

## General Comment - Calabrese

**From:** [Liz Calabrese](#)  
**To:** [Public Comment](#)  
**Subject:** Please Pay Attention!  
**Date:** Monday, August 8, 2022 9:37:35 AM

---

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

*Hello, my name is Liz Calabrese, and I'm a resident of San Diego County. I would like to draw your attention to the impending risk of homelessness for nearly 250 residents at Keystone Trailer Park. Many of them are low-income seniors, and many are undocumented. Due to a change in property management, their monthly rent, utility and parking fees are increasing by 30%, making the cost of living virtually unaffordable. This risk is directly fueled by the lack of rent control & tenants' rights.*

*Please prioritize their needs by protecting tenants' rights and introducing rent control. Our neighbors deserve housing in our community!*

Sent from my iPad

## General Comment - Hu

**From:** [Jen Hu](#)  
**To:** [Public Comment](#)  
**Subject:** Keystone  
**Date:** Friday, August 5, 2022 12:54:04 PM

---

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

Hello,

My name is Jen, and I'm a resident of San Diego County. I would like to discuss the impending risk of homelessness for nearly 250 residents at Keystone Trailer Park. Many of them are low-income seniors, and many are undocumented. Due to a change in property management, their monthly rent, utility and parking fees are increasing by 30%, making the cost of living virtually unaffordable. This risk is directly fueled by the lack of rent control & tenants' rights.

Please prioritize their needs by protecting tenants' rights and introducing rent control. Our neighbors deserve housing in our community.

Thank you,  
Jen Hu

# General Comment - Lieck

**From:** [Hannah Lieck](#)  
**To:** [Public Comment](#)  
**Subject:** Keystone trailer park  
**Date:** Friday, August 5, 2022 10:58:48 AM

---

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

*Hello, my name is Hannah and I'm a resident of San Diego County. I would like to draw your attention to the impending risk of homelessness for nearly 250 residents at Keystone Trailer Park. Many of them are low-income seniors, and are at risk of losing their housing. Due to a change in property management, their monthly rent, utility and parking fees are increasing by 30%, making the cost of living unaffordable. This risk is directly fueled by the lack of rent control & tenants' rights.*

*Please prioritize their needs by protecting tenants' rights and introducing rent control. Our neighbors deserve housing in our community!*

Hannah Lieck



# General Comment - Reus

---

> -----Original Message-----

> From: Sandra Reus [REDACTED]

> Sent: Tuesday, August 2, 2022 9:22 PM

> To: Public Comment <publiccomment@nationalcityca.gov>

> Subject: Keystone Trailer Park

>

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

>

> Allowing a trailer park to increase rents by 30% is outrageous, Immoral and should NOT BE ALLOWED.

Housing is a human right and a necessity. Like the price of eggs, Milk and other products of necessity there should be some control on the amount rent can be raised for a resident already renting a place to live. And it should be raised only if improvements have been made to the physical structure or its landscaping and parking areas.

> Sandra Reus

> Sent from my iPhone

## General Comment - Thomas

**From:** [Katrina Thomas](#)  
**To:** [Public Comment](#)  
**Subject:** Keystone Trailer Park  
**Date:** Friday, August 5, 2022 10:26:27 AM

---

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

*Hello, my name is Katrina Thomas and I'm a resident of San Diego County. I would like to draw your attention to the impending risk of homelessness for nearly 250 residents at Keystone Trailer Park. Many of them are low-income seniors, and many are undocumented. Due to a change in property management, their monthly rent, utility and parking fees are increasing by 30%, making the cost of living virtually unaffordable. This risk is directly fueled by the lack of rent control & tenants' rights.*

*Please prioritize their needs by protecting tenants' rights and introducing rent control. Our neighbors deserve housing in our community!*

*Thank you.  
Katrina Thomas*

--

*"Without struggle there is no progress"- Frederick Douglass*

*"We are the music makers, and we are the dreamers of dreams." - Arthur O'Shaughnessy*

**Katrina Thomas**

# General Comment - Tran

**From:** [David Tran](#)  
**To:** [Public Comment](#)  
**Subject:** Please protect the Keystone Trailer Park residents  
**Date:** Friday, August 5, 2022 9:48:11 AM

---

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

Hello,

My name is David Tran, and I'm a Vietnamese resident and pastor in San Diego county. I would like to draw your attention to the impending risk of homelessness for nearly 250 residents at Keystone Trailer Park. Many of them are low-income seniors, and many are undocumented.

Due to a change in property management, their monthly rent, utility and parking fees are increasing by 30%, making the cost of living virtually unaffordable. This risk is directly fueled by the lack of rent control & tenants' rights.

**Please prioritize their needs by protecting tenants' rights and introducing rent control. These humans are our neighbors who deserve housing in our community!**

Thank you,

--

david tran ([he/him/we](#))  
co-pastor, [table san diego](#)  
doctoral student c/o '24, [boston university](#)

*A multi-ethnic, justice-oriented community embodying Jesus and honoring sacred Kumeyaay*

[#HonorNativeLand](#) 

## Item 9.1 - Anne Marie Tubao

**From:** [Anne Marie Tubao](#)  
**To:** [Clerk](#)  
**Subject:** Conditional Use Permit Modification for Market on 8th  
**Date:** Monday, August 15, 2022 10:49:25 AM

---

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

Please accept this email as my voice of support for the expanded CUP for Market on 8th. I have been a supporter of this project since it was nothing more than an abstract idea. I was there when that idea became a set a plans, when those plans became a concrete location, when that location filled with amazing food and retail vendors and when the community came to celebrate and enjoy all that it had to offer. The minds behind Market on 8th are huge cheerleaders for National City and they want the whole County and beyond to appreciate what a wonderful place it is and how much potential they see in National City.

This request for a modified CUP will only make the Market an even more attractive gathering spot for the community and newcomers alike, and I would urge the City Council to approve the CUP modification.

Thank you,

Anne-Marie Tubao

## Item 9.1 Astudillo

**From:** [Khris Astudillo](#)  
**To:** [Clerk](#)  
**Subject:** Market on 8th CUP  
**Date:** Tuesday, August 16, 2022 10:26:05 AM

---

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

Hello,

My name is Khris Astudillo, I own Serbesa, Filipino Kitchen inside the Market on 8th Food Hall. I'm writing in support of modifying the Conditional Use Permit (CUP) for Market on 8th to increase operational hours and gain live music. The Market on 8th Food Hall and all of my fellow vendors believe we are the beginning of an expansion of National City and its status in San Diego County as a destination for both tourists and local families. The modification of the CUP will only help to accelerate our objectives. Soon 8th Street in National City can be held in the same regard as Northpark and 3rd Ave in Chula Vista, both of which are hubs for social life but were not before. Thank you for your consideration.

- Khris Astudillo  
Owner & Founder  
SERBESA, Filipino Kitchen  
Paradise Hills Brewing Company



## Item 9.1 - Barbara Coats

**From:** [Barbara Coats](#)  
**To:** [Public Comment](#)  
**Subject:** Comment Re CUP - Market On 8th  
**Date:** Monday, August 15, 2022 6:57:09 PM

---

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

Please see below for my comments:

I am writing this comment in support of the Conditional Use Permit Modification for Market on 8th located at 41 East 8th Street, National City. The modifications seek to add music and increase the hours of operation of the Market. These modifications are consistent with the strategic direction established by the City Council for National City, will enhance the attractiveness of East 8th Street and will bring additional revenue into the city.

Sincerely,  
Barbara Coats



## Item 9.1 - Belara

**From:** [Ellen Belara](#)  
**To:** [Clerk](#)  
**Subject:** Market on 8th hearing on Aug 16, 2022  
**Date:** Monday, August 15, 2022 11:59:02 AM

---

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

To whom it concerns:

We DONT WANT MARKET on 8th to be approved for live entertainment.

Why they propose to serve beer outside?

Why they propose to have live entertainment inside OR outside? (Anywhere in building)

Why does Market need entertainment if they sell food?

We got copy of the 2016 ACCEPTANCE FORM this week, owner ONLY signed it AUG 4, 2022.

The whole procedure is invalid as the date is stale, the whole thing is Void.

That means Market HAS BEEN OPERATING WITH NO PERMIT SINCE 2017.

Tubao people have jeopardized out livelihood, THEY HAVE NO PERMIT HERE!

Why did the 4 Planning Commissioners overlook that important fact?

Why is city calling this a MODIFICATION when MARKET NEVER HAD A PERMIT TO OPERATE in the first place? Start over and let citizens decide what we want to allow, not let Commissioners act suspiciously.

We spoke with state ABC today in person. A new Bar should be the one applying for a Conditional Permit

to allow entertainment, NOT THE MARKET. National City is acting on behalf of Market almost as if they are partnering in this to keep the ABC out of it

If Market wants to operate a banquet venue, they have to apply for a POLICE PERMIT, not a CUP for entertainment.

Leave things the way they are now at Market . Do not Modify a DEAD conditional permit!

We are suing Tuabo's LLC to get our lease payments back for intent to fraud tenants.

**BAD OPERATORS = NO PERMIT = NO CONSIDERATION=**

Ellen Belara

Market on 8th Actual Co-tenant

## Item 9.1 - Breedlove

**From:** [Kathy Breedlove](#)  
**To:** [Public Comment](#)  
**Subject:** Support for Agenda Item 9.1 Sept 16 2022  
**Date:** Friday, August 12, 2022 7:06:05 AM

---

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

Mayor and City Council Members:

Protea Properties is a partner with Malick Infill Development in the mixed use development at the corner of 8th & B, "Parco". We are located just a block away from the Market on 8th and had the good fortune to open concurrently with them, in October 2021. Having access to multiple food and beverage options in a modern and fun communal environment just steps away is a benefit for Parco residents and helps us to promote National City as a vibrant, walkable destination.

The Market on 8th is a great neighbor and a wonderful addition to downtown National City. We would like to express our enthusiastic support for the Market's CUP application to extend their hours and provide live entertainment. This change will activate downtown National City into the late evening hours, providing "eyes on the street", as well as providing local entertainment options for National City residents.

Thank you.

**Kathy Breedlove**



## Item 9.1 - Danilowicz

**From:** [Alex Danilowicz](#)  
**To:** [Clerk](#)  
**Subject:** Approve Market on 8th's Permit Modification: Written Comment to the Public  
**Date:** Monday, August 15, 2022 9:06:33 PM

---

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

As a property owner in National City and San Diego of over 20 years, I have come to see Market on 8th as the true heart of the neighborhood with an incredibly wholesome family vibe.

The conditional use permit modification for the addition of live entertainment and modified hours will not only strengthen this vibe, but also help continue the undeniable sense of community that Market on 8th provides.

I firmly believe the later hours will actually enhance the security of the street and surrounding areas, while also providing a wholesome outlet in the neighborhood.

Thank you for your consideration. Please contact me with any questions and hope to see you all at Market on 8th.

Alexander Danilowicz



## Item 9.1 - Diaz

**From:** [Rommel Diaz](#)  
**To:** [Clerk](#)  
**Subject:** Permit  
**Date:** Monday, August 15, 2022 2:52:37 PM  
**Attachments:** [Letter NC City Council.pdf](#)

---

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

City Council of the City of National  
City

August 15, 2022

1243 National City Blvd

National City

Dear Ladies and Gentlemen,

My name is Rommel Diaz, a resident of National City for the last 20 years. In 2002 my family and I bought a house from a development that the city of National City started on the corner of E 9th and A Avenue.

For many years we had to deal with the presence of a nightclub located on the corner of National City Blvd and Plaza Blvd named Trophy Lounge. This club closed at 1:30 am. There were several bloody events that occurred on that corner and on the block where my family and I live. Not to mention street fights, urinating in public (often times on the wall of our home which happens to be to the alley or even more flagrantly in the entrance to our home which has some stairs that lead up to the main entrance) etc. These events would last until well past 2 in the morning. Finally this club closed its doors due to the non-renewal of the license by the city government, which I am not positive, but I do believe the National City Police Department was in fact who discouraged this renewal. After they closed the doors to Trophy's Lounge, we finally had peace and tranquility in our neighborhood.

The 8th Street Marketplace LLC request to extend its current ABC Type 23 conditional permit, which allows beer tasting room, to the Type 41 license that would allow it to sell beer and wine at the Eating Place and offer live entertainment, extending its hours of operation from 6:00 am. to 1:00 a.m. Not only that, but permission is requested to make modifications by adding a bar in the back patio (adjacent to Integrity Charter School) and allowing alcohol consumption in the "front patio" which is actually 8 tables seating 4 people each that are on the sidewalk of A Avenue (closed off by a sidewalk café-style railing). They are requesting permission to sell beer and wine "to go" as well, and this gives me great concern that we will have open container drinking on the street with no one to regulate the chaos that could come with that type of environment.

With dismay I read the letter sent to the residents of this part of the city, informed that the National City Planning Commission at their Public Hearing conducted on July 18, 2022 voted to recommend approval to the City Council of the Conditional Use Permit

modification, by a vote of 4 to 1.

If the City Council authorizes this requested permit, the City Council will be otherwise granting permission to those that VISIT our sector to take over our community, which is the beautiful sector that the families here CHOSE as their home and community. National City has been through many changes throughout its history, some that have taken years to accomplish. Our streets are cleaner; our neighborhood respects its families and the many cultures here. We want to keep moving toward positive changes as we move forward and not turn it into a city with people drunk in the street, being loud and disorderly, vomiting/urinating, and fighting where our families can see and hear them, as it would literally be the view we have from our windows.

For these reasons, I respectfully request that the City Council of the city of National City deny the Type 41 permit to 8th Street Marketplace LLC and that 8th Street Marketplace LLC continue to operate with the permits it currently has.

Respectfully,

Rommel R. Diaz

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

City Council of the City of National City

August 15, 2022

1243 National City Blvd

National City

Dear Ladies and Gentlemen,

My name is Rommel Diaz, a resident of National City for the last 20 years. In 2002 my family and I bought a house from a development that the city of National City started on the corner of E 9th and A Avenue.

For many years we had to deal with the presence of a nightclub located on the corner of National City Blvd and Plaza Blvd named Trophy Lounge. This club closed at 1:30 am. There were several bloody events that occurred on that corner and on the block where my family and I live. Not to mention street fights, urinating in public (often times on the wall of our home which happens to be to the alley or even more flagrantly in the entrance to our home which has some stairs that lead up to the main entrance) etc. These events would last until well past 2 in the morning. Finally this club closed its doors due to the non-renewal of the license by the city government, which I am not positive, but I do believe the National City Police Department was in fact who discouraged this renewal. After they closed the doors to Trophy's Lounge, we finally had peace and tranquility in our neighborhood.

The 8th Street Marketplace LLC request to extend its current ABC Type 23 conditional permit, which allows beer tasting room, to the Type 41 license that would allow it to sell beer and wine at the Eating Place and offer live entertainment, extending its hours of operation from 6:00 am. to 1:00 a.m. Not only that, but permission is requested to make modifications by adding a bar in the back patio (adjacent to Integrity Charter School) and allowing alcohol consumption in the "front patio" which is actually 8 tables seating 4 people each that are on the sidewalk of A Avenue (closed off by a sidewalk café-style railing). They are requesting permission to sell beer and wine "to go" as well, and this gives me great concern that we will have open container drinking on the street with no one to regulate the chaos that could come with that type of environment.

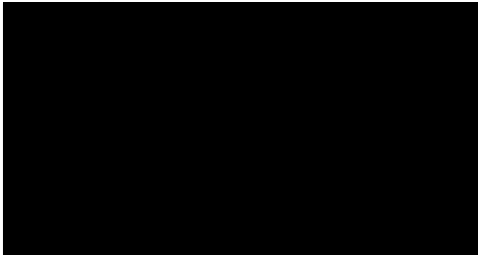
With dismay I read the letter sent to the residents of this part of the city, informed that the National City Planning Commission at their Public Hearing conducted on July 18, 2022 voted to recommend approval to the City Council of the Conditional Use Permit modification, by a vote of 4 to 1.

If the City Council authorizes this requested permit, the City Council will be otherwise granting permission to those that VISIT our sector to take over our community, which is the beautiful sector that the families here CHOSE as their home and community. National City has been through many changes throughout its history, some that have taken years to accomplish. Our streets are cleaner; our neighborhood respects its families and the many cultures here. We want to keep moving toward positive changes as we move forward and not turn it into a city with people drunk in the street, being loud and disorderly, vomiting/urinating, and fighting where our families can see and hear them, as it would literally be the view we have from our windows.

For these reasons, I respectfully request that the City Council of the city of National City deny the Type 41 permit to 8th Street Marketplace LLC and that 8th Street Marketplace LLC continue to operate with the permits it currently has.

Respectfully,

Rommel R. Diaz





## Item 9.1 - Jerry Coats

**From:** [Barbara Coats](#)  
**To:** [Public Comment](#)  
**Subject:** Public Comment on Modification Application for Market on 8th  
**Date:** Monday, August 15, 2022 7:09:05 PM

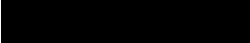
---

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

Comment for tomorrow's meeting:

I am pleased to offer my full-hearted endorsement of the CUP modification applied for by Market on 8th. This business - Market on 8th - has been profiled as a regional destination by various news and magazine articles as well as on San Diego television stations. The modifications - if approved - will be a positive influence on both the East 8th Street neighborhood and to National City.

Thank You,  
Jerry W. Coats



## Item 9.1 - Malick

**From:** [Andrew Malick](#)  
**To:** [Clerk](#)  
**Subject:** Market on 8th CUP  
**Date:** Sunday, August 14, 2022 3:20:16 PM  
**Attachments:** [MI-logo-3-footer.png](#)

---

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

I'm writing in support of the CUP modification for the addition of live entertainment and modified hours of operation at Market on 8th located at 41 E 8th Street. I am part of the ownership group of Parco, the apartment complex at 8th and B. Our tenants frequent the Market on 8th business and feel it a valuable asset to downtown National City. The expansion of the CUP will bring a more vibrant facility in the downtown area. We are in full support.

Thank you,

ANDREW MALICK



# Item 9.1 - Marroquin

**From:** [Marco Marroquin](#)  
**To:** [Clerk](#)  
**Subject:** PUBLIC MARKET (MARKET ON 8TH) NO!!!!  
**Date:** Monday, August 15, 2022 1:18:17 PM

---

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

To whom it may concern:

Market on 8<sup>th</sup> has created many problems on "A" Street for business and residents around the area.

1. Patrons and employees of "MARKET ON 8<sup>th</sup>" continually park illegally,
  - a. Taking parking spots for longer than allowed,
  - b. Blocking drive ways an or partially blocking driveways
  - c. parking on red marked areas NO PARKING ZONES (unsafe condition as they block line of sight)
  - d. Parking at crosswalk areas and therefore blocking line of sight for pedestrians
  - e. Parking on private property
  - f. Illegally impeding traffic by stopping in the middle of the street and causing accidents
  - g. Amount of litter and loitering around the area
  - h. Loitering and Littering of the vicinity
  
2. By providing night entertainment at night
  - a. More traffic and more cases of illegally parking
  - b. Crime will increase due to the amount of alcohol consumed
  - c. More drunks and urinating in public areas
  - d. Loud Music for residents living around the area WILL CAUSE A MAJOR DISTURBANCE
  - e. NO NEED TO ADD ENTERTAINMENT AT NIGHT AND BURDEN THE CITY AND RESIDENTS WITH ADDITIONAL PROBLEMS.

Respectfully,  
Marco Marroquin

## Item 9.1 - Mellor

**From:** [Barbara Mellor](#)  
**To:** [Clerk](#)  
**Subject:** The Market On 8th  
**Date:** Monday, August 15, 2022 5:44:02 PM

---

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

To Whom It May Concern,

My name is Barbara Mellor. I am a homeowner at 109 E 9th St in National City. I would like to speak out in opposition of the proposal for outdoor serving, live entertainment, extended hours and expanded liquor licensure for Market on 8th St.

Since the Market opened, we have experienced increased noise levels late in the evening (my granddaughter has difficulty sleeping with the noise), increased crime rates in our neighborhood and two recent stabbings. In broad daylight mid afternoon on a Saturday earlier this summer a fight broke out, a man was stabbed and killed. Used condoms and drug paraphernalia are commonly discarded in our streets and sidewalks. The amount of garbage building up on A St and E 9th streets is disgusting. I have come to fear for my safety returning home from my job as an RN in the late evening hours, unable to find parking in close proximity to my home due to patrons and employees parking in front of our homes. I am sad to say I can not allow my 15 year old teenage granddaughter to walk a half a block to Neiderfranks Ice Cream Shop by herself in fear of her safety.

When I bought my home here in National City May 2002, the goal of the City was to redevelop the area, making it family friendly and safe. Currently, it is far from that. As a homeowner, I am feeling let down.

In all sincerity I request that the proposal for extended hours, live entertainment, outdoor serving and extended liquor licensure for the Market On 8th Street be denied. National City Police Department is already experiencing a delayed response time when called for nuances in our neighborhood.

Thank you for your time and consideration regarding this matter. Please put our neighborhood safety first!

Sincerely,  
Barbara Mellor



Sent from my iPad

## Item 9.1 - Nguyen

**From:** [Kwa Nguyen](#)  
**To:** [Clerk](#)  
**Subject:** Amend CUP for Market on 8th  
**Date:** Saturday, August 13, 2022 1:00:37 PM

---

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

Hello,

I would like to send my support for Market on 8th to add live music and extend business hours. This will greatly benefit the community. Other surrounding communities are doing the same and becoming the place to go. For example, 3rd street in Chula Vista, Barrio Logan, South Park, North Park, etc. 8th Street National city should be part of this list as up and coming neighborhoods. And Market on 8th indoor market is leading the way. We should do as much as we can to support Market on 8th, including the opportunity for them to do craft beer on tap and wine.

8th Street, National City has so much potential and thanks to Market on 8th it will get much better!

Thanks,

Kwa Nguyen  
owner

The Fresh Yard | Fresh Yard Records | Mixed Grounds Coffee



## Item 9.1 - Ni

**From:** [Teddy Ni](#)  
**To:** [Clerk](#)  
**Subject:** Public Comment on Market on 8th's Conditional Use Permit  
**Date:** Monday, August 15, 2022 4:59:08 PM

---

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

To whom it may concern,

I am writing to share my positive experience with Market on 8th Street. I actually reside in San Francisco but came to visit San Diego for a week. During my trip, I swung by Market on 8th and was awe-struck by not only how delicious the food was, but also the sense of community the space seemed to have built. While I was enjoying a drink, I had wonderful conversations with various members from throughout the community, and immediately felt integrated despite being from out of town.

I even mentioned to my friends that I wish we had a similar space in San Francisco! I would love for others to have the opportunity to experience what I did. I strongly advocate for granting the conditional use permit modification for the addition of live entertainment and modified hours of operation at Market on 8th for this reason!

Thank you for your time and consideration, and please let me know if there's any other information I can help provide!

Cheers,  
Teddy

## Item 9.1 - Olivar

**From:** [Cheryl Olivar](#)  
**To:** [Clerk](#)  
**Subject:** Market on 8th Live Entertainment and Modified Hours  
**Date:** Friday, August 12, 2022 9:37:08 PM

---

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

Hello.

I own condo across street from Market at Bay Towers.

Why City trying to disrupt peace and quiet and allow entertainment inside a Market? This all strange and suspicious.

I read first Notice that talk about type 41 beer restaurant.

Why previous notice said they opening a bar and this request today says is for Market on 8th??

Markets have no entertainment, they offer food.

Market wants to operate like an event hall to avoid ABC license conditions, that a bar like new bar Weapon would have to have.

I see why City and Market are lying to people like us, you all don't care.

This whole notice thing is suspicious and rushed fast. Why?

Gang fight happened outside there late Sunday night, Aug 7th,

Next door neighbor called police department.

Woke everyone up on a work night. We dont need this.

**DO NOT GIVE MARKET ENTERTAINMENT.**

City being overly generous to Market by ignoring us property owners,

Cheryl Olivar



## Item 9.1 - Osborn

**From:** [Michael Osborn](#)  
**To:** [Clerk](#)  
**Subject:** market at 8th street  
**Date:** Monday, August 15, 2022 9:44:31 PM

---

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

Most residents and owners at Bayview Tower are supportive of, and frequent Market on 8th Street. Since live entertainment has already been offered there, there is some confusion as to how the current proposal differs from existing policy. I believe that keeping noise down is the principal motivator for most residents and owners in Bayview. If live entertainment is kept indoors, there should not be a problem. If the outdoor area is to be converted to an outdoor bar, I would expect the noise level to increase, and would not be in favor without a restriction on time. Please make any permits conditional. Otherwise, I am happy to see the Market on 8th Street increase its offerings. It has been an asset to the community. Michael Osborn, owner, [REDACTED].



## Item 9.1 - Pearlman

**From:** [Lina Pearlman](#)  
**To:** [Clerk](#)  
**Subject:** Market on 8th  
**Date:** Monday, August 15, 2022 10:29:13 AM

---

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

Dear members of the National City City Council,

I am writing today to celebrate the Market on 8th Street. The Market has become a center for my friends and family to gather and build community. I'd like to see the Market grow and strongly believe that extending the Market's operating hours and the addition of live entertainment will further the growth of community in National City.

Please consider granting the conditional use permit modification for the addition of live entertainment and modified hours of operations at Market on 8th. Thank you for your time and considerations.

Sincerely,

Lina Pearlman

## Item 9.1 - Razalan Jr.

**From:** [Lee Razalan Jr.](#)  
**To:** [Clerk](#)  
**Subject:** Support for Market on 8th | CUP Modifications  
**Date:** Tuesday, August 16, 2022 9:06:09 AM

---

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

Planning Committee,

This letter is to share my family's support for the proposal of Live Entertainment and the ability to modify hours at Market on 8th. The stimulus that this hub provides for National City and its local and visiting communities weigh far greater on the positive impact to the type of growth we should be embracing. We all know that change is inevitable, but to empower caring, invested, thoughtful, and responsible leadership in our community through this space is what we need to continue to adapt with and open doors to. Every decision obviously has a counter balance but with the intention, planning, and accountability that Market on 8th has demonstrated in the past should give us indication and a compass that they are ultimately for a direction that the community should support. We are for their proposal for responsible expansion. Thank you.

Always,  
Lee Razalan Jr.

## Item 9.1 - Ruffin

**From:** [David Ruffin](#)  
**To:** [Clerk](#)  
**Subject:** Conditional Use Permit for live entertainment at Market on 8th  
**Date:** Saturday, August 13, 2022 7:01:24 PM

---

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

We are a group of residents within 7th and A Avenue.

We DO NOT WANT THIS APPROVED. Here is why.....

1. We've seen paperwork proving Market owner never had a city issued permit to operate (CUP). Original 2016 permit issued to Market (or Novo Brazil) was never accepted until Aug 2022.

CUP is invalid. Never accepted MEANS never existed! Modification of a dead CUP?!?!?!?

2, Owner is bad operator, NO new rewards or privileges for acts of ignorance of city codes.

3. Markets do not require a C.U.P. for entertainment,

Non restaurant/bar's seeking entertainment require a POLICE PERMIT,(NCCMC Section 10.78.030) POLICE PERMIT REQUIRED. Market is the same as an event center, it requires POLICE PERMITTING for PRIVATE EVENTS.

The new licensee should apply for it's own CUP just as it did for it's ABC permit to sell beer.

4. Owners trying to avoid CALIF DEPT of ABC conditions on a future type 41 beer license (pending) with ABC. If Markets gets entertainment "anywhere in the building", the new licensee need do NOTHING further by avoiding potential ABC licensing conditions that protect the public from Market/Beer place into becoming a nite club!!

ABC's INPUT NEEDED to help control this situation because Tubao's track record is defective

in following code acceptance..

5. Hours should stay the same, NO changes, CLOSE by 10PM, NO outside service, NO music,

Karaoke, Dancing, or anything else.

6. Market had at least serious 4 calls for service since APRIL 2022, including gangs fighting outside 41 East 8th two weeks ago, increased POLICE CALLS of 400% over same 2021 period

7. There 's a school next door, not a club. No music is needed!

8. Market's Consultant Marco Polo Cortes is a convicted felon. Anyone connected to him cannot be trusted, Tubao AGAIN and AGAIN showing disregard for public's safety!

**THIS IS NOT A MODIFICATION, THERE IS NO PERMIT IN PLACE.**

The whole process should start over. City gets sued, you are all responsible!

**REJECT MARKETS REQUEST.** It makes you look corrupt and sub-serving to political campaign donating operators in our "precioso Ciudad de Nacion"!

## Item 9.1 - San Juan

**From:** [Luzviminda San Juan](#)  
**To:** [Clerk](#)  
**Subject:** conditional use permit modification for addition of live entertainment at Market on 8th  
**Date:** Friday, August 12, 2022 10:03:16 PM

---

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

We got your letter about Market wanting live entertainment and later hours. Just say NO to them. Do not allow it there.

We are connected to a Market 8th tenant ,among others, who are moving out!! You are not aware that Market owner has other plans for building, tenants' realize it is too small and is supplementing the value of the building if he moves away (with his LLC partner~ Weapon) elsewhere.

We citizens asked to help pay the bill with increased police problems there.

AT least 4 serious calls for Police since April 1st 2022, way too many!

Markets don't do live entertainment, banquet and event centers do.

Market tenants do NOT support this, many scared to speak out, also, there is no parking as it is anywhere.

Big Bens is similar to Market, bands played only at Grill House next door, so various state and city conditions were imposed in 2016, I was there.

That will not happen if Market gets entertainment. Police cannot do anything since its licensed as a market, not a bar, that is why this smells fishy.

City has no money for court if city gets sued by public watchdogs.

We are a poor town with 50% undocumented population (sanctuary city).

Tubao people created this problem, don't support their losing ways.

Do not allow any modifications.

Luzviminda

Area resident near Market since 1980

# Item 9.1 - Seelert

**From:** [Seelert, Madeleine](#)  
**To:** [Clerk](#)  
**Subject:** Market on 8th Street Public Hearing - August 16, 2022  
**Date:** Monday, August 15, 2022 10:23:05 AM

---

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

Dear National City City Council Members,

I am reaching out in regard to the extension of hours for Market on 8<sup>th</sup> Street for the addition of live entertainment. I believe this would be a wonderful addition to the community and would allow for more community members to express their creativity through music.

Thank you for your time and consideration.

Best,  
Madeleine Seelert



---

\*\*\*\*\*  
This e-mail, including any attachments that accompany it, may contain information that is confidential or privileged. This e-mail is intended solely for the use of the individual(s) to whom it was intended to be addressed. If you have received this e-mail and are not an intended recipient, any disclosure, distribution, copying or other use or retention of this email or information contained within it are prohibited. If you have received this email in error, please immediately reply to the sender via e-mail and also permanently delete all copies of the original message together with any of its attachments from your computer or device.  
\*\*\*\*\*

## Item 9.1 - Smiley

**From:** [Robert Smiley](#)  
**To:** [Clerk](#)  
**Subject:** Market on 8th modification  
**Date:** Monday, August 15, 2022 10:34:17 PM

---

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

Dearest City Counsel members, my name is Robert Smiley and am one of the many local food vendors currently occupying a space at the market on 8th food hall. As a native of the South Bay, we have grown up always living in the shadow of communities down town or anywhere north of the 8 freeway. From food to entertainment, all eyes have never been focused on what we here in the South Bay community have to offer. Market on 8th has changed all of that. It has given us locals a platform to show all of San Diego the myriad of culture that we bring to our vibrant city. The extended hours and ability to have live entertainment will increase the exposure of the many other local talents that exist here. Small local beer makers and homegrown entertainers will also have an opportunity to share this great stage we have here at Market on 8th. I sincerely hope that Market on 8th will be able to expand its hours and offer live entertainment so we can continue to allow the city to see that our local stars shine just as bright as the rest of the city. Thank you.

Robert Smiley

Sent from my iPhone

## Item 9.1 Sng

**From:** [Fro Sng](#)  
**To:** [Clerk](#)  
**Subject:** Market on 8th  
**Date:** Monday, August 15, 2022 10:45:50 PM

---

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

To whom it may concern;

I would just like to make a comment regarding Market on 8th, this place sure bring life and highlight to the City of National City, great food and perfect place to gather with friends and family. It also serves as the community meet up place. The only reason I didn't like about it is that it's missing entertainment and it closes early. I hope it can extend some hours specially during the weekends. Thanks!

Sent from my iPhone

## Item 9.1 - Team Serbesa

**From:** [SERBESA](#)  
**To:** [Clerk](#)  
**Subject:** Market on 8th CUP  
**Date:** Tuesday, August 16, 2022 10:27:39 AM

---

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

Hello,

Team SERBESA is writing in support of modifying the Conditional Use Permit (CUP) for Market on 8th to increase operational hours and gain live music. The Market on 8th Food Hall and all of the fellow vendors believe we are the beginning of an expansion of National City and its status in San Diego County as a destination for both tourists and local families. The modification of the CUP will only help to accelerate our objectives. Soon 8th Street in National City can be held in the same regard as Northpark and 3rd Ave in Chula Vista, both of which are hubs for social life but were not before. Thank you for your consideration.

- SERBESA, Filipino Kitchen  
Vendor inside Market on 8th Food Hall



## Item 9.1 - Isabel Tubao

**From:** [Isabel Tubao](#)  
**To:** [Clerk](#)  
**Subject:** Public Comment for 8/16/2022 Public Hearing  
**Date:** Thursday, August 11, 2022 9:08:49 AM

---

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

Dear members of the National City City Council,

I am writing to convey my utmost appreciation for Market on 8th Street. Over the past year, I've watched this establishment become an outlet for budding artists and creators, serve as a daily celebration of cultures, and function as a gathering space for National City's ever-evolving community. I'd like to see this trajectory continue, and I strongly believe that extending the Market's operating hours and the addition of live entertainment will further the aforementioned outcomes.

Please consider granting the conditional use permit modification for the addition of live entertainment and modified hours of operation at Market on 8th.

Thank you for reading and for your consideration.

Sincerely,  
Isabel Tubao

## Item 9.1 - Pham

**From:** [Viana Pham](#)  
**To:** [Clerk](#)  
**Subject:** Market on 8th Live Music Permit  
**Date:** Tuesday, August 16, 2022 12:49:59 PM

---

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

Dear respected members of the National City City Council,

The addition of Market on 8th Street has provided an invigorating burst of energy to the neighborhood. It has created a centre for chefs, artists, and creators alike to highlight their unique works. If granted the conditional use permit modification for the addition of live entertainment and modified hours of operation it could also become a space for musicians and performers to share their talents with the community. I would love to spend nights at the market with my family and friends enjoying live entertainment while scarfing down delicious food. Please make this dream a reality and grant Market on 8th the conditional use permit modification.

Thank you for your time and consideration.

Best wishes,  
Viana Pham

## Item 9.1 - Adler

**From:** [Benny A.](#)  
**To:** [Shelley Chapel; Clerk](#)  
**Cc:** [Brad Raulston; Clerk](#)  
**Subject:** CONDITIONAL USE PERMIT FOR LIVE ENTERTAINMENT at MARKET on 8th (41 East 8th ST)  
**Date:** Tuesday, August 16, 2022 12:59:31 PM  
**Attachments:** [DOC576.pdf](#)  
[DOC577.pdf](#)  
[DOC578.pdf](#)

---

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

Hello all.

Please be advised of the agenda item proposal for Market on 8ths request for live entertainment

scheduled for hearing today (labeled page 340) is defective.

The wording contained "APPROVING A CONDITIONAL USE PERMIT MODIFICATION" is an invalid

representation of fact.

Market on 8th has never possessed a valid CUP of any sort for operation of the premises at 27-41 East 8th Street since applying for CUP (passed resolution) on Aug 16, 2016

Item #5 (General) indicates failure to sign acceptance form constituted an "automatic termination

of the Conditional Use Permit".

Acceptance form appears never signed or submitted until August 4, 2022, thereby negating any rights to "existing CUP for Modification" claims. (See attachments)

As city now advised of fatal defect in the process, this email provides ample opportunity for council to amend, cancel, or allow matter to be reagendaized prior to any council consideration or vote.

I will expect you to do the right thing allowing for full public transparency.

Thank you. Benny Adler

## Item 9.1 - Ramos

**From:** [David Ramos](#)  
**To:** [Clerk](#)  
**Subject:** Market on 8th: Permit for Live Entertainment  
**Date:** Tuesday, August 16, 2022 1:08:51 PM

---

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

Hi there,

This is an attempt to oppose the passing of this live entertainment permit. It is also acknowledged that they don't even have a permit to operate in the first place.

I am a homeowner who lives on A Ave, across from the market and ever since they have opened, there has been an array of mishaps, littering, and absolutely no parking in front of my home. I am also handicap and need a parking space in front of my home. This has never been a problem before the market has opened. If this permit is passed, not only will the parking be terrible but there will be additional noise and loitering around our homes. With alcohol being available as well, this will bring violence.

--

Sincerely,

David Ramos



## Item 9.1 - Malas

**From:** [REDACTED]  
**To:** [Clerk](#)  
**Subject:** Fw: Failure Notice  
**Date:** Tuesday, August 16, 2022 1:28:32 PM

---

Ladies and Gentlemen;

My family lives directly within earshot of Market on 8th. While Mr Tubao's intentions were originally very genuine, the latest in his attempts to modify the operation appear suspect and, ingenuine.

Tubao stated he does not want a night club, that is exactly what he's now requesting with suspect hour and performance time allowances.

Two big issues here:

1, There was a large fight outside Market on Aug 7th between several persons coming from the Marker outdoor area.

Appears they were drunk.No Security outside to be seen.

2. Tubao mentioned he secured Parking at Southwest College.

I spoke today with administrator there who informed me the board of trustee's cannot legally rent out parking due to liability issues that could incur.

Tubao was lying. Worse there is no parking out there, any later privileges will make parking issues worse.

3. I noticed no input from NCPD, "blank"?

Keep this in mind:

If these flimsy conditions pass, and owner proposes to sell Market building, the next operator will surely convert that place into a night club with no stop gaps in place.

**DENY THE PROPOSAL TONIGHT**

## Item 9.1 Lucy San Juan

**From:** [Lucy San Juan](#)  
**To:** [Clerk](#)  
**Subject:** Market on 8th street conditions  
**Date:** Tuesday, August 16, 2022 1:43:49 PM

---

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

City of National City  
City Council  
Community Development

Hello.

I own my property since 2010 located just across from Market on 8th.

Just having read proposal for approving request makes me shiver.

The hours for live entertainment are unfathomable.

If anything, they offer now from 5 - 8PM on Monday and Tuesday. LET IT STAY THAT WAY!

Outdoor music audible to our property is criminally insane! DO NOT ALLOW THIS!

Security, (at least how written) is nothing more than an unlicensed bouncer who cannot by law approach persons outside the building.

If anything, they should have at least one licensed Off Duty Officer armed with a firearm.

BTW, there was a gang fight last week no one seems to mention, police broke it up after several residents placed the calls for assistance.

If owners say they dont want a club, be sure they are not allowed to:  
charge cover charge

allow outside promoters who are not family members of ownership with valid NC business license

allow an outside bar. That alone will cause us noise issues.

If National City does not want calls for service everyday, just deny them and leave it alone for now.

Ms Vargas

[REDACTED]

National City

## Item 9.1 - L. Francia

---

**From:** [REDACTED]

**Sent:** Monday, August 15, 2022 9:40 PM

**To:** Martin Reeder <mreeder@nationalcityca.gov>; Planning Commission  
<PLCPUBcomment@nationalcityca.gov>

**Subject:** Market on 8th

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

Since the opening of Market on 8th, below are few of the positive impacts that affected the community.

What once a "sleeping" neighborhood where crimes are rampant especially at night is replaced by happy families who enjoy an enclosed facility that offers spacious place to eat different cuisines and enjoy the night.

Market on 8th has been in operation for almost a year now but never recorded any crime that originated from its food and alcohol operation, and therefore could be considered as responsible operators.

Their request to have more than one performer will allow local family artists to entertain and be heard in their own neighborhood.

The proposed amendment on their alcohol license will allow Market on 8th to offer wine, and coolers instead of just beer.

Please give them all the help they need to succeed. Let's all embrace the changes that come with progress.

L. Francia

**From:** [Eric Manuel](#)  
**To:** [Clerk](#)  
**Subject:** Market on 8th consideration  
**Date:** Tuesday, August 16, 2022 3:12:39 PM

---

## Item 9.1 - Manuel

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

Dear National City City Council,

I am writing in regards to Market on 8th's application for the conditional use permit modification to extend hours and host live entertainment. My wife and I strongly support this initiative and all the Market has brought and is intending to do for the community.

As of one the tenants that owns two businesses operating in the Market, I have not only found another way to support my family and our dream of being strong members who are able to participate and give back to the community, but I have witnessed first hand how the market has greatly positively impacted the surrounding neighborhood and community.

The Market has not only given opportunities to local small businesses and entrepreneurs, but it has created a gathering place and brought life and culture to a neighborhood that had become dormant. There is now a new destination that not only supports those immediately around it but brings people from all over San Diego County and beyond to experience what is happening in National City and spend money and bring commerce that was not there before.

The Market has breathed new life in to this neighborhood and shown that National City has so much potential to be taken advantage of and was the starting off point for many more new and interesting things to come.

By granting this modification to the conditional use permit, you would be not only allowing the businesses and market to continue to flourish but you would be demonstrating the faith and confidence that National City and the City Council has in fostering new business and community opportunities in an area that is headed for great revitalization.

We appreciate your continued support and consideration for what we are all doing at the Market and have every confidence that you will make the right decision in granting this modification to the conditional use permit.

Sincerely,  
Eric Manuel  
Owner Pizza Kaiju  
Owner Ewa '88 Poke