



Agenda for the Special Meeting of the National City Housing Advisory Committee & Regular Meeting of the Planning Commission

Meeting of November 15, 2021 – 6:00 p.m.

ONLINE ONLY MEETING

<https://www.nationalcityca.gov/webcast>

LIVE WEBCAST

Council Chambers, Civic Center

1243 National City Boulevard

National City, CA 91950

NOTICE: The health and well-being of National City residents, visitors, and employees during the COVID-19 outbreak remains our top priority. The City of National City is coordinating with the County of San Diego Health Human Services Agency, and other agencies to take measures to monitor and reduce the spread of the novel coronavirus (COVID-19). **The World Health Organization has declared the outbreak a global pandemic and local and state emergencies have been declared providing reprieve from certain public meeting laws such as the Brown Act.**

As a result, the National City Housing Advisory Committee and Planning Commission Meeting will occur only online to ensure the safety of City residents, employees and the communities we serve. A live webcast of the meeting may be viewed on the city's website at <https://www.nationalcityca.gov/webcast>.

PUBLIC COMMENTS: There are multiple ways you can make sure your opinions are heard and considered by our Housing Advisory Committee and Planning Commission as outlined below:

Submit your public comment prior to the meeting: To submit a comment in writing, email PlcPubComment@nationalcityca.gov and provide the agenda item number and title of the item in the subject line of your email. **Public comments or testimony is limited to up to three (3) minutes.**

If the comment is not related to a specific agenda item, indicate General Public Comment in the subject line. All email comments received by 4:00 p.m. on the day of the meeting will be read into the record at the Housing Advisory Committee and Planning Commission meeting and retained as part of the official record. All comments will be available on the City website within 48 hours following the meeting.

Register online and participate in live public comment during the meeting: To provide live public comment during the meeting, you must pre-register on the City's website at <https://www.nationalcityca.gov/government/community-development/planning/public-comment> by 4:00 p.m. on the day of the meeting to join the National City Housing Advisory Committee and Planning Commission Meeting.

*****Please note that you do not need to pre-register to watch the meeting online, but you must pre-register if you wish to speak.**

Once registered, you will receive an email with a link from Zoom to join the live meeting. You can participate by phone or by computer. Please allow yourself time to log into Zoom before the start of the meeting to ensure you do not encounter any last-minute technical difficulties.
*****Please note that members of the public will not be shown on video; they will be able to watch and listen and speak when called upon.**

Public microphones will be muted until it is your turn to comment. Each speaker is allowed up to three (3) minutes to address the Housing Advisory Committee and Planning Commission. Please be aware that the Chair may limit the comments' length due to the number of persons wishing to speak or if comments become repetitious or unrelated. All comments are subject to the same rules as would otherwise govern speaker comments at the meeting. Speakers are asked to be respectful and courteous. Please address your comments to the Housing Advisory Committee and Planning Commission as a whole and avoid personal attacks against members of the public, Housing Advisory Committee members and Planning Commissioners, and City staff.

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 National City Housing Advisory Committee and Planning Commission meeting. The National City Housing Advisory Committee and Planning Commission conducts its meeting in the interest of community benefit. Your participation is helpful. These proceedings are video recorded.

A. HOUSING ADVISORY COMMITTEE MEETING

Roll Call

Pledge of Allegiance by Committee Member Delos Santos

Approval of Minutes

1. Approval of Minutes from the Meeting of July 19, 2021

Approval of Agenda

2. Approval of the Agenda for the Special Meeting on November 15, 2021

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

NOTE: Under State law, items requiring Housing Advisory Committee action must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature.

PRESENTATIONS

OTHER BUSINESS

3. Adoption of 2022 Housing Advisory Committee Meeting Dates

STAFF REPORTS

Deputy City Attorney

Director of Community Development

Director of Housing

Committee Members

Chairperson

ADJOURNMENT

Adjournment to the regularly scheduled meeting on April 18, 2022 at 6:00 p.m.

B. PLANNING COMMISSION MEETING

Roll Call

Approval of Minutes

4. Approval of Minutes from the Meeting of November 1, 2021

Approval of Agenda

5. Approval of the Agenda for the Meeting on November 15, 2021

ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).

NOTE: Under State law, items requiring Planning 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

6. Resolution taking action on a Conditional Use Permit for beer and wine sales at a new restaurant (KeBURROS) located at 1539 East 8th Street. (Case File No. 2021-16 CUP)
7. Resolution taking action on a Conditional Use Permit modification for the former South Bay Community Church located at 2400 Euclid Avenue to add a Transitional Housing Facility (Case File No. 2021-13 CUP)

OTHER BUSINESS

8. Adoption of 2022 Planning Commission Meeting Dates
9. Election of Officers for 2022

STAFF REPORTS

Deputy City Attorney

Director of Community Development

Principal Planner

Commissioners

Chairperson

ADJOURNMENT

Adjournment to the regularly scheduled meeting on December 6, 2021 at 6:00 p.m.



Special Housing Advisory Committee Minutes

Special Housing Advisory Committee portion of the Housing
Advisory Committee/Planning Commission Meeting
Meeting of July 19, 2021

ONLINE ONLY MEETING

<https://www.nationalcityca.gov/webcast>

LIVE WEBCAST

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 Vice Chair Sanchez at 6:04 p.m.

Roll Call

Committee Members Present: Dela Paz, Sanchez, Sendt, Roman, Valenzuela, Newell, Delos Santos, Yamane (*6:06 p.m. arrival*)

Committee Members Absent: Natividad

Staff Also Present: Director of Community Development Armando Vergara, Director of Housing Carlos Aguirre, Deputy City Attorney Jennifer Gilman, Associate Planner David Welch

Pledge of Allegiance Presented by Committee Member Newell

1. Approval of Minutes from the Meeting of December 7, 2020

Motion by Yamane, second by Sendt to approve the Minutes for the Meeting of December 7, 2020.

Motion carried by the following vote:

Ayes: Dela Paz, Sanchez, Sendt, Roman, Valenzuela, Newell,
Delos Santos, Yamane

Abstain: None.

Noes: None.

Absent: Natividad

Motion approved.

2. Approval of the Agenda for the Meeting on July 19, 2021

A motion and a second were inadvertently omitted prior to the vote.

Approved by the following vote:

Ayes: Dela Paz, Sanchez, Sendt, Roman, Valenzuela, Newell,
Delos Santos, Yamane

Abstain: None.

Noes: None.

Absent: Natividad

ORAL COMMUNICATION: None.

PRESENTATIONS:

3. Update on Draft Ordinance and Code Amendments Related to Accessory Dwelling Units and Junior Accessory Dwelling Units

Presented by Associate Planner David Welch.

No comments were received from the public.

Mr. Welch answered questions posed by the Committee.

4. 2021-2029 Housing Element and 2021-2029 Housing Element Negative Declaration

Presented by Director of Housing Carlos Aguirre and WSP Director,
Southern California Land Use/Urban Planning Tara Lake.

No comments were received from the public.

Committee discussion followed and Director Aguirre answered questions posed by the Committee.

5. Housing Authority 2021-2025 Housing Strategic Plan

Presented by Director of Housing Carlos Aguirre and WSP Director, Southern California Land Use/Urban Planning Tara Lake.

No comments were received from the public.

Committee discussion followed and Director Aguirre answered questions posed by the Committee.

OTHER BUSINESS: None.

STAFF REPORTS: None.

Deputy City Attorney Jennifer Gilman: Ms. Gilman stated that her title was incorrectly noted on the agenda.

Director of Community Development Armando Vergara: None.

Director of Housing Carlos Aguirre: Reported that the County of San Diego had received over \$200M from the State of California's Emergency Rent and Utility Program for families impacted by COVID-19. Mr. Aguirre advised that more information could be found on the City's website and provided a telephone number for the program.

Committee member Yamane encouraged staff to conduct more outreach for those residents who don't have access to computers.

Committee member Delos Santos requested that Mr. Aguirre provide her with the flyer containing program information for her distribution.

There were no other staff reports from Committee members.

ADJOURNMENT by Vice Chair Sanchez at 7:39 p.m. to the meeting of August 16, 2021.

CHAIRPERSON

The foregoing minutes were approved at the Special Meeting of November 15, 2021.



Item no. **3**
November 15, 2021

CITY OF NATIONAL CITY
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

HOUSING ADVISORY COMMITTEE STAFF REPORT

Title: ADOPTION OF 2022 HOUSING ADVISORY COMMITTEE MEETING DATES

PROPOSED SCHEDULE

The dates listed below are proposed for regularly scheduled Housing Advisory Committee meetings.

April 18
August 15
October 17

Housing Advisory Committee meetings will occur once every quarter. If needed, additional meetings can be scheduled as caseload demands or meetings canceled if there are no agenda items to be considered.

RECOMMENDATION

It is recommended that the Housing Advisory Committee adopt the proposed 2022 meeting schedule.

CARLOS AGUIRRE
Director of Housing



Planning Commission Minutes

Planning Commission Meeting
Meeting of November 1, 2021
ONLINE ONLY MEETING - LIVE WEBCAST
<https://www.nationalcityca.gov/webcast>
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 Dela Paz at 6:01 p.m.

Roll Call

Pledge of Allegiance by Commissioner Roman

Commissioners Present: Sendt, Yamane, Roman, Dela Paz, Sanchez
(6:03 pm arrival)

Commissioners Absent: Natividad, Valenzuela

Staff Also Present: Director of Community Development Armando Vergara,
Deputy City Attorney Gabriela Torres, Principal Planner Martin Reeder

1. Approval of Minutes from the Meeting of October 18, 2021

Motion by Yamane, second by Roman to approve the Minutes for the Meeting of October 18, 2021.

Motion carried by the following vote:

Ayes: Sendt, Yamane, Roman, Dela Paz, Sanchez

Abstain: None.

Noes: None.

Absent: Natividad, Valenzuela

Motion approved.

2. Approval of the Agenda for the Meeting on November 1, 2021.

Motion by Yamane, second by Roman to approve the Agenda for the Meeting on November 1, 2021.

Ayes: Sendt, Yamane, Roman, Dela Paz, Sanchez

Abstain: None.

Noes: None.

Absent: Natividad, Valenzuela

Motion approved.

ORAL COMMUNICATION: None.

PRESENTATIONS: None.

CONTINUED PUBLIC HEARINGS: None.

PUBLIC HEARINGS:

3. Resolution taking action on a Conditional Use Permit modification for the former South Bay Community Church located at 2400 Euclid Avenue to add a Transitional Housing Facility (Case File No. 2021-13 CUP)

Principal Planner Martin Reeder informed the Commissioners that due to a noticing error, the item could not be heard and would need to be continued.

Motion by Yamane, second by Roman to continue the item to the meeting of November 15, 2021.

Motion carried by the following vote:

Ayes: Sendt, Yamane, Roman, Dela Paz, Sanchez

Abstain: None.

Noes: None.

Absent: Natividad, Valenzuela

Motion approved.

4. Resolution taking action on a Conditional Use Permit for beer and wine sales at a new restaurant (Keburros) located at 1539 East 8th Street. (Case File No. 2021-16 CUP)

Principal Planner Martin Reeder informed the Commissioners that due to a noticing error, the item could not be heard and would need to be continued.

Motion by Yamane, second by Roman to continue the item to the meeting of November 15, 2021.

Motion carried by the following vote:

Ayes: Sendt, Yamane, Roman, Dela Paz, Sanchez

Abstain: None.

Noes: None.

Absent: Natividad, Valenzuela

Motion approved.

OTHER BUSINESS: None.

STAFF REPORTS:

Deputy City Attorney: None.

Director of Community Development: None.

Principal Planner: None.

COMMISSIONER REPORTS:

Sanchez: Reminded the Commissioners that it was Indigenous History Month and a time to reflect.

There were no other staff reports.

ADJOURNMENT by Chair Dela Paz at 6:08 p.m. to the meeting of November 15, 2021.

CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of November 15, 2021.



COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – CONDITIONAL USE PERMIT FOR BEER AND WINE SALES AT A NEW RESTAURANT (KEBURROS) LOCATED AT 1539 EAST 8TH STREET.

Case File No.: 2021-16 CUP

Location: Northwest corner of East 8th Street and Palm Avenue

Assessor's Parcel Nos.: 557-102-19

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Borderless Kitchens LLC

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

Adjacent use and zoning:

- North: Office use with residential beyond / MXC-2 and RS-2 (Small Lot Residential) respectively
- East: Gas station across Palm Avenue / MXC-2
- South: Vacant property across East 8th Street / MXC-2
- West: Commercial use / 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 request for beer and wine sales, subject to the attached recommended conditions. The sale of beer and wine is a conditionally-allowed use in the Major Mixed-Use Corridor (MXC-2) zone and would be accessory to food sales at the restaurant.

Executive Summary

The property has historically been used as a restaurant and has recently changed hands. The new tenant (KeBURROS) proposes to sell beer and wine, in conjunction with food sales, from 7:00 a.m. to midnight daily. KeBURROS operates over 20 restaurants throughout Mexico. This will be the first location in the U.S.

Site Characteristics

The project site is a small commercial pad building located on the northwest corner of East 8th Street and Palm Avenue. The property is approximately 12,240 square feet in size. The building is 2,400 square feet in size. There is also a nine-space parking lot on the site, along with a trash enclosure located in the northeast corner. There is an approximately 18 feet square concrete patio area east of the building.

The area is mostly commercial in nature, with some residences located to the north separated by a significant grade differential and an office building in between. The property is in census tract 118.02, which includes the area from East 8th Street north to the City border, and between Highland Avenue and Palm Avenue. The attached census tract map shows the location of the subject tract (Attachment 6).

Proposed Use

The applicant is proposing to sell beer and wine in conjunction with on-site food sales in the 2,400 square-foot restaurant (ABC Type 41 license). Proposed hours of operation are 7:00 a.m. to midnight daily. There will be seating for 57 patrons inside the building and 10 patrons outside on the patio. No live entertainment is proposed.

Analysis

Section 18.30.050 of the Land Use Code allows for on-site alcohol sales with an approved Conditional Use Permit (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 508 occupants and owners.

Community Meeting – Pursuant to Section 18.30.050 (C) of the National City Zoning Code, a community meeting was held Tuesday, September 21, 2021 at 5:30 p.m. at the subject restaurant. The meeting advertisement is attached (Attachment 8); there were no attendees. The applicant stated that the same occupants 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 of the site. In addition, restaurants with greater than 30% of their area devoted to seating are exempt from this distance requirement. The property in question has approximately half of its floor area devoted to seating.

Alcohol Sales Concentration/Location

Per the California Department of Alcoholic Beverage Control (ABC), there are currently two on-site sale licenses in census tract 118.02 where a maximum of eight are recommended, meaning that the census tract is not considered by ABC to be over-saturated with regard to alcohol sales outlets. For reference, the outlets are:

Name	Address	License Type*	CUP
Mariscos El Tiburon	543 Highland Ave	41	Y
Cabo's Tacos & Beer	831 East 8 th St	40	N

* Type 40 - On-Sale Beer

* Type 41 - On-Sale Beer and Wine

Police Department (PD)

The ABC Risk Assessment provided by PD allocated a total of nine points, which places it in the Low Risk category. Low risk is considered 12 points or less. PD comments are included as Attachment 7. The applicant is proposing alcohol sales of 7:00 a.m. to midnight daily. The Police Department rates businesses where the sale of alcohol occurs after 11:00 p.m. as a “three” (on a scale of 1 to 3) on their rating system, which usually indicates a higher risk. However, because of a

low crime rate and mostly commercial nature of the property, the overall points are much lower than normally seen.

Institute for Public Strategies

No comments were received from IPS as of the writing of this report, although they usually recommend at least the need for Responsible Beverage Sales and Service (RBSS) training for all staff. This is a standard condition of approval and is included with this report.

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 MXC-2 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. There is no Specific Plan in the area.

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

No expansion of the building is proposed. The proposal involves an existing commercial space, which was previously analyzed for traffic impacts when it was constructed.

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

The proposed alcohol sales would be incidental to the primary use of food sales. A restaurant existed on the site previously.

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. Beer and wine will only be available with the sale of food. In addition, all staff members serving alcohol are required to receive RBSS training.

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

The project is not considered a project under CEQA, as no development is proposed. In addition, the proposed use is similar to other commercial uses in the area, which are permitted in the MXC-2 zone.

The following two findings are also included with alcohol CUPs:

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

Alcohol sales will contribute to the viability of the restaurant, an allowed use in the MXC-2 zone.

8. Based on findings 1 through 7 above, public convenience and necessity will be served by a proposed use of the property for the on-site 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 proposed use is not deemed essential to the public necessity, as there are already two other outlets in the same census tract that serve alcohol.

2. Based on the above finding, public convenience and necessity will not be served by a proposed use of the property for the retail sale 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-site alcohol sales per Council Policy 707 (hours of operation, employee training, and accessory sales, etc.).

Summary

The proposed use is consistent with the General Plan due to alcohol sales for on-site consumption being a conditionally-allowed use in the MXC-2 zone. The proposed use would be incidental to the proposed restaurant use in a commercial area. The addition of on-site beer and wine sales is not expected to increase the demand for parking, other services on the property, or have any significant effects on the area. The census tract in which the restaurant is located is not considered to be over-concentrated with regard to on-sale alcohol licenses, and beer and wine will only be available with the sale of food.

Options

1. Approve 2021-16 CUP subject to the conditions listed within, based on the attached findings, or findings to be determined by the Planning Commission; or
2. Deny 2021-16 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. 2021-16 CUP, dated 9/29/2021)
5. Public Hearing Notice (Sent to 508 property owners & occupants)
6. Census Tract & Police Beat Maps
7. PD comments
8. Community Meeting Advertisement
9. Resolutions



MARTIN REEDER, AICP
Principal Planner



ARMANDO VERGARA
Director of Community Development

RECOMMENDED FINDINGS FOR APPROVAL

2021-16 CUP – KeBURROS

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 permitted within the MXC-2 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. There is no Specific Plan in the area. In addition, a restaurant use is consistent with the MXC-2 land use designation contained in the Land Use and Community Character element of the General Plan.
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because no expansion of the building is proposed. The proposal involves an existing commercial space, which was previously analyzed for traffic impacts when it was constructed.
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 and live entertainment would be accessory to the primary use of food sales, and because a restaurant existed on the site previously.
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. Beer and wine will only be available with the sale of food. In addition, all staff members serving alcohol are required to receive Responsible Beverage Sales and Service (RBSS) training.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and is not considered a project under CEQA, as no development is proposed. In addition, the proposed use is similar to other commercial uses in the area, which are permitted in the MXC-2 zone.

7. The proposed use is deemed essential and desirable to the public convenience or necessity, because alcohol sales will contribute to the viability of the restaurant, an allowed use in the MXC-2 zone.

RECOMMENDED FINDINGS FOR DENIAL

2021-16 CUP – KeBURROS

1. The proposed use is not deemed essential to the public necessity, as there are already two other outlets in the same census tract that serve alcohol.
2. Based on the above finding, public convenience and necessity will not be served by a proposed use of the property for the retail sale of alcoholic beverages pursuant to law.

RECOMMENDED CONDITIONS OF APPROVAL

2021-16 CUP – KeBURROS

General

1. This Conditional Use Permit authorizes the sale of beer and wine for on-site consumption at a proposed restaurant (KeBURROS) located at 1539 East 8th Street. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2021-16 CUP, dated 9/29/2021.
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 at such time as there is no longer a Type 41 California Department of Alcoholic Beverage Control license associated with the property.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.
5. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
6. This *Conditional Use Permit* may be revoked if the operator is found to be in violation of any Conditions of Approval.

Planning

7. No alcohol sales are permitted until the applicant has been issued a Type 41 license from the California Department of Alcoholic Beverage Control.
8. All sellers and servers of alcohol shall receive Responsible Beverage Service and Sales (RBSS) training, including all owners, and managers. The RBSS training must

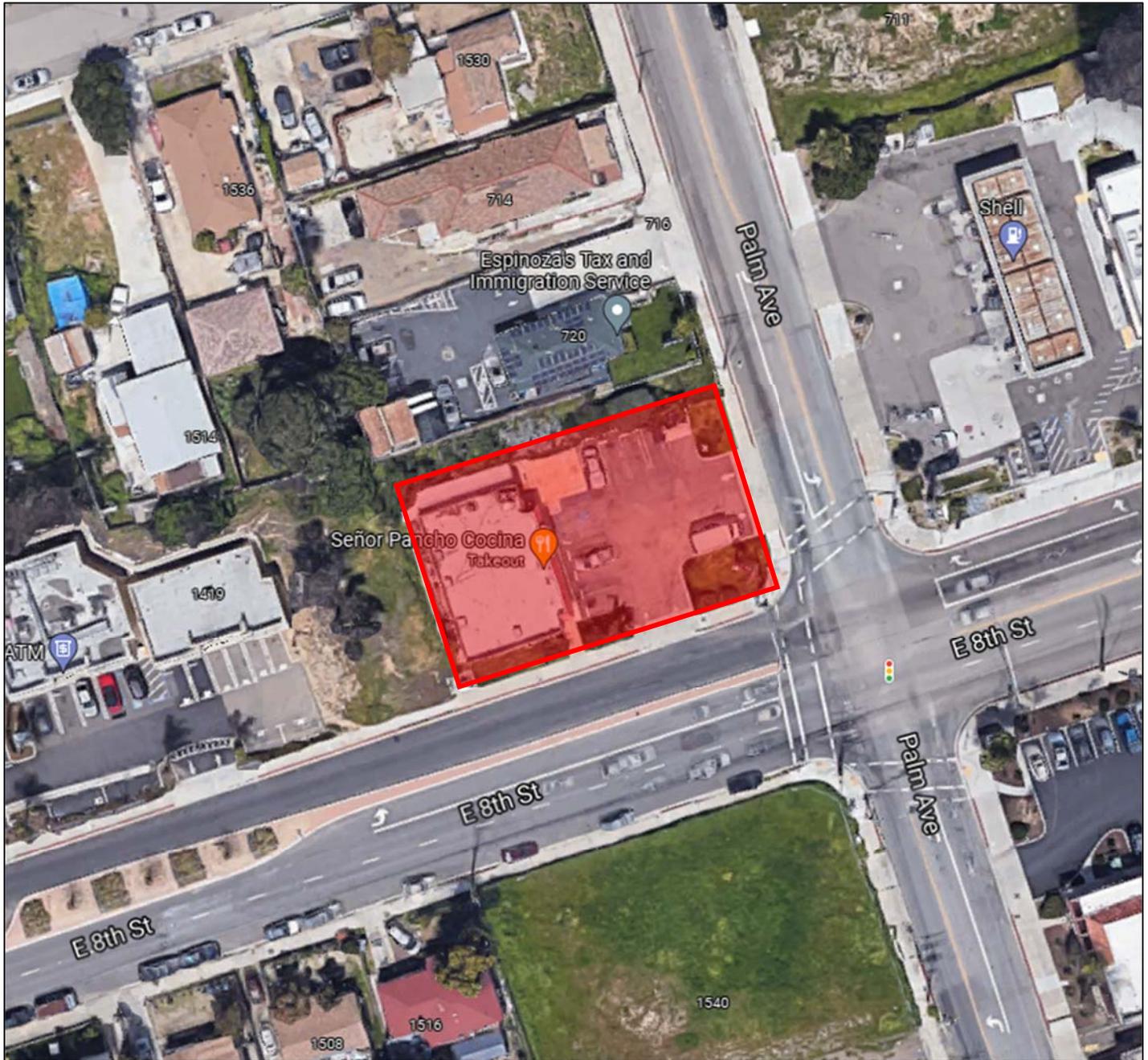
be certified by the Department of Alcoholic Beverage Control (ABC). Proof of completion of an approved RBSS program must be provided prior to issuance of a city business license. As part of the RBSS training, the permittee shall make available a domestic violence training session as provided by the Institute of Public Strategies.

9. The sale of alcoholic beverages shall only be permitted between the hours of 7:00 a.m. and midnight daily.
10. 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.
11. Alcohol shall be available only in conjunction with the purchase of food.
12. 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.
13. No live entertainment shall be permitted without modification of this CUP.
14. The operator of the business shall maintain an active business license and ensure that the business license is renewed annually.
15. A non-combustible cover shall be provided, subject to any required building permits, for the trash enclosure.

Police

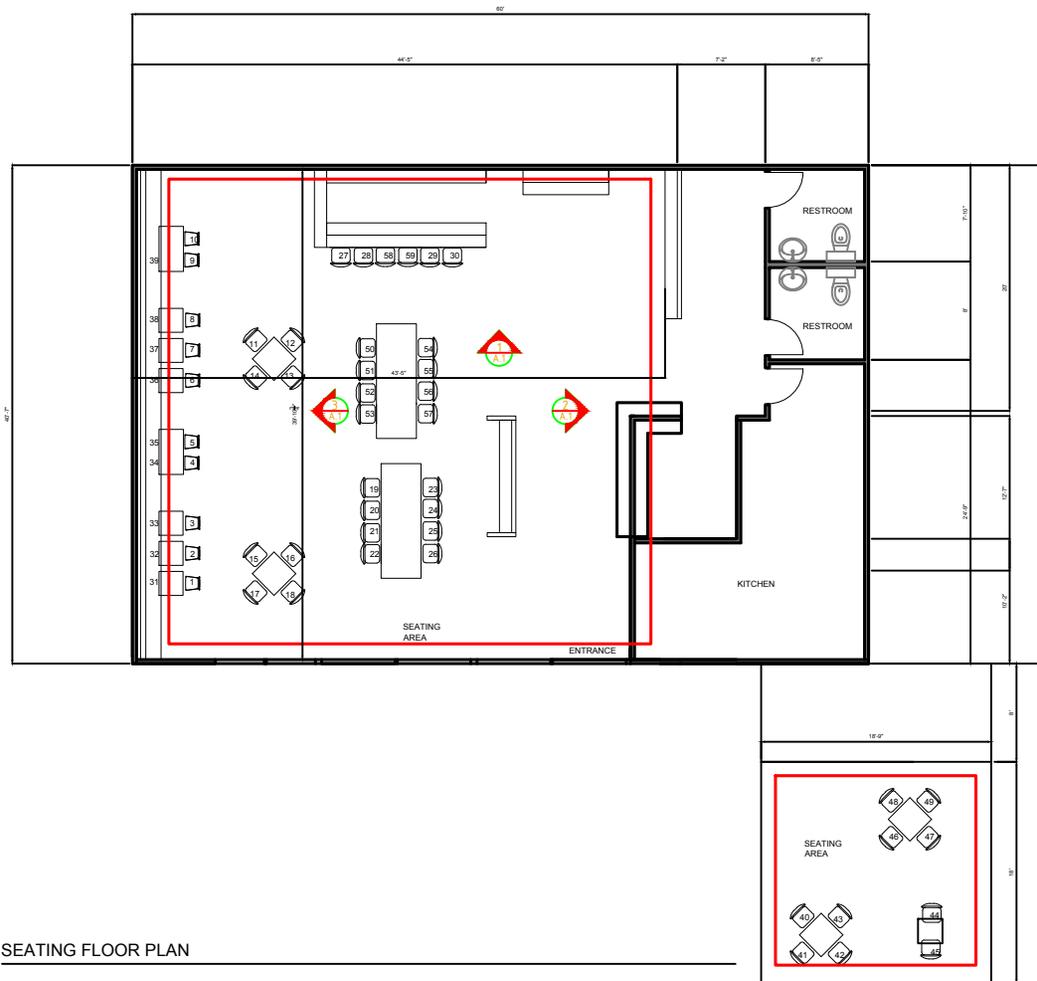
16. The permittee shall comply with all regulatory provisions of the Business and Professions Code that pertain to the sale, serving, and consumption of alcoholic beverages.

2021-16 CUP – 1539 East 8th Street – Overhead



KeBURROS RESTAURANT

1539 East 8th Street, National City, CA 91950



SEATING FLOOR PLAN

2,400 S.F.
Inside Seats - 57
Patio Seats - 10

KEY LEGEND
Interior Elevation

A.0



COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT FOR BEER AND WINE SALES
AT A NEW RESTAURANT (KEBURROS)
LOCATED AT 1539 EAST 8TH STREET.
CASE FILE NO.: 2021-16 CUP

The National City Planning Commission will hold a public hearing at their regular online meeting after the hour of 6:00 p.m. **Monday, November 1, 2021** on the proposed request. The meeting will be LIVE WEBCAST from the City Council Chamber, 1243 National City Boulevard, National City, California. (Applicant: Borderless Kitchens LLC)

Due to the precautions taken to combat the spread of coronavirus (COVID-19), City Council Chambers is closed to the public. Anyone interested in this public hearing may observe it on the City's website at <http://nationalcityca.new.swagit.com/views/33>.

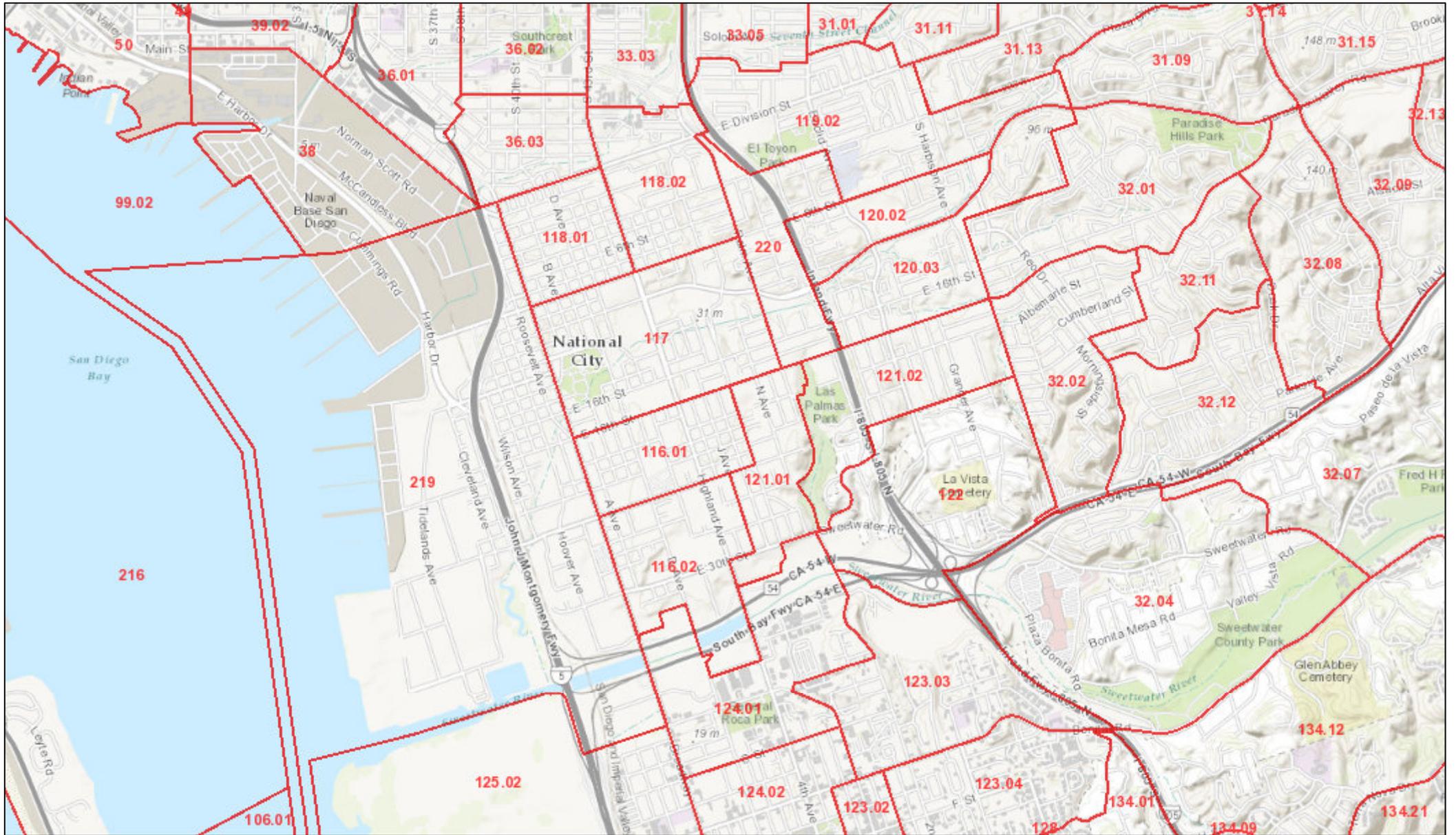
The applicant is proposing to sell beer and wine in conjunction with on-site food sales in the 2,400 square-foot restaurant (ABC Type 41). Proposed operation hours are 7:00 a.m. to midnight daily. There will be seating for 50 inside and 10 outside.

Members of the public are invited to comment. Written comments should be received on or before 4:00 p.m., **November 1, 2021** by the Planning Division, 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

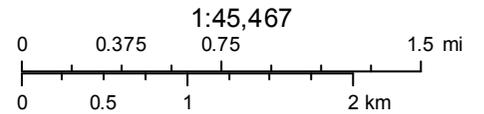
ARMANDO VERGARA
Director of Community Development



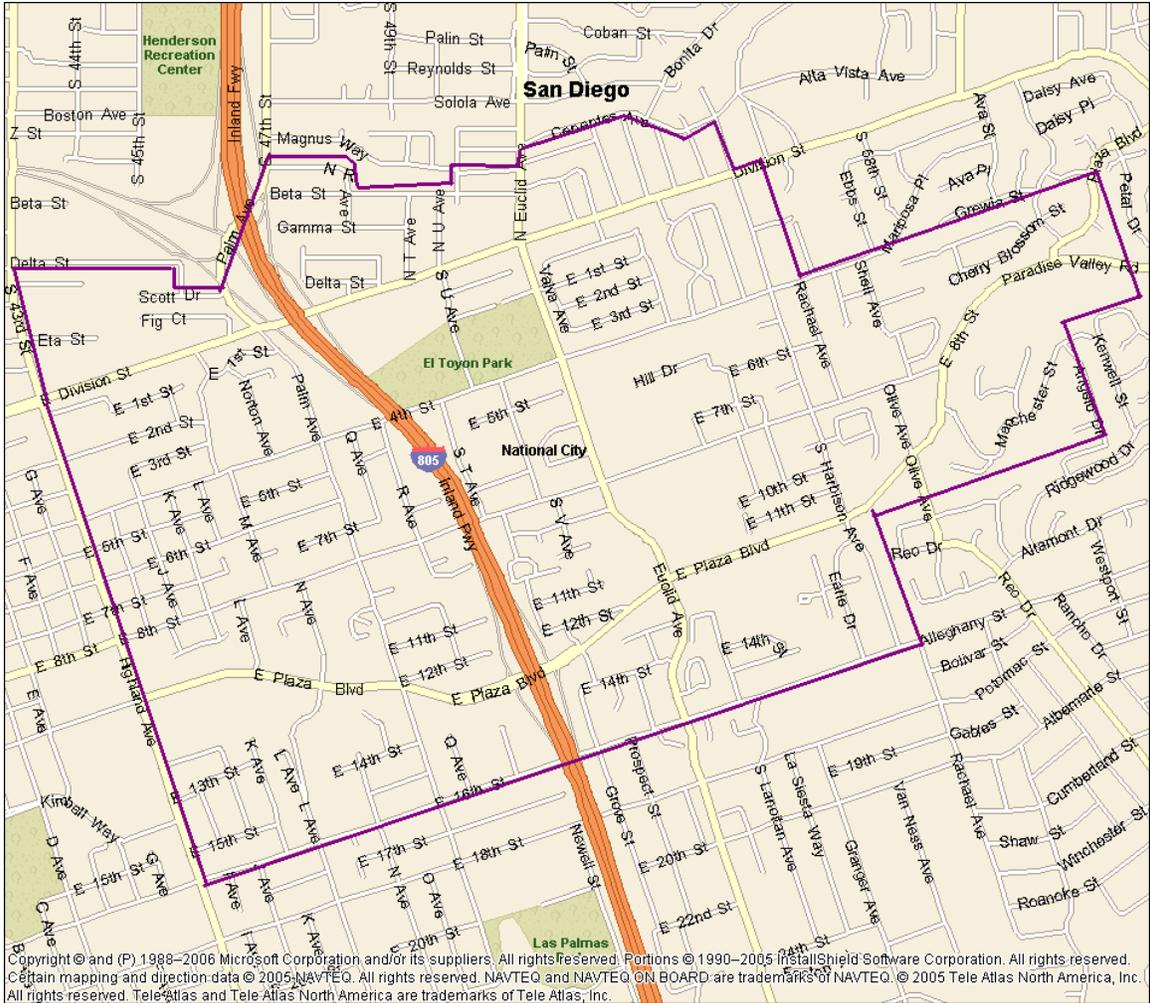
August 25, 2014

Census Tracts 2010

ATTACHMENT 6



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



City of National City Beat 21

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 _____

VIII. Owner(s) records check

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

OWNER NAME: _____ DOB: _____

OWNER ADDRESS: _____

OWNER NAME: _____ DOB: _____

OWNER ADDRESS: _____

Recommendation:

Completed by: _____ Badge ID: _____



Notice of Public Meeting

Applicant: .KeBURROS Restaurant

Project Request: Request to add beer and wine, type 41, for on-site consumption within a new 2,400 S.F. proposed restaurant. This is a new franchise in US and currently has over 20 restaurants operating throughout Mexico. The hours of operation will be from 7am-Midnight daily with 50 indoor seats and 10 seats on patio.

Property Address: 1539 East 8th Street., National City, CA 91950.

Applicant will conduct a presentation at the above location, concerning the above request. You are invited to attend and provide comment.

PLACE: KeBURROS Restaurant Site
1539 East 8th Street
National City, CA 91950

DATE: Tuesday, September 21, 2021

TIME: 5:30PM -7:00PM

For information regarding this project contact:

Sherrie Olson – 909-519-1816

RESOLUTION NO. 2021-11

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
APPROVING A CONDITIONAL USE PERMIT
FOR BEER AND WINE SALES AT A
NEW RESTAURANT (KEBURROS)
LOCATED AT 1539 EAST 8TH STREET.
CASE FILE NO. 2021-16 CUP
APN: 557-102-19

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for beer and wine sales at a new restaurant (KeBURROS) located at 1539 East 8th Street at a duly advertised public hearing held on August 16, 2021, 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. 2021-16 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.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on November 15, 2021, 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 permitted within the MXC-2 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. There is no Specific Plan in the area. In addition, a restaurant use is consistent with the MXC-2 land use designation contained in the Land Use and Community Character element of the General Plan.

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because no expansion of the building is proposed. The proposal involves an existing commercial space, which was previously analyzed for traffic impacts when it was constructed.
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 and live entertainment would be accessory to the primary use of food sales, and because a restaurant existed on the site previously.
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. Beer and wine will only be available with the sale of food. In addition, all staff members serving alcohol are required to receive Responsible Beverage Sales and Service (RBSS) training.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and is not considered a project under CEQA, as no development is proposed. In addition, the proposed use is similar to other commercial uses in the area, which are permitted in the MXC-2 zone.
7. The proposed use is deemed essential and desirable to the public convenience or necessity, because alcohol sales will contribute to the viability of the restaurant, an allowed use in the MXC-2 zone.

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

General

1. This Conditional Use Permit authorizes the sale of beer and wine for on-site consumption at a proposed restaurant (KeBURROS) located at 1539 East 8th Street. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2021-16 CUP, dated 9/29/2021.

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 at such time as there is no longer a Type 41 California Department of Alcoholic Beverage Control license associated with the property.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.
5. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
6. This *Conditional Use Permit* may be revoked if the operator is found to be in violation of any Conditions of Approval.

Planning

7. No alcohol sales are permitted until the applicant has been issued a Type 41 license from the California Department of Alcoholic Beverage Control.
8. All sellers and servers of alcohol shall receive Responsible Beverage Service and Sales (RBSS) training, including all owners, and managers. The RBSS training must be certified by the Department of Alcoholic Beverage Control (ABC). Proof of completion of an approved RBSS program must be provided prior to issuance of a city business license. As part of the RBSS training, the permittee shall make available a domestic violence training session as provided by the Institute of Public Strategies.
9. The sale of alcoholic beverages shall only be permitted between the hours of 7:00 a.m. and midnight daily.
10. 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.

11. Alcohol shall be available only in conjunction with the purchase of food.
12. 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.
13. No live entertainment shall be permitted without modification of this CUP.
14. The operator of the business shall maintain an active business license and ensure that the business license is renewed annually.
15. A non-combustible cover shall be provided, subject to any required building permits, for the trash enclosure.

Police

16. The permittee shall comply with all regulatory provisions of the Business and Professions Code that pertain to the sale, serving, and consumption of alcoholic beverages.

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

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of November 15, 2021, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2021-11

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
DENYING A CONDITIONAL USE PERMIT
FOR BEER AND WINE SALES AT A
NEW RESTAURANT (KEBURROS)
LOCATED AT 1539 EAST 8TH STREET.
CASE FILE NO. 2021-16 CUP
APN: 557-102-19

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for beer and wine sales at a new restaurant (KeBURROS) located at 1539 East 8th Street at a duly advertised public hearing held on August 16, 2021, 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. 2021-16 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.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on November 15, 2021, support the following findings:

1. The proposed use is not deemed essential to the public necessity, as there are already two other outlets in the same census tract that serve alcohol.
2. Based on the above finding, public convenience and necessity will not be served by a proposed use of the property for the retail sale 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 November 15, 2021, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – CONDITIONAL USE PERMIT MODIFICATION FOR THE FORMER SOUTH BAY COMMUNITY CHURCH LOCATED AT 2400 EUCLID AVENUE TO ADD A TRANSITIONAL HOUSING FACILITY.

Case File No.: 2021-13 CUP

Location: West side of Euclid Avenue, south of East 24th Street

Assessor's Parcel Nos.: 563-070-07

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: San Diego Rescue Mission

Zoning designation: RS-3 (Low-Medium Density Multi-Unit Residential)

Adjacent use and zoning:

- North: Residential use / RS-2 (Small Lot Residential)
- East: Residential use across Euclid Avenue / County of San Diego
- South: Residential use / County of San Diego
- West: Residential use / RS-2

Environmental review: Categorical Exemption – Class 1, Section 15301 (Existing Facilities) and Class 32, Section 15332 (In-Fill Development Projects)

Staff recommendation: Approve

Staff Recommendation

Staff recommends approval of the request for the transitional housing facility. Transitional housing is a permitted use in the residential zones and consistent with the Conditional Use Permit (CUP) modification process for the existing church, which is being replaced.

Executive Summary

This CUP application is for a 160-bed transitional housing facility for homeless individuals in a former church building. The facility will offer housing and services for up to 30 days at a time. No expansion of the existing buildings is proposed as part of this request.

History

The property was developed as a church with an education component (private preparatory school). A CUP was granted in 1990 (CUP-1988-20), along with a Zone Variance for increased wall and sign height. The school closed as a result of the COVID-19 pandemic. The church continues to function, although operations would cease if the subject CUP is approved, in which case San Diego Rescue Mission would purchase the property for use as their transitional housing center.

Site Characteristics

The subject property is 7.65 acres in size and located adjacent to the community of Lincoln Acres in the County of San Diego. The site is largely vacant, but is developed with a former church and a "Watchman's Residence", totaling approximately 22,305 square feet. There is a large parking lot (approximately 129 spaces currently) adjacent to the buildings and a concrete drainage traversing the southern boundary of the property.

The area is mostly residential in nature, with residences located in all directions. The property is separated by grade (lower) from the residences to the west and south, as well as partially to the north. The residential area to the east is approximately 80 feet away across Euclid Avenue and slopes upwards to the east.

Proposed Use

The applicant (San Diego Rescue Mission) is proposing to convert the main church building into a 160-bed transitional housing facility and "Navigation Center", catering to homeless individuals. Services will be offered to men,

women, and families. Housing will be a short term stay of 30 days and operate 24/7. Extensions beyond 30 days will be on a case-by-case basis.

There will be a day center component for guests of the Navigation Center, including basic services such as cell phone charging, a computer lab, and a place to make phone calls. Housing will provide showers, meals, and laundry services. Case management services are also proposed.

Case management services would include regular meetings with an Advocate (case manager) with a solution focused approach. People coming to the Navigation Center will meet with an Advocate within two business days of arriving. They will draft an action plan and meet as often as needed to move forward with the plan, but no less than once per week.

Due to the existing CUP on the property, the proposed use would need to modify and/or replace the CUP with a new permit, hence the subject application. The new CUP would allow for appropriate conditions to ensure that operations function harmoniously with the surrounding community.

Analysis

Potential concerns related to facilities that cater to the unhoused population are usually related to security, litter/loitering, and operations management (among others). There are no specific guidelines in the Municipal Code related to transitional housing facilities. However, there are guidelines for emergency (homeless) shelters. While the proposed facility will primarily focus on transitioning homeless individuals and families into permanent housing, there will be a shelter component to the overall operations. As such, requirements for emergency shelters, as required by Chapter 18.30.110, are included in the Conditions of Approval. Such conditions reference lighting, gathering and waiting areas, and general operating standards (management, staff qualifications, case management, maintenance, behavior, security, etc.).

General Plan

The Housing Element of the General Plan considers homeless persons as a special needs group, among others. Homelessness is considered in the Housing Element due to the connection between lack of shelter and lack of affordable housing.

Throughout the country and the San Diego region, homelessness has become an increasingly important issue. Factors contributing to the increase of homelessness include a lack of affordable housing for low and moderate income persons, increases in the number of persons whose income falls below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

Homeless shelter facilities are limited in National City. Only one such facility, a domestic violence shelter for women and children, is physically located in the City. The majority of the Homeless Shelters and Services in the Southern San Diego County region are in Chula Vista. Nevertheless, in recent years, there has been an increase in capacity by these shelters, making them able to support more people as they gather more funding for their expansion.

The 2013-2020 Housing Element identified measures to allow for homeless shelters, emergency shelters, and transitional housing to alleviate the impacts on the homeless population. As a result of these policies, the Land Use Update included zoning accommodations for transitional housing to be developed by right in the residential zones of the City, including RS-3.

Land Use Code

Transitional housing is defined in the Land Use Code as "...housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing. This housing can take several forms, including group housing or multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living." The proposal, as a 160-bed transitional housing facility for homeless individuals is consistent with this definition.

Parking – There is no specific parking requirement for transitional housing. The closest type of use would be an emergency/homeless shelter, which bases parking on the amount of office space and number of beds. Based on this requirement, a total of 25 parking spaces would be required where 73 are provided. It should be noted that the majority of homeless individuals do not own vehicles, further lessening the need for parking.

Traffic – Again, there is no specific requirement for transitional housing and, coupled with the low vehicle ownership likelihood, the anticipated traffic would be significantly less than that generated by a church and school use.

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.

Transitional housing is allowable within the RS-3 zone and the proposed use meets the required guidelines in the Land Use Code for such use, as discussed in the staff report.

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

The homeless population in the City is identified as a special needs group by the Housing Element of the General Plan, which would be benefited by approval of this CUP. There is no Specific Plan in the area.

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

No expansion of the building is proposed. The proposal involves an existing public assembly and residential space, which was previously analyzed for traffic impacts when it was constructed.

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 property is developed less than 25% of its overall area and no expansion of the existing development is proposed.

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 control operations of the transitional housing/navigation center use, including the time, manner, and place in which activities may occur, so that any potential community impacts are minimized.

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

Staff has determined that the proposed use is categorically exempt from a CEQA environmental review as defined in Categorical Exemption Class 1, Section 15301 (Existing Facilities), as no construction is proposed and the proposed use will generate less in the way of traffic or parking impacts.

Public Comment

As of the writing of this report, one email was received with concerns from a community member related to the proximity of the facility to Lincoln Acres Elementary School. The correspondence is attached.

Conditions of Approval

Standard Conditions of Approval have been included with this permit as well as conditions specific to operations of the facility (hours of operation, property maintenance, security, lighting, noise, etc.) Intake of new guests has been limited to the hours of 7:00 a.m. and 8:00 p.m. No outside waiting or queueing would be permitted. There is also a requirement for a management plan to ensure adequate control of the facility.

Summary

The proposed use is consistent with the Housing Element of the General Plan, in that transitional housing is a permitted use in the RS-3 zone and the proposed use meets the required guidelines in the Land Use Code for such use. The homeless population is identified as a special needs group within the City, a fact that has been exacerbated by the current affordable housing crisis. Potential concerns related to the use (e.g. security, litter/loitering, operations management) are covered by conditions of approval to the extent possible.

Options

1. Approve 2021-13 CUP subject to the conditions listed within, based on the attached findings, or findings to be determined by the Planning Commission; or
2. Deny 2021-13 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. 2021-13 CUP, dated 10/21/2021)
5. Program description
6. Public Hearing Notice (Sent to 113 property owners & occupants)
7. Public correspondence
8. Resolutions



MARTIN REEDER, AICP
Principal Planner



ARMANDO VERGARA
Director of Community Development

RECOMMENDED FINDINGS FOR APPROVAL

2021-13 CUP – San Diego Rescue Mission

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 transitional housing is allowable within the RS-3 zone and the proposed use meets the required guidelines in the Land Use Code for such use, as discussed in the staff report.
2. The proposed use is consistent with the General Plan and any applicable specific plan, because the homeless population in the City is identified as a special needs group by the Housing Element of the General Plan, which would be benefited by approval of this CUP. There is no Specific Plan in the area.
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because no expansion of the building is proposed. The proposal involves an existing public assembly and residential space, which was previously analyzed for traffic impacts when it was constructed.
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 property is developed less than 25% of its overall area and no expansion of the existing development is proposed.
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 control operations of the transitional housing/navigation center use, including the time, manner, and place in which activities may occur, so that any potential community impacts are minimized.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and staff has determined that the proposed use is categorically exempt from a CEQA environmental review as defined in Categorical Exemption Class 1, Section 15301 (Existing Facilities); no construction is proposed and the proposed use will generate less in the way of traffic or parking impacts than the previous use for which the site was developed.

RECOMMENDED CONDITIONS OF APPROVAL

2021-13 CUP – San Diego Rescue Mission

General

1. This Conditional Use Permit authorizes a 160-bed transitional housing facility and “Navigation Center” catering to homeless individuals located at 2400 Euclid Avenue. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2021-13 CUP, dated 10/21/2021.
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.

Building

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

Fire

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

8. Fire alarms and fire sprinklers shall be evaluated and installed on the entire site for the intended use per code.
9. If entrance/exit gates are used, they shall be equipped with Knox Box and emergency strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
10. A fire suppression system for under the cooking hood in kitchen is required. Plans shall be submitted to the Fire Department if changes are proposed with the currently installed system. Please contact Deputy Fire Marshal Bob Drew for direction (619-336-4558).

Planning

11. The facility shall only accept clients between the hours of 7:00 a.m. and 8:00 p.m.
12. Guests of the Rescue Mission shall not be permitted to gather outside the building.
13. There shall be no loitering outside the facility or in the immediate area. The applicant shall post anti-loitering signs near all entrances to the facility. At least twice each day a San Diego Rescue Mission employee shall inspect the site and discourage loitering.
14. The applicant shall, at its own cost and expense, be responsible for trash abatement on the site and the immediate area, and shall keep the site and the immediate area free of graffiti, litter, trash and other related nuisances.
15. The San Diego Rescue Mission shall install 24-hour video surveillance of the site to provide on-site security.
16. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
17. The facility shall create and maintain a management plan. The management plan must document that management and staffing is sufficient for adequate control of the facility. The management plan shall include descriptions of:
 - a. On-site management.
 - b. Staffing levels and qualifications.
 - c. Client services offered and case management.
 - d. Behavior guidelines including no drug or alcohol use.

e. Facility maintenance.

f. Emergency plan.

g. Security plan.

18. All activities shall comply with the limits contained in Table III of Title 12 (Noise) of the National City Municipal Code.

19. Plans submitted for construction shall include an outdoor lighting plan consistent with the requirements of NCMC 18.46. The plan shall identify the type and intensity of lighting, including measures taken to prevent lighting from creating a nuisance to residents within adjacent residential zones. Adequate external lighting shall be provided for security purposes to ensure fully lit parking and entry areas.

20. The operator of the business shall maintain an active business license and ensure that the business license is renewed annually.

2021-13 CUP – San Diego Rescue Mission (2400 Euclid Avenue) – Overhead





PROJECT DATA:			
SITE AREA:			
GROSS:		3.84 AC	
		167,263 SF	
BUILDING FOOTPRINT:			
EXISTING BUILDING 1		3,321 SF	
EXISTING BUILDING 2		18,984 SF	
TOTAL FOOTPRINT:		22,305 SF	
BUILDING USE (PROPOSED):			
TRANSITIONAL HOUSING:	152 BEDS	20,094 SF	
OFFICE		2,211 SF	
COVERAGE:			
GROSS:		13%	
PARKING REQUIRED:			
TRANSITIONAL HOUSING: 1 PER 10 BEDS		16 STALLS	
OFFICE	1/250 SF	9 STALLS	
TOTAL		25 STALLS	
PARKING PROVIDED:			
AUTO:		73 STALLS	
		@3.27/1000 SF	
		3 STALLS	
		REQ. ACCESSIBLE	

DEVELOPMENT STANDARDS:	
ZONING:	RS-3
MAX. COVERAGE:	75%
MAX. BLDG. HT.:	35 FT
BUILDING SETBACKS:	
FRONT:	15 FT
SIDE:	5 FT
REAR:	10 FT
LANDSCAPE SETBACKS:	
FRONT:	15 FT
SIDE:	5 FT
REAR:	10 FT
LANDSCAPE REQ.:	20% ¹
OFF-STREET PARKING:	
STANDARD:	9X18
DRIVE AISLE:	24 FT
REQ. PARKING RATIO BY USE:	
CIVIC:	1/200 SF ³
ASSEMBLY:	1/35 SF ²
NOTES:	
¹ Net lot area.	
² Of seating area.	
³ Open to the public, plus 1/300 sf of administrative office area.	

Construction Storm Water BMP Notes

- All applicable construction BMPs and non-storm water discharge BMPs shall be implemented in accordance with the City of National City minimum BMP requirements included in the National City Municipal Code and the City of National City Jurisdictional Runoff Management Program (JRMP). All storm water BMPs shall be maintained for the duration of the project.
- Erosion control BMPs shall be implemented for all portions of the project area in which no work has been done or is planned to be done over a period of 14 or more days. All onsite drainage pathways that convey concentrated flows shall be stabilized to prevent erosion.
- Run-on from areas outside the project area shall be diverted around work areas to the extent feasible. Run-on that cannot be diverted shall be managed using appropriate erosion and sediment control BMPs.
- Sediment control BMPs shall be implemented, including providing fiber rolls, gravel bags, or other equally effective BMPs around the perimeter of the project to prevent transport of soil and sediment offsite. Any sediment tracked onto offsite paved areas shall be removed via sweeping at least daily. All BMPs shall be installed and maintained in accordance with the applicable CASQA fact sheets.
- Trash and other construction wastes shall be placed in a designated area at least daily and shall be disposed of in accordance with applicable requirements.
- Materials shall be stored to avoid being transported in storm water runoff and non-storm water discharges. Concrete washout shall be directed to a washout area designed in accordance with CASQA standards; concrete shall not be washed out to the ground.
- Stockpiles and other sources of pollutants shall be covered when the chance of rain within the next 48 hours is at least 50%.

Permanent Storm Water BMP Notes

- Landscaped areas shall be designed in accordance with Water Efficient Landscape Ordinance requirements.
- Roof drainage shall be directed to landscaped areas or rain barrels.
- Walkways shall be designed to drain to adjacent landscaped or natural areas or constructed using permeable materials.
- Streets, sidewalks, and parking lot aisles shall be constructed to the minimum width necessary, provided public safety is not compromised.
- Existing trees and natural areas, including but not limited to natural water bodies and natural storage reservoirs or drainage corridors (e.g., topographic depressions, natural swales, and areas of naturally permeable soils), shall be conserved or otherwise protected to the extent feasible.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
AVERAGE REGIONAL REQUIRED
PROVIDED

Boundary Source:
CIVIL CAD FILE

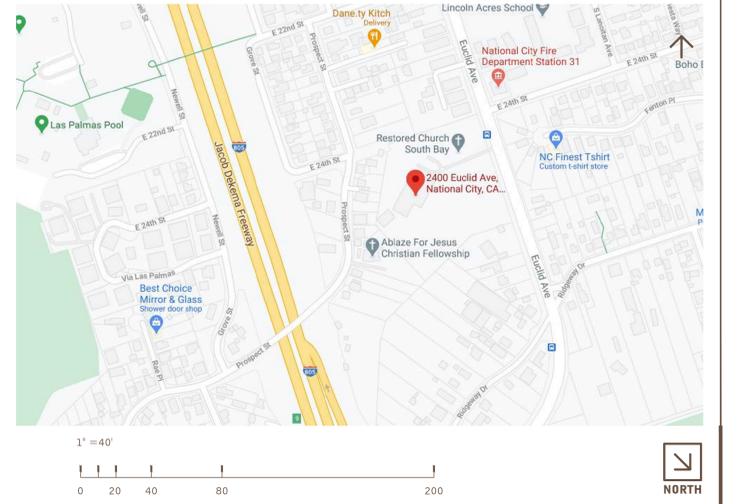
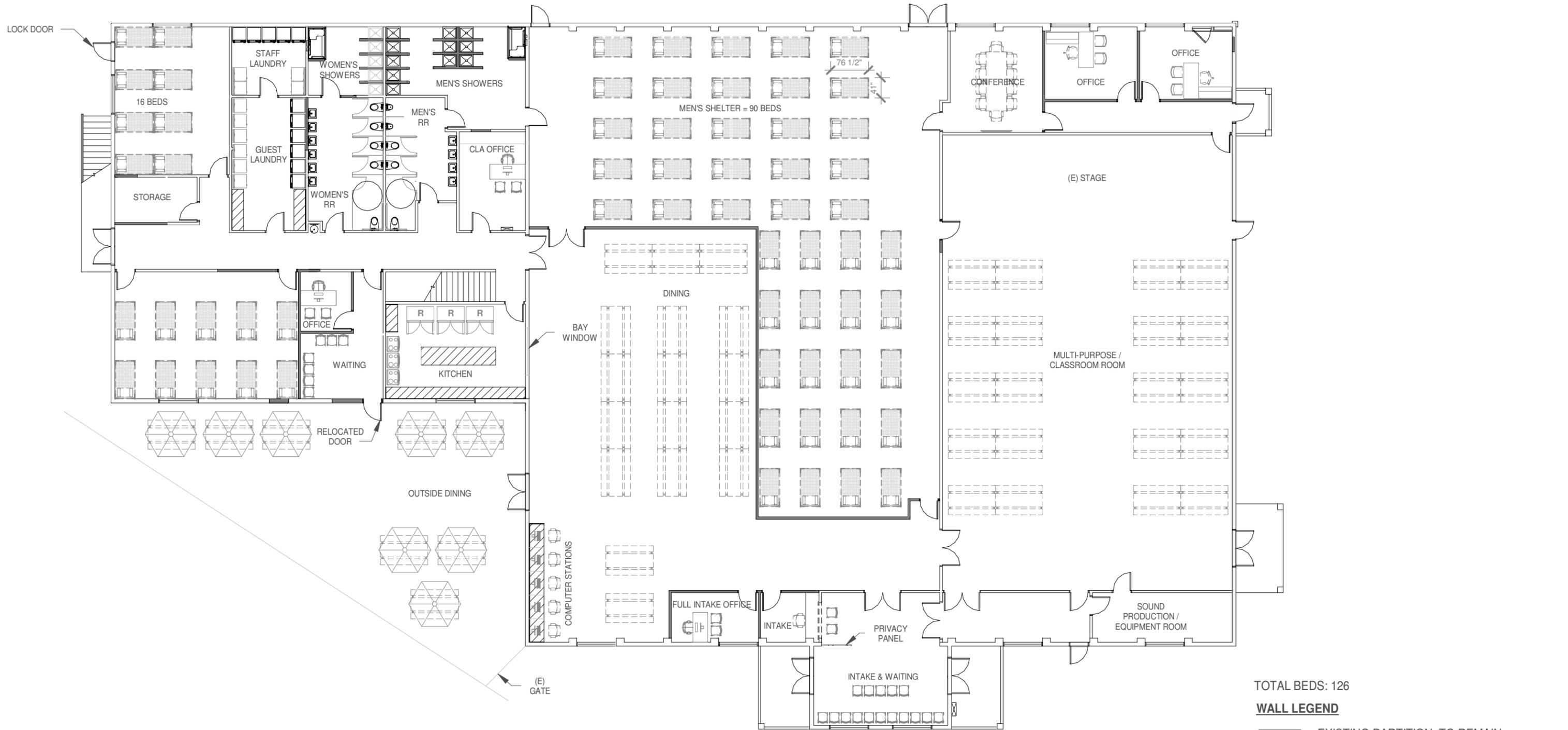


Exhibit A
Case File No.: 2021-13 CUP
Date: 10/21/2021

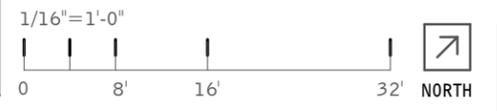


TOTAL BEDS: 126

WALL LEGEND

- EXISTING PARTITION, TO REMAIN
- NEW PARTITION

This preliminary Space Plan represents our understanding of the space code requirements. The final construction documents are subject to review and comments from the landlord as well as local governmental agencies. Changes to the plan may be required to address comments after review of the plans through the plan check process. All square footages noted are preliminary and also may change when the Space Plan is finalized.



FIRST FLOOR

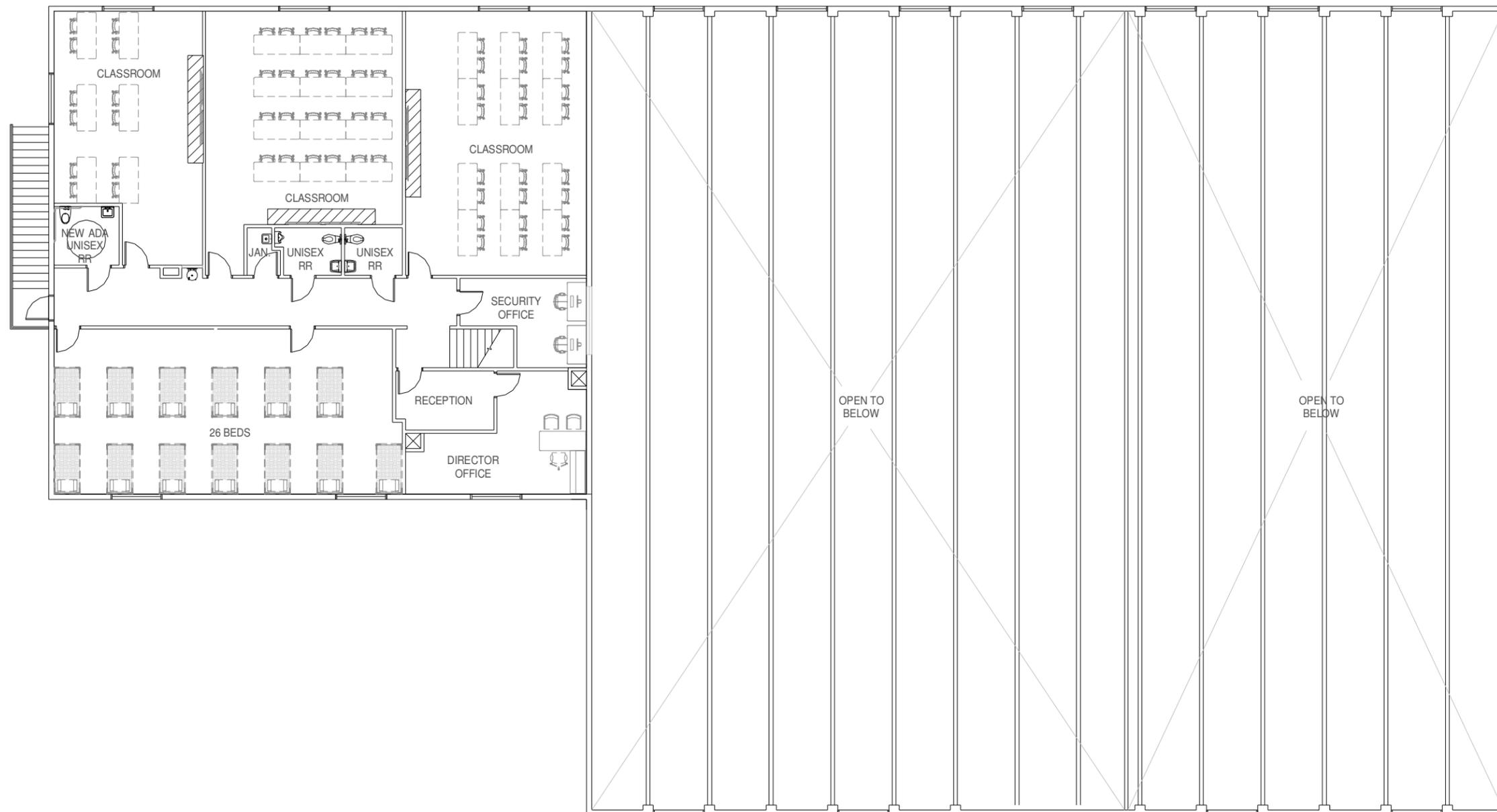
SPACE PLAN

SAN DIEGO RESCUE MISSION - NAVIGATION CENTER
 2400 EUCLID AVE.
 NATIONAL CITY, CA 91950

WARE MALCOMB

SDG21-6028-00
 09/09/21

SHEET
SP1

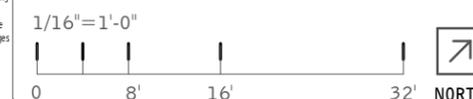


TOTAL BEDS: 26

WALL LEGEND

-  EXISTING PARTITION, TO REMAIN
-  NEW PARTITION

This preliminary Space Plan represents our understanding of the space code requirements. The final construction documents are subject to review and comments from the landlord as well as local governmental agencies. Changes to the plan may be required to address comments after review of the plans through the plan check process. All square footages noted are preliminary and also may change when the Space Plan is finalized.



SECOND FLOOR

SPACE PLAN

SAN DIEGO RESCUE MISSION - NAVIGATION CENTER
 2400 EUCLID AVE.
 NATIONAL CITY, CA 91950

WARE MALCOMB

SDG21-6028-00
 09/09/21

SHEET
SP2

Navigation Center

Description of Services

Locations:

South: 2400 Euclid Avenue, National City 91950

Program description:

The Navigation Center provides temporary housing while triaging people experiencing homelessness to help them identify their next step forward.

Those receiving services will be known as “Guests”

There are three main components: housing, services, and outreach.

Housing

Housing will be developed based on the capacity of the building. The goal is to provide services for men, women and families.

Housing will be a short term stay of 30 days and operate 24/7. This is for two reasons. First, it enables turnover of beds to provide for immediate bed availability. Second, it creates a sense of urgency and a focus on next steps.

Extensions beyond 30 days will be on a case-by-case basis but the primary reason would be to bridge the time for an open long-term shelter or a permanent housing opportunity.

Housing will provide showers, breakfast, dinner and a sack lunch as well as laundry services. In addition, there would be a storage area for residents so they could attend appointments without having to worry about their belongings.

Services

There will be a day center component only for the guest staying in the Navigation Center.

Basic services will be cell phone charging, a computer lab and a place to make phone calls.

Case management services would include regular meetings with an Advocate (case manager) with a solution focused approach. People coming to the Navigation Center will meet with and Advocate within two business days of arriving. They will draft an action plan and meet as often as needed to move forward with the action plan but no less than once per week.

All guests will be placed in Mission Tracker and the Homeless Management Information System (HMIS). They will be evaluated for the Coordinated Entry System (CES), other housing, other programs to include Mission Academy and all possible diversion* opportunities.

**Diversion is an intervention to help the guest avoid having to go into the Homeless Services System.*

There will be active partnerships with other service providers and the social service system to help guests navigate services and address the issues that caused them to experience homelessness.

Outreach

There will be a component of the Navigation Center to coordinate with local authorities and other outreach organizations to collaborate and enable “warm hand-offs” into the Navigation Center.

In addition, the Navigation Center will support identifying a by name list of up to twenty individuals or families who are the most vulnerable, highest utilizers of services or are a high priority for the community. The purpose will be to target efforts to help them transition from homelessness. Some of these individuals may be more service resistant and unwilling to come to the Navigation Center but are the ones who are the biggest concern for the local community.

Goals of the program:

The ultimate goal is to tangibly reduce the number of people experiencing homelessness.

Specific goals:

Maintain an occupancy rate at or above 90%

Outcomes for shelter:

- 15% will exit homelessness through diversion efforts.

- 30% will transition to a longer-term shelter or program to include Mission Academy.

- 20% will transition to permanent housing.

Outcomes for by name list:

- 50% will transition from homelessness into a program or housing intervention

Personnel requirements:

Navigation Center Director. This position will be overall responsible for the location.

Associate Director. This position will assist the Director.

Advocate. The position will have a case load of 25. The number of Advocates will be determined by the number of shelter beds.

Outreach Worker. This position will coordinate with other outreach workers and local authorities and will have the lead on managing the by name list.

Community Life Ambassador. This position will be onsite twenty-four hours per day seven days per week. They will coordinate intakes, manage daily life and assist guests with getting connected to the right resources.

Security. There will be security onsite to assist with keeping the area around the Navigation Center safe and free from loitering and support safety inside the facility.

As needed, therapeutic services and housing navigation services will be brought over from our main location.

Partnerships:

The success of the Navigation Center will be dependent upon the ability to connect with the larger community. We will seek to build strategic relationships and partnerships with other service providers and government agencies.

We will set up areas at the Navigation Center for outside providers/case managers to come and work with our guests.



COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT MODIFICATION FOR THE
FORMER SOUTH BAY COMMUNITY CHURCH LOCATED
AT 2400 EUCLID AVENUE TO ADD A
TRANSITIONAL HOUSING FACILITY.
CASE FILE NO.: 2021-13 CUP

The National City Planning Commission will hold a public hearing at their regular online meeting after the hour of 6:00 p.m. **Monday, November 15, 2021** on the proposed request. The meeting will be LIVE WEBCAST from the City Council Chamber, 1243 National City Boulevard, National City, California. (Applicant: Angela Ryan, Ware Malcomb)

Due to the precautions taken to combat the spread of coronavirus (COVID-19), City Council Chambers is closed to the public. Anyone interested in this public hearing may observe it on the City's website at <http://nationalcityca.new.swagit.com/views/33>.

The site has an existing CUP for a church and school facilities occupying two buildings totaling 22,305 square feet. The proposed modifications would allow a 160-bed transitional housing facility in the main building formerly used for church operations and a portion of the former "Watchman's Residence". No expansion of the existing buildings is proposed as part of this request.

Members of the public are invited to comment. Written comments should be received on or before 4:00 p.m., **November 15, 2021** by the Planning Division, 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

A handwritten signature in blue ink, appearing to read "Armando Vergara".

ARMANDO VERGARA
Director of Community Development

Martin Reeder

From: Michael Mossbarger
Sent: Tuesday, November 9, 2021 1:10 PM
To: Planning
Subject: Huge homeless shelter 500 ft. from Lincoln Acres Preschool and Elementary

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello National City Planning Commission,

We are asking your assistance by denying the CUP fo the huge homeless shelter (160 beds) that is requesting to open across the street from Lincoln Acres Preschool and Elementary schools, less than 500 feet away.

This shelter will be terrible for kids, the neighborhood, and residents.

Our concerns include:

- Disease, especially COVID-19 and hepatitis, etc. in close proximity to kids
- Security issues on campus at these schools
- Sex offenders, mentally ill, drug addicts in close proximity to kids
- Affected property values for the neighborhood
- Blight on this residential neighborhood
- and much more...

We are not opposed to homeless shelters in general, however placing such a facility in an almost completely residential area seems like a terrible choice of location.

Please assist us however you can!

Thank you for your help!

Mike Mossbarger

RESOLUTION NO. 2021-12

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
APPROVING A CONDITIONAL USE PERMIT MODIFICATION
FOR THE FORMER SOUTH BAY COMMUNITY CHURCH
LOCATED AT 2400 EUCLID AVENUE TO ADD A
TRANSITIONAL HOUSING FACILITY
CASE FILE NO. 2021-13 CUP
APN: 563-070-07

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit modification for the former South Bay Community Church located at 2400 Euclid Avenue to add a transitional housing facility at a duly advertised public hearing held on November 15, 2021, 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. 2021-13 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.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on November 15, 2021, 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 transitional housing is allowable within the RS-3 zone and the proposed use meets the required guidelines in the Land Use Code for such use, as discussed in the staff report.
2. The proposed use is consistent with the General Plan and any applicable specific plan, because the homeless population in the City is identified as a special needs group by the Housing Element of the General Plan, which would be benefited by approval of this CUP. There is no Specific Plan in the area.

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because no expansion of the building is proposed. The proposal involves an existing public assembly and residential space, which was previously analyzed for traffic impacts when it was constructed.
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 property is developed less than 25% of its overall area and no expansion of the existing development is proposed.
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 control operations of the transitional housing/navigation center use, including the time, manner, and place in which activities may occur, so that any potential community impacts are minimized.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and staff has determined that the proposed use is categorically exempt from a CEQA environmental review as defined in Categorical Exemption Class 1, Section 15301 (Existing Facilities); no construction is proposed and the proposed use will generate less in the way of traffic or parking impacts than the previous use for which the site was developed.

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 a 160-bed transitional housing facility and "Navigation Center" catering to homeless individuals located at 2400 Euclid Avenue. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2021-13 CUP, dated 10/21/2021.
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.

Building

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

Fire

7. Plans submitted for improvements must comply with the current editions of the California Fire Code (CFC), National Fire Protection Association (NFPA), and California Code of Regulations (CCR).
8. Fire alarms and fire sprinklers shall be evaluated and installed on the entire site for the intended use per code.
9. If entrance/exit gates are used, they shall be equipped with Knox Box and emergency strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
10. A fire suppression system for under the cooking hood in kitchen is required. Plans shall be submitted to the Fire Department if changes are proposed with the currently installed system. Please contact Deputy Fire Marshal Bob Drew for direction (619-336-4558).

Planning

11. The facility shall only accept clients between the hours of 7:00 a.m. and 8:00 p.m.
12. Guests of the Rescue Mission shall not be permitted to gather outside the building.

13. There shall be no loitering outside the facility or in the immediate area. The applicant shall post anti-loitering signs near all entrances to the facility. At least twice each day a San Diego Rescue Mission employee shall inspect the site and discourage loitering.
14. The applicant shall, at its own cost and expense, be responsible for trash abatement on the site and the immediate area, and shall keep the site and the immediate area free of graffiti, litter, trash and other related nuisances.
15. The San Diego Rescue Mission shall install 24-hour video surveillance of the site to provide on-site security.
16. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
17. The facility shall create and maintain a management plan. The management plan must document that management and staffing is sufficient for adequate control of the facility. The management plan shall include descriptions of:
 - a. On-site management.
 - b. Staffing levels and qualifications.
 - c. Client services offered and case management.
 - d. Behavior guidelines including no drug or alcohol use.
 - e. Facility maintenance.
 - f. Emergency plan.
 - g. Security plan.
18. All activities shall comply with the limits contained in Table III of Title 12 (Noise) of the National City Municipal Code.
19. Plans submitted for construction shall include an outdoor lighting plan consistent with the requirements of NCMC 18.46. The plan shall identify the type and intensity of lighting, including measures taken to prevent lighting from creating a nuisance to residents within adjacent residential zones. Adequate external lighting shall be provided for security purposes to ensure fully lit parking and entry areas.
20. The operator of the business shall maintain an active business license and ensure that the business license is renewed annually.

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

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of November 15, 2021, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



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

PLANNING COMMISSION STAFF REPORT

Title: ADOPTION OF 2022 PLANNING COMMISSION MEETING DATES

PROPOSED SCHEDULE

The dates listed below are proposed for regularly scheduled Planning Commission meetings.

January 3	July 18
February 7	August 1, 15
March 7, 21	September 19
April 4, 18	October 3, 17
May 2, 16	November 7, 21
June 6	December 5

Planning Commission meetings are typically held on the first and third Mondays of each month.

There is no meeting proposed on the third Monday of January 2022 due to the Martin Luther King Jr. Holiday (January 17, 2022). One meeting is proposed in February (February 7, 2022) because of President's Day (February 21, 2022) falling on the third Monday.

Due to the expected City Council legislative recess in July only one meeting occurring on the first Monday in June is proposed (June 6, 2022). The meeting in July is proposed to occur on the third Wednesday (July 18, 2022) since any action taken by the Commission on either of those dates would not be heard by the City Council until August. Also, the first Monday in July falls on the July 4th holiday. Due to the Labor Day holiday (September 5, 2022), September 19, 2022 is proposed.

If needed, additional meetings can be scheduled as caseload demands or meetings canceled if there are no agenda items to be considered.

RECOMMENDATION

It is recommended that the Planning Commission adopt the proposed 2022 meeting schedule.

ARMANDO VERGARA
Director of Community Development



Item no. 9
November 15, 2021

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

PLANNING COMMISSION STAFF REPORT

Title: ELECTION OF OFFICERS FOR 2022

RECOMMENDATION

That the Planning Commission elect new officers for 2022 to succeed Chair Maria Dela Paz and Vice Chair Ricardo Sanchez. The Chair of the Planning Commission will also serve as the Chair of the Housing Advisory Committee. It is suggested that nominations and elections occur as in previous years.

A handwritten signature in blue ink, appearing to read "Armando Vergara".

ARMANDO VERGARA
Director of Community Development