



Planning Commission Agenda

Meeting of September 9, 2019 – 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 Flores

Approval of Minutes

1. Approval of Minutes from the Meeting of August 19, 2019

Approval of Agenda

2. Approval of the Agenda for the Meeting on September 9, 2019

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 to Allow CPR Classes at 3142 East Plaza Boulevard Suite 'N' (Case File No. 2019-19 CUP)
4. Resolution Taking Action on a Conditional Use Permit for a Bar (Over the Tap) to be Located at 2424 Hoover Avenue Suite 'A' (Case File No. 2019-21 CUP)
5. Resolution Taking Action on the Designation of Historic Properties Citywide (Case File No. 2019-20 HL)

OTHER BUSINESS

STAFF REPORTS

Senior Assistant City Attorney

Director of Community Development

Principal Planner

Commissioners

Chairperson

ADJOURNMENT

Adjournment to the next regularly scheduled meeting on October 7, 2019 at 6:00 p.m.



Planning Commission Minutes

Planning Commission
Meeting of August 19, 2019
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 Sendt at 6:00 p.m.

Roll Call

Commissioners Present: Sendt, Yamane, Natividad, Baca, Flores, Dela Paz

Commissioners Absent: Garcia

Staff Also Present: Director of Community Development Armando Vergara, Senior Assistant City Attorney Nicole Pedone, Principal Planner Martin Reeder, Principal Planner Ray Pe, Assistant Planner Chris Stanley

Pledge of Allegiance Presented by Commissioner Natividad

1. Approval of Minutes from the Meeting of August 5, 2019.

Motion by Natividad, second by Yamane to approve the Minutes for the Meeting of August 5, 2019.

Motion carried by the following vote:

Ayes: Sendt, Yamane, Natividad, Baca, Flores, Dela Paz

Abstain: None.

Noes: None.

Absent: Garcia

2. Approval of the Agenda for the Meeting of August 19, 2019.

Motion by Baca, second by Yamane to approve the Agenda for the Meeting of August 19, 2019.

Motion carried by the following vote:

Ayes: Sendt, Yamane, Natividad, Baca, Flores, Dela Paz

Abstain: None.

Noes: None.

Absent: Garcia

ORAL COMMUNICATION: None.

PRESENTATIONS: None.

CONTINUED PUBLIC HEARINGS: None.

PUBLIC HEARINGS:

3. Resolution Taking Action on a General Plan Amendment and Zone Change for a Property Located at 2443 "N" Avenue to Change the Zoning From Large Lot Residential (RS-1) to Institutional (I) (Case File No. 2019-04 GPA, ZC)

Presented by Principal Planner Martin Reeder.

Commissioners Baca and Flores recused themselves because they live close to the project area. Both Commissioners left the dais.

Senior Assistant City Attorney Nicole Pedone clarified that living near a project area does not preclude a Commissioner from participating; however she stated that the Commissioners felt that they could not be fair and impartial in this instance.

Public Speakers:

Anthony Young

Rosa de Costa

Jill Milligan

JoAnne Delangel

Applicant, International Community Foundation President & CEO Anne McEnany, confirmed that she has read, understands, and accepts the conditions.

Motion by Dela Paz, second by Natividad to close the public hearing and approve a Resolution Taking Action on a General Plan Amendment and Zone Change for a Property Located at 2443 "N" Avenue to Change the Zoning From Large Lot Residential (RS-1) to Institutional (I) (Case File No. 2019-04 GPA, ZC)

Motion carried by the following vote:

Ayes: Sendt, Yamane, Natividad, Dela Paz

Abstain: Baca, Flores

Noes: None.

Absent: Garcia

Commissioners Baca and Flores returned to the dais.

4. Resolution Taking Action on a Conditional Use Permit for the On-Site Sale of Beer and Wine at a New Restaurant (Von's Chicken) Located at 811 'K' Avenue (Case File No. 2019-15 CUP)

Presented by Assistant Planner Chris Stanley.

Applicant Steven Rawlings, confirmed that he has read, understands, and accepts the conditions.

Motion by Dela Paz, second by Natividad to close the public hearing and approve the Resolution Taking Action on a Conditional Use Permit for the On-Site Sale of Beer and Wine at a New Restaurant (Von's Chicken) Located at 811 'K' Avenue (Case File No. 2019-15 CUP)

Motion carried by the following vote:

Ayes: Sendt, Yamane, Natividad, Baca, Flores, Dela Paz

Abstain: None.

Noes: None.

Absent: Garcia

5. Resolution Taking Action on a Conditional Use Permit for a Baseball Academy to be Located at 220 West 25th Street Unit 'D' (Case File No. 2019-17 CUP)

Presented by Assistant Planner Chris Stanley.

Public Speaker:
Joan Rincon

After discussion and clarification, applicant Jose Luis Espinoza stated that he has read, understands, and accepts the conditions.

Senior Assistant City Attorney Nicole Pedone stated that every applicant must sign and notarize an acceptance form stating that they agree to the conditions prior to receiving a CUP.

Motion by Baca, second by Natividad to close the public hearing and approve the Resolution Taking Action on a Conditional Use Permit for a Baseball Academy to be Located at 220 West 25th Street Unit 'D' (Case File No. 2019-17 CUP)

Motion carried by the following vote:

Ayes: Sendt, Yamane, Natividad, Baca, Flores, Dela Paz

Abstain: None.

Noes: None.

Absent: Garcia

OTHER BUSINESS:

6. Resolution Taking Action on the Review of the Proposed Vacation of a Portion of Alley North of East 12th Street (Between National City Blvd. and "A" Avenue) for Installation of Utilities Related to an Approved Affordable Housing Project for Conformance with the General Plan (Case File No. 2019-18 SC)

Presented by Principal Planner Martin Reeder.

Applicant was not present.

Motion by Dela Paz, second by Natividad to approve a Resolution Taking Action on the Review of the Proposed Vacation of a Portion of Alley North of East 12th Street (Between National City Blvd. and "A" Avenue) for Installation of Utilities Related to an Approved Affordable Housing Project for Conformance with the General Plan (Case File No. 2019-18 SC)

Motion carried by the following vote:

Ayes: Sendt, Yamane, Natividad, Baca, Flores, Dela Paz

Abstain: None.

Noes: None.

Absent: Garcia

STAFF REPORTS:

Senior Assistant City Attorney: None.

Armando Vergara, Director of Community Development: Absent.

Principal Planners: None.

COMMISSIONER REPORTS:

Commissioner Flores inquired about the timeline for the activation of the left-hand turn signal on Highland Avenue and 24th Street. Principal Planner Martin Reeder advised that he would inquire with the Engineering Department and report back.

The remaining Commissioners had nothing to report.

ADJOURNMENT by Chair Sendt at 7:54 p.m. to the meeting of September 9, 2019.

CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of September 9, 2019.



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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – CONDITIONAL USE PERMIT
TO ALLOW CPR CLASSES AT
3142 EAST PLAZA BOULEVARD SUITE 'N'

Case File No.: 2019-19 CUP

Assessor's Parcel No.: 558-030-41

Staff report by: Chris Stanley, Assistant Planner

Applicant: Ruthy Puzan and Johnny Lytle

Property owner: KPK Partners

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

Adjacent land use/zoning:

North: Commercial / MXD-1

East: Residential / Small Lot Residential (RS-2)

South: Residential / Small Lot Residential (RS-2)

West: Residential / Small Lot Residential (RS-2)

Environmental review: Not a project per CEQA as defined in Section 15378

Staff Recommendation: Approve Subject to Attached Conditions

Staff Recommendation

Staff recommends approval of a Conditional Use Permit (CUP) for CPR classes at an existing commercial development subject to attached conditions.

Executive Summary

The applicant is applying for a CUP to allow for CPR classes in an existing commercial suite. The class will consist of nine students. Three employees will staff the facility. The proposed hours are 9:00 a.m. to 3:00 p.m. Monday through Saturday.

Site Characteristics

Plaza Village Center is located on the southeast corner of South Harbison Avenue and East Plaza Boulevard in the Minor Mixed-Use District (MXD-1) zone. The project site is suite 'N', which totals 675 square feet in size.

Proposed Use

The applicant is proposing to conduct CPR classes in a suite that consists of a reception area, classroom, and bathroom. In addition to the CPR classes, the applicant will also operate a notary and live scan service. The proposed hours for the CPR classes are 9:00 a.m. to 3:00 p.m. Monday through Saturday. The applicant is proposing a class size of nine students. Three staff members will operate the business.

Analysis

Training courses are permitted in the MXD-1 zone with the issuance of a CUP. Concerns are typically related to traffic and parking. Shopping centers with multiple tenants require one parking space for every 200 square feet of floor area. For a suite of 675 square feet, three parking spaces are required (if the amount is under 50%, it is rounded down). Because the building is existing, the change of tenant would not alter the amount of required parking; the total amount of existing parking spaces for the building is 39.

Findings for Approval

The Municipal Code contains required findings for CUPs. There are six required findings:

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

The use is allowable within the Minor Mixed-Use District zone per a Conditional Use Permit.

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

The proposed use is consistent with General Plan Policy LU-5.1, to support, stimulate, and foster increased activity of existing businesses within the city through the establishment of mixed-use areas that will promote activity during more hours of the day.

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

The site for the proposed use is adequate in size and shape, since the proposed use will be within an existing commercial suite within a plaza and since no expansion of the building is proposed.

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 site is an existing retail suite that will support multiple uses in order to make the most efficient use of the suite. Because the site already exists, access and utilities have already been developed. The lack of physical development assures the lack of physical constraints.

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 is deemed essential and desirable to the public convenience, since it will provide a service in need in the area among members of the community seeking to gain a life-saving technique.

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

Not a project per CEQA as defined in Section 15378.

Conditions of Approval

The hours of operation will be restricted to those proposed by the applicant, 9:00 a.m. to 3:00 p.m. Monday through Saturday. An additional condition will limit the amount of students to nine. The Building Division and Fire Department had no comments in regards to the project.

Summary

The proposed educational use is consistent with the Land Use Code with the approval of a CUP. Commercial developments with shared parking require a single parking space for every 200 square feet of floor area. With no additions to the suite, the business would require three parking spaces, the same as another retail business that could potentially lease out the suite.

Options

1. Approve 2019-19 CUP subject to the conditions based on the attached findings or findings to be determined by the Planning Commission; or
2. Deny 2019-19 CUP based on the attached finding; findings to be determined by the Planning Commission; or,
3. Continue the item to a later date 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. 2019-19 CUP dated 7/18/2019)
6. Public Hearing Notice (Sent to 69 property owners and occupants)
7. Resolutions



CHRIS STANLEY
Assistant Planner



ARMANDO VERGARA
Director of Community Development

RECOMMENDED FINDINGS FOR APPROVAL
2019-19 CUP 3142 East Plaza Boulevard Suite 'N'

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 because the use is allowable within the Minor Mixed-Use District zone per a Conditional Use Permit.
2. The proposed use is consistent with the General Plan and any applicable specific plan because General Plan Policy LU-5.1 is to support, stimulate, and foster increased activity of existing businesses within the city through the establishment of mixed-use areas that will promote activity during more hours of the day.
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 the site for the proposed use is adequate in size and shape, since the proposed use will be within an existing commercial suite within a plaza and since no expansion of the building is proposed.
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 site is an existing retail suite that will support multiple uses in order to make the most efficient use of the suite. Because the site already exists, access and utilities have already been developed. The lack of physical development assures the lack of physical constraints.
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 is deemed essential and desirable to the public convenience, since it will provide a service in need in the area among members of the community seeking to gain a life-saving technique.
6. Not a project per CEQA as defined in Section 15378.

RECOMMENDED FINDING FOR DENIAL

2019-19 CUP 3142 East Plaza Boulevard Suite 'N'

1. The proposed use will have an adverse effect upon parking since up to twelve parking spaces, nine for the students and three for the staff, could be occupied by the business for long periods of time compared to a retail use that attracts a flow of traffic.

RECOMMENDED CONDITIONS OF APPROVAL
2019-19 CUP 3142 East Plaza Boulevard Suite 'N'

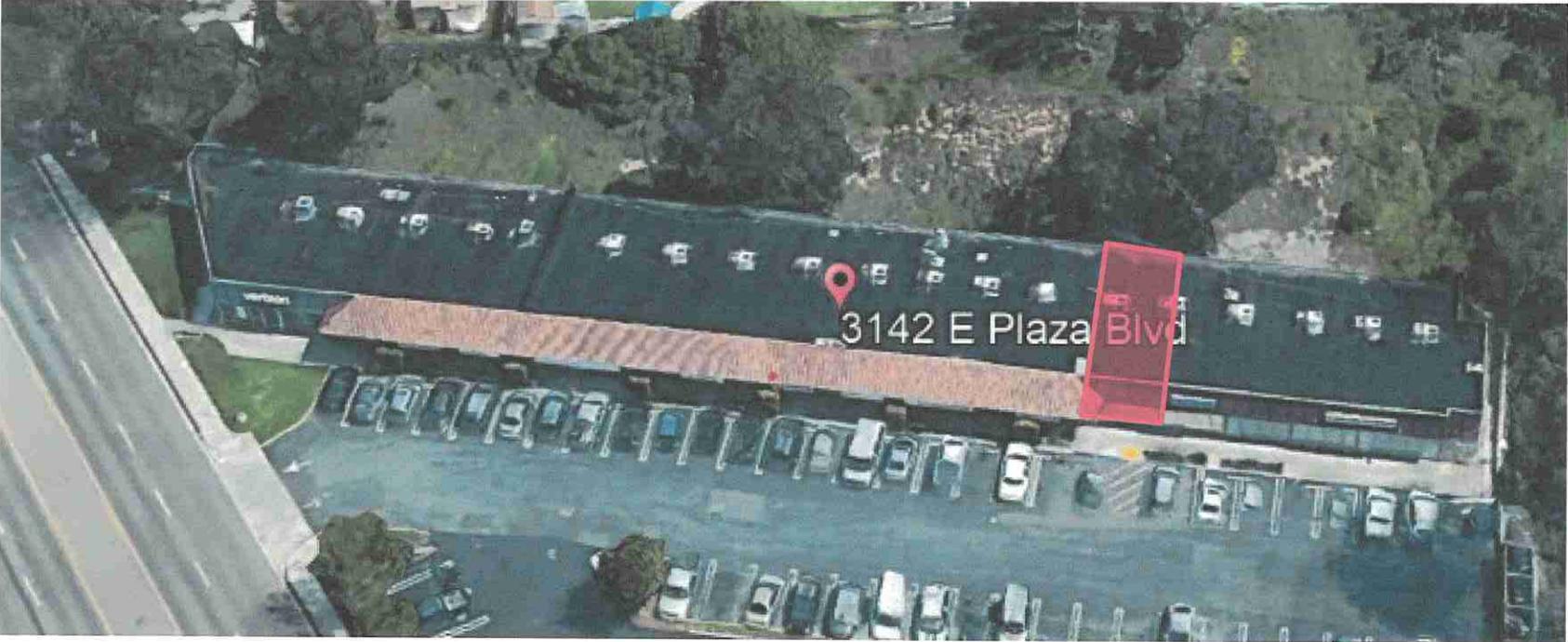
General

1. This Conditional Use Permit authorizes a CPR class within suite 'N' of the Plaza Village Center shopping center located at 3142 East Plaza Boulevard. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2019-19 CUP, dated 7/18/2019.
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 Division, 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 Division 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 Development Services Director 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.

Planning

4. This permit authorizes the CPR class to operate from 9 a.m. to 3 p.m. Monday through Saturday.
5. This permit limits the class number to nine individuals.

2019-19 CUP – 3142 East Plaza Boulevard Suite 'N'– Overhead



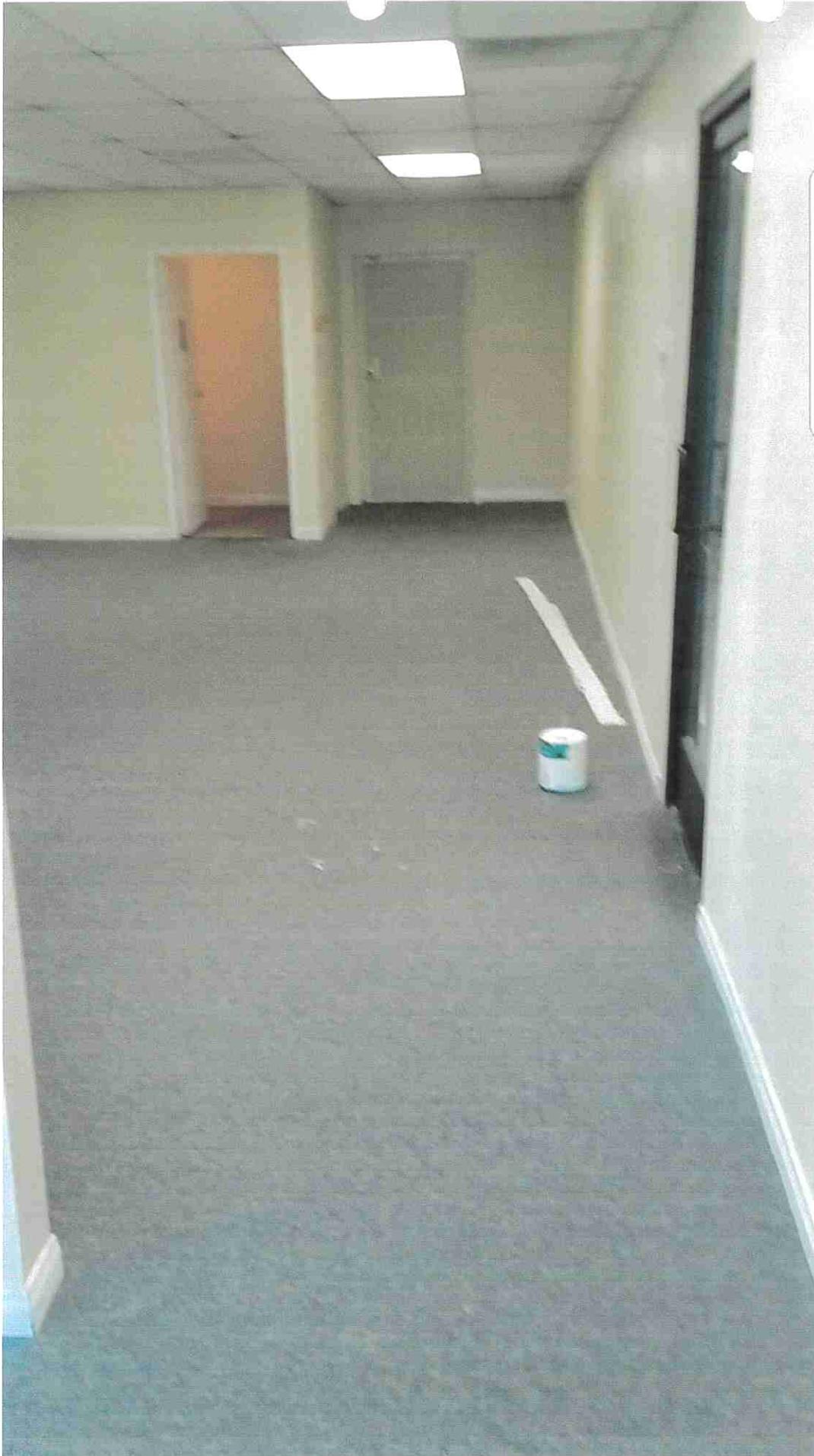
ATTACHMENT 3

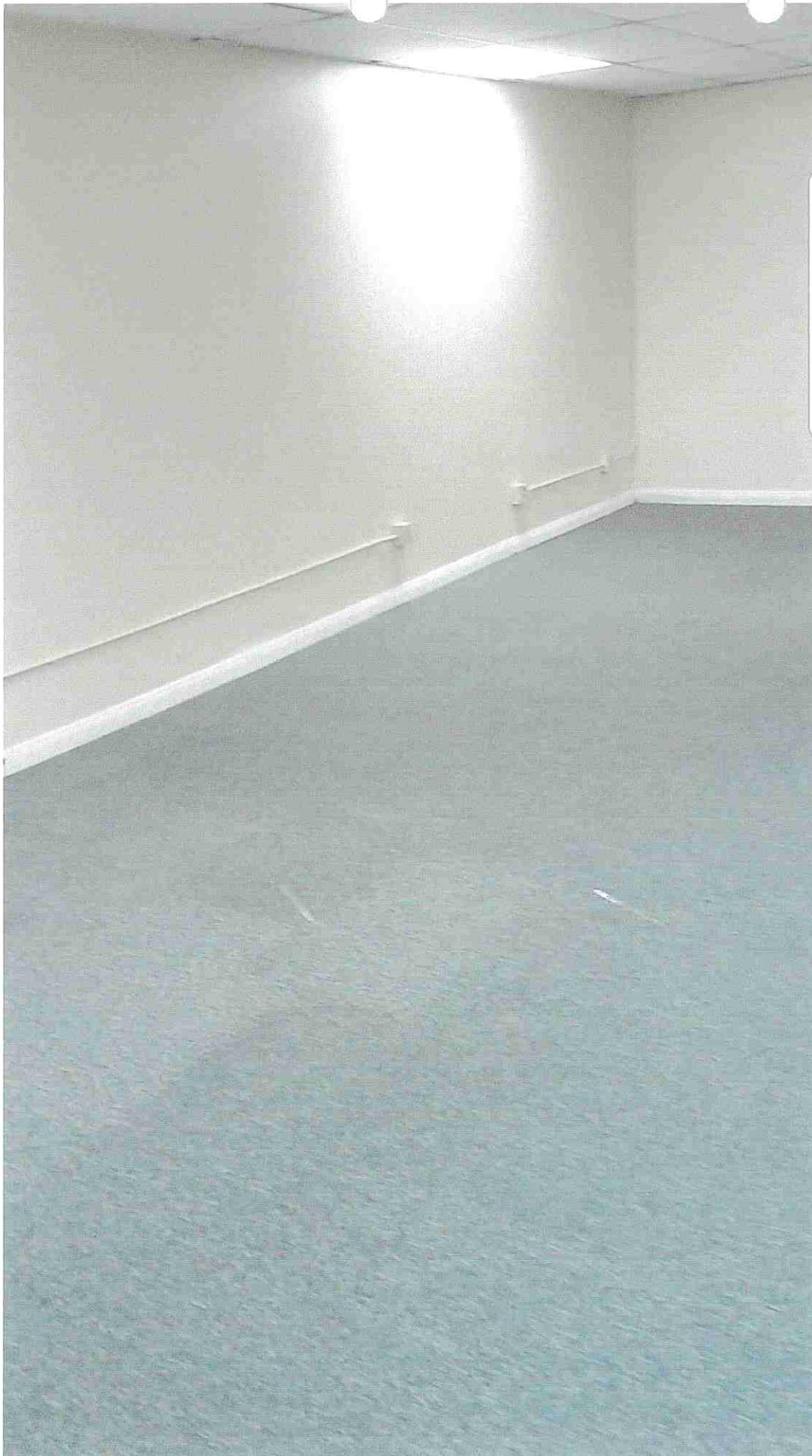


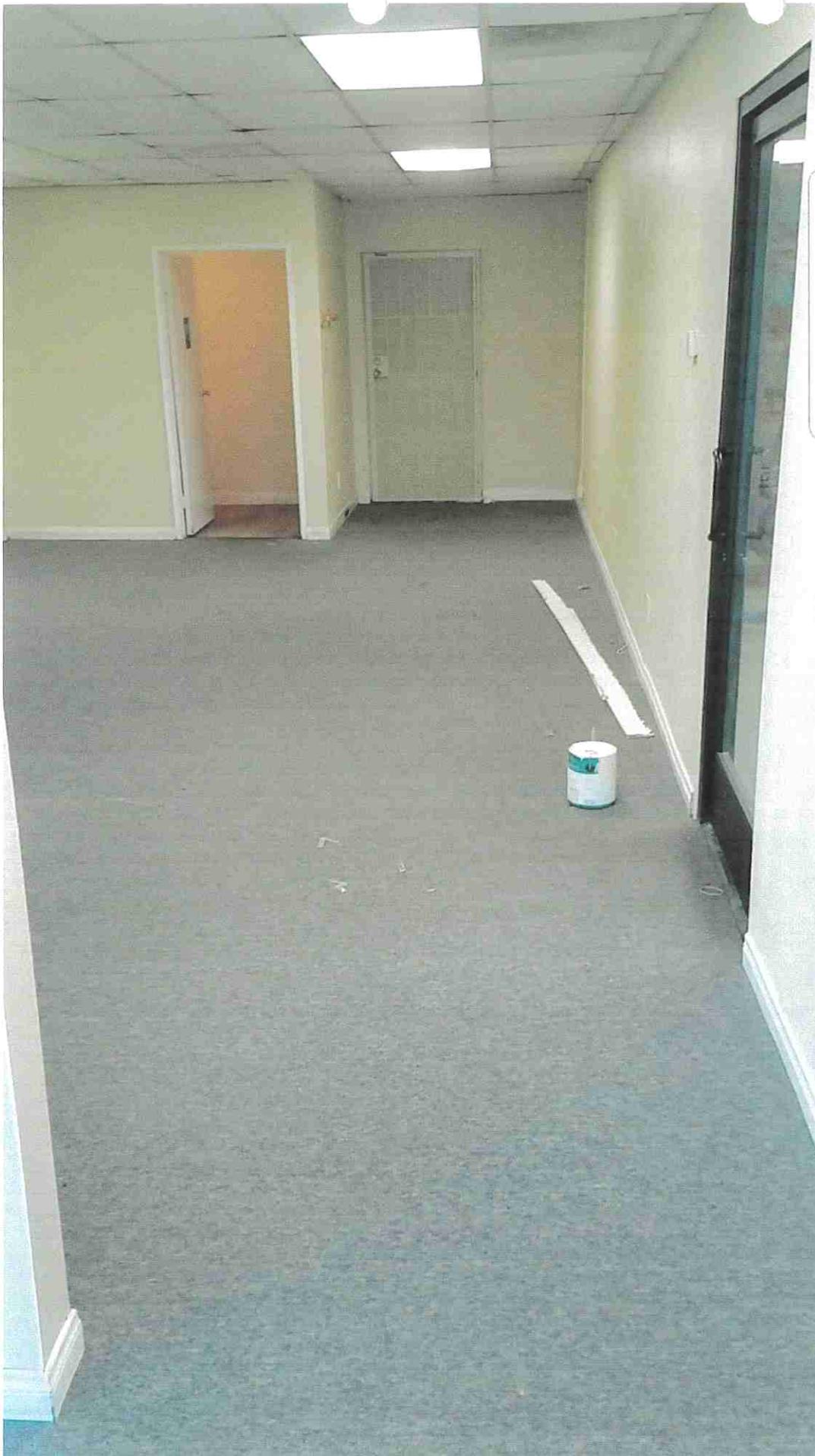


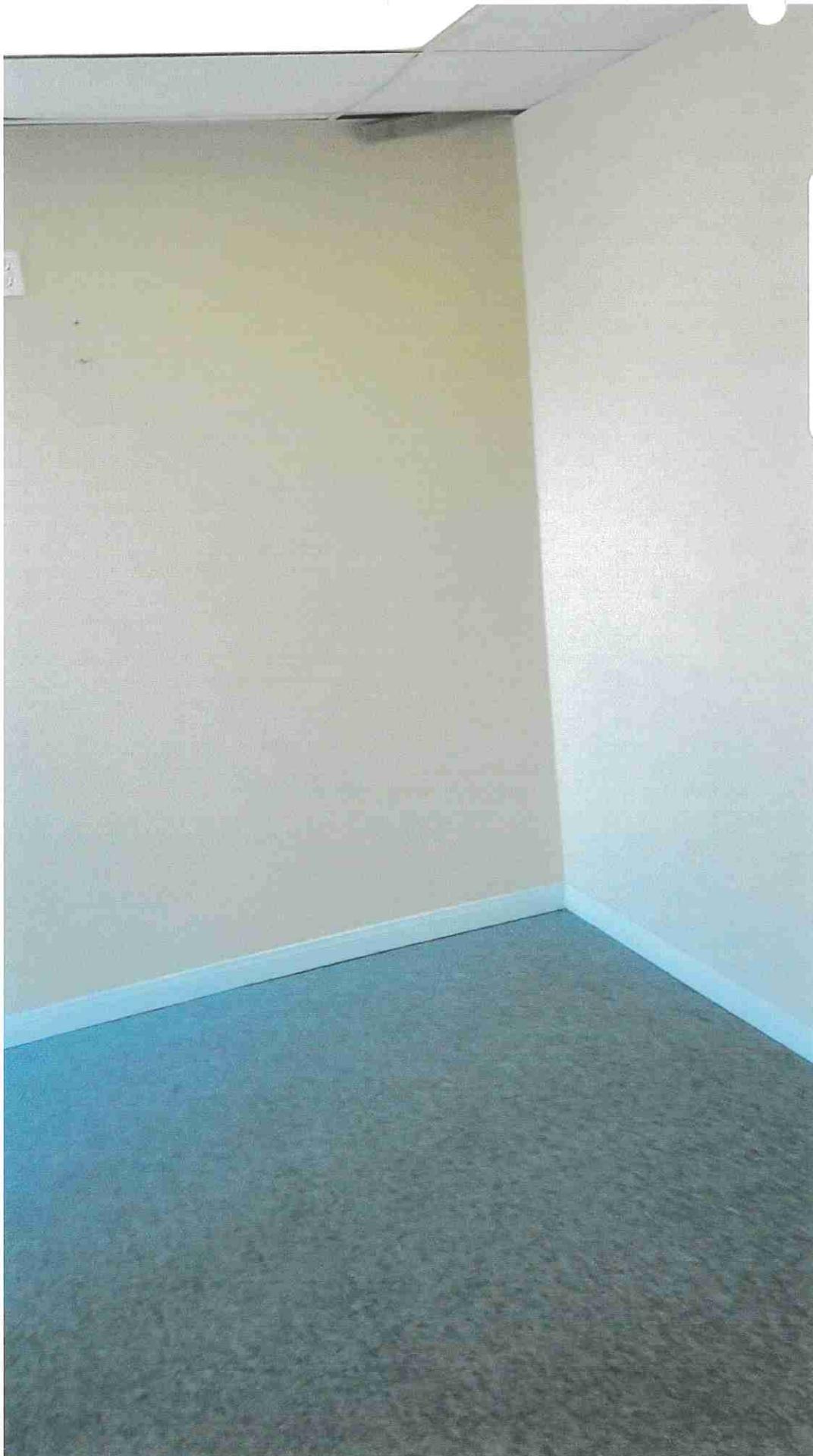
ATTACHMENT 4



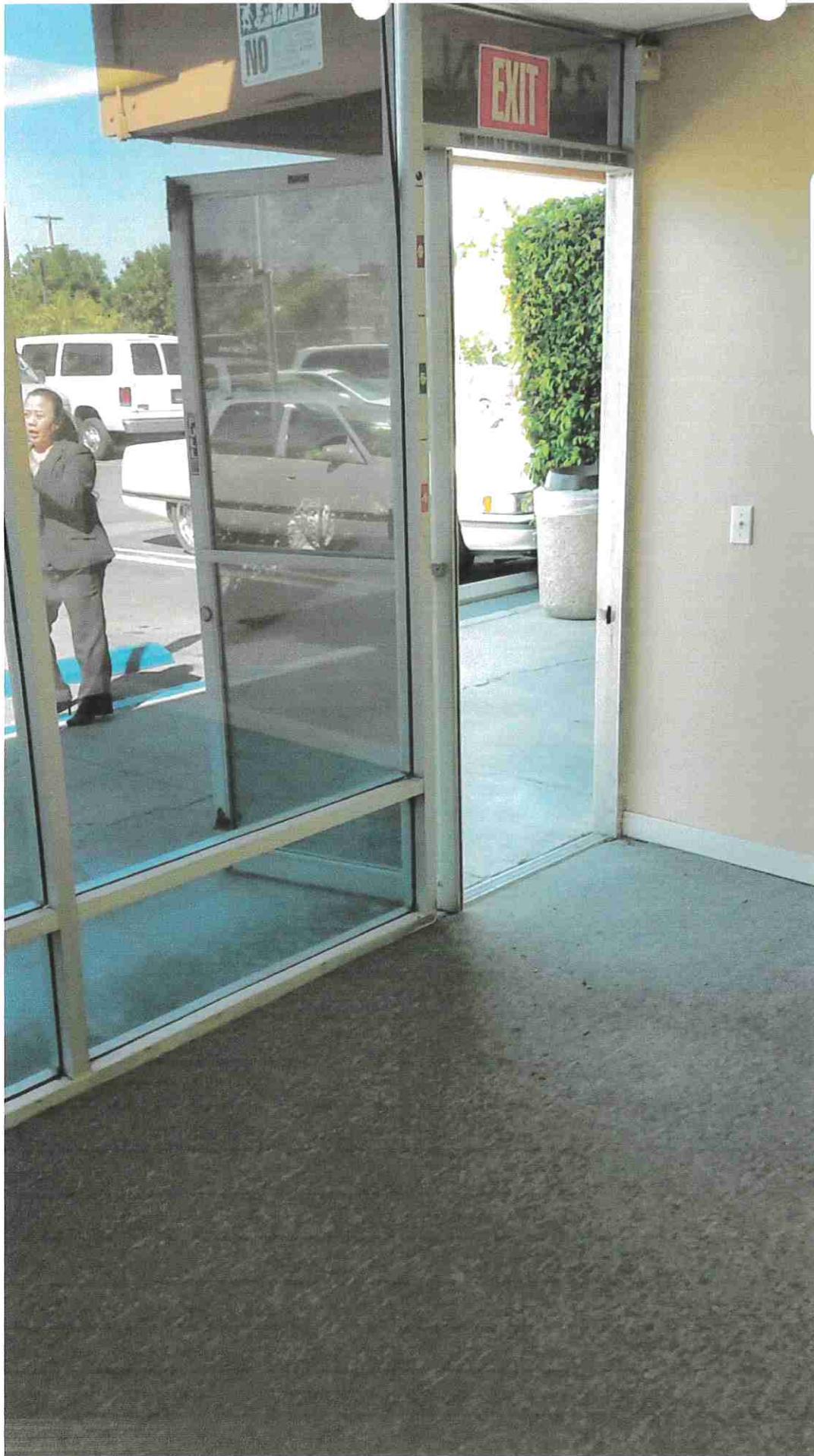














CHANGE OF USE PLANS FOR: Infinity CPR 3142 East Plaza Boulevard, Suite N

CODE DATA:

ZONING: MXD-1
 BUILDING DATA:
 TOTAL AREA: 15,490 SQ. FT.
 LEASE AREA: 679 SQ. FT.
 OCCUPANCY: B (BUSINESS)
 CONSTRUCTION: TYPE II-B

APPLICABLE CODES:
 C.B.C.: 2016
 C.F.C.: 2016
 C.M.C.: 2016
 C.E.C.: 2016
 C.P.C.: 2016
 C.E.C.C.: 2016
 C.G.B.S.C.: 2016

PARKING DATA:

PROPERTY TOTAL: 48 Spaces
 SCHOOL STANDARD: 1/40 sf (class)
 + 1/300 sf (office)
 REQUIRED: 12 Spaces
 PROVIDED: 12 Spaces

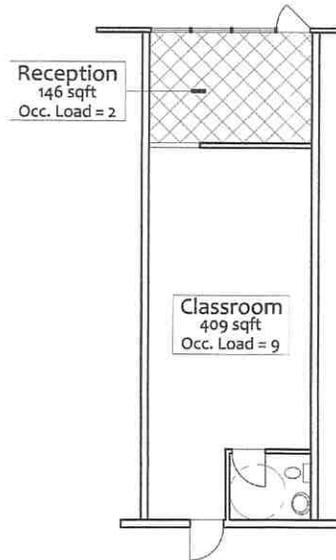
VICINITY MAP



EGRESS:

Required: 38 occupants * 0.20 = 8" Clear Width
 Provided: 36" Clear Width

OCCUPANCY



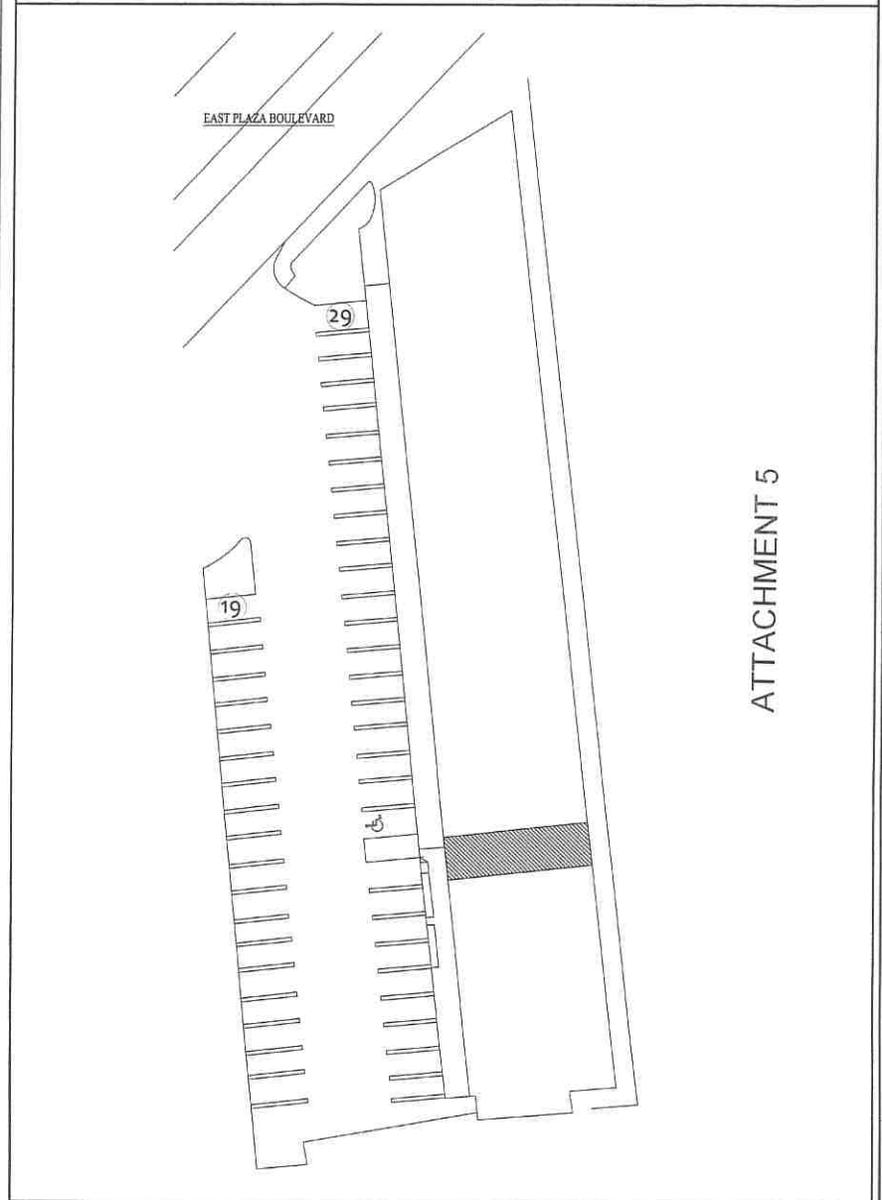
INDEX OF SHEETS:

SHT.	SHEET NAME	R
12.11	Cover, Index & Site Plan	R
12.21	Floor Plan	R
13.13	ADA Details	R

OCCUPANT LOAD:

Space	Square Ft.	Class.	Load Factor	Allowed
Reception	146	Business	1/100	2
Classroom	437	Educational	1/20	9
Total				11

SITE PLAN



1 SITE PLAN

ATTACHMENT 5

DRAWN BY: AU DESIGN		ISSUE RECORD:	
12100 Wilshire Boulevard, Suite 800 Los Angeles, CA 90025 C: 310-993-5454		DATE:	COMMENTS:
DRAWN BY: AU DESIGN		ISSUED FOR:	
12100 Wilshire Boulevard, Suite 800 Los Angeles, CA 90025 C: 310-993-5454		DATE:	COMMENTS:
DRAWN BY: AU DESIGN		ISSUED FOR:	
12100 Wilshire Boulevard, Suite 800 Los Angeles, CA 90025 C: 310-993-5454		DATE:	COMMENTS:

SHEET CONTENTS:
 General Notes
 & Occupancy
 DATE: 07-09-2019
12.11

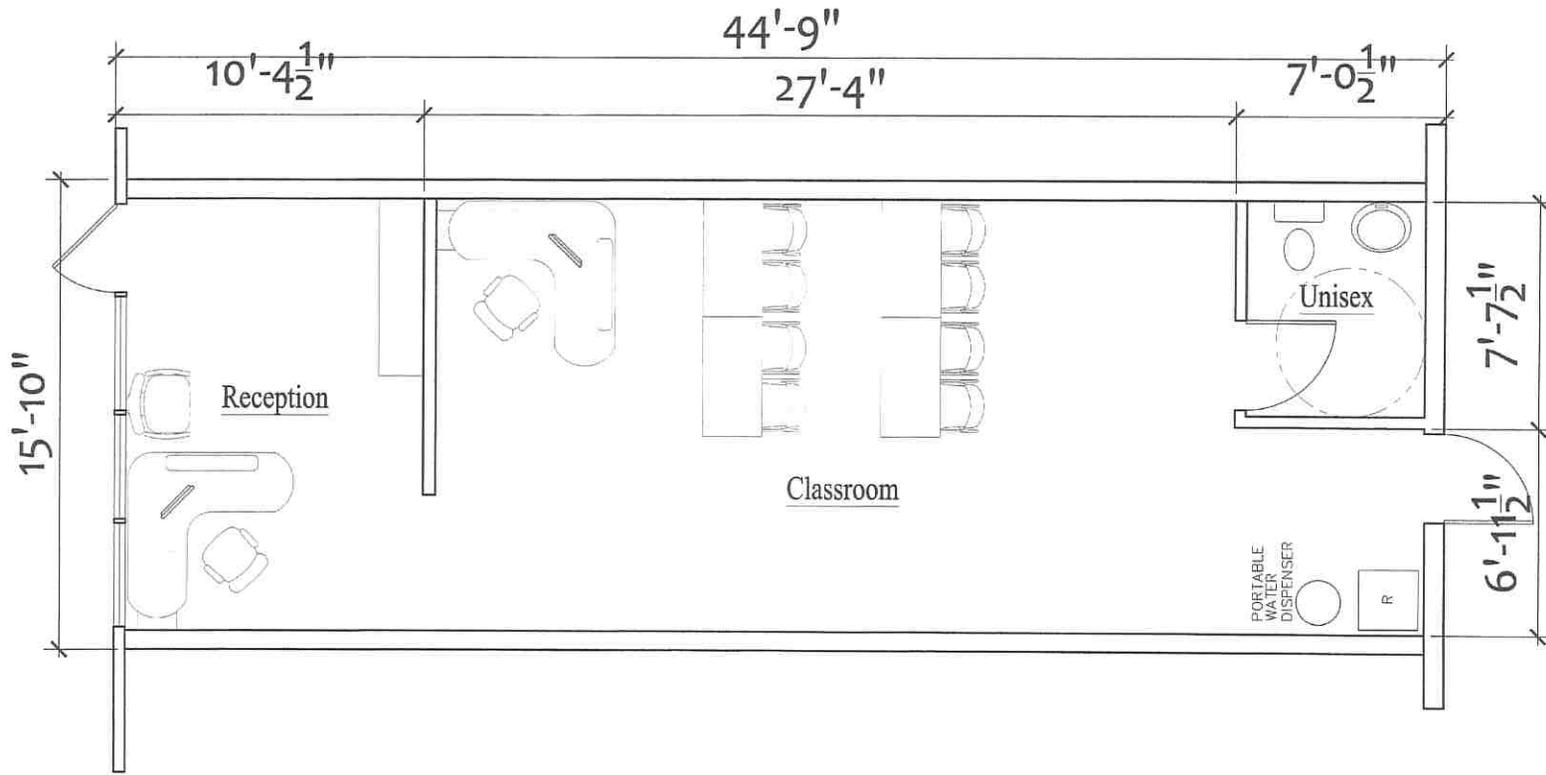
EXHIBIT: A
CASE FILE NO.: 2019-19 CUP
DATE: 7-18-19

ADA NOTES:

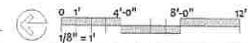
1. All hardware, equipment, mounting heights, accessible routes, etc. shall comply with the American's with Disabilities Act & California Building Code.

CITY STANDARDS:

2. Contractor(s) to comply with City standards but shall not violate the standards listed in ADA and California Building Code (CBC).
3. No proposed changes to the existing floor, mechanical, lighting, or plumbing plans.



① FLOOR PLAN: Proposed Layout



SHEET CONTENTS: Proposed Floor Plan DATE: 07-08-2019 12.21		INFINITY CPR 3142 East Plaza Boulevard, Suite N National City, CA 91950		DRAWN BY: AU DESIGN 12100 Wilshire Boulevard, Suite 800 Los Angeles, CA 90025 C: 310-993-5454		ISSUE RECORD: ISSUED FOR: _____ COMMENTS: _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: _____ CONFIDENTIAL (Copyright) © AU DESIGN 2018	
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CITY OF NATIONAL CITY – PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT TO ALLOW CPR CLASSES AT
3142 EAST PLAZA BOUELVARD SUITE 'N'
CASE FILE NO.: 2019-19 CUP
APN: 558-030-41

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, September 9, 2019**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Ruthy Puzan and Johnny Lytle)

This applicant is requesting to conduct CPR classes for up to 9 students in a 675 square-foot suite in Plaza Village Center. The proposed hours of operation are 9 a.m. to 3 p.m. Monday through Saturday.

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Division on or before 12:00 p.m., **September 9, 2019**, 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 DIVISION

ARAMANDO VERGARA
Director of Community Development

ATTACHMENT 6

RESOLUTION NO. 2019-17

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT TO ALLOW CPR CLASSES
AT 3142 EAST PLAZA BOULEVARD SUITE 'N'
CASE FILE NO. 2019-19 CUP
APN: 558-030-41

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit to allow CPR classes at 3142 East Plaza Boulevard Suite 'N' at a duly advertised public hearing held on September 9, 2019, 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. 2019-19 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,

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on September 9, 2019, support the following findings:

1. The proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code because the use is allowable within the Minor Mixed-Use District zone per a Conditional Use Permit.
2. The proposed use is consistent with the General Plan and any applicable specific plan because General Plan Policy LU-5.1 is to support, stimulate, and foster increased activity of existing businesses within the city through the establishment of mixed-use areas that will promote activity during more hours of the day.
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 the site for the proposed use is adequate in size and shape, since the proposed

use will be within an existing commercial suite within a plaza and since no expansion of the building is proposed.

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 site is an existing retail suite that will support multiple uses in order to make the most efficient use of the suite. Because the site already exists, access and utilities have already been developed. The lack of physical development assures the lack of physical constraints.
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 is deemed essential and desirable to the public convenience, since it will provide a service in need in the area among members of the community seeking to gain a life-saving technique.
6. Not a project per CEQA as defined in Section 15378.

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

General

1. This Conditional Use Permit authorizes a CPR class within suite 'N' of the Plaza Village Center shopping center located at 3142 East Plaza Boulevard. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2019-19 CUP, dated 7/18/2019.
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 Division, 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 Division 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 Director of Community Development 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.

Planning

4. Days and hours of operation of the CPR class shall be limited to 9:00 a.m. to 3:00 p.m. Monday through Saturday.
5. Class size shall be limited to nine individuals at any time.

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

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of September 9, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2019-17

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA,
DENYING A CONDITIONAL USE TO ALLOW CPR CLASSES
AT 3142 EAST PLAZA BOULEVARD SUITE 'N'
CASE FILE NO. 2019-19 CUP
APN: 558-030-41

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit to allow CPR classes at 3142 East Plaza Boulevard Suite 'N' at a duly advertised public hearing held on September 9, 2019, 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. 2019-19 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,

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on September 9, 2019, support the following findings:

1. The proposed use will have an adverse effect upon parking since up to twelve parking spaces, nine for the students and three for the staff, could be occupied by the business for long periods of time compared to a retail use that attracts a flow of traffic.

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of September 9, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – CONDITIONAL USE PERMIT FOR
A BAR (OVER THE TAP) TO BE LOCATED AT
2424 HOOVER AVENUE SUITE 'A'

Case File No.: 2019-21 CUP

Location: Southwest corner of Hoover Ave. and Mile of Cars Way

Assessor's Parcel Nos.: 562-340-15

Staff report by: Chris Stanley, Assistant Planner

Applicant: Jorge Ramirez

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

Adjacent use and zoning:

North: Commercial / Major Mixed-Use Corridor (MXC-2)

East: Commercial / Major Mixed-Use Corridor (MXC-2)

South: Industrial / Light Industrial

West: Commercial / Major Mixed-Use Corridor (MXC-2)

Environmental review: Not a project per California Environmental Quality Act (CEQA)
as defined in Section 15378

Staff recommendation: Approve

Staff Recommendation

Staff recommends approval of the on-site sale of beer and wine at a new bar “Over the Tap”, subject to the attached recommended conditions. The sale of alcohol is conditionally allowed in the Major Mixed-Use Corridor zone. Staff is also recommending 10:00 a.m. to 10:00 p.m. daily as the recommended alcohol sales hours, which differs from those proposed by the applicant, but would be consistent with recent alcohol Conditional Use Permit (CUP) approvals.

Executive Summary

The business has applied for a CUP to sell beer and wine at a new bar (Over the Tap). The hours for the sale of beer and wine, as proposed by the applicant, are 10:00 a.m. to 10:00 p.m. Sunday through Wednesday and 10:00 a.m. to 12:00 a.m. Thursday through Saturday. A Type 42 (On-Site Sale of 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 1,292 square-foot retail space located at 2424 Hoover Avenue, which is part of a commercial development known as Southport Plaza; the bar will be the corner suite (Suite ‘A’). The existing commercial suites for the Southport Plaza continue east and west of Suite ‘A’. Commercial uses exist north, east, and west of the property, with industrial to the south.

Proposed Use

The applicant is proposing to sell beer and wine at the new bar. The floor plan provided with this application shows two tables with bench seating and bar seating with 12 seats; there is also an outdoor patio with four tables and 12 seats. Proposed alcohol sales hours are from 10:00 a.m. to 10:00 p.m. Sunday through Wednesday and 10:00 a.m. to 12:00 a.m. Thursday through Saturday. 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 132 occupants and owners.

Community Meeting - Pursuant to Section 18.30.050 (C) of the National City Zoning Code, a community meeting was held on Wednesday, August 28, 2019 at 10:00 a.m. at the subject site. The meeting advertisement is attached (Attachment 7). There were six community member in attendance. According to the applicant, the business model was explained to those in attendance, with the only concerns being that minors will loiter at the outdoor patio and the distance of the bar to the women's recovery center; the applicant stated the actions they will take to alleviate the concerns. The applicant will monitor the outdoor patio area to ensure no minors are loitering and in regards to the women's recovery center, the applicant will limit advertising specials that could entice women from the recovery center. The applicant also stated that the same 132 occupants and owners that were notified of the Planning Commission meeting were notified of the community meeting.

Distance Requirements - Chapter 18.030.050 (D) of the National City Zoning Code requires a 660-foot distance from any public school; there are no schools within 660 feet from the site.

Alcohol Sales Concentration/Location - Per Alcoholic Beverage Control, there are currently 12 on-sale licenses in this census tract (219) where a maximum of eight are recommended. For reference, the alcohol outlets in the census tract are:

Name	Address	License Type*	CUP
Eagles Lodge	1131 Roosevelt Ave.	51	N
Club 13	640 Civic Center Dr.	40	N
Stoney's Bar and Grill	108 W. 25 th St. Ste. D-G	47	Y
Pier 32 Waterfront Grill	3201 Marina Way Ste. 102	47	Y
Goodies Bar & Grill	740 Bay Marina Dr.	47	Y
Goody's Sushi & Grill	2424 Hoover Ave. Ste. F & P	41	Y
Papa Gallo Cafe	1930 Cleveland Ave.	41	N
Aunt Emma's Pancakes	214 National City Blvd.	41	N
Chipotle	404 Mile of Cars Way #103	41	Y
Downtown Abbey	1302 National City Blvd.	47	Y
West Side Grill	1524 McKinley Ave.	47	Y

Ramada	700 National City Blvd.	47	Y
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- * Type 40 – On-Sale Beer
- * Type 41 – On-Sale Beer and Wine for Bona Fide Public Eating Place
- * Type 47 – On-Sale General – Eating Place
- * Type 51 – Club

The 12 existing licenses are for a club, bar, and 10 restaurants. Census tract 219 includes the area south of Division Street, north and east of the City boundary, and west of National City Boulevard. The attached census tract map shows the location of the subject tract (Attachment 6).

Hours of Operation

The hours of operation for the existing license holders range from 6:00 a.m. to 2:00 a.m. for the varying properties. Recent alcohol sales hours for restaurants have generally been between 10:00 a.m. and 10:00 p.m. The most recent beer only establishments (Novo Brazil in the pending public market at 8th Street and “A” Avenue, and Embarcadero Brewing on West 25th Street), were limited to being closed by 10:00 p.m. However, these CUPs have generally been superseded by the City’s tasting room policy, which allows craft breweries to operate without the need for a CUP subject to City Council Policy 707. The subject facility would not be considered a brewery, but rather a bar.

Institute for Public Strategies (IPS) recommends that the serving of alcohol not be permitted past 10:00 p.m. The Police Department also rates the sale of alcohol past 11:00 p.m. as a three on their rating system, which would be high risk. As such, staff is recommending alcohol sales hours of 10:00 a.m. to 10:00 p.m. daily. Conditions reflect the hours recommended by staff.

Institute for Public Strategies

IPS provided comments recommending that owners, management, and staff be required to attend Responsible Beverage Sales and Service (RBSS) training as well as the sale of beer and wine ceasing by 10:00 p.m. The RBSS training is a standard condition of City Council Policy 707 and is included as a condition of approval.

Police Department (PD)

The ABC Risk Assessment provided by PD allocated a total of 15 points, which is in the mid-range of the Medium Risk category. Medium risk is considered 13 to 18 points (see Attachment 9).

Findings for Approval

The Municipal Code contains six required findings for CUPs as follows:

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

The use is allowable within the Major Mixed-Use Corridor zone pursuant to a 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 bar use is consistent with the Major Mixed-Use Corridor 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.

The building is existing and not proposed to be expanded. Potential development in this zone (MXC-2) was analyzed for traffic impacts during the most recent Land Use Update.

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 not require an expansion of the premises. 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 beer and wine as well as the hours that it will be available; no beer or wine will be sold after 10:00 p.m. and all business staff is required to receive RBSS training.

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

Not a project per (CEQA) as defined in Section 15378

The following two conditions are also included with alcohol CUPs:

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

In this case, the applicant is proposing the bar as a craft beer and wine tavern in order to attract a specific market that is new to National City.

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

Due to there being other on-sale sites in the area, there are also findings for denial as follows:

1. The census tract is currently over-concentrated with 12 on-sale licenses, where a maximum of eight are recommended.
2. The proposed use is not deemed essential to the public necessity, as there are 10 other outlets in census tract 219 that already serve alcohol.
3. Based on the above finding, 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 Council policy 707 (hours of operation, employee training, accessory sales, etc.). All conditions contained in Council policy 707 are typically required for new alcohol CUP's. However, the policy is geared towards retail food establishments that serve alcohol rather than bars. This is due to the City focusing on alcohol as an accessory use, rather than a primary use, due to historic problems associated with bars in the City in previous years. Therefore, certain policy conditions would need to be waived in order to approve this CUP.

Only the City Council may waive a policy condition, although it would be pertinent for the Planning Commission to make a recommendation one way or the other in the case of a waiver request. In order for the Council to waive or modify a condition, they would need to hold another public hearing after the Planning Commission makes its decision.

The applicant is requesting the waiver of the following two conditions:

14. The sale of alcohol shall not exceed the sale of food. With the annual renewal of the City business license, the business proprietor shall submit a statement clearly indicating total alcoholic beverage sales and total food sales. Said statement shall be subject to audit and verification by employees of the City, who are authorized to examine, audit and inspect such books and records of the license, as may be necessary in their judgment to verify that the sale of alcohol does not exceed the sale of food. All information obtained by an investigation of records shall remain confidential.

15. Alcohol shall be available only in conjunction with the purchase of food.

The reason for the request is because alcohol sales and consumption would be the only function of the business. Therefore, there would be no sales of food, as stated in the condition. If the Planning Commission is amenable to the waiver of the specific Conditions of Approval (No. 8 and 9), said recommendation should be part of the motion to approve (see "Options" below). Both Novo Brazil and Embarcadero Brewing were granted waivers of the same two conditions.

Discussion at the Planning Commission and City Council hearings for Novo Brazil and Embarcadero Brewing included traditional concerns related to alcohol-related impacts (over-consumption, public nuisance, etc.). However, it was understood that the nature of craft beer tasting rooms was counter to traditional bars or clubs, that they catered to a different clientele (e.g. craft beer connoisseurs), and was generally more expensive, thus offsetting any potential issues.

The business in question is intended to cater to the craft beer market, which has been supported by the City through recent policies involving brewery tasting rooms. However, as stated above, this establishment would not be limited to any type of alcoholic beverage other than “beer and wine”, nor would it be appropriate to limit as such. Therefore, there is no guarantee that the establishment will not become a standard bar.

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 Major Mixed-Use Corridor zone. 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. Conditions of approval are intended to offset potential impacts which may result from operation of the business. However, it should also be noted that the area in which the business is proposed is mostly industrial and commercial, and removed from predominantly residential areas.

Options

1. Approve 2019-21 CUP subject to the conditions listed within, based on the attached findings, or findings to be determined by the Planning Commission;
or
2. Deny 2019-21 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. 2019-21 CUP, dated 7/25/2019)
5. Public Hearing Notice (Sent to 132 property owners & occupants)
6. Census Tract & Police Beat Maps
7. Community Meeting Advertisement / Sign-In Sheet / Minutes
8. City Council Policy 707
9. Police Department Comments
10. IPS Comments
11. Resolutions



CHRIS STANLEY
Assistant Planner



ARMANDO VERGARA
Director of Community Development

RECOMMENDED FINDINGS FOR APPROVAL

2019-21 CUP – 2424 Hoover Avenue Suite 'A'

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 because the use is allowable within the Major Mixed-Use Corridor 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 because alcohol sales are permitted, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. A bar use is consistent with the Major Mixed-Use Corridor 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 because the building is existing and not proposed to be expanded. Potential development in this zone (MXC-2) was analyzed for traffic impacts during the most recent Land Use Update.
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 alcohol sales would not require an expansion of the premises. 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 because the proposed use will be subject to conditions that limit the sale of beer and wine as well as the hours that it will be available; no beer or wine will be sold after 10 p.m. and all business staff is required to receive RBSS training.
6. Not a project per CEQA as defined in Section 15378.
7. The proposed use is deemed essential and desirable to the public convenience or necessity because the applicant is proposing the bar as a craft beer and wine tavern in order to attract a specific market that is new to National City.

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

2019-21 CUP – 2424 Hoover Avenue Suite 'A'

1. The census tract is currently over-concentrated with 12 on-sale licenses, where a maximum of eight are recommended.
2. The proposed use is not deemed essential to the public necessity, as there are 10 other outlets in census tract 219 that already serve alcohol.
3. Based on the above finding, 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

2019-21 CUP – 2424 Hoover Avenue Suite 'A'

General

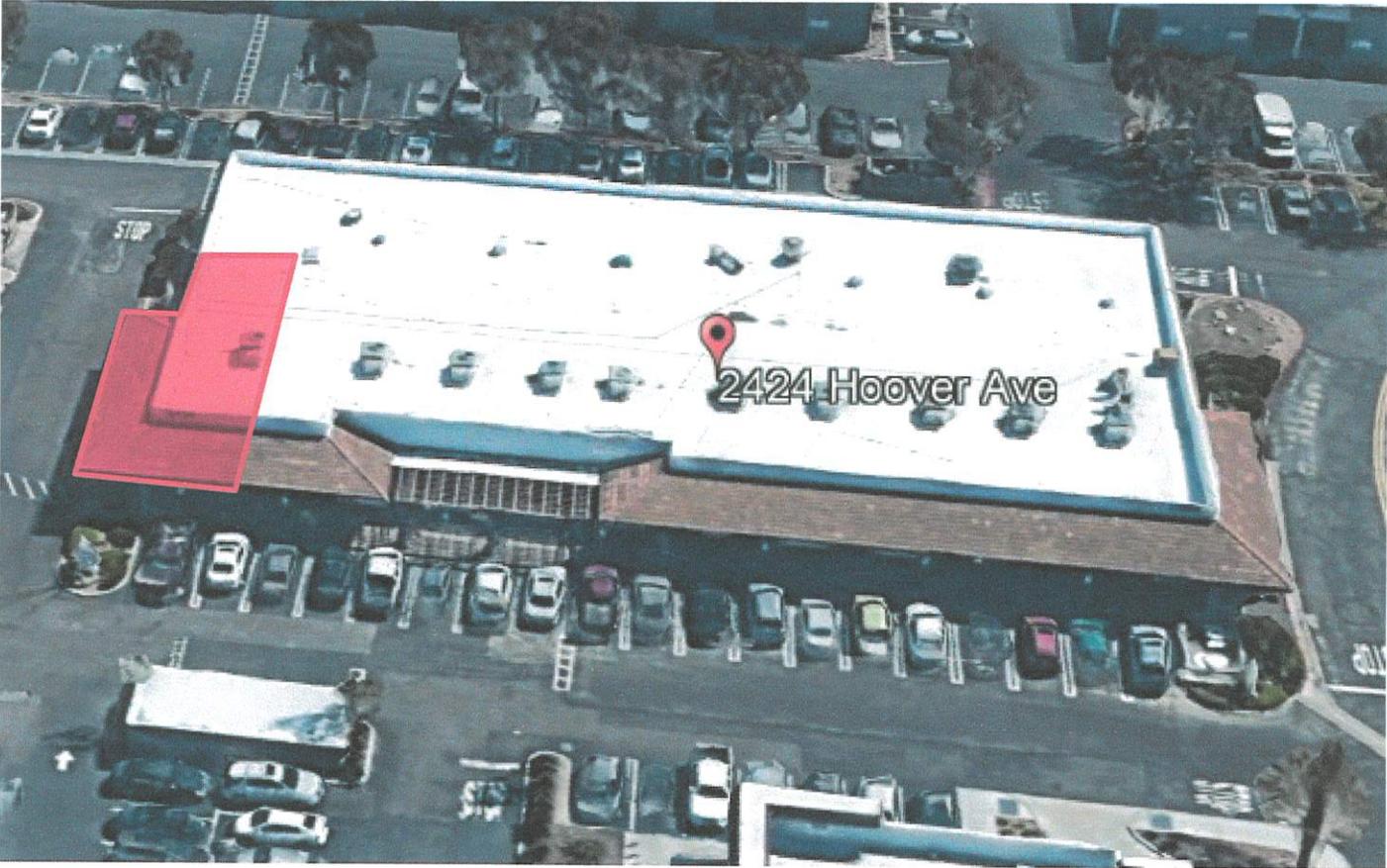
1. This Conditional Use Permit authorizes the sale of alcohol for on-site consumption at a new bar located at 2424 Hoover Avenue. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2019-21 CUP, dated 7/25/2019.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, 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 Division 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 Director of Community Development 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 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 alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 10:00 p.m. daily.
8. The sale of alcohol shall not exceed the sale of food. With the annual renewal of the City business license, the business proprietor shall submit a statement clearly indicating total alcoholic beverage sales and total food sales. Said statement shall be subject to audit and verification by employees of the City, who are authorized to examine, audit and inspect such books and records of the license, as may be necessary in their judgment to verify that the sale of alcohol does not exceed the sale of food. All information obtained by an investigation of records shall remain confidential.
9. Alcohol shall be available only in conjunction with the purchase of food.
10. Permittee shall post signs in the patio dining area, including all exits to outdoor seating areas, indicating that alcoholic beverages shall be consumed inside the restaurant or patio area and shall not be taken off-premises.

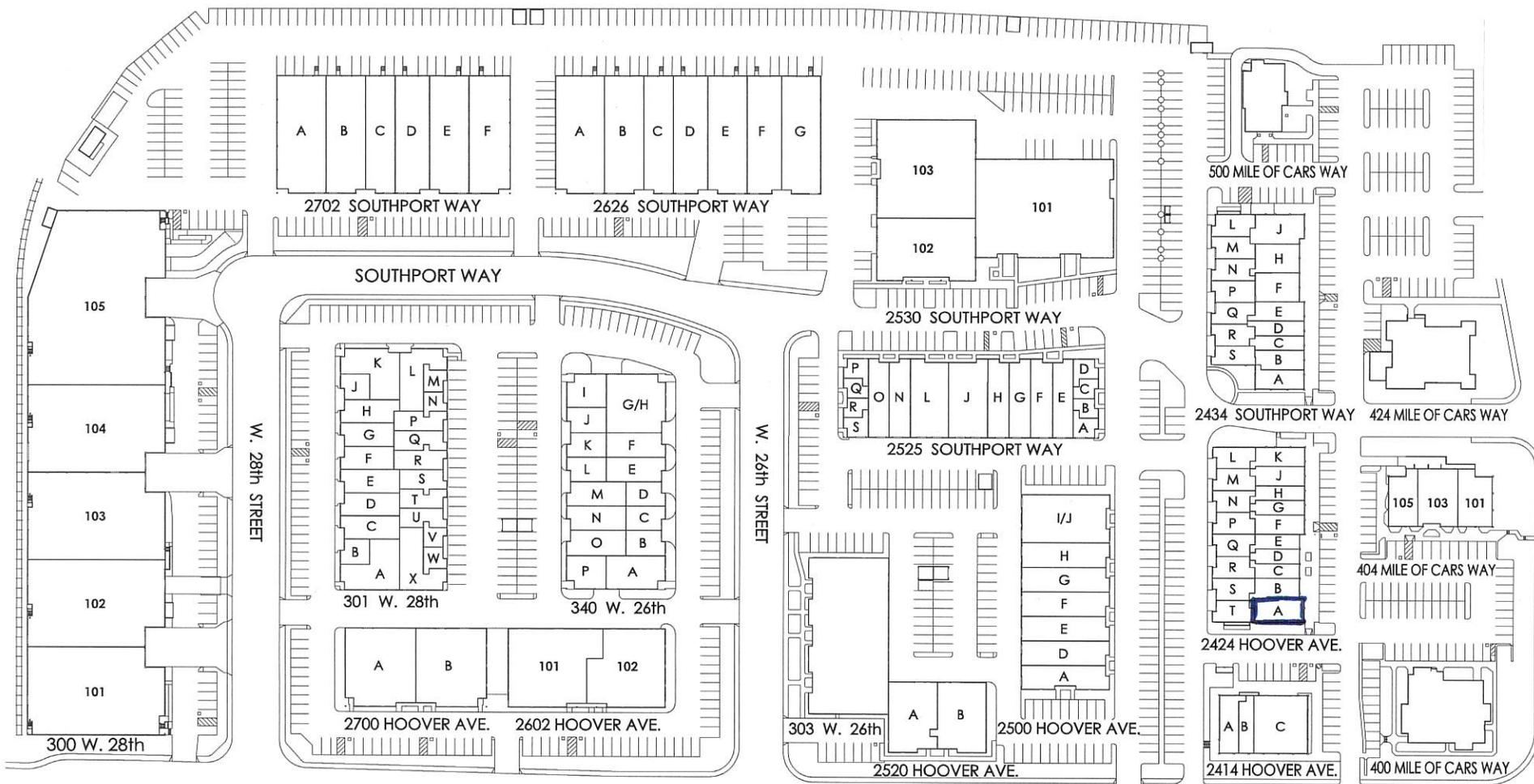
2019-21 CUP – 2424 Hoover Avenue Suite 'A'– Overhead



INTERSTATE 5

ATTACHMENT 4

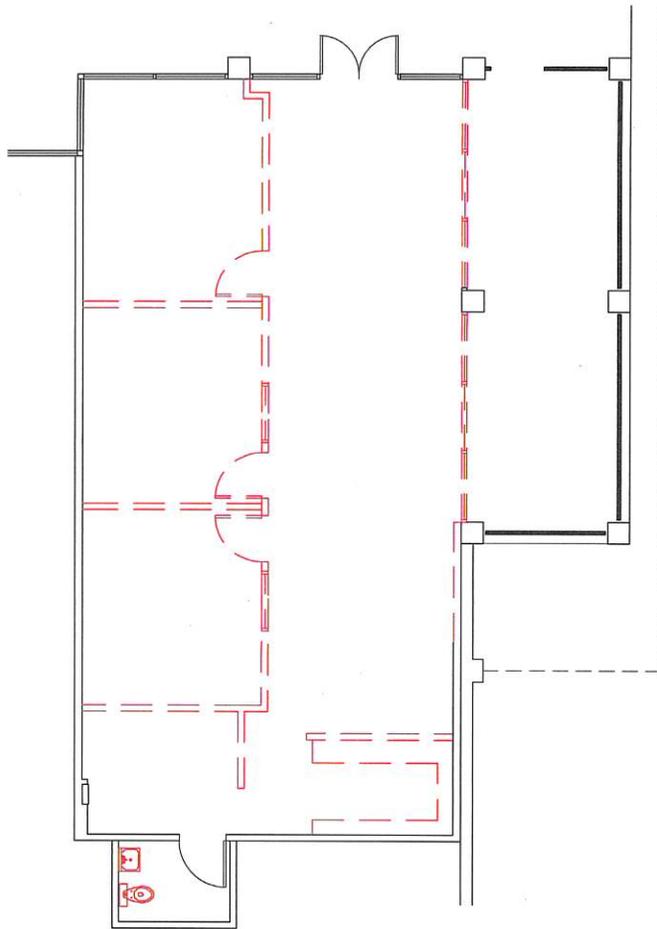
MILE OF CARS WAY



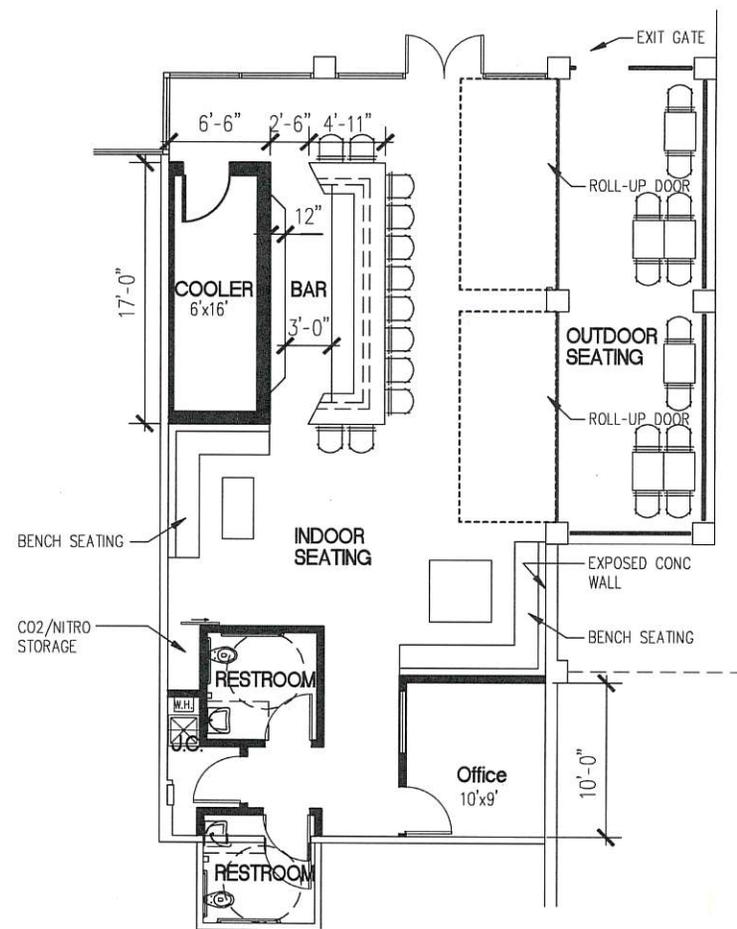
HOOVER AVENUE

SOUTHPORT INDUSTRIAL / COMMERCIAL CENTER





CONCEPTUAL DEMO PLAN



CONCEPTUAL FLOOR PLAN

SCOPE OF WORK

- FLOORS: EXPOSED CONC
- WALLS: EXPOSED CONC
GYP BOARD
- CEILING: EXPOSED STRUCT.

DRAWING LEGEND

- EXISTING DOOR
- NEW DOOR
- WINDOW
- DEMO ITEM
- NEW PARTITION
- EXISTING PARTITION



APPROVED PLAN: _____
OWNER _____ DATE _____

Notice:
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OVER THE TAP BEER AND WINE BAR
2420 HOOVER, NATIONAL CITY CA

LAHAINA
ARCHITECTS
858-357-5509

DATE:	DRAWING:
7-25-19	A-1



CITY OF NATIONAL CITY – PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR A BAR (OVER THE TAP) TO BE LOCATED AT
2424 HOOVER AVENUE SUITE 'A'
CASE FILE NO.: 2019-21 CUP
APN: 562-340-15

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, September 9, 2019**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Jorge Ramirez)

The applicant is proposing to open a new bar for the sale of craft beer and wine (ABC Type 42) at 2424 Hoover Avenue Suite 'A'. The suite is 1,293 square feet and the proposed alcohol sales hours are 10 a.m. to 10 p.m. Sunday through Wednesday and 10 a.m. to 12 a.m. Thursday through Saturday.

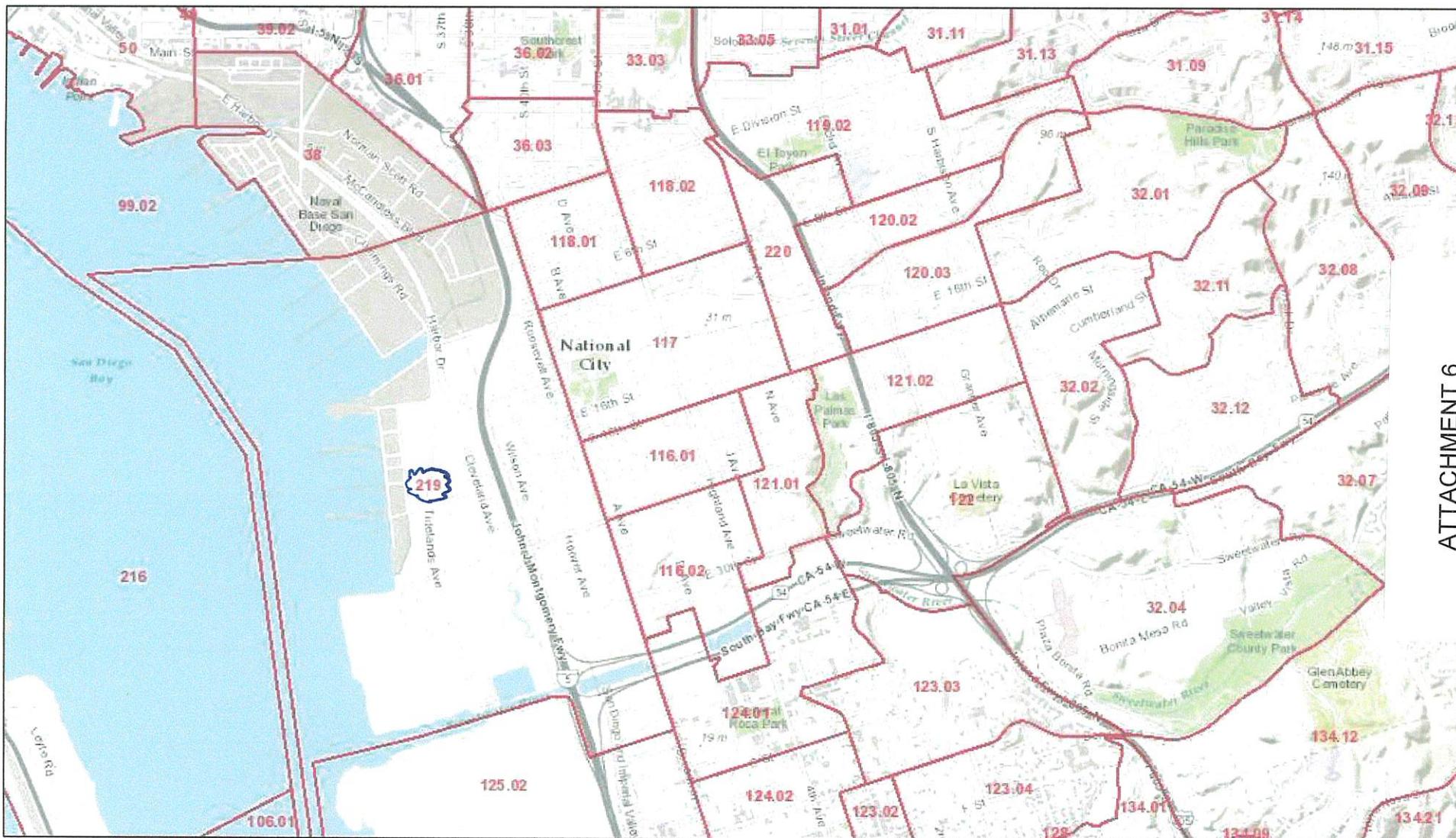
Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Division on or before 12:00 p.m., **September 9, 2019**, who can be contacted at 619-336-4310 or planning@nationalcityca.gov.

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 DIVISION

ARAMANDO VERGARA
Director of Community Development

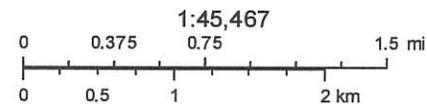
ATTACHMENT 5



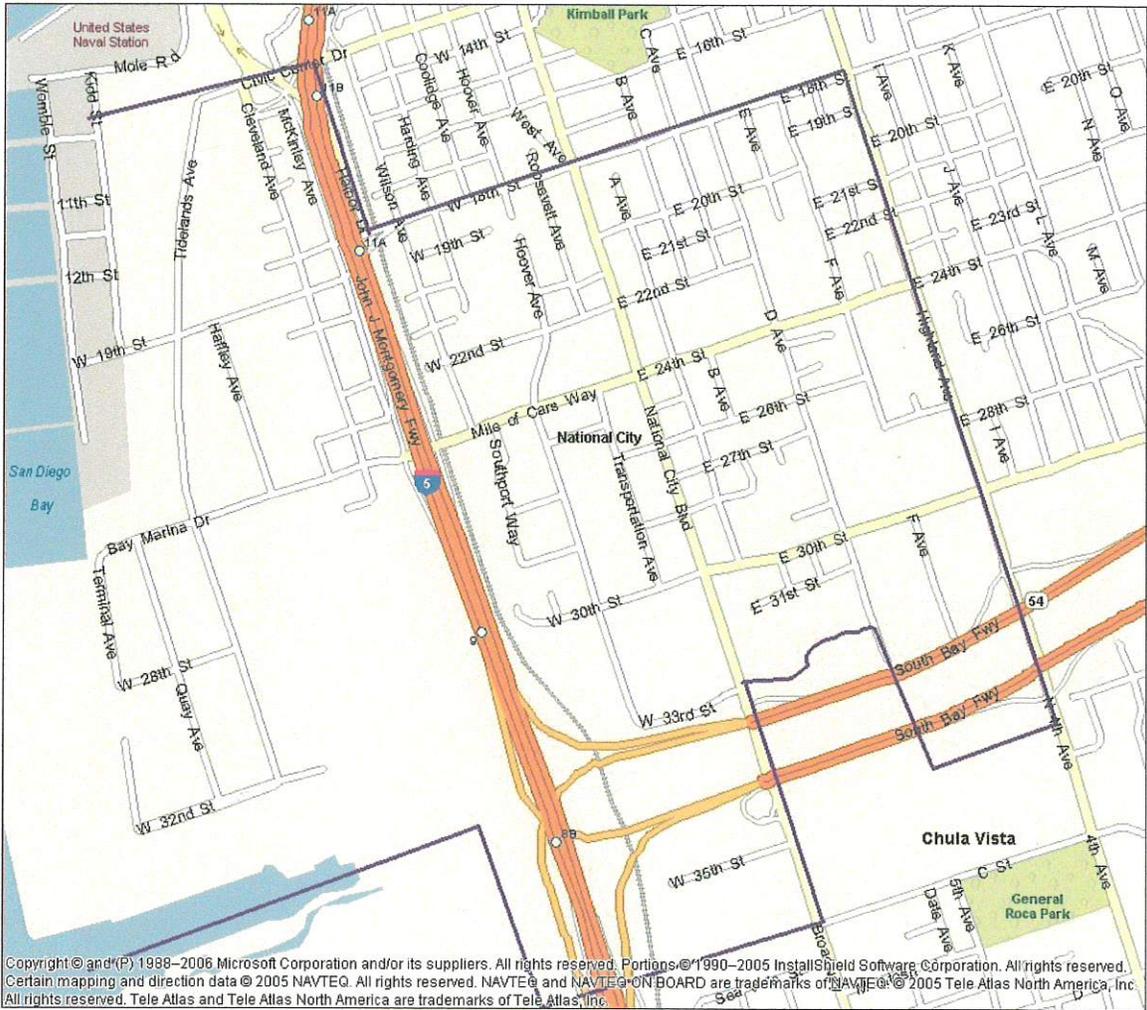
ATTACHMENT 6

August 25, 2014

Census Tracts 2010



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 24

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

GEORGE RAMIREZ

Over The Tap

2424 HOOVER AVENUE, SUITE A
NATIONAL CITY, CA 91950
619.813.2141
GRR1910@GMAIL.COM

July 23, 2019

Dear Recipient:

You are invited to a Community Meeting regarding my business endeavor, Over The Tap. Over The Tap will be a craft beer and wine bar located at 2424 Hoover Avenue, Suite A in National City.

Following are the meeting details:

August 28th, 2019
10 a.m. to 11 a.m.
2424 Hoover Avenue, Suite A
National City, CA 91950

The purpose of this meeting is for me to introduce myself, provide you details about Over The Tap, and explain how I envision it benefitting our community. The meeting will also serve as an opportunity for you to voice any concerns and/or to ask any questions relating to the business.

I appreciate your time and look forward to meeting you.

Sincerely,

GEORGE RAMIREZ

Calilla & Son LLC, DBA Over the Tap

Meeting Minutes

Wednesday August 28, 2019

Present: George Ramirez, Lizet Ramirez, Gustavo Molina, Jovita Arellano, Stelle Andrade, Desiree Sellers, Kyle Carpenter and Cory LaShell

1. Presentation

- George Ramirez, owner and presenter
 - Introduced himself and his wife Lizet Ramirez, owners of Over the Tap
 - Provided background information and connection to National City
 - Education, certifications and work history
 - Information on the of business Over the Tap will be
 - ABC License Type 42
 - Up to 30 beers on tap
 - Beer and wine only
 - No food for sale but will allow outside food and sell prepacked snacks
 - Target Market:
 - Craft beer enthusiast or anyone looking to enjoy some of the most flavorful, innovated and sought-after beers brewed in and out of San Diego

2. Discussions and Action Items

- Jovita Arellano:
 - Recommended owners and staff take the in-person LEAD training
 - George Ramirez has taken the online version provided by ABC
 - **Action Item:** George and Lizet Ramirez will take the in-person LEAD training offered at the Chula Vista Public Library.
 - Raised concerns regarding the outside patio
 - There is the potential to have patrons pass alcohol to minors
 - Suggested owners and staff closely monitor the outside patio
 - **Action Item:** Owners and Staff will closely monitor outside patio to ensure patrons do not pass any alcohol beverages to minors. Additionally, ensure no minors are loitering around the outside patio.

- Raised concerns regarding the women's recovery center located in the adjacent building
 - Suggested to limit advertising specials on the premises that could entice women from the recovery center
- Make sure staff does not over server patrons
 - Offer to call a taxi or ride share services for patrons that have had to much to drink
- **Action Item:**
 - Marketing will be limited to social media and craft beer periodicals such as West Coaster
 - Owens and staff will take LEAD training to help recognize patrons that have been had too much to drink and cut them off.

CITY COUNCIL POLICY

TITLE: Alcohol Beverage License Application Review Process
and Alcohol Conditional Use Permit Standards

POLICY
NUMBER 707

ADOPTED: November 12, 1991

AMENDED OR

REVISED: July 17, 2018

Page 1 of 5

PURPOSE/BACKGROUND:

To streamline the process of alcohol license application review to ensure timely staff responses and/or protests to the Department of Alcoholic Beverage Control regarding these applications.

The City Municipal Code requires Conditional Use Permits for the sale of alcohol. Such land use regulation is designed to ensure that the health, safety and welfare of the community does not become negatively impacted. In order to minimize any potential adverse effects of alcohol sales for both on and off-site consumption, including public drunkenness, disorderly conduct, illegal sales or domestic violence, the City adopts conditions of approvals and enact policies designed to protect the public from such effects. The following sets forth the City Council's policy on the applicable alcohol standards for Conditional Use Permit applications for both on and off-sale alcohol sales, as well as the Department of Alcoholic Beverage Control application notification requirements.

POLICY:

The Department of Alcoholic Beverage Control (ABC) sends copies of all alcoholic beverage license applications to the Police Department. The City has thirty days from the date of the ABC mailing to provide comments to the ABC. If no protests are received within that time period, the ABC issues the license.

The Police Department is responsible for ensuring that an appropriate Conditional Use Permit (CUP) exists for the applicant business. If such a CUP exists, the copy of the application is simply filed by the Police Department in the existing file with the notation that there were no objections to the issuance of the license. If it is a new (in the case of an "original" license application) or expanding business or one seeking a license to effect a premises transfer, and no CUP exists, the Police Department is responsible for sending a letter to the ABC protesting the issuance of the license until a CUP is issued by the City.

Whenever such a protest letter is sent to the ABC, that agency notifies the applicant that they must begin the process of obtaining a CUP with the City's Planning Division and that the issuance of the alcoholic beverage license will be delayed until such time as the protest is withdrawn.

CITY COUNCIL POLICY

TITLE: Alcohol Beverage License Application Review Process
and Alcohol Conditional Use Permit Standards

POLICY
NUMBER 707

ADOPTED: November 12, 1991

AMENDED OR

REVISED: July 17, 2018

Page 2 of 5

Once a CUP has been issued, the Planning Division notifies the Police Department of that issuance and it is then the responsibility of the Police Department to notify the ABC that the protest is withdrawn.

The CUP application, approval and issuance process is such that it provides all the checks, balances and controls necessary to ensure that businesses seeking alcoholic beverage licenses are in compliance with local standards.

These conditions of approval shall apply to all new Conditional Use Permits (CUPs) for the sale of alcohol for on and/or off-site consumption and modifications of existing CUPs for such sales as specified by the preceding parenthetical references with each condition. These references specify to which type of alcohol CUP being applied for the conditions would apply to – on-sale (restaurant, bar, etc) or off-sale (market, grocery store, etc). Regulation of these conditions and allowances shall be enforced through the Conditional Use Permit process, specifically conditions of approval to read as follows:

1. **(off-sale alcohol)** The sale of beer or malt beverages in quantities of quarts, 22 ounce, 32 ounce, 40 ounce, or similar size containers is prohibited.
2. **(off-sale alcohol)** No beer products shall be sold of less than manufacturer's pre-packaged three-pack quantities of 24 ounce cans per sale. There shall be no sale of single cans or bottles.
3. **(off-sale alcohol)** No sale of wine shall be sold in containers of less than 750 milliliters. The sale of wine with an alcoholic content greater than 15% by volume is prohibited.
4. **(off-sale alcohol)** Flavored malt beverages, also known as premium malt beverages and flavored malt coolers, and sometimes commonly referred to as wine coolers, may be sold only by four-pack or other manufacturer's pre-packaged multi-unit quantities.
5. **(off-sale alcohol)** The consumption of alcoholic beverages is prohibited on the subject premises, and on all parking lots and outbuildings and any property or adjacent property under the control of the applicant.
6. **(off-sale alcohol)** All cups and containers shall be sold at or above prevailing prices and in their original multi-container packages of no fewer than 12, and no cups and containers shall be given free of charge.

CITY COUNCIL POLICY

TITLE: Alcohol Beverage License Application Review Process
and Alcohol Conditional Use Permit Standards

POLICY
NUMBER 707

ADOPTED: November 12, 1991

AMENDED OR

REVISED: July 17, 2018

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7. **(off-sale alcohol)** Ice may be sold only at or about prevailing prices in the area and in quantities of not less than three pounds per sale. Ice shall not be provided free of charge.
8. **(off-sale alcohol)** The display of alcoholic beverages shall be limited to an area in substantial conformance with Exhibit ____, Case File No. ____, dated ____.
9. **(off-sale alcohol)** Permittee shall post signs on the exterior building walls in compliance with Chapter 10.30.070 of the National City Municipal Code. Additionally, the permittee shall post signs, to be approved by the Planning Division, at each entrance to the applicant's premises and parking lot, prohibiting loitering and consumption of alcohol on the premises and adjacent property under his control. Said signs shall not be less than 17 by 22 inches in size, with lettering not less than one inch in height. The signs shall read as follows:
 - a. "No open alcoholic beverage containers are allowed on these premises."
 - b. "No loitering is allowed."
10. **(off-sale alcohol)** Containers of alcohol may not be stored on the premises, after being sold to patrons, for the purpose of later consumption.
11. **(off-sale alcohol)** Exterior advertising and signs of all types, promoting or indicating the availability of alcoholic beverages, including advertising/signs directed to the exterior from within, are prohibited. Interior displays of alcoholic beverages and signs, which are clearly visible to the exterior, shall constitute a violation of this condition.
12. **(off-sale alcohol)** The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of all other commodities during the same period. The applicant shall at all times keep records which reflect separately the gross sales of alcoholic beverages and the gross sales of all other items. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the City Finance Department and any Peace Officer of the California Department of Alcoholic Beverage Control upon demand.
13. **(on and off-sale alcohol)** 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 -

CITY COUNCIL POLICY

TITLE: Alcohol Beverage License Application Review Process
and Alcohol Conditional Use Permit Standards

POLICY
NUMBER 707

ADOPTED: November 12, 1991

AMENDED OR
REVISED: July 17, 2018

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- of the RBSS training, the permittee shall make available a domestic violence training session as provided by the Institute of Public Strategies.

14. **(on-sale alcohol)** The sale of alcohol shall not exceed the sale of food. With the annual renewal of the City business license, the business proprietor shall submit a statement clearly indicating total alcoholic beverage sales and total food sales. Said statement shall be subject to audit and verification by employees of the City, who are authorized to examine, audit and inspect such books and records of the license, as may be necessary in their judgment to verify that the sale of alcohol does not exceed the sale of food. All information obtained by an investigation of records shall remain confidential.
15. **(on-sale alcohol)** Alcohol shall be available only in conjunction with the purchase of food.
16. **(on-sale alcohol with patio)** Permittee shall post signs in the patio dining area, including all exits to outdoor seating areas, indicating that alcoholic beverages must be consumed inside the restaurant or patio area and may not be taken off-premises.
17. **(tasting rooms)** The requirements that alcohol be available only with the purchase of food and that alcohol sales not exceed food sales shall not apply to tasting rooms.
18. **(tasting rooms)** Sales of sealed bottles or containers (commonly known as growlers) for off-site consumption of the product manufactured by the master licensee may be sold and/or consumed at this location.
19. **(tasting rooms)** Hours of operation of tasting rooms shall be limited to between 10:00 a.m. to 10:00 p.m. with last call being at 9:00 p.m.
20. **(tasting rooms)** With the submittal of a business license for a tasting room, the Police Department shall provide an ABC Risk Assessment for each business applicant that indicates whether the business is considered a low, medium, or high risk. In the event that a risk assessment for the business allocates or more than 15 points, no business license shall be issued without the issuance of a Conditional Use Permit.

CITY COUNCIL POLICY

TITLE: Alcohol Beverage License Application Review Process
and Alcohol Conditional Use Permit Standards

POLICY
NUMBER 707

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The sale of three-packs of 24-oz cans of beer shall apply retroactively to all existing off-sale CUPs where a condition exists limiting sales to no less than six-pack quantities. However, business wishing to avail themselves of this modification must conform with all regulations of the Department of Alcoholic Beverage Control (ABC).

The Council may, at its sole discretion, choose to waive or modify any of the above conditions.



NATIONAL CITY POLICE DEPARTMENT
ALCOHOL BEVERAGE CONTROL
RISK ASSESSMENT

DATE: 07/30/2019

BUSINESS NAME: Over the Tap

ADDRESS: 2424 Hoover Ave. Suite A, National City, CA 91950

OWNER NAME: Lizet Ramirez DOB: 10/25/1976

OWNER ADDRESS: 1121 Plaza Miraleste, Chula Vista, CA 91910

(add additional owners on page 2)

I. Type of Business

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

II. Hours of Operation

- Daytime hours (1 pt)
- Close by 11pm (2 pts)
- Close after 11pm (3 pts)

III. Entertainment

- Music (1 pt)
- Live Music (2 pts)
- Dancing/Live Music (3 pts)
- No Entertainment (0 pts)

IV. Crime Rate

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

V. Alcohol Businesses per Census Tract

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

<p>Notes:</p> <p><u>V. Tract 219 has 12 active on sale licenses.</u></p> <p><u>The maximum allowed is 8.</u></p> <hr/> <p><u>VI. 9 calls for service in the last 6 months</u></p> <hr/>
--

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

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

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

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

Low Risk (12pts or less) Medium Risk (13 – 18pts) High Risk (19 – 24pts) Total Points <u>15</u>
--

VIII. Owner(s) records check

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

OWNER NAME: Jorge Ramirez DOB: 4/23/1972

OWNER ADDRESS: 1121 Plaza Miraleste, Chula Vista, CA 91910

OWNER NAME: _____ DOB: _____

OWNER ADDRESS: _____

Recommendation:

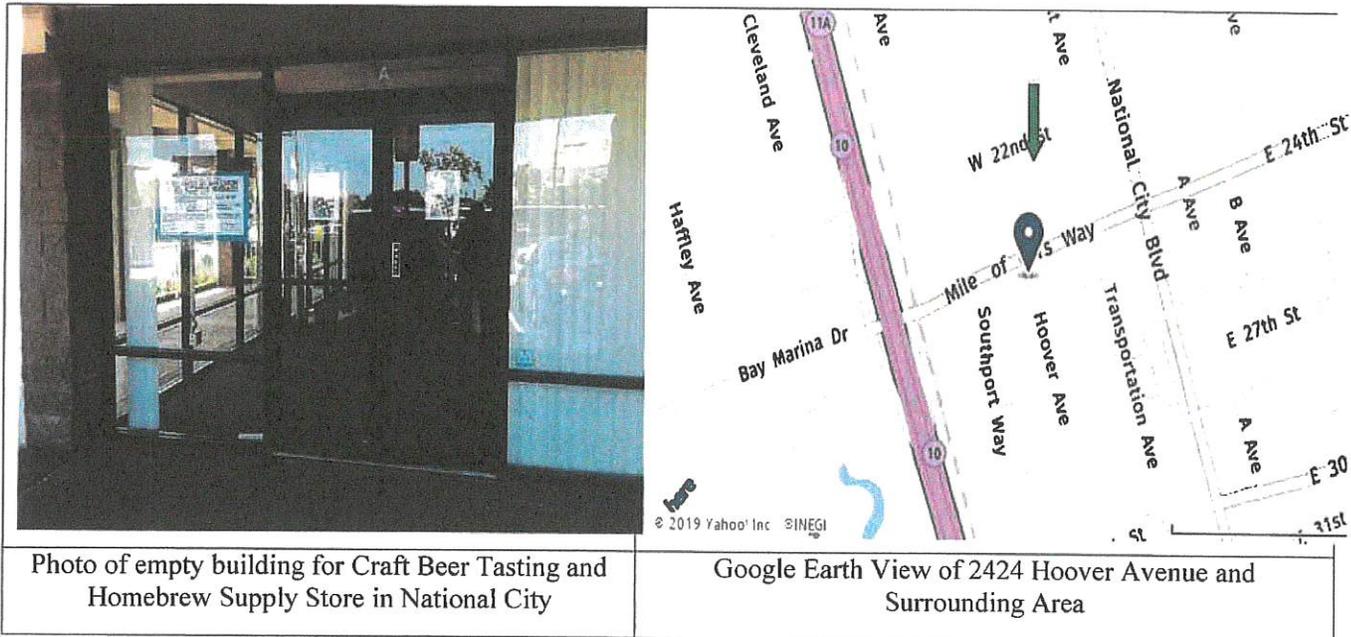
Completed by: W. Walters Badge ID: 398

Environmental Scan for Alcohol License C.U.P.

Over the Tap

2424 Hoover Avenue, Ste. A, National City, CA 91950

August 12, 2019



This environmental scan is for the Over the Tap tavern to be located at 2424 Hoover Avenue in National City. The applicant is applying for a Conditional Use Permit to open a craft beer and wine tavern which is a Type 42 that is limited to beer and wine sales only. The business is located east of the 5 Freeway and National City Blvd. in National City. An environmental scan was conducted on Tuesday, July 31, 2019.

The business is Over the Tap which will be located in an existing industrial building with multiple suites on the corner of a commercial zone. The applicant is proposing to convert Suite A, a 1,293 square foot commercial space into a craft beer and wine tavern. The business has requested to operate seven days a week, Sunday through Wednesday from 10:00 a.m. to 10:00 p.m. and Thursday through Saturday 10:00 a.m. to 12:00 a.m.

During a scan of the business and property the following was noted:

The business is located in an area with other local businesses in the immediate area.

Youth Sensitive Areas

The business is not located near any youth sensitive areas.

Churches

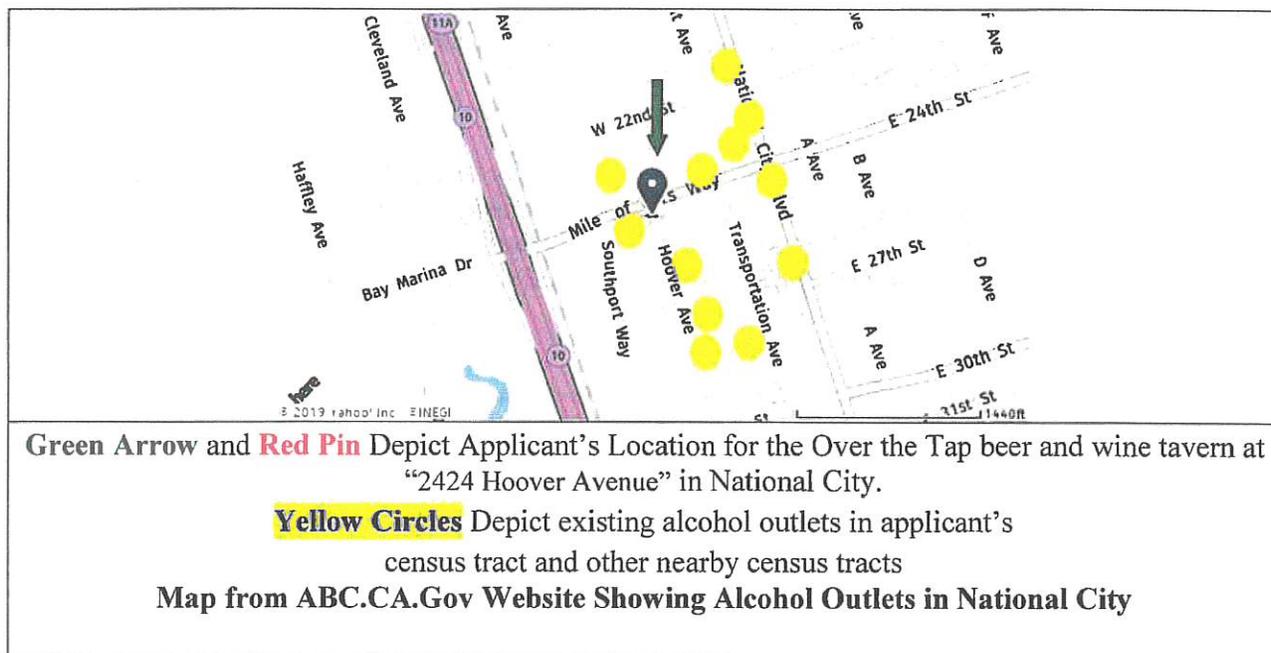
There are two churches near the area:

Faith Community Church – 1603 Hoover Avenue, National City 91950 - .84 miles away from the business.

Apostolic Church – 1539 Roosevelt Avenue, National City 91950 - .78 miles away from the business.

Outlet Density

According to the ABC, eight (8) on-sale licenses are authorized for the census tract **0219.00** within the area in which 2424 Hoover Avenue is located. Currently there are twelve (12) on-sale licenses issued for the Census Tract is **0219.00**.



Census Tracts

	Off-Sale	On-Sale
Tract 0219.00 <i>Establishment is within this tract</i>	Allowed: 4 Actual: 6 Number Above/Below Allowable: +2	Allowed: 8 Actual: 12 Above/Below: +4

Crime Rate

Refer to National City Police Department for crime data.

Considerations

The following are considerations in case a CUP is issued:

1. Require that staff, management, and owner attend the In-Person LEAD Responsible Beverage Sales and Service training. Below is the Alcohol Beverage Control website for future trainings.
<https://www.tracelead.abc.ca.gov/traceleadpublic/register/screens/AvailableClasses.aspx>
2. To prevent the establishment from transforming into a night club, which could increase crime and nuisance problems, require that the restaurant always provide breakfast, lunch and dinner and have hours of operation only between 10 a.m. and 10 p.m., Monday through Sunday.
3. The establishment has an outside patio. The patio should be well supervised to avoid underage drinking, which could be a liability for the business.

RESOLUTION NO. 2019-18

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
APPROVING A CONDITIONAL USE PERMIT FOR A BAR TO BE
LOCATED AT 2424 HOOVER AVENUE SUITE 'A'
CASE FILE NO. 2019-21 CUP
APN: 562-340-15

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a bar located at 2424 Hoover Avenue Suite 'A' at a duly advertised public hearing held on September 9, 2019, 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. 2019-21 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, City Council Policy 707 requires that alcohol for on-site consumption only be sold in conjunction with the sale of food, and that annual alcohol sales not exceed the annual sales of food.

WHEREAS, the applicant does not propose to sell food and has requested that Conditions of Approval numbers 8 and 9, which require alcohol to be accessory to food sales, be waived; and,

WHEREAS, only the City Council may, at its sole discretion, choose to waive or modify any of the conditions contained in City Council Policy 707.

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

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning

Commission at the public hearing held on September 9, 2019, support the following findings:

1. The proposed use is allowable within the applicable zoning district pursuant to a Conditional Use Permit and complies with all other applicable provisions of the Land Use Code because the use is allowable within the Major Mixed-Use Corridor 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 because alcohol sales are permitted, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. A bar use is consistent with the Major Mixed-Use Corridor 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 because the building is existing and not proposed to be expanded. Potential development in this zone (MXC-2) was analyzed for traffic impacts during the most recent Land Use Update.
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 alcohol sales would not require an expansion of the premises. 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 because the proposed use will be subject to conditions that limit the sale of beer and wine as well as the hours that it will be available; no beer or wine will be sold after 10 p.m. and all business staff is required to receive RBSS training.
6. Not a project per California Environmental Quality Act (CEQA) as defined in Section 15378.

7. The proposed use is deemed essential and desirable to the public convenience or necessity because the applicant is proposing the bar as a craft beer and wine tavern in order to attract a specific market that is new to National City.
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.

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 alcohol for on-site consumption at a new bar located at 2424 Hoover Avenue. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2019-21 CUP, dated 7/25/2019.
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 Division, 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 Division 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 Director of Community Development 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 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 alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 10:00 p.m. daily.
8. The sale of alcohol shall not exceed the sale of food. With the annual renewal of the City business license, the business proprietor shall submit a statement clearly indicating total alcoholic beverage sales and total food sales. Said statement shall be subject to audit and verification by employees of the City, who are authorized to examine, audit and inspect such books and records of the license, as may be necessary in their judgment to verify that the sale of alcohol does not exceed the sale of food. All information obtained by an investigation of records shall remain confidential.
9. Alcohol shall be available only in conjunction with the purchase of food.
10. Permittee shall post signs in the patio dining area, including all exits to outdoor seating areas, indicating that alcoholic beverages shall be consumed inside the restaurant or patio area and shall not be taken off-premises.

BE IT FURTHER RESOLVED that the Planning Commission, as part of this action, makes a recommendation to the City Council that conditions 8 and 9 related to accessory alcohol sales be waived; and,

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

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of September 9, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2019-18

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
DENYING A CONDITIONAL USE PERMIT FOR A BAR TO BE
LOCATED AT 2424 HOOVER AVENUE SUITE 'A'
CASE FILE NO. 2019-21 CUP
APN: 562-340-15

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 2424 Hoover Avenue Suite 'A' at a duly advertised public hearing held on September 9, 2019, 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. 2019-21 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on September 9, 2019, support the following findings:

1. The census tract is currently over-concentrated with 12 on-sale licenses, where a maximum of eight are recommended.
2. The proposed use is not deemed essential to the public necessity, as there are 10 other outlets in census tract 219 that already serve alcohol.
3. Based on the above finding, 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 September 9, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



Item no. **5**
September 9, 2019

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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – DESIGNATION OF HISTORIC PROPERTIES CITYWIDE

Case File No.: 2019-20 HL

Location: Various Locations Citywide

Assessor's Parcel No: Multiple APNs Citywide

Staff report by: Raymond Pe, Principal Planner

Applicant: City Council Initiated

Zoning designation: Various Zoning Citywide

Adjacent uses and zoning: Various Uses/Zoning Citywide

North: -

East: -

South: -

West: -

Environmental review: This action is not subject to the California Environmental Quality Act since it is not a project as defined in the California Code of Regulations Section 15378.

Staff recommendation: Adopt a resolution recommending that the City Council approve Historic Designations for each of the subject properties.

Staff Recommendation

Staff recommends that the Planning Commission adopt a resolution recommending that the City Council approve historic designations for each of the subject properties.

Background

Municipal Code Section 18.12.160 Historic Properties provides for the preservation of historic resources by establishing a list of designated historic properties. There are currently 32 properties on the list, including four on the National Register of Historic Places. Designation may be initiated by resolution of the City Council or by application of the property owner.

On May 15, 2018, the City Council directed staff to update previous historic properties surveys in consultation with the National City Historical Society and to contact owners of properties that should be considered for designation. An informational meeting was held for those property owners on August 14, 2018. On October 16, 2018, the City Council adopted Resolution 2018-187, which initiated the historic designation of 32 properties as recommended by the National City Historical Society.

One of the properties recommended for designation, 1932 Harding Avenue, was demolished after the City Council approved the building permit on December 18, 2018 with a condition that the National City Historical Society be given 90 days to salvage any materials from the structure before demolition. The owner plans to develop nine single-family residences on the site.

The owner of 1929 Harding applied for a building permit to demolish the structures on the property and plans to develop an 18-unit apartment complex on the site. On August 20, 2019, the City Council approved the building permit for demolition. The Historical Society completed an inspection of the property and found nothing of salvage value due to the dilapidated condition of the structures, and has indicated no objection to the issuance of the permit.

With the demolition of 1932 Harding Avenue and the proposed demolition of 1929 Harding Avenue, staff recommends the designation of the remaining 30 properties initiated by City Council Resolution 2018-187. Notice of the Planning Commission public hearing was mailed to the owners of the initiated properties. Staff received general inquiries, and correspondence received from property owners is attached.

The Municipal Code does not provide criteria for the designation of historic properties; however, a property should meet the criteria set out by the California Office of Historic Preservation for historical resources. A historic resource should be over 50 years old and meet at least one of the following criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

All of the properties recommended for designation meet criteria no. 3 in that each embodies the distinctive characteristics of a type, period, region or method of construction. In addition, some of the properties also meet other criteria.

Options

1. Adopt the resolution.
2. Amend and adopt the resolution.
3. Take no action on the resolution.
4. Continue the item.

Attachments

1. City Council Resolution 2018-187
2. Municipal Code Section 18.12.160 Historic Properties
3. Historic Properties List
4. Public Hearing Notice
5. Correspondence from Property Owners
6. Resolution



RAYMUNDO PE
Principal Planner



ARMANDO VERGARA
Director of Community Development

RESOLUTION NO. 2018 – 187

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY
INITIATING THE DESIGNATION OF HISTORIC PROPERTIES
AS RECOMMENDED BY THE NATIONAL CITY HISTORICAL SOCIETY

WHEREAS, National City Municipal Code Section 18.12.160.B provides for City Council initiation of the designation of historic properties for the historic properties list; and

WHEREAS, on May 15, 2018, the City Council directed staff to update previous historic property surveys and to contact owners of properties to be considered for designation; and

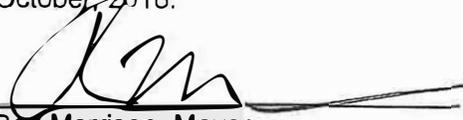
WHEREAS, the surveys were updated under consultation with the National City Historical Society, which conducted an extensive review of the surveyed properties; and

WHEREAS, 32 property owners were provided notice of the City Council's intent to initiate the historic designation and an informational meeting was held on August 14, 2018.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of National City hereby initiates the designation of historic properties for the following addresses:

31 East 2nd Street	1320 East 24th Street	1240 Harding Avenue
204 East 2nd Street	1333 East 24th Street	1507 Harding Avenue
1105 East 2nd Street	2715 A Avenue	1924-1936 Harding Avenue
1112 East 2nd Street	602 B Avenue	1929 Harding Avenue
1116 East 2nd Street	1206 Coolidge Avenue	913 Hoover
211 East 3rd Street	110 D Avenue	1605 J Avenue
141 E 4th Street	520 F Avenue	1723 J Avenue
441 East 7th Street	523 F Avenue	2565 J Avenue
1041 East 17th Street	618 F Avenue	2333 Prospect Avenue
2221 East 18th Street	642 F Avenue	1905-1907 Wilson
2323 East 18th Street	1808 F Avenue	

PASSED and ADOPTED this 16th day of October, 2018.


Ron Morrison, Mayor

ATTEST:


Michael R. Dalla, City Clerk

APPROVED AS TO FORM:


Angil P. Morris-Jones
City Attorney

Passed and adopted by the Council of the City of National City, California, on October 16, 2018 by the following vote, to-wit:

Ayes: Councilmembers Cano, Mendivil, Morrison, Rios, Sotelo-Solis.

Nays: None.

Absent: None.

Abstain: None.

AUTHENTICATED BY: RON MORRISON
Mayor of the City of National City, California

MICHAEL R. DALLA
City Clerk of the City of National City, California

By: _____
Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. 2018-187 of the City of National City, California, passed and adopted by the Council of said City on October 16, 2018.

City Clerk of the City of National City, California



By: 
Deputy

National City Municipal Code Title 18 Zoning

18.12.160 HISTORIC PROPERTIES

A. Intent and Purpose

It is the intent and purpose of this Section to protect, preserve and, where damaged, restore National City's historic resources by:

1. Establishing a procedure whereby properties of historical significance are identified and appropriate notice is provided in the event demolition, significant alteration, or conversion is proposed.
2. Protecting the educational, cultural, economic, and general welfare of the public, while employing regulations that are consistent with sound historical preservation principles and the rights of private property owners.

B. Designation of Historic Properties

1. A list of historic properties shall be maintained and periodically updated.
2. Changes to the historic properties list may be initiated by resolution of the City Council or on the verified application of the owner(s) of the property to be designated or their authorized agents.
3. Any application or resolution that proposes changes to the historic properties list shall be accompanied by an evaluation of the historic character of the property and shall be reviewed by the Planning Division.
4. The Planning Division, after reviewing such application for completeness, shall notify the Historical Society of the proposed changes to the historic properties list. Any comments or recommendations provided by the Historical Society must be received within 20 days of the notice of proposed changes.
6. Once the Planning Division has completed review of the application and considered any comments or recommendations from the Historical Society, it shall prepare a report and recommendation to the Planning Commission.
7. The Planning Commission shall hold a public hearing on the proposal and shall provide a recommendation to the City Council.
8. The City Council shall hold a public hearing and may approve, modify and approve, or deny the proposed changes to the historic properties list.

C. Review of Ministerial Permits

1. The Building Official or designee shall review each request for a non-discretionary building or demolition permit to determine if it involves any structure identified on the list of historic properties. If a property proposed for demolition or significant alteration or conversion is determined to be on the historic properties list, the Building Official or designee shall withhold issuance of the permit for a period of 30 days.
2. The Building Official shall immediately notify the Planning Division and the City Council of the pending permit.
3. Within five days, the Planning Division shall provide notice to the Historical Society of the pending permit and may request comments and recommendations. Any comments or recommendations provided by the Historical Society must be received within 20 days of the notice of pending permit.
4. Once the Planning Division has reviewed the permit application and considered any comments or recommendations from the Historical Society, it shall provide a recommendation to the City Council. The recommendation may include approval of the permit, no recommendation, recommendation that the permit be denied, or a request for additional time to evaluate the permit.
5. The City Council, at its sole discretion, may approve the permit, deny the permit if a finding is made that such permit may result in an adverse effect on the public welfare, or withhold the issuance of the permit until such time as all alternative measures are thoroughly evaluated.

D. Review of Discretionary Permits

All discretionary permits involving a historic resource shall be reviewed in compliance with the California Environmental Quality Act.

**City of National City
Historic Properties List
04/17/2018**

National Register (date filed)

Brick Row	7/16/73	906-940 A Avenue, 45 E. Plaza
St. Matthew's Episcopal Church	10/25/73	521 E. 8th Street
Granger Music Hall	3/18/75	1615 E. 4th Street
Santa Fe Depot (California Southern Terminus Depot)	4/18/96	900 W. 23rd Street

Locally Designated Significant Buildings

1.	907	A Avenue	Elizur Steel/Crandall/Ennis House
2.	921	A Avenue	Frank Kimball House
3.	939	A Avenue	John Proctor House
4.	538	C Avenue	Pinney House
5.	907	D Avenue	Boyd-Vurgason House
6.	1108	D Avenue	Fred Copeland House
7.	540	E Avenue	William Burgess House
8.	305	F Avenue	Mitchell-Webster House
9.	341	F Avenue	Tyson House
10.	405	G Avenue	Doctor's House
11.	437	G Avenue	
12.	1735	J Avenue	George Beermaker House
13.	1515	L Avenue	George Kimball House
14.	2824	L Avenue	McKnight House (approved by CC 5/15/07)
15.	2525	N Avenue	Oliver Noyes House
16.	636	E. 2nd Street	John Steele House
17.	926	E. 7th Street	Barber-Ferbita House
18.	3600	E. 8th Street	Wellington Estate
19.	2202	E. 10th Street	Tower House of Moses Kimball
20.	1129	E. 16th Street	Mrs. Eimar Home
21.	539	E. 20th Street	Charles Kimball House
22.	1504	E. 22nd Street	D. K. Horton House
23.	541	E. 24th Street	Olivewood Clubhouse
24.	1430	E. 24th Street	Wallace Dickinson House
25.	1433	E. 24th Street	Dickinson Boal House
26.	1941	Highland Avenue	Floyd Home
27.	425	Shell Avenue	Josselyn House
28.	940	E. 16th Street	Frederick Hertel-Hawken House



August 1, 2019

Property Owner:

On October 16, 2018, the City Council of the City of National City initiated the process to consider the historic designation of several properties for listing on the City's local historic properties list. Records indicate that you are the owner of property that will be considered for designation—see attached resolution. The Planning Commission will hold a public hearing on Monday, September 9, 2019 to consider the proposed designations and make a recommendation to the City Council, which will hold a future public hearing prior to taking any action on the recommendation.

If you have any questions, please contact Raymond Pe at (619) 336-4421 or email rpe@nationalcityca.gov.

Sincerely,

A handwritten signature in black ink, appearing to be "Raymond Pe", written over a horizontal line.

Raymond Pe
Principal Planner

cc: Armando Vergara, Director of Community Development

Encl: City Council Resolution No. 2018-187

RESOLUTION NO. 2018 – 187

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY
INITIATING THE DESIGNATION OF HISTORIC PROPERTIES
AS RECOMMENDED BY THE NATIONAL CITY HISTORICAL SOCIETY

WHEREAS, National City Municipal Code Section 18.12.160.B provides for City Council initiation of the designation of historic properties for the historic properties list; and

WHEREAS, on May 15, 2018, the City Council directed staff to update previous historic property surveys and to contact owners of properties to be considered for designation; and

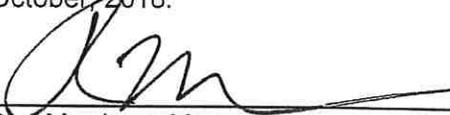
WHEREAS, the surveys were updated under consultation with the National City Historical Society, which conducted an extensive review of the surveyed properties; and

WHEREAS, 32 property owners were provided notice of the City Council's intent to initiate the historic designation and an informational meeting was held on August 14, 2018.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of National City hereby initiates the designation of historic properties for the following addresses:

31 East 2nd Street	1320 East 24th Street	1240 Harding Avenue
204 East 2nd Street	1333 East 24th Street	1507 Harding Avenue
1105 East 2nd Street	2715 A Avenue	1924-1936 Harding Avenue
1112 East 2nd Street	602 B Avenue	1929 Harding Avenue
1116 East 2nd Street	1206 Coolidge Avenue	913 Hoover
211 East 3rd Street	110 D Avenue	1605 J Avenue
141 E 4th Street	520 F Avenue	1723 J Avenue
441 East 7th Street	523 F Avenue	2565 J Avenue
1041 East 17th Street	618 F Avenue	2333 Prospect Avenue
2221 East 18th Street	642 F Avenue	1905-1907 Wilson
2323 East 18th Street	1808 F Avenue	

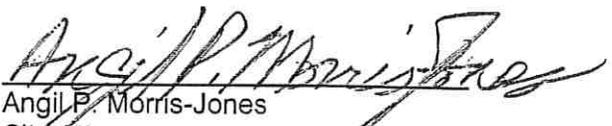
PASSED and ADOPTED this 16th day of October, 2018.


Ron Morrison, Mayor

ATTEST:


Michael R. Dalla, City Clerk

APPROVED AS TO FORM:


Angil P. Morris-Jones
City Attorney

Passed and adopted by the Council of the City of National City, California, on October 16, 2018 by the following vote, to-wit:

Ayes: Councilmembers Cano, Mendivil, Morrison, Rios, Sotelo-Solis.

Nays: None.

Absent: None.

Abstain: None.

AUTHENTICATED BY: RON MORRISON
Mayor of the City of National City, California

MICHAEL R. DALLA
City Clerk of the City of National City, California

By: _____
Deputy

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of RESOLUTION NO. 2018-187 of the City of National City, California, passed and adopted by the Council of said City on October 16, 2018.

City Clerk of the City of National City, California



By: *Deputy*
Deputy

Flores Trust
5843 Willis Ave
Sherman Oaks, CA
91411

Overbey Jerry/Nedra K
204 E. 2nd St
National City, CA
91950

Reyes Jose L 1995 Trust
1105 E. 2nd St
National City, CA
91950

Cardenas Homero J
1112 E. 2nd St
National City, CA
91950

Gurrola Arturo & Avila Marisela
1116 E. 2nd St
National City, CA
91950

Garcia Jose J
209 Hillcrest Ln
Ramona, CA
92065

Gomez Jeanette
141 E. 4th
National City, CA
91950

Diaz Fernando C & Castaneda-Barba
Diana
441 E. 7th St.
National City, CA 91950

Fowler William E & Carol A Revocable
1041 E. 17th St
National City, CA
91950

Parra Maria O
2221 E. 18th St
National City, CA
91950

Trevillyan Elmer L Trust
2323 E. 18th St
National City, CA
91950

Ochoa Gustavo R & Enriqueta Family
Trust
1320 E. 24th St
National City, CA 91950

Edwards Family Trust
8371 Paseo Del Ocaso
La Jolla, CA
92037

Flores Miguel & Maria C
2715 A Ave
National City, CA
91950

Williams Agustina L Revocable Trust
5762 Watercrest Dr
Bonita, CA
91902

First Christian Spiritualist Church
1206 Coolidge Ave
National City, CA
91950

Ledesma Pamela
110 D Ave
National City, CA
91950

Scheffler Mark
520 F Ave
National City, CA
91950

Kemper William E & Sylvia M
523 F Ave
National City, CA
91950

Martinez Family Trust
618 F Ave
National City, CA
91950

Zavala Rose
2983 Morningside St
San Diego, CA
92139

Torres Antonio & Genevieve
39 E. 5th St
National City, CA
91950

Youssofi Hasib
12928 Calle Abuelito
San Diego, CA
92129

Camacho Fernando & Lopez Paula
1507 Harding Ave
National City, CA
91950

Clara Futura Investments LLC
1111 9th St #202
Coronado, CA
92118

Clara Futura Investments LLC
1111 9th St #202
Coronado, CA
92118

Fernandez Juan J
913 Hoover Ave
National City, CA
91950

Perez Daniel
1605 J Ave
National City, CA
91950

Kajjy Family Trust
3243 Fairmount Ave
San Diego, CA
92105

Aevermann Brian D
2565 J Ave
National City, CA
91950

Carter Linda L Trust
2333 Prospect St
National City, CA
91950

Cardenas Homero J / Cardenas Homero
1112 E. 2nd St
National City, CA
91950

Garcia Jose J / Garcia Alicia C
209 Hillcrest Ln
Ramona, CA
92605

Gomez Jeanette / Garay Patricia
141 E. 4th St
National City, CA
91950

Carter Linda L Trust / Cantu Katrina M
2333 Prospect St
National City, CA
91950

Fowler William E & Carol A Revocable
Trust 1994
1041 E. 17th St
National City, CA
91950

Ledesma Pamela / Ditch Gloria
110 D Ave
National City, CA
91950

Clara Futura Investments LLC
1924 Harding Ave #36
National City, CA
91950

Mailing Address - Property Owner

#	Situs Address	APN	Mailing Address	Property Owner	Property Owner 2	Property Owner 3
1	31 E. 2 nd Street	556 011 21 00	5843 Willis Ave Sherman Oaks CA 91411	Flores Trust	Flores Trust	
2	204 E. 2 nd Street	556 103 01 00	204 E. 2nd St National City 91950	Overbey Jerry/Nedra K	Overbey Jerry/Nedra K	
3	1105 E. 2 nd Street	556 082 31 00	1105 E. 2nd St National City CA 91950	Reyes Jose L 1995 Trust	Reyes Jose L 1995 Trust	
4	1112 E. 2 nd Street	556 180 33 00	1112 E. 2nd St National City CA 91950	Cardenas Homero J / Cardenas Homero	Cardenas Homero J	Cardenas Homero
5	1116 E. 2 nd Street	556 180 34 00	1116 2nd St National City CA 91950	Gurrola Arturo & Avila Marisela	Gurrola Arturo & Avila Marisela	
6	211 E. 3 rd Street	556 103 23 00	209 Hillcrest Ln Ramona CA 92065	Garcia Jose J / Garcia Alicia C	Garcia Jose J	Garcia Alicia C
7	141 E. 4 th Street	556 104 11 00	141 E. 4th National City CA 91950	Gomez Jeanette / Garay Patricia	Gomez Jeanette	Garay Patricia
8	441 E. 7 th Street	556 351 13 00	441 E. 7th St. National City CA 91950	Diaz Fernando C & Castaneda-Barba Diana	Diaz Fernando C & Castaneda-Barba Diana	Castaneda-Barba Dian
9	1041 E. 17 th Street	561 070 16 00	1041 E. 17th St. National City CA 91950	Fowler William E & Carol A Revocable Trust 1994	Fowler William E & Carol A Revocable	Trust 1994
10	2221 E. 18 th Street	561 160 12 00	2221 E. 18th St. National City 91950	Parra Maria O	Parra Maria O	
11	2323 E. 18 th Street	561 160 31 00	2323 E. 18th St. National City 91950	Trevillyan Elmer L Trust	Trevillyan Elmer L Trust	
12	1320 E. 24 th Street	563 030 40 00	1320 E. 24th St. National City 91950	Ochoa Gustavo R & Enriqueta Family Trust	Ochoa Gustavo R & Enriqueta Family Trust	
13	1333 E. 24 th Street	561 340 19 00	8371 Paseo Del Ocaso La Jolla CA 92037	Edwards Family Trust	Edwards Family Trust	
14	2715 A Avenue	562 121 10 00	2715 A Ave National City CA 91950	Flores Miguel & Maria C	Flores Miguel & Maria C	
15	602 B Avenue	556 332 12 00	5762 Watercrest Dr Bonita CA 91902	Williams Agustina L Revocable Trust	Williams Agustina L Revocable Trust	
16	1206 Coolidge Avenue	559 033 16 00	1206 Coolidge Ave National City CA 91950	First Christian Spiritualist Church	First Christian Spiritualist Church	
17	110 D Avenue	556 012 10 00	110 D Ave National City CA 91950	Ledesma Pamela / Ditch Gloria	Ledesma Pamela	Ditch Gloria
18	520 F Avenue	556 232 20 00	520 F Ave National City CA 91950	Scheffler Mark	Scheffler Mark	
19	523 F Avenue	556 233 17 00	523 F Ave National City CA 91950	Kemper William E & Sylvia M	Kemper William E & Sylvia M	
20	618 F Avenue	556 352 10 00	618 F Ave National City CA 91950	Martinez Family Trust	Martinez Family Trust	
21	642 F Avenue	556 352 14 00	2983 Morningside St San Diego CA 92139	Zavala Rose	Zavala Rose	
22	1240 Harding Avenue	559 032 07 00	12928 Calle Abuelito San Diego CA 92129	Youssofi Hasib	Youssofi Hasib	
23	1507 Harding Avenue	559 064 01 00	1507 Harding Ave National City CA 91950	Camacho Fernando & Lopez Paula	Camacho Fernando & Lopez Paula	
24	1924-36 Harding Avenue	559 105 12 00	1924 Harding Ave #36 National City CA 91950	Clara Futura Investments LLC	Clara Futura Investments LLC	
25	1929 Harding Avenue	559 104 03 00	1111 9th St #202 Coronado CA 92118	Clara Futura Investments LLC	Clara Futura Investments LLC	
26	913 Hoover Avenue	555 085 02 00	913 Hoover Ave National City CA 91950	Fernandez Juan J	Fernandez Juan J	
27	1605 J Avenue	561 070 01 00	1605 J Ave National City CA 91950	Perez Daniel	Perez Daniel	
28	1723 J Avenue	561 080 03 00	3243 Fairmount Ave San Diego CA 92105	Kajjy Family Trust	Kajjy Family Trust	
29	2565 J Avenue	563 021 07 00	2565 J Ave National City 91950	Aevermann Brian D	Aevermann Brian D	
30	2333 Prospect Avenue	561 420 29 00	2333 Prospect St National City CA 91950	Carter Linda L Trust / Cantu Katrina M	Carter Linda L Trust	Cantu Katrina M
31	1905-07 Wilson Avenue	559 105 01 00	39 E 5th St National City CA 91950	Torres Antonio & Genevieve	Torres Antonio & Genevieve	
32	1808 F Ave	560 232 06 00	1808 F Ave National City CA 91950	City of National City	City of National City	

ATTACHMENT 5

Ray Pe

From: gmapam6262@gmail.com
Sent: Wednesday, August 21, 2019 2:26 PM
To: Ray Pe
Subject: Historic designation of my home @ 110 D Ave.

Categories: Historic Preservation

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

After careful consideration I am requesting that my home be removed from your list of homes being considered for historic designation.

Thank you, Pam Ledesma (owner).

Sent from my iPhone

Ray Pe

From: gmapam6262@gmail.com
Sent: Wednesday, August 21, 2019 2:35 PM
To: Ray Pe
Subject: Historic properties list

Categories: Historic Preservation

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

After careful consideration I am requesting that my home at, 110 D Avenue be removed from the historic properties list.
Thank you, Pam Ledesma (owner)

Sent from my iPhone

RESOLUTION NO. 2019-19

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY
RECOMMENDING TO THE CITY COUNCIL THE DESIGNATION OF HISTORIC
PROPERTIES AT VARIOUS LOCATIONS IN THE CITY OF NATIONAL CITY
CITY COUNCIL INITIATED
CASE FILE NO. 2019-20 HL

WHEREAS, National City Municipal Code Section 18.12.160 provides for the preservation of National City's historic resources by establishing a list of designated historic properties; and

WHEREAS, National City Municipal Code Section 18.12.160.B provides that the designation of a historic property may be initiated by resolution of the City Council or by application of the property owner; and

WHEREAS, on May 15, 2018, the City Council directed staff to update previous historic properties surveys in consultation with the National City Historical Society and to contact owners of properties that should be considered for designation; and

WHEREAS, the surveys were updated under consultation with the National City Historical Society, which conducted an extensive review of the surveyed properties; and

WHEREAS, 32 property owners were provided notice of the City Council's intent to initiate the historic designation and an informational meeting held on August 14, 2018; and

WHEREAS, on October 16, 2018, the City Council adopted Resolution 2018-187, which initiated the historic designation of 32 properties as recommended by the National City Historical Society; and

WHEREAS, two of the properties recommended for designation have since been demolished following City Council consideration and approval of building permits for demolition; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing held on September 9, 2019, at which time the oral and documentary evidence was presented; and

WHEREAS, at said public hearing the Planning Commission considered the staff report for Case File No. 2019-20 HL, which is maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and

WHEREAS, the Planning Commission has made the finding that the properties recommended for designation meet at least one of the criteria set out by the California

Office of Historic Preservation, namely that each embodies the distinctive characteristics of a type, period, region, and/or method of construction; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that it hereby recommends that the City Council designate the following addresses as historic properties:

31 East 2nd Street	2323 East 18th Street	642 F Avenue
204 East 2nd Street	1320 East 24th Street	1808 F Avenue
1105 East 2nd Street	1333 East 24th Street	1240 Harding Avenue
1112 East 2nd Street	2715 A Avenue	1507 Harding Avenue
1116 East 2nd Street	602 B Avenue	913 Hoover
211 East 3rd Street	1206 Coolidge Avenue	1605 J Avenue
141 E 4th Street	110 D Avenue	1723 J Avenue
441 East 7th Street	520 F Avenue	2565 J Avenue
1041 East 17th Street	523 F Avenue	2333 Prospect Avenue
2221 East 18th Street	618 F Avenue	1905-1907 Wilson Ave

BE IT FURTHER RESOLVED that the Planning Commission of the City of National City, California, has made the finding that the properties recommended for designation meet at least one of the criteria set out by the California Office of Historic Preservation, namely that each embodies the distinctive characteristics of a type, period, region, and/or method of construction; and,

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of September 9, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON