Blvd. / City of Chula Vista

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

Staff recommendation: Approve

BACKGROUND

Staff Recommendation

Staff is recommending approval of the Coastal Development Permit (CDP). The project is consistent with the General Plan, Land Use Code (LUC) and Local Coastal Plan (LCP).

Executive Summary

The applicant wishes to construct two covered parking structures, both of which include the installation of solar panels on the roof. The proposal is considered a “project” and therefore subject to a Coastal Development Permit.

Site characteristics

The project site is an approximately 42,000 square-foot lot developed with a 20,480 square-foot two-story building. The property has 70 parking spaces on site and is located in the Heavy Commercial (CH) zone. The property is also located within the Coastal Zone (CZ) overlay. All other land uses on West 35th Street are commercial or industrial in nature. Most of the street is taken up by the Southland Industrial Park, with the exception of the former South Bay Motorsports lot across from the subject property.

There is a wetland area located to the south of the property, which is an open space area reserved as mitigation for the USS Midway museum. Everything located along West 35th Street in this location drains to the south.

The lot is shown on the current zoning map as being in the Service Commercial (CS) zone, and also within the CZ. The most recent LUC Update is not active in the CZ because the necessary changes in the City’s LCP have not been completed. Therefore, the City’s previous zoning would generally apply. In this case the zone would have been CH-CZ (Heavy Commercial – Coastal Zone) – essentially the same zone.

Proposed use

The applicant is proposing to construct two covered parking structures (carport), totaling approximately 4,431 square feet in size. The carports would be located on the south and west sides of the property, set back four-feet nine-inches and five feet-nine inches from the property lines respectively. Both structures would include the installation of photovoltaic (solar) panels on the roof. Each carport would accommodate approximately 12 vehicles.

Analysis

The development was submitted to the City as a building permit, which is a ministerial process (staff level). However, the proposal is considered a “project” and therefore subject to a CDP, which is a discretionary process. The Planning Commission’s decision is final unless appealed to the City Council. In addition, because the property is in an area of appealable development, the project is ultimately appealable to the California Coastal Commission.

General Plan

Structures that are accessory to a permitted use would be consistent with the General Plan Land Use and Zoning designation of Heavy Commercial. In addition, the solar panel element of the development proposal is consistent with one of the goals and two of the policies of the General Plan as follows:

Conservation Element

Goal CS-7: Lower per capita energy demands due to conservation and reduced dependence on fossil fuels through an increase in the use of alternative and renewable energy sources.

Policy OS-5.6: Encourage the use of best management practices to achieve long-term energy efficiency and water and resource conservation, including the incorporation of xeriscape, renewable energy sources, green building and low-impact development practices for public and private park improvements.

Circulation Element

Policy C-5.3: Require parking lots to provide shade through the use of landscaping (i.e., a tree canopy) and additionally encourage the use of solar photovoltaic shading to reduce the heat island effect, where feasible.

Land Use Code

Section 18.16.070 of the Land Use Code states that the purposes of the CH zone are to:

- A. Provide for an area for intensive commercial activities and specialized service establishments requiring a central location;

- B. Permit limited and restricted manufacturing, wholesaling, and distribution facilities governed by standards controlling the intensity of use, the external effects upon surrounding areas, and generally limiting the uses to those that can be operated in a clean and quiet manner.

The existing use (office building/private college) is consistent with the LUC in this regard. Appendix 'D' of the LUC allows for office uses by right and schools and colleges subject to a Conditional Use Permit (CUP) (2011-07 CUP was approved in 2011). The proposed carports are consistent as an accessory use to the existing and conforming use on the property.

The LUC allows accessory structures subject to the same height and setback regulations as primary structures in the zone. In the case of the CH zone, there is no height limit in the CH zone. There is also no minimum rear or side yard setback in this zone. The proposed height of 25 feet and setbacks of four-feet nine inches and five-feet nine inches respectively are consistent with the prescribed CH zone design guidelines.

Coastal Zone

The project is located in subarea III of the CZ, which is generally the area of the City south of 30th Street and east of Interstate 5. The CH zone is applied to areas generally developed with industrial and commercial uses near National City Boulevard. It conforms to the general policy direction for commercial and industrial use in subarea III of the coastal zone and with the Land Use Plan map.

The project area is within an area of appeal jurisdiction. As such, a CDP with a public hearing is required. As part of this discretionary review, the Planning Commission must find that granting of the CDP is consistent with and implements the Certified Local Coastal Program. The project is compliant with this finding in that it involves a use that is accessory to an approved commercial use, which is conditionally allowed in the CH-CZ zone, and will not prohibit coastal access or obstruct views. The proposed structures are limited in height and do not obstruct any such views. In addition, the existing development on site is greater in height than the carports, and is located between the right-of-way and the carports. Therefore, no increase in overall height or any view-shed would be impacted.

California Environmental Quality Act (CEQA)

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), which includes accessory structures such as garages and carports, for which a Notice of Exemption will be filed subsequent to approval of this Coastal Development Permit. A finding of approval has been included to refer to CEQA compliance.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and, the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. The Government Code provides "Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences" as an example of such structures. Therefore, the proposed accessory structure would be consistent with this section.

Conditions of Approval

Standard Building and Fire Department code requirements have been included as Conditions of Approval. In addition, standard Engineering Department requirements for construction best management practices (BMPs) have been added as conditions. The BMPs are important to avoid any additional stormwater pollution impacts to the wetland located south of the proposed project.

Summary

The proposed carports are consistent with applicable City plans and codes in that they are accessory to a conditionally-permitted use. The structures will provide the opportunity for photovoltaic panel installation, meeting several General Plan goals and policies related to renewable energy. No impacts with regard to coastal access or views are expected.

OPTIONS

1. Approve 2018-06 CDP subject to the conditions listed below, based on attached findings and/or findings to be determined by the Planning Commission; or
2. Deny 2018-06 CDP based on findings to be determined by the Planning Commission; or,
3. Continue the item in order to obtain additional information.

ATTACHMENTS

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Site photos
5. Applicant's Plans (Exhibit A, case file no. 2018-06 CDP, dated 2/26/2018)
6. Public Hearing Notice (Sent to 10 property owners)
7. Notice of Exemption
8. Resolution



MARTIN REEDER, AICP
Principal Planner



BRAD RAULSTON
Deputy City Manager

RECOMMENDED FINDINGS FOR APPROVAL

2018-06 CDP – 22 West 25th Street

1. That the granting of this Conditional Use Permit is consistent with and implements the Certified Local Coastal Program, because the project involves a use that is accessory to an approved commercial use, which is conditionally allowed in the CH-CZ zone, and will not prohibit coastal access or obstruct views; the proposed structures are limited in height and do not obstruct any such views. In addition, the existing development on site is greater in height than the carports, and is located between the right-of-way and the carports. Therefore, no increase in overall height or any view-shed would be impacted.

2. That the proposed project has been reviewed in compliance with the California Environmental Quality Act, because it has been determined that the proposed use qualifies for a categorical exemption from CEQA under Class 3, Section 15303 (New Construction or Conversion of Small Structures). Class 3 consists of construction and location of limited numbers of new, small facilities or structures, including carports.

RECOMMENDED CONDITIONS OF APPROVAL

2018-06 CDP – 22 West 25th Street

General

1. This Coastal Development Permit authorize the construction of two carport structure, including the installation of photovoltaic panels on the roofs of the structures. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2018-06 CDP, dated 2/26/2018.
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 Land Use Code.
4. Before this *Coastal Development 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 Coastal Development Permit.** The applicant shall also submit evidence to the satisfaction of the City Manager or designee 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 *Coastal Development 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 City Manager or designee prior to recordation.

Building

5. Plans submitted for demolition or construction improvements must comply with the 2016 editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

Engineering

6. A Hydrology study (100 year flood) is required for the new project. The study should consider the proposed project area to the closest municipal storm drain collection point. The study should consider the adequacy of the existing storm drain system to convey any additional run off. All Hydrology study findings and recommendations are part of Engineering Department requirements.

7. The Priority Project Applicability checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Department. If it is determined that the project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.
8. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.
9. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.

Fire

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

2018-06 CDP – 22 West 25th Street – Overhead



2018-06 CUP – 22 West 35th Street – Site Photos



Existing building looking southwest from West 35th Street



South parking lot looking west from National City Blvd.



West parking lot looking south from West 35th Street

**W 35TH STREET P.V. PROJECT
22 W 35TH STREET
NATIONAL CITY, CA 91950**

**COMMERCIAL WAREHOUSE PHOTOVOLTAIC SYSTEM
70.35 KW-DC STC
(210) HYUNDAI HIS-S355RI 335-WATT MODULES
(210) ENPHASE IQ6PLUS-72-2-US MICROINVERTERS
ENGINEERED STEEL STRUCTURE GARPORT**

EXHIBIT: A
CASE FILE NO.: 2018-06 CDP
DATE: 2/26/18



CONTENTS	
SHEET NO.	SHEET TITLE
PV 1.0	AERIAL
PV 1.1	PLOT PLAN
S1	FRAMING PLANS
S2	COLUMN DETAILS
PV 2.0	WIRING LAYOUT
PV 2.1	SINGLE LINE DIAGRAM
PV 2.2	SIGNAGE
PV 3.0	SPECIFICATIONS

MANAGED BY:
NEWPORT POWER
805 AVE, DEL MAR, 1384
SAN CLEMENTE, CA 92674
760-971-6990
A 92960
JAMES TRUVE
James Truve

INSTALLED BY:
CN ELECTRIC
3895 DALLAS HERALD LN
SAN CLEMENTE, CA 92674
949-908-1730
D-10 RABROS
CHRIS FARLEY
Chris Farley

DESIGNED BY:
SHAUN QUINN
300 E FIRST ST, 186
TUSTIN, CA 92780
714-249-9633
Shaun Quinn

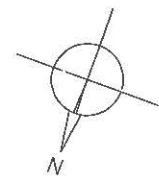
**W 35TH STREET
PV PROJECT**
OWNER: BESTICK INC.
22 W 35TH STREET
NATIONAL CITY, CA 91950
210 HYUNDAI 355W MODULES
74.55 KW-DC

REVISIONS		
NO:	DATE:	BY:
Δ		
Δ		
Δ		

JOB NUMBER:
17-12-01
DATE:
01-22-18

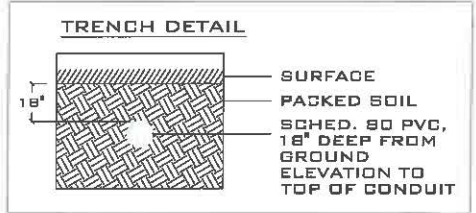
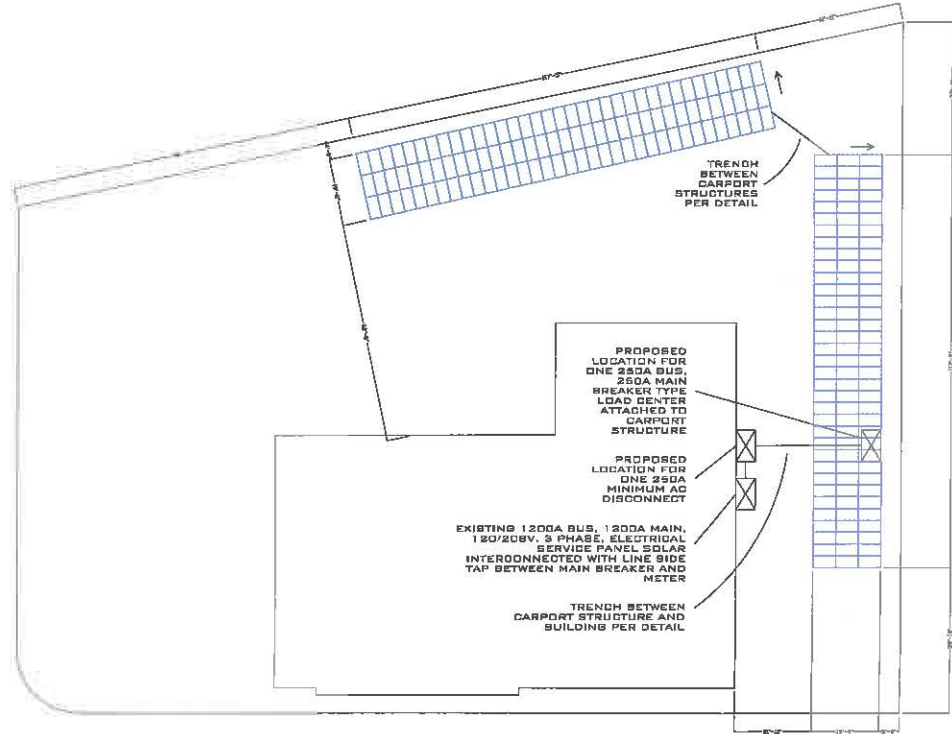
AERIAL
SCALE:
NTS
PV 1.0

PROPOSED LOCATION FOR 210 HYUNDAI HIS-S335R1 355-WATT SOLAR PHOTOVOLTAIC MODULES (74.55 KW-DC) WITH 210 ATTACHED ONPHASE IQ6PLUS-72-2-US MICROINVERTERS. ARRAY TO BE INSTALLED ON STEEL ENGINEERED CARPORT STRUCTURE TILTED TO 7° SLOPE. ARRAYS TO BE INSTALLED AT A 150° AND 250° AZIMUTHES. MODULE SQUARE FOOTAGE = 4,431 SQFT.



GENERAL NOTES

- 1) PROJECT SHALL COMPLY WITH THE 2014 NEC, AND 2016 DEC, CBO, CMG, CPC, T-24 ENERGY REPORT WHERE APPLICABLE, AND DEC REGULATIONS.
- 2) THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOLID PARTICULATE, CONSTRUCTION WATER MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITE OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEM.
- 3) PLAN CHECK / PERMIT APPLICATION FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL EXPIRE AND MUST BE REINSTATED PER CITY REGULATIONS.
- 4) ELECTRICAL WIRING SHALL BE COPPER, NO ALUMINUM WIRING ALLOWED.
- 5) UTILITY COMPANY IS TO BE NOTIFIED BEFORE ACTIVATION OF SOLAR SYSTEM. CITY INSPECTORS SHALL INSPECT ALL NECESSARY EQUIPMENT PER CITY INSPECTION.
- 6) PROJECT SHALL COMPLY WITH CALIFORNIA HEALTH AND SAFETY CODE 17959.1-17959.3.
- 7) PROJECT SHALL COMPLY WITH SENATE BILL NO. 1399 (JULY 22, 2008) MODIFIES PUBLIC RESOURCES CODE SECTION 25980-25986 (SOLAR SHADE ACT)
- 8) ALL WORK TO COMPLY WITH 2016 CALIF. ELECTRIC CODE AND 2016 CALIF. ENERGY CODE.
- 9) THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
- 10) PROVIDE SEPARATE SUBMITTAL FOR ALL ELECTRICAL SUBSYSTEMS WITH POWER SUPPLY(S) OF MORE THAN 50VA AND 1 OR 24V. (E.G., SECURITY, CARD READERS, TELCO DATA, PA, AUDIO VISUAL, NURSE CALL, HVAC AND REFRIGERATION CONTROLS, ETC.).
- 11) ALL INSTALLED MATERIALS AND EQUIPMENT SHALL BE LISTED BY THE U.L.L.
- 12) PROVIDE ARC FLASH LABELING AS REQUIRED PER (110.16).
- 13) ALL NEW OVERCURRENT DEVICES INSTALLED IN EXISTING PANELS OR SWITCHBOARDS SHALL MATCH THE MAKE, MODEL AND INTERRUPTING CAPACITY OF THE EXISTING OVERCURRENT DEVICES.
- 14) NOTIFICATION OF SERVING UTILITY REQUIRED PRIOR TO ACTIVATION OF PV SYSTEM.
- 15) MODULES AND RAIL GROUNDED USING INTEGRATED GROUNDING RACKING. SEE SPEC SHEETS.



NEWPORT POWER
DELIVERING THE POWER OF THE SUN

MANAGED BY:
NEWPORT POWER
805 AVE. DEL MAR, 1384
SAN CLEMENTE, CA 92674
760-271-8580
A 938980
JAMES REEVE
James Reeve

INSTALLED BY:
DM ELECTRIC
2825 GALLIE HERALDO
SAN CLEMENTE, CA 92673
949-906-8173
C-10 888203
CHRIS FARLEY
Chris Farley

DESIGNED BY:
SHAWN QUINN
360 E PERRY ST. 128
TUSTIN, CA 92780
714-841-9483
Shawn Quinn

W 35TH STREET
PV PROJECT

OWNER: BESTICK INC.
22 W 35TH STREET
NATIONAL CITY, CA 91950

210 HYUNDAI 355W MODULES
74.55 KW-DC

REVISIONS		
NO:	DATE:	BY:
1		
2		
3		

JOB NUMBER:
17-12-D1

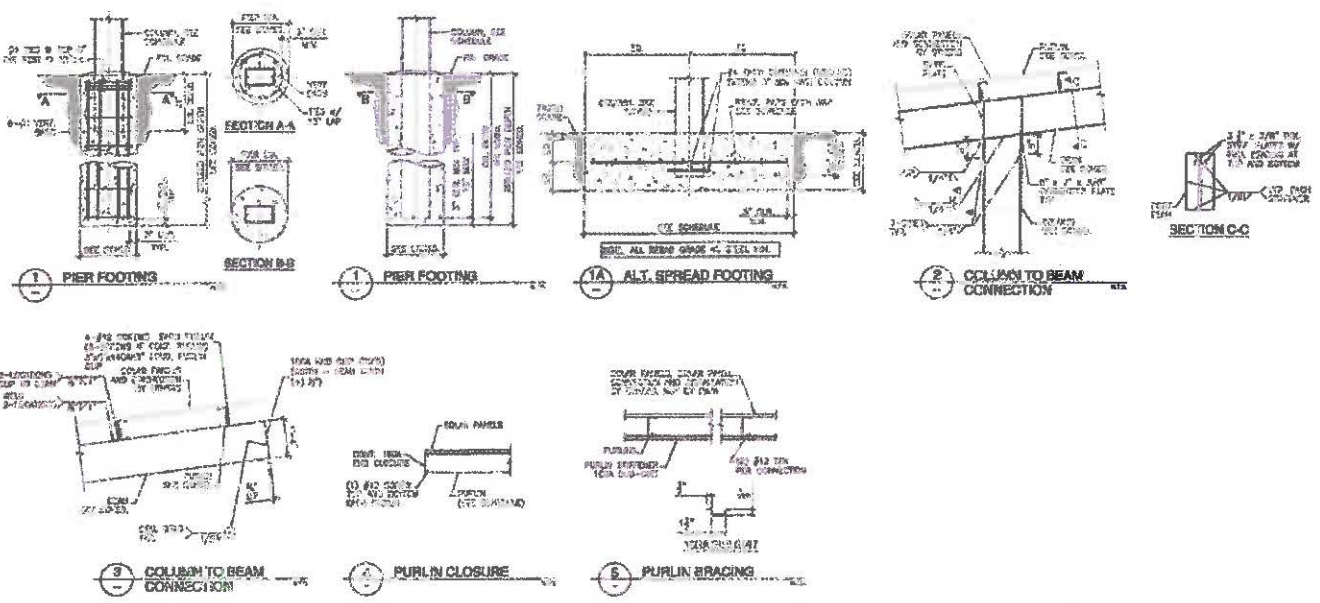
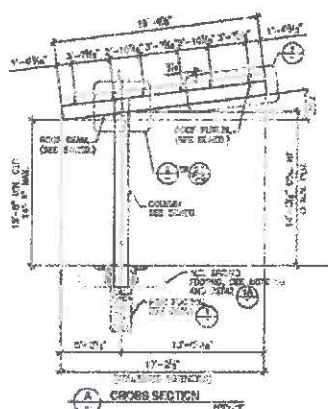
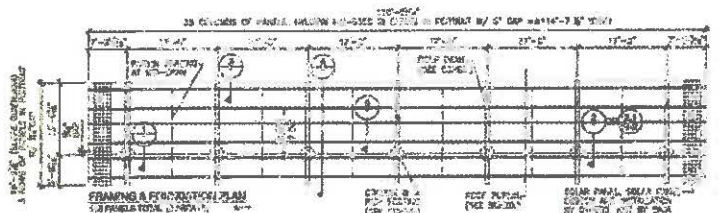
DATE:
01-22-18

PLOT PLAN
SCALE:
1/16" = 1'

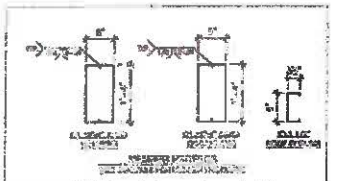
PV1.1

GENERAL NOTES:

1. **DESIGN BASIS:** ALL DESIGN SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
2. **LOADS:**
 - DEAD LOAD (DL): 10 PSF
 - LIVE LOAD (LL): 20 PSF
 - WIND LOAD (WL): AS PER ASCE 7-16
 - SEISMIC LOAD (SL): AS PER IBC 2015
3. **CONSTRUCTION:**
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
4. **FOUNDATION:**
 - ALL FOUNDATION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
 - ALL FOUNDATION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
5. **ROOFING:**
 - ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
 - ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
6. **WALLS:**
 - ALL WALLS SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
 - ALL WALLS SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
7. **DOORS AND WINDOWS:**
 - ALL DOORS AND WINDOWS SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
 - ALL DOORS AND WINDOWS SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
8. **FINISHES:**
 - ALL FINISHES SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
 - ALL FINISHES SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
9. **MECHANICAL, ELECTRICAL, AND PLUMBING (MEP):**
 - ALL MEP SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
 - ALL MEP SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
10. **GENERAL:**
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) UNLESS OTHERWISE SPECIFIED.



SCHEDULE	
ITEM	DESCRIPTION
ROOF DECK	1/2" x 1/2" x 1/2"
ROOF FRAMING	2x12 @ 16" O.C.
ROOF BRACING	2x4 @ 16" O.C.
WALLS	8" CMU @ 16" O.C.
FOUNDATIONS	18" x 18" x 12" CONCRETE
DOORS	1 1/2" x 6' 0" x 2 1/2"
WINDOWS	2' 0" x 4' 0" x 1/2"



NOTES / FRAMING PLAN

SECTIONS & DETAILS

FC Offset SSS
307th Street
121 W. 307th Street, Walnut Creek, CA
San Francisco, CA

BAJA
CONSTRUCTION CO., INC.
200 FOSTER ST., MARTINEZ, CA 94550
1-800-862-8628 FAX (925) 259-0181

ASD NO. 17-0808
DATE 08/13/17
D.S. 0822
B.R. RP



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

NOTICE OF PUBLIC HEARING

COASTAL DEVELOPMENT PERMIT FOR TWO CARPORTS AND
ROOF-MOUNTED SOLAR PANELS AT 22 WEST 35TH STREET
IN THE COASTAL ZONE.

CASE FILE NO.: 2018-08 CDP

APN: 562-310-72

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, March 19, 2018**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request (Applicant: Shaun Quinn).

The applicant wishes to construct two covered parking structures, totaling approximately 4,431 square feet in size. Both structures would include the installation of photo-voltaic (solar) panels on the roof. The proposal is considered a "project" and therefore subject to a Coastal Development. The project site is located in an area of appealable development.

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., **March 19, 2018**, 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
Deputy City Manager



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

NOTICE OF EXEMPTION

TO: Assessor/Recorder/County Clerk
Attn: Fish & Wildlife Notices
1600 Pacific Highway, Room 260
San Diego, CA 92101
MS: A-33

Project Title: 2018-06 CDP

Project Location: 22 West 35th Street, National City, CA 91950

Lead Agency: City of National City

Contact Person: Martin Reeder

Telephone Number: (619) 336-4313

Description of Nature, Purpose and Beneficiaries of Project:

Coastal Development Permit for two covered parking structures (carports), totaling approximately 4,431 square feet in size. The carports would be located in an existing college parking lot.

Applicant Name and Address:

Shaun Quinn
360 East 1st Street, #126
Tustin, CA 92780

Telephone Number:

(714) 349-9463

Email Address:

sundynamicsshaun@gmail.com

Exempt Status:

Categorical Exemption. Class 3, Section 15303 (In-Fill Development Projects)

Reasons why project is exempt:

There is no possibility that the proposed use will have a significant impact on the environment since the proposed buildings are accessory structures to be constructed in an existing parking lot and since all design regulations will be met.

Date:

MARTIN REEDER, AICP
Principal Planner

RESOLUTION NO. 2018-07

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A COASTAL DEVELOPMENT PERMIT FOR
TWO CARPORTS AND ROOF-MOUNTED SOLAR PANELS
AT 22 WEST 35TH STREET IN THE COASTAL ZONE.
CASE FILE NO. 2018-08 CDP
APN: 562-310-72

WHEREAS, the Planning Commission of the City of National City considered a Coastal Development Permit for two carports and roof-mounted solar panels at 22 West 35th Street at a duly advertised public hearing held on March 19, 2018, 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. 2018-08 CDP 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 March 19, 2018, support the following findings:

1. That the granting of this Conditional Use Permit is consistent with and implements the Certified Local Coastal Program, because the project involves a use that is accessory to an approved commercial use, which is conditionally allowed in the CH-CZ zone, and will not prohibit coastal access or obstruct views; the proposed structures are limited in height and do not obstruct any such views. In addition, the existing development on site is greater in height than the carports, and is located between the right-of-way and the carports. Therefore, no increase in overall height or any view-shed would be impacted.

2. That the proposed project has been reviewed in compliance with the California Environmental Quality Act, because it has been determined that the proposed use qualifies for a categorical exemption from CEQA under Class 3, Section 15303 (New Construction or Conversion of Small Structures). Class 3 consists of construction and location of limited numbers of new, small facilities or structures, including carports.

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

General

5. This Coastal Development Permit authorize the construction of two carport structure, including the installation of photovoltaic panels on the roofs of the structures. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2018-06 CDP, dated 2/26/2018.
6. 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.
7. 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 Land Use Code.
8. Before this *Coastal Development 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 Coastal Development Permit.** The applicant shall also submit evidence to the satisfaction of the City Manager or designee 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 *Coastal Development 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 City Manager or designee prior to recordation.

Building

9. Plans submitted for demolition or construction improvements must comply with the 2016 editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

Engineering

10. A Hydrology study (100 year flood) is required for the new project. The study should consider the proposed project area to the closest municipal storm drain collection point. The study should consider the adequacy of the existing storm drain system to convey any additional run off. All Hydrology study findings and recommendations are part of Engineering Department requirements.
11. The Priority Project Applicability checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Department. If it is determined that the project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.
12. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.
13. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.

Fire

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

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

BE IT FURTHER RESOLVED that this Resolution shall become effective and final upon adoption, unless appealed to the City Council pursuant to Section 18.12.060 of the Municipal Code of the City of National City.

BE IT FINALLY RESOLVED that, if appealed to the City Council, that the final Resolution shall become effective and final upon adoption, unless appealed to the California Coastal Commission within 10 working days after the notice of final action is filed pursuant to California Public Resources Code § 30603.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 19, 2018, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON