



Agenda of the National City Planning Commission

Meeting of April 18, 2022 – 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 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 <http://nationalcityca.new.swagit.com/views/33>.

PUBLIC COMMENTS: There are multiple ways you can make sure your opinions are heard and considered by our 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 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 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 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 Planning Commission as a whole and avoid personal attacks against members of the public, 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 Planning Commission meeting. The National City Planning Commission conducts its meeting in the interest of community benefit. Your participation is helpful. These proceedings are video recorded.

Roll Call

Approval of Minutes

1. Approval of Minutes from the Meeting of March 7, 2022

Approval of Agenda

2. Approval of the Agenda for the Meeting on April 18, 2022

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

3. Recognition of Outgoing Commissioners Maria Dela Paz and Damian Roman
4. Welcome and Introduction of new Planning Commissioners – Randi Marie Castle and Richard Martin Miller

CONTINUED PUBLIC HEARINGS

PUBLIC HEARINGS

5. Resolution taking action on a Conditional Use Permit for beer and wine sales at a new restaurant (BB.Q Chicken) located at 2527 East Plaza Blvd. (Case File No. 2022-07 CUP)
6. Resolution taking action on a Conditional Use Permit for the modification of an existing wireless communications facility located at 2435 Sweetwater Road (Case File No. 2022-10 CUP)

OTHER BUSINESS

7. Election of Vice Chair for 2022

STAFF REPORTS

City Attorney's Office

Director of Community Development

Planning Manager

Commissioners

Chairperson

ADJOURNMENT

Adjournment to the regularly scheduled meeting on May 2, 2022 at 6:00 p.m.



Planning Commission Minutes

Planning Commission Meeting
Meeting of March 7, 2022
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 Yamane at 6:01 p.m.

Roll Call

Commissioners Present: Sendt, Yamane, Natividad, Roman, Sanchez, Dela Paz, Valenzuela

Commissioners Absent: None.

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

1. Approval of Minutes from the Meeting of February 7, 2022

Motion by Sendt, second by Natividad to approve the Minutes for the Meeting of February 7, 2022.

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: None.

Motion approved.

2. Approval of the Agenda for the Meeting on March 7, 2022.

Motion by Natividad, second by Sendt to approve the Agenda for the Meeting on March 7, 2022.

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: None.

Motion approved.

ORAL COMMUNICATION: None.

PRESENTATIONS: None.

CONTINUED PUBLIC HEARINGS: None.

PUBLIC HEARINGS:

3. Resolution taking action on a Conditional Use Permit for beer and wine sales at an existing restaurant (Teriyaki Sun) located at 4 North Euclid Avenue, Suite A. (Case File No. 2021-24 CUP)

Presented by Associate Planner David Welch.

Applicant was not present.

Motion by Dela Paz, second by Valenzuela to close the Public Hearing and approve the Resolution taking action on a Conditional Use Permit for beer and wine sales at an existing restaurant (Teriyaki Sun) located at 4 North Euclid Avenue, Suite A. (Case File No. 2021-24 CUP)

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: None.

Motion approved.

4. Resolution taking action on a Conditional Use Permit for distilled spirits sales (Type 21) at a proposed retail outlet (Tahona Mercado) to be located at 802 'B' Avenue. (Case File No. 2021-27 CUP)

Presented by Principal Planner Martin Reeder.

Commissioners asked questions of staff and the applicant.

Applicant Amar Harrag was present and answered questions posed by the Commissioners.

Motion by Roman, second by Sendt to close the Public Hearing and **approve** the Resolution taking action on a Conditional Use Permit for distilled spirits sales (Type 21) at a proposed retail outlet (Tahona Mercado) to be located at 802 'B' Avenue. (Case File No. 2021-27 CUP)

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: None.

Motion approved.

5. Resolution taking action on a Conditional Use Permit for the operation of a veterinary clinic at an existing Petco store located at 3426 Highland Avenue, Suite B. (Case File No. 2021-29 CUP)

Presented by Associate Planner David Welch.

Matthew McClellan, MG2 Architecture was present on behalf of the applicant.

Motion by Natividad, second by Sendt to close the Public Hearing and **approve** the Resolution taking action on a Conditional Use Permit for the operation of a veterinary clinic at an existing Petco store located at 3426 Highland Avenue, Suite B. (Case File No. 2021-29 CUP)

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: None.

Motion approved.

6. Resolution taking action on a Conditional Use Permit for the modification of an existing wireless communications facility located at 700 National City Blvd. (Case File No. 2021-30 CUP)

Presented by Principal Planner Martin Reeder.

Commissioner Dela Paz requested that staff contact Code Enforcement or the City Attorney's Office to locate the responsibility party for removal of old antennas and equipment per Conditions of Approval No. 13.

Principal Planner Martin Reeder advised that the antennas on site are currently in use, but that he would confirm.

Applicant Chris Vuong was present.

Motion by Dela Paz, second by Sanchez to close the Public Hearing and **approve** the Resolution taking action on a Conditional Use Permit for the modification of an existing wireless communications facility located at 700 National City Blvd. (Case File No. 2021-30 CUP)

Motion carried by the following vote:

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

Abstain: None.

Noes: None.

Absent: None.

Motion approved.

OTHER BUSINESS:

7. Resolution taking action on a request for reduction in off-street residential parking spaces for a proposed 30-unit residential building to be located at West 15th Street and Roosevelt Avenue. (Case File No. 2022-01 SPR)

Presented by Principal Planner Martin Reeder.

Applicant Jaime Ralph was present and answered Commissioner questions.

Motion by Dela Paz, second by Valenzuela to approve a Resolution taking action on a request for reduction in off-street residential parking spaces for a proposed 30-unit residential building to be located at West 15th Street and Roosevelt Avenue. (Case File No. 2022-01 SPR)

Motion carried by the following vote:

Ayes: Sendt, Yamane, Natividad, Sanchez, Dela Paz, Valenzuela

Abstain: None.

Noes: Roman

Absent: None.

Motion approved.

8. Resolution taking action on a request for reduction in off-street residential parking spaces for a proposed 29-unit residential building to be located at West 16th Street and Roosevelt Avenue. (Case File No. 2022-03 SPR)

Presented by Principal Planner Martin Reeder.

Motion by Dela Paz second by Natividad to approve a Resolution taking action on a request for reduction in off-street residential parking spaces for a proposed 29-unit residential building to be located at West 16th Street and Roosevelt Avenue. (Case File No. 2022-03 SPR)

Motion carried by the following vote:

Ayes: Sendt, Yamane, Natividad, Sanchez, Dela Paz, Valenzuela

Abstain: None.

Noes: Roman

Absent: None.

Motion approved.

9. Resolution taking action on a request for reduction in off-street residential parking spaces for a proposed 29-unit residential building to be located at West 14th Street and National City Blvd. (Case File No. 2022-04 SPR)

Presented by Principal Planner Martin Reeder.

Motion by Dela Paz, second by Natividad to approve a Resolution taking action on a request for reduction in off-street residential parking spaces for a proposed 29-unit residential building to be located at West 14th Street and National City Blvd. (Case File No. 2022-04 SPR)

Motion carried by the following vote:

Ayes: Sendt, Yamane, Natividad, Sanchez, Dela Paz, Valenzuela

Abstain: None.

Noes: Roman

Absent: None.

Motion approved.

STAFF REPORTS:

Deputy City Attorney: None.

Director of Community Development: None.

Principal Planner: Mr. Reeder expressed his appreciation for the Commissioner's time, patience, and input received during the meeting.

COMMISSIONER REPORTS:

Sanchez: Thanked Principal Planner Martin Reeder and staff. Inquired if underground utilities would be installed underground with electrical in certain areas throughout the City. Mr. Reeder responded that he would contact the City's Engineering Dept. and report back.

Dela Paz: Encouraged the Commissioners to ask questions during staff's presentations. Reminded Commissioners to file their Form 700.

Yamane: Thanked staff for their reports.

There were no other Commissioner reports.

ADJOURNMENT by Chair Yamane at 8:09 p.m. to the meeting of March 21, 2022.

CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of April 18, 2022.



Item no. **5**
April 18, 2022

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 (BB.Q CHICKEN) LOCATED AT 2527 EAST PLAZA BLVD.

Case File No.: 2022-07 CUP

Location: Northeast corner of E. Plaza Blvd. and Euclid Ave. (Euclid Plaza)

Assessor's Parcel Nos.: 558-010-48

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Shimon G&M, Inc.

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

Adjacent use and zoning:

- North: Vallarta Supermarket / MXD-1
- East: Summercrest Apartments / RM-2 (High Density Multi-Unit Residential)
- South: National City Car Wash across E. Plaza Blvd. / MXC-1 (Minor Mixed-Use Corridor)
- West: Windsor Heights Apartments / RM-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 Minor Mixed-Use District (MXD-1) zone and would be accessory to food sales at the restaurant.

Executive Summary

The property has been a restaurant for several years and has recently changed hands. The new tenant (BB.Q Chicken) proposes to sell beer and wine, in conjunction with food sales, from 11:00 a.m. to 10:00 p.m. daily.

Site Characteristics

The project site is a suite in a commercial pad building that is part of the Euclid Plaza shopping center. The center, located on the northeast corner of East Plaza Blvd. and Euclid Avenue is also home to Walgreens and Vallarta Supermarket, among others. The property is approximately 1.7 acres in size. The suite is 1,600 square feet in size and occupies approximately a quarter of the building, with the remaining space occupied by San Diego County Credit Union.

The area is mostly commercial in nature, with some apartment communities located to the east and to the northwest. The property is in census tract 120.02, which includes the area from East Plaza Blvd. north to East 8th Street, and between Interstate 805 and Paradise Valley Road. 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 new 1,600 square-foot restaurant (ABC Type 41). Proposed operation hours are 11:00 a.m. to 10:00 p.m. daily. There will be seating for 36 people inside the restaurant.

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 944 occupants and owners.

Community Meeting – Pursuant to Section 18.30.050 (C) of the National City Zoning Code, a community meeting was held Wednesday, February 16, 2022 at 10:00 a.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, although there is property owned by the National School District approximately 400 feet away. The property is adjacent to Palmer Way Elementary School and is considered with regard to distance. However, restaurants with greater than 30% of their area devoted to seating are exempt from this distance requirement. The property in question has approximately 40% of its floor area devoted to seating.

Alcohol Sales Concentration/Location

Per the California Department of Alcoholic Beverage Control (ABC), there are currently four on-sale licenses in census tract 120.02 and a maximum of four are recommended, meaning that the census tract is not considered by ABC to be over-saturated with regard to alcohol sales outlets, although it would be if an additional license were granted. For reference, the outlets are:

Name	Address	License Type*	CUP
Tita's Kitchenette II	3421 E Plaza Blvd	41	Y
Los Tito's Mexican Food	917 S Euclid Ave	41	Y
Las Islas Filipinas	933 S Harbison Ave	41	N
The Ace Crab	3403 E Plaza Blvd	41	Y

* Type 41 - On-Sale Beer and Wine

Police Department (PD)

The ABC Risk Assessment provided by PD allocated a total of 12 points, which places it in the Low Risk category. Low risk is considered 12 points or less. PD comments are included as Attachment 7.

Institute for Public Strategies (IPS)

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 MXD-1 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 MXD-1 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 MXD-1 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 four 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 MXD-1 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 (although it would be if another license is approved), and beer and wine will only be available with the sale of food.

Options

1. Approve 2022-07 CUP subject to the conditions listed within, based on the attached findings, or findings to be determined by the Planning Commission; or
2. Deny 2022-07 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. 2022-07 CUP, dated 1/10/2022)
5. Public Hearing Notice (Sent to 944 property owners & occupants)
6. Census Tract & Police Beat Maps
7. PD comments
8. Community Meeting Advertisement
9. Resolutions



MARTIN REEDER, AICP
Planning Manager



ARMANDO VERGARA
Director of Community Development

RECOMMENDED FINDINGS FOR APPROVAL

2022-07 CUP – BB.Q Chicken

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 MXD-1 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 MXD-1 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 MXD-1 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 MXD-1 zone.

RECOMMENDED FINDINGS FOR DENIAL

2022-07 CUP – BB.Q Chicken

1. The proposed use is not deemed essential to the public necessity, as there are already four 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

2022-07 CUP – BB.Q Chicken

General

1. This Conditional Use Permit authorizes the sale of beer and wine for on-site consumption at a proposed restaurant (BB.Q Chicken) located at 2527 East Plaza Blvd. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2022-07 CUP, dated 1/10/2022.
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

ATTACHMENT 2

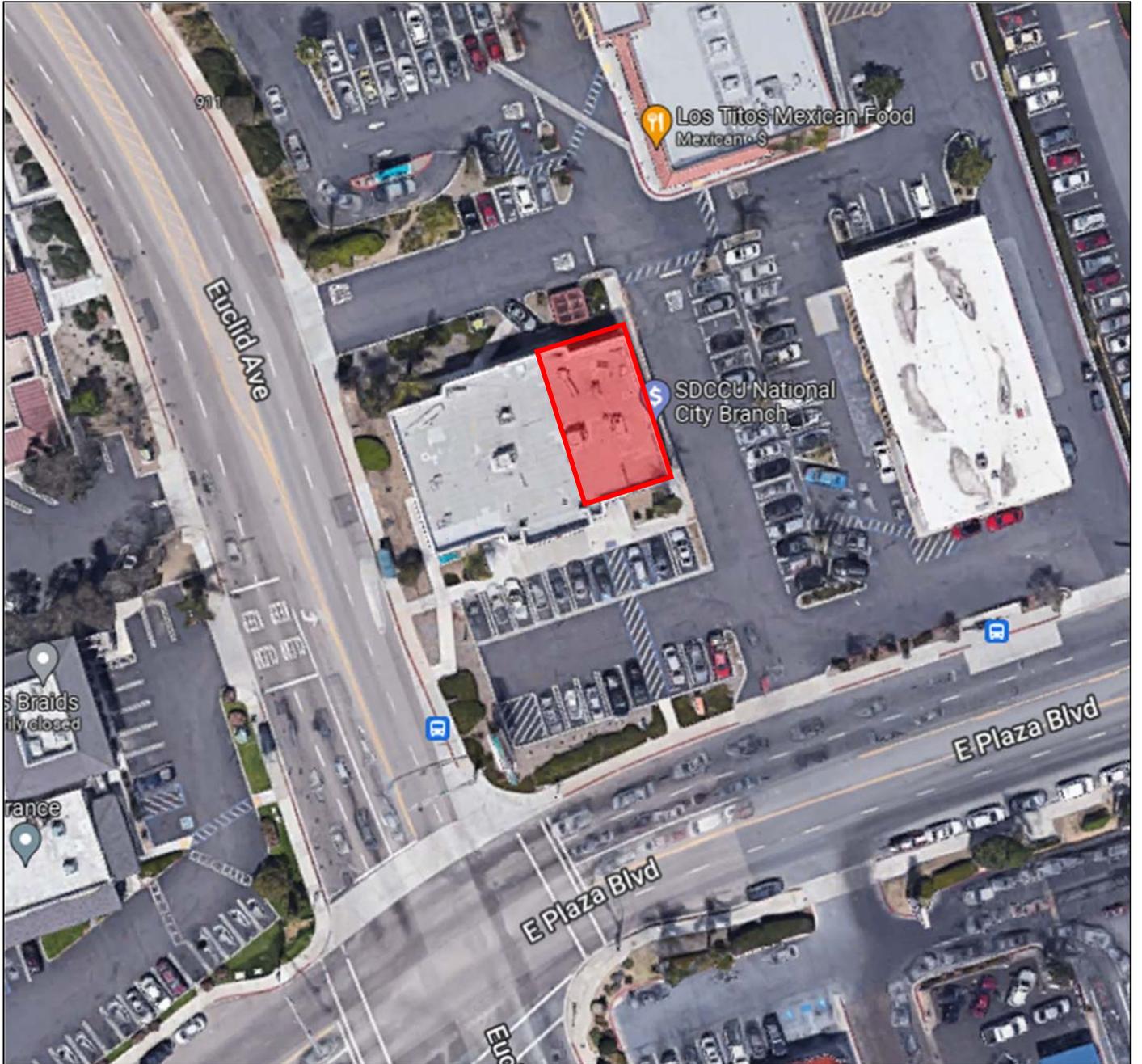
be certified by the Department of Alcoholic Beverage Control (ABC). Proof of completion of an approved RBSS program must be provided prior to issuance of a city business license. As part of the RBSS training, the permittee shall make available a domestic violence training session as provided by the Institute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

9. The sale of alcoholic beverages shall only be permitted between the hours of 11:00 a.m. and 10 p.m. 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 at all exits to outdoor 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.

Police

15. 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.

2022-07 CUP – 2527 East Plaza Blvd. – Overhead



ATTACHMENT 3

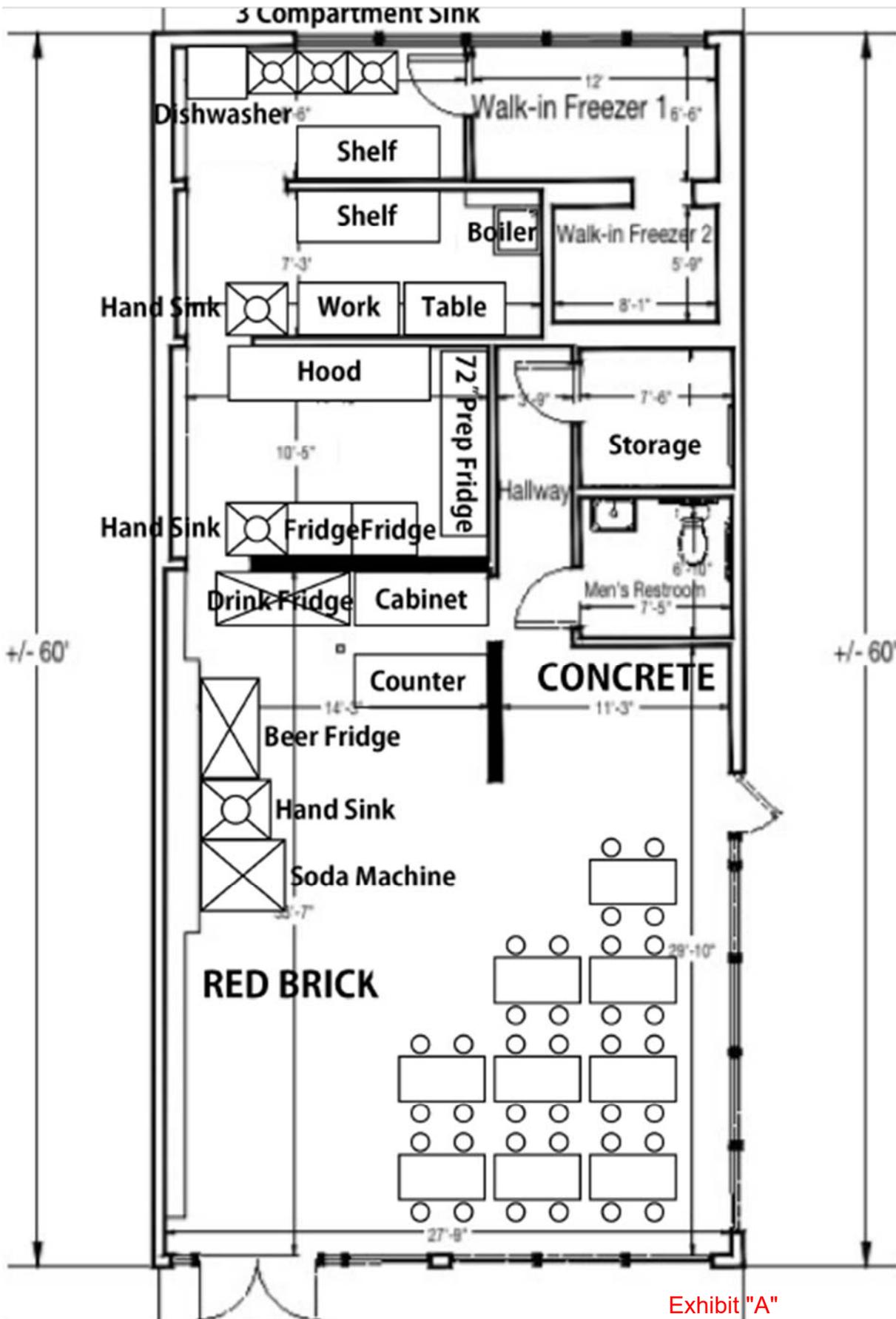


Exhibit "A"
 Case File No.: 2022-07 CUP
 Date: 1/10/2022



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 (BB.Q CHICKEN)
LOCATED AT 2527 EAST PLAZA BLVD.
CASE FILE NO.: 2022-07 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, April 18, 2022** on the proposed request. The meeting will be LIVE WEBCAST from the City Council Chamber, 1243 National City Boulevard, National City, California. (Applicant: Shimon G&M, Inc.)

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 new 1,600 square-foot restaurant (ABC Type 41). Proposed operation hours are 11:00 a.m. to 10 p.m. daily. There will be seating for 36 people inside the restaurant.

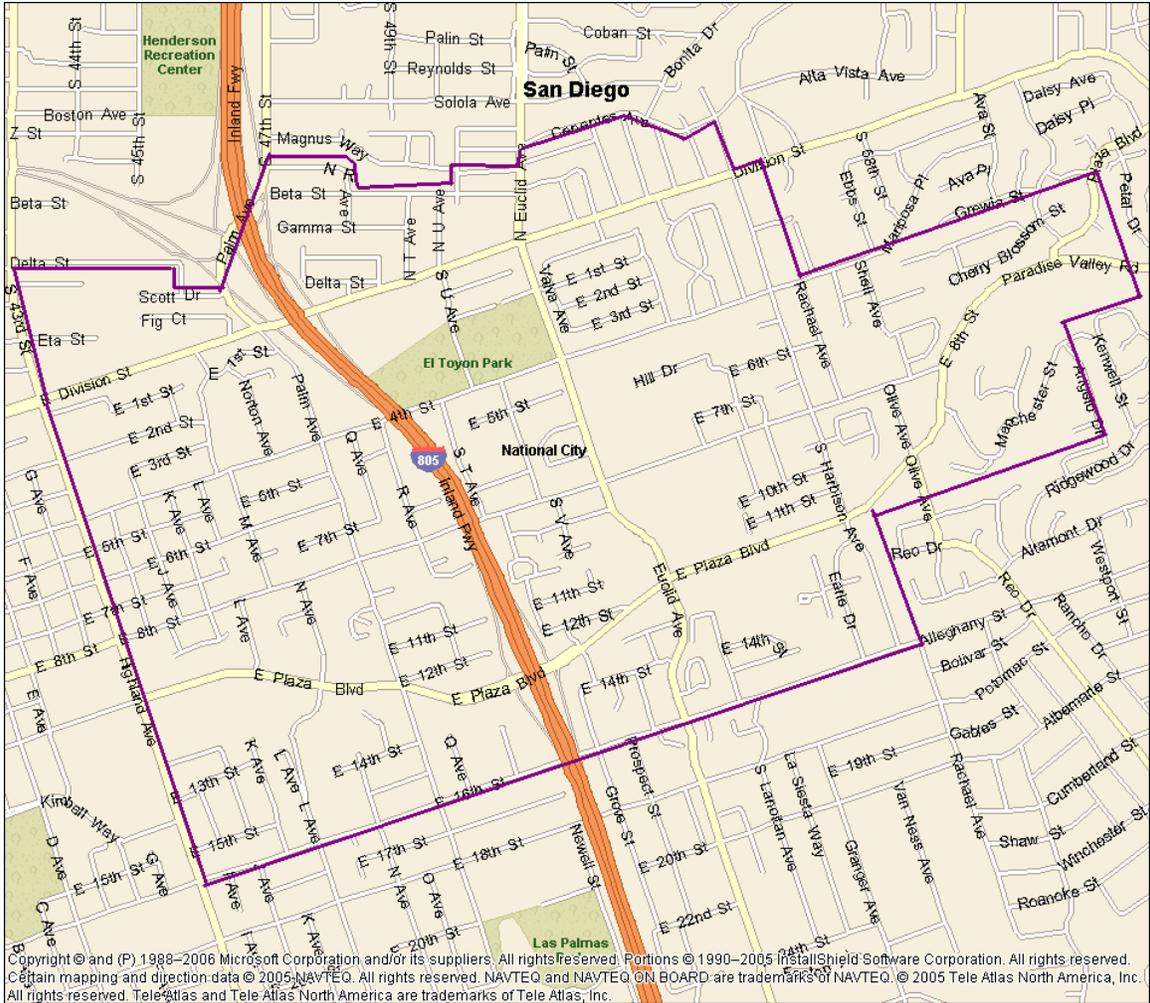
Members of the public are invited to comment. Written comments should be received on or before 4:00 p.m., **April 18, 2022** by the Planning Division, who can be contacted at 619-336-4310 or planning@nationalcityca.gov.

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

ATTACHMENT 5



City of National City Beat 21

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

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: _____

INVITATION TO COMMUNITY MEETING

DATE:

WEDNESDAY, FEB. 16th, 10:00 AM

Subject site:

2527 E. Plaza Blvd., National City, CA 91950

Meeting Location:

2527 E. Plaza Blvd., National City, CA 91950

ABOUT:

You are invited to attend a community meeting to provide the detail of new restaurant, BBQ National City and Q&A for any concern.

APN: 558-010-48-00

RESOLUTION NO. 2022-13

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 (BB.Q CHICKEN)
LOCATED AT 2527 EAST PLAZA BLVD.
CASE FILE NO. 2022-07 CUP
APN: 558-010-48

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for beer and wine sales at a new restaurant (BB.Q Chicken) located at 2527 East Plaza Blvd. at a duly advertised public hearing held on April 18, 2022, 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. 2022-07 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 April 18, 2022, 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 MXD-1 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 MXD-1 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 MXD-1 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 MXD-1 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 (BB.Q Chicken) located at 2527 East Plaza Blvd. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2022-07 CUP, dated 1/10/2022.
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 11:00 a.m. and 10 p.m. 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 at all exits to outdoor 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 April 18, 2022, by the following vote:

AYES:

NAYS:

ABSENT: None.

ABSTAIN: None.

CHAIRPERSON

RESOLUTION NO. 2022-13

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 (BB.Q CHICKEN)
LOCATED AT 2527 EAST PLAZA BLVD.
CASE FILE NO. 2022-07 CUP
APN: 558-010-48

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for beer and wine sales at a new restaurant (BB.Q Chicken) located at 2527 East Plaza Blvd. at a duly advertised public hearing held on April 18, 2022, 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. 2022-07 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 April 18, 2022, support the following findings:

1. The proposed use is not deemed essential to the public necessity, as there are already four 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 April 18, 2022, 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 FOR THE MODIFICATION OF AN EXISTING WIRELESS COMMUNICATIONS FACILITY LOCATED AT 2435 SWEETWATER ROAD.

Case File No.: 2022-10 CUP

Location: Super 8 by Wyndham hotel

Assessor's Parcel No.: 564-250-50

Staff report by: Martin Reeder, AICP – Principal Planner

Applicant: Kim Ice for DISH Wireless

Zoning designation: MXD-2 – Major Mixed-Use District

Adjacent land use/zoning:

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

East: Residential and commercial (restaurant and bar) across Cypress Street / RS-2 and MXD-2 respectively

South: State Route 54 across Sweetwater Road / OS (Open Space)

West: 7-Eleven / MXD-2

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

Staff recommendation: Approve

Staff Recommendation

Staff is recommending approval of the Conditional Use Permit (CUP) modification request. The proposal will increase the effectiveness of the facility and will continue to incorporate screening to make the facility unobtrusive, consistent with Land Use Code (LUC) requirements.

Executive Summary

DISH Wireless has applied for a CUP to modify an existing approved wireless telecommunications facility and install associated equipment. Modifications include upgraded antennas, a new antenna sector, and screening of all proposed antennas.

Site Characteristics

The current project location is the Super 8 hotel at 2435 Sweetwater Road. The property is located on the northwest corner of Sweetwater Road and Cypress Street in the MXD-2 zone. There is a single-family neighborhood to the north, both in the City and the community of Lincoln Acres (San Diego County), State Route 54 to the south. Other commercial uses located along Sweetwater Road east and west, including 7 Eleven, 664 TJ Birreria, and N City Sports Lounge.

Proposal

The existing facility consists of nine antennas located behind a screening wall designed to match the architecture of the building. The proposed facility would utilize the existing screen and would install a new architecturally-compatible screen on another part of the building to the east. The new screen would be the same height of the current facility. Photo simulations and plans are attached as Attachment 7.

Analysis

The proposal is consistent with General Plan policy E-3.3 (Education and Public Participation) that aims to increase access to wireless internet connections, computers, and other forms of communication technology. The proposal is also consistent with the LUC, because wireless communications facilities are a conditionally-allowed use in the MXD-2 zone.

The LUC requires that telecommunication facilities be sensitively designed to be compatible with, and minimize visual impacts to, surrounding areas. It also requires that telecommunication facilities and appurtenances be screened by existing or proposed landscaping, to the extent possible, without compromising reception and/or transmission.

The LUC also requires telecommunication facilities to be located at least 75 feet from any habitable structure on a separate property. The proposed facility meets this requirement, as the closest habitable building on another property is located approximately 85 feet away to the north.

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 environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this CUP. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and, the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed use would be consistent with this description as a new, small facility.

Conditions of Approval

Conditions requiring building and fire code compliance are attached, as well as standard Conditions of Approval for CUPs.

Required findings

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

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

The use is allowable within the MXD-2 zone pursuant to a CUP, and the proposed facility meets the required telecommunication facility design guidelines that include providing the minimum distance requirements from habitable space and screening the facility.

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

General Plan Policy E-3.3 encourages access to wireless internet connections, computers, and other forms of communication technology: the proposed facility will provide increased internet/cellular data as well as standard cellphone service capability. In addition, the proposed facility is a conditionally-permitted use in the MXD-2 zone.

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

The facility will be located on the roof of the building without interfering with the existing use. No future expansion of the building is proposed that the facility would conflict with. The screening for the antennas will match the architectural style of the building, in compliance with the LUC.

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

The site is suitable for the proposed telecommunication facility because the building on which the facility will be located is existing, no expansion or future use that the proposal would conflict with is anticipated, and the facility will meet all development standards and distance requirements.

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 facility will not be highly visible due to the height of the building compared to other development in the area, and because of screening walls around the antennas.

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

The proposed project has been reviewed in compliance with the CEQA. Staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this CUP.

The 1996 Telecommunications Act states that, "no State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's

regulations concerning such emissions.” It should also be pointed out that if approved by a local jurisdiction, all wireless communications facilities must obtain all required state and federal permits in order to operate. A Condition of Approval is included requiring these permits.

All property owners and occupants within 300 feet of the project were notified of the public hearing. In this case, the total number of persons notified was 103.

Summary

The proposed project is consistent with the General Plan and LUC in that it meets all applicable design requirements for wireless communication facilities. The project is considered ‘stealth’ in that it would screen the antennas from adjacent uses. The modified facility will improve coverage in the area for DISH Wireless customers.

Options

1. Approve 2022-10 CUP subject to the attached conditions, and based on attached findings or other findings as determined by the Planning Commission; or
2. Deny 2022-10 CUP based on findings as determined by the Planning Commission; or,
3. Continue the item for additional information

Attachments

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Existing Wireless Facilities Map & List
5. Public Hearing Notice (Sent to 103 property owners and occupants)
6. Notice of Exemption
7. Applicant's Plans (Exhibits A and B, Case File No. 2022-10 CUP, dated 2/3/2022)
8. Resolution



MARTIN REEDER, AICP
Principal Planner



ARMANDO VERGARA
Director of Community Development

RECOMMENDED FINDINGS FOR APPROVAL

2022-10 CUP – 2435 Sweetwater Road

1. That the proposed use is allowable within the applicable zoning district pursuant to a CUP and complies with all other applicable provisions of the Land Use Code, because use is allowable within the MXD-2 zone pursuant to a CUP, and the proposed facility meets the required telecommunication facility design guidelines that include providing the minimum distance requirements from habitable space and screening the facility.
2. That the proposed use is consistent with the General Plan and any applicable specific plan, because General Plan Policy E-3.3 encourages access to wireless internet connections, computers, and other forms of communication technology: the proposed facility modifications provide increased internet/cellular data as well as standard cellphone service capability. In addition, the proposed facility is a conditionally-permitted use in the MXD-2 zone.
3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the facility will be located on the roof of the building without interfering with the existing use. No future expansion of the building is proposed that the facility would conflict with. The screening for the antennas will match the architectural style of the building, in compliance with the LUC.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the building on which the facility will be located is existing, no expansion or future use that the proposal would conflict with is anticipated, and the facility will meet all development standards and distance requirements.
5. That granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed facility will not be highly visible due to the height of the building compared to other development in the area, and because of screening walls around the antennas.

6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act and has been determined to be categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this CUP.

RECOMMENDED CONDITIONS OF APPROVAL

2022-10 CUP – 2435 Sweetwater Road

General

1. This *Conditional Use Permit* authorizes the modification of an existing wireless communications facility at 2435 Sweetwater Road. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits A and B, Case File No. 2022-10 CUP, dated 2/3/2022. Any additional antennas or facilities must be in substantial conformance with the design for installation shown on these plans.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Conditional Use Permit*. The applicant shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the City Manager or assign prior to recordation.
3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of 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.

Building

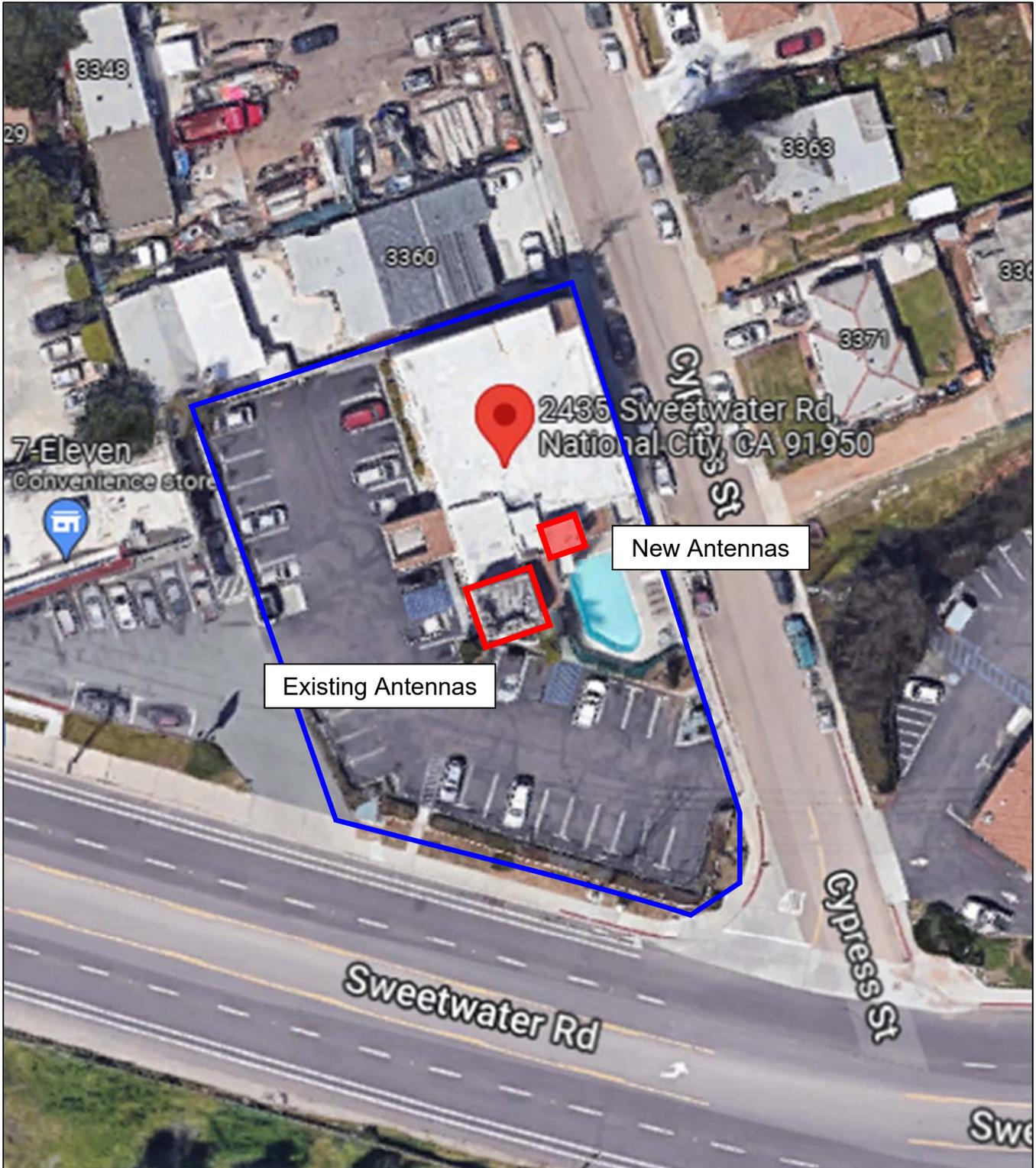
7. Plans submitted for demolition and construction improvements shall comply with the current editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

Fire

8. 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).
9. The National City Fire Department shall be involved with all fire inspections for this site. Rough inspections are required for all phases of work.

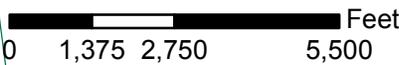
Planning

10. All appropriate and required local, state and/or federal permits must be obtained and/or modified prior to operation of the wireless communications facility.
11. Antennas shall be screened from adjacent views through the use of screening walls no higher than the antennas plus one foot. Screening walls shall be textured and painted to match the architectural style and color of the existing building.
12. The permittee shall not object to co-locating additional facilities of other communication companies and sharing the project site, provided such shared use does not result in substantial technical or quality-of-service impairment for the permitted use. In the event a dispute arises with regard to co-locating with other existing or potential users, the City may require a third party technical study at the expense of either or both the applicant and the complaining user. This condition in no way obligates the City to approve any co-location proposal if it is determined by the City not to be desirable in a specific case.
13. The applicant or operator shall be responsible for the removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete within six (6) months of discontinuance.





- Wireless facilities in National City
- △ Wireless facilities in unincorporated area



Wireless Communication Facilities

National City Planning Department 2012



FACILITY	APN	LOCATION	PROVIDER	FILE_NO_
1	562-340-44	2434 Southport	Urban Comm Rad	CUP-1992-11 Radio communication facility (microwave transmitter)- 80-foot tall tower and 8-foot in diameter dish antenna
2	562 340 26	300 W 28th	AirTouch	CDC Reso 94-28 75-foot monopole with three sector antennas and 450-sa foot equipment building.
	562-340-26	300 W 28th	Nextel	CUP-2003-30 12 antennae on existing communications tower and a 270 square foot equipment enclosure adjacent to existing equipment
4	559-032-02	1215 Wilson	Pac Bell	CUP-1995-11 Located on roof of existina building. PCS facility- six roof-mounted antennas and two ground-mounted equipment boxes.
5	557-410-03	1645 E Plaza	Pac Bell	CUP--1995-13 Located on roof of Quality Inn. PCS facility- six panel antennas and equipment cabinet.
6	555-086-11	910 Hoover	AirTouch	CUP-1995-18 Located on existing building. Cellular facility- three support structures with five panel antennas each, two dish antennas and equipment cabinet
7	556-471-24	801 National City Blvd	AT&T	CUP-1996-2 Located on roof of Red Lion Hotel. Paging facility- four whip antennas, one global positioning satellite antenna and equipment cabinet.
	556-471-24	801 National City Blvd	Nextel	CUP-1994-8 Located on roof of Red Lion Hotel. ESMR facility- three whip antennas and equipment cabinet.
	556-471-24	801 National City Blvd	Pagenet	CUP-1996-12 Located on roof of hotel. Paging facility- four antennas and equipment cabinet one floor down from roof.
	556-471-24	801 National City Blvd	AT&T	CUP-1999-5 Located atop Red Lion Hotel. Wireless communication facility- four antennas and radio base svstem.
8	554-120-30	2400 E 4th	AT&T	CUP-1996-4 Located on roof of Paradise Valley Hospital. Paaina facility- four whip antennas, one alobal POsitioninasatellite antenna and equipment cabinet.
9	559-160-13	1022 W Bay Marin	GTE	CUP-1996-5 Located on a 360-sa foot building. Cellular facility- 60-foot monopole with twelve panel antennas.
10	563-370-36	3007 Highland	Pac Bell	CUP-1996-6 Located on existing Super Saver building. PCS facility- six panel antennas and two equipment cabinets.
12	554-050-12	303 Palm	AirTouch	CUP-1996-8 60-foot hiah monopole with six whip antennas, thirty directional cellular antennas, and three dishes with an eauidmentcabinet at base.
	554-050-12	303 Palm	Sprint PCS	CUP-2001-10 Located on National Guard Armory property. PCS facility six antennas in three 40-foot flag poles, one GPS antenna and a new equipment building.

14	564-471-01	3030 Plaza Bonita Rd	Nextel	CUP-1997-8	Located atop Plaza Bonita sign. ESMR facility- nine antennas and equipment cabinet.
	564-471-01	3030 Plaza Bonita Rd	Pac Bell	CUP-1996-7	Located atop the existing Plaza Bonita sign. PCS facility- three antennas and two equipment cabinets at base of sign.
16	557-420-36	1840 E 12th	Nextel	CUP-1999-4	60-foot monopole on vacant commercial lot.
20	555-082-11	111 W 9th	Sprint	CUP-2000-9	Located atop 2-story Sid's Camet Barn warehouse. Wireless communication facility- twelve wireless panel antennas and 4-inch GPS antenna.
21	555-030-21	330 National City Blvd	GTE	CUP-2000-11	Located atop Bay Theatre. Wireless communication facility- twelve panel antennas and four equipment cabinets.
22	564-250-50	2435 Sweetwater	Sprint	CUP-2000-14	Located at Sweetwater Inn. Global Positioning System with nine panel antennas.
30	557-420-36	1905 E Plaza	Sprint PCS	CUP-2001-3	53 foot tall monopole with nine panel antennas. PCS Facility with one equipment enclosure and a GPS antenna.
32	556-473-18	242 E 8th	AT&T	CUP-2001-6	Located atop an existing church.
34	563-370-35	3007 Highland	Nextel	CUP-2001-12	Located atop Sweetwater Square. New equipment building over trash enclosure, nine panel antennas and one GPS antenna.
36	563-231-38	1914 Sweetwater	Cingular	CUP-2002-3	Located on an existing 75 foot tall pole sign for the Sweetwater Town and Country Shopping Center.
37	564-310-37	3737 Sweetwater	Cingular	CUP-2002-4	72 foot tall monopole with standard equipment enclosure
39	556-101-15	241 National City Blvd	Cingular	CUP-2002-6	12 panel antennas behind four new partial parapet walls atop an existing furniture store; four equipment cabinets outside
40	558-200-24	2415 E 18th	Cingular	CUP-2002-13	Panel antennas located inside new light standards; equipment located inside existing commercial building
41	556-354-13	716 Highland	AT&T	CUP-2002-14	Six facade mounted panel antennas with equipment on roof of PacBell switching station. Equipment screened to match existing.
44	556-590-61	1019 Highland	Sprint PCS	CUP-2002-24	6 panel antennas in a new monument sign in the South Bay Plaza shopping center
	556-590-61	1019 Highland	Cingular	CUP-2002-2	Located atop South Bay Plaza on an existing mechanical equipment screen.
51	552-283-11	2323 E Division	Sprint	CUP-2004-6	3 panel antennas in a 9x10x16 roof-mounted cupola

52	560-191-30	1701 D Ave	Nextel	CUP-2004-12	12 panel antennas on a 57' faux broadleaf tree with 230 square foot equipment enclosure
53	551-570-20	51 N Highland	Sprint	CUP-2004-15	2 panel antennas in a 45' flagpole with 4 wall-mounted equipment cabinets
55	563-231-39	1914 Sweetwater	Nextel	PC Reso 20-2002	2 panel antennas in a 45' flagpole with 4 wall-mounted equipment cabinets
57	554-120-24	2701 E 8th	Cingular	PC Reso 02-2001	Co-location in church spire-3 antennas within existing architectural feature
	554-120-24	2701 E 8th	T-Mobile	CUP-2000-19	Located at existing church. Antennas located in a 60-foot monument.
	554-120-24	2701 E 8th	Sprint	CUP-2000-27	12 panel antennas mounted on exterior of self-storage building and painted to match; all equipment located inside of the buildings
	554-120-24	2701 E 8th	AT&T	CUP-2000-19	Located at existing church. Antennas located in a 60-foot monument
58	558-030-30	1035 Harbison	Nextel	CUP-2005-3	12 panel antennas on a monopalm with 299 SQ.ft. equipment enclosure.
60	556-510-12	914 E 8th	Cingular	CUP-2005-10	12 panel antennas on 39-ft monopine with 280 sq. ft. equipment shelter
61	559-040-53	1439 Tidelands	Cingular	CUP-2005-9	12 panel antennas on monopalm with associated equipment shelter
	559-040-53	1445 Tidelands	Nextel	CUP-2000-31	40-foot monopalm with three sectors of four antennas each and equipment shelter
63	562-200-02	2900 Highland	Cingular	CUP-2005-12	3 antennas on replacement light standard with associated equipment shelter
64	563-010-47	2605 Highland	Cricket	CUP-2006-11	3 antennas in new architectural feature of church with associated equipment
	563-010-47	2605 Highland	Sprint	CUP-2002-18	Six panel antennas and equipment inside a new 54 foot tall monument/cross/sign.
65	557-420-31	1900 E Plaza	Cricket	CUP-2006-6	3 antennas on new faux palm tree with associated equipment
	557-420-31	1900 E Plaza	Cingular	CUP-2004-4	5 panel antennas in a new pole sign at Jimmy's Restaurant
67	561-222-23	1526-40 E 18th	T-Mobile	CUP-2006-10	12 panel antennas on a new 45-foot tall faux pine tree with associated equipment shelter
68	564-471-07	3030 Plaza Bonita Rd	Cingular	CUP-2005-24	12 antennas facade mounted to new rooftop enclosure that will house equipment

68	564-471-07	3030 Plaza Bonita Rd	Verizon	CUP-2003-13	12 panel antennas on the roof of the Plaza Bonita Mall behind a screen wall
69	559-106-17	525 W 20th	Cricket	CUP-2005-25	3 antennas on existing self storage building painted to match with associated equipment
	559-106-17	525 W 20th	Sprint	CUP-2001-4	Located on existina storaae building. Wireless communication facility- 9 antennas and equipment building.
70	554-050-15	2005 E 4th	Cricket	PC Reso 09-2003	3 antennas on existing light standard with associated equipment shelter
	554-050-15	2005 E 4th	Cingular	CUP-2003-5	12 panel antennas on a replacement 100 foot light standard in EITovon park and a 160 square foot equipment enclosure.
	554-050-15	2005 E 4th	GTE	CUP-1998-4	Located in EITovon Park. Cellular facility- 97'8" monopole with twelve panel antennas, three omni antennas, and 192-sqfoot equipment building.
	554-050-15	2005 E 4th	Nextel	CUP-2005-15	12 panel antennas on a 47-foot tall faux-broadleaf awith 230 sq. ft.equipment shelter
71	564-290-06	3820 Cagle St	Cricket	PC RESO 10-2004	3 antennas on existing faux pine tree with vaulted equipment shelter
	564-290-06	3820 Cagle St	Sprint	CUP-2001-2	Located at Sweetwater Heights Centennial Park. Wireless communication facility- 35-foot pole with six antennas, equipment building and adjacent liahting for the park.
	564-290-06	3820 Cagle St	T-Mobile	CUP-2004-3	Located at Sweetwater Heights Centennial Park. Wireless communication facilitv- 55-foot monopine with twelve panel antennas and equipment building
	564-290-06	3820 Cagle St	Cingular	PC Reso 11-2002	Co-location on 55-foot monopine - additional 12 panel antennas and new 275 SQ.ft. equipment vault
72	669-060-26	5800 Boxer Rd	Cricket	PC RESO 32-2003	3 antennas on existing water tower with associated equipment shelter
	669-060-26	5800 Boxer Rd	T-Mobile	CUP-2003-16	12 panel antennas on the outside of the 0.0. Arnold water tank and a 150 square foot equipment enclosure adiacent to the tank
	669-060-26	5800 Boxer Rd	Sprint	PC Reso 32-2003	6 panel antennas on the outside of the 0.0. Arnold water tank and a 360 square foot equipment enclosure adjacent
	669-060-26	5800 Boxer Rd	Cingular	CUP-2005-21	12 panel antennas on the outside of the 0.0. Arnold water tank and a 520 square foot equipment enclosure adjacent
73	562-330-43	152 W 33rd	Cricket	PC Reso 21-2002	3 antennas on existing self storage within matching architectural projection with associated equipment
	562-330-43	152 W 33rd	Sprint	CUP-2002-8	12 panel antenas mounted on exterior of self-storage building and painted to match; all equipment located inside of the

74	555-053-17	700 NCB	Cricket	PC Reso 05-2000	3 antennas facade mounted to existina hotel with associated equipmen
	555-053-17	700 NCB	Metricom	CUP-2000-4	Located atop Holiday Inn. Wireless communication facility with equipment cabinet.
	555-053-17	700 NCB	Skytel	CUP-2000-30	Located atop Holiday Inn Hotel. - 8-foot whip antenna, two 4x2-foot panel antennas, and one GPS antenna with two indoor equipment cabinets.
75	560-203-03	1800 National City Blvd	Nextel	CUP-2006-15	15 panel antennas behindscreen wall atop existing car dealership with associated equipment
76	561-360-35	1810 E 22nd	Cricket	2007-14 CUP	3 antennas on recreation building at Las Palmas Park
	561-360-35	1820 E 22nd	Sprint-Nextel	CUP-2000-8	Located in Las Palmas Park. Monopalm and equipment along with live palms.
78	560-143-36	1703 Hoover	Cleawire	2009-22 CUP	9 antennas located on 3 different locations on industrial/ warehouse building. Each location will have 2 pannel antennas. Associated equipment will be located in building
79	559-160-33	700 Bay Marina Dr	Cleawire	2009-23 CUP	9 antennas on tower of Marina Gateway Plaza commercial building hidden behind parapet wall. 6-foot tall equiptmant cabinent on roof below tower will be mostly covered
80	560-151-20	142 E 16th	AT&T	2010-11 CUP	6 panel antennas and RF transparent cupola atop National City Ministry Church, as well as a 330 sq ft equipment/storage/trash enclosure on the ground. The 8-foot tall Cupola will have a cross afixed to it in order to appea as part of the church
81	561-271-01	2005 Highland Ave	Plancom	2010-31 CUP	12 antenas on a 43-foot mono-palm on eastern property line
	561-271-01	2005 Highland	T-Mobile	CUP-2003-4	12 antennas on the roof of a Highland Avenue office building
	561-271-01	2005 Highland	Cingular	CUP-2006-2	12 antennas on the roof of a Highland Avenue office building with new cupola to match existing
82	563-184-47	2909 Shelby Dr		P95-025	75-foot monopole and equipment building.
83	563-062-17	2524 Prospect St	AT&T	ZAP99-028	35-foot monopalm with three sector directional antenna system and equipment cabinets.
85	564-310-32	3312 Bonita Heights Lane	AT&T	ZAP00-133	
86	563-063-29	2563 Grove St	AT&T	MUP91-026W2	

86	563-063-29 2563 Grove St Monopole located aside live palm trees.	P91-026W
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CITY OF NATIONAL CITY - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR THE MODIFICATION OF
AN EXISTING WIRELESS COMMUNICATIONS FACILITY
LOCATED AT 2435 SWEETWATER ROAD.
CASE FILE NO.: 2022-10 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, April 18, 2022** on the proposed request. The meeting will be LIVE WEBCAST from the City Council Chamber, 1243 National City Boulevard, National City, California. (Applicant: DISH Wireless)

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 current project site is a Super 8 hotel with an existing wireless communications facility located on the roof. The existing facility consists of nine antennas located behind a screening wall designed to match the architecture of the building. The proposed facility would utilize the existing screen and would install a new architecturally-compatible screen on another part of the building. The new screen would be the same height of the current facility.

Members of the public are invited to comment. Written comments should be received on or before 4:00 p.m., **April 18, 2022** 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



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

NOTICE OF EXEMPTION

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

Lead Agency: City of National City

Project Title: 2022-10 CUP

Project Location: 2435 Sweetwater Road, National City, CA.

Contact Person: Martin Reeder

Telephone Number: (619) 336-4313

Description of Nature, Purpose and Beneficiaries of Project:

Conditional Use Permit for modification of an existing wireless communications facility on a hotel building. The project would increase signal strength and service area for DISH Wireless customers.

Applicant:

Kim Ice, OBO DISH Wireless
40647 La Salle Place
Murrieta, CA 92563

Telephone Number:

(760) 650-6268

Exempt Status:

Categorical Exemption. Class 3 Section 15303 (New Construction or Conversion of small structures)

Reasons why project is exempt:

There is no possibility that the proposed use will have a significant impact on the environment because the facility is existing and located on an existing hotel building, the antennas will be screened by new screening walls and will not affect use of the property.

Date:

MARTIN REEDER, AICP
Principal Planner



DISH Wireless L.L.C. SITE ID:
SDSAN00100A

DISH Wireless L.L.C. SITE ADDRESS:
**2435 SWEETWATER RD.,
NATIONAL CITY, CA 91950**

LEGAL DESCRIPTION
LOT:3 CITY: SAN DIEGO SUBD:SOUTHCREST PARK PLAZA TR#:13168 TR 13168 LOT 3 MAP REF:013168

SCOPE OF WORK
THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:
SECTOR SCOPE OF WORK:
• INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
• INSTALL (3) PROPOSED ANTENNA MOUNTS (SECTOR "C")
• INSTALL (1) PROPOSED FRP SCREEN ENCLOSURE (SECTOR "A" AND "B")
• INSTALL (6) PROPOSED RRUs (2 PER SECTOR)
• INSTALL (2) PROPOSED SURGE SUPPRESSION DEVICE
• INSTALL (2) PROPOSED HYBRID / DISCREET CABLE
INSTALL (2) DISCREET CABLES ROUTED WITHIN 3" RGS CONDUITS IN SLEEPERS
ROOFTOP SCOPE OF WORK:
• INSTALL (1) PROPOSED UL LISTED EQUIPMENT CABINET
• INSTALL (1) PROPOSED ELECTRICAL METER
• INSTALL (1) PROPOSED POWER CONDUIT
• INSTALL (1) PROPOSED TELCO CONDUIT
• INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX
• INSTALL (1) PROPOSED GPS UNIT
• INSTALL (1) PROPOSED PPC WITH GENERATOR RECEPTACLE

SITE INFORMATION
PROPERTY OWNER: ISHVER KRUPA HOSPITALITY, LLC
ADDRESS: 2435 SWEETWATER RD., NATIONAL CITY, CA 91950
TOWER TYPE: ROOFTOP
TOWER CO SITE ID: SDSAN00100A
COUNTY: SAN DIEGO
LATITUDE (NAD 83):
LONGITUDE (NAD 83):
ZONING JURISDICTION: CITY OF SAN DIEGO
ZONING DISTRICT: CC-3-6
PARCEL NUMBER: 564-250-50-00
EXISTING OCCUPANCY GROUP: B
PROPOSED OCCUPANCY GROUP: U
EXISTING CONSTRUCTION TYPE: V-B
PROPOSED CONSTRUCTION TYPE: V-B
EXISTING CARRIERS: T-MOBILE
POWER COMPANY: SDG&E
TELEPHONE COMPANY: AT&T

PROJECT DIRECTORY
APPLICANT: DISH Wireless L.L.C.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
TOWER OWNER: ISHVER KRUPA HOSPITALITY, LLC
SITE DESIGNER: CELLSITE CONCEPTS
16885 VIA DEL CAMPO CT. STE 318
SAN DIEGO, CA 92127
TEL (858) 432-4112
SITE ACQUISITION: STAND 8
(760) 650-6268
CONSTRUCTION MANAGER: ANTHONY WOODARD
(858) 243-0202
ANTHONY.WOODARD@DISH.COM
RF ENGINEER: LALAINA BERBA
(303) 706-5787



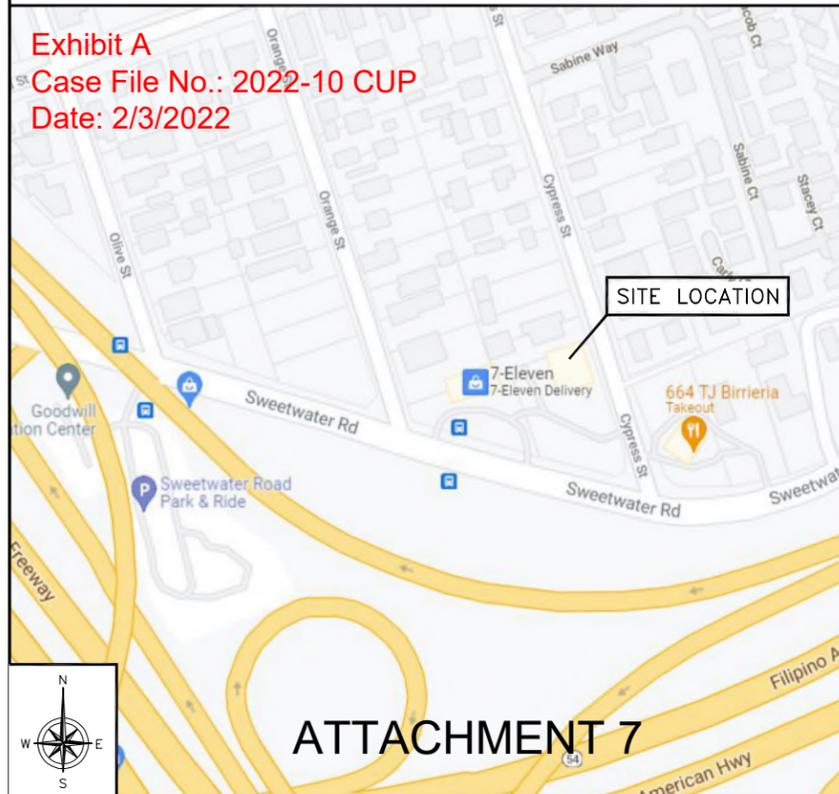
SITE PHOTO



DIRECTIONS

DIRECTIONS FROM DISH Wireless L.L.C. OFFICE/AIRPORT/DOWNTOWN:
START OUT GOING WEST ON TERMINAL ACCESS RD.
TAKE TERMINAL ACCESS RD TOWARD TERMINAL RETURN/AIRPORT EXIT/PARKING.
TURN SLIGHT RIGHT TOWARD RENTAL CAR RETURN/1-5/DOWNTOWN.
TURN SLIGHT RIGHT ONTO N HARBOR DR.
TURN LEFT ONTO W GRAPE ST., MERGE ONTO I-5 S.
TAKE EXIT 15C TOWARD B STREET/PERSHING DR.
MERGE ONTO CA-94 E VIA THE RAMP ON THE LEFT TOWARD ML KING JR FWY.
MERGE ONTO I-805 S VIA EXIT 3. TAKE THE SWEETWATER RD EXIT, EXIT 8.
MERGE ONTO SWEETWATER RD.
ARRIVE AT 2435 SWEETWATER RD, NATIONAL CITY, CA 91950-7745, 2435 SWEETWATER RD IS ON THE LEFT.

VICINITY MAP



UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG
CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CALIFORNIA - CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:
CODE TYPE **CODE**
BUILDING 2019 CALIFORNIA BUILDING CODE (CBC)/2018 INTERNATIONAL BUILDING CODE (IBC)
MECHANICAL 2019 CALIFORNIA MECHANICAL CODE (CMC)/2018 UNIFORM BUILDING CODE (UMC)
ELECTRICAL 2019 CALIFORNIA ELECTRICAL CODE (CEC)/2017 NATIONAL ELECTRICAL CODE (NEC)
CALIFORNIA PLUMBING CODE 2019 CALIFORNIA PLUMBING CODE (CPC) / 2018 UNIFORM PLUMBING CODE (UPC)
FIRE 2019 CALIFORNIA FIRE CODE (CFC) / 2018 (IFC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 BUILDING ENERGY EFFICIENCY STANDARDS

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED BUILDING PLAN
A-3	ANTENNA PLAN AND SCHEDULE
A-4	SOUTHWEST AND SOUTHEAST ELEVATIONS
A-5	NORTHEAST AND NORTHWEST ELEVATIONS
A-6	EQUIPMENT DETAILS
A-7	EQUIPMENT DETAILS

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DRAWN BY:	CHECKED BY:	APPROVED BY:
RA	SA	RG

RFDS REV #: 0

ZONING DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
1	10/12/2021	90% P2D'S
2	11/15/2021	100% F2D'S
3	11/19/2021	100% F2D'S
4	02/03/2022	100% F2D'S

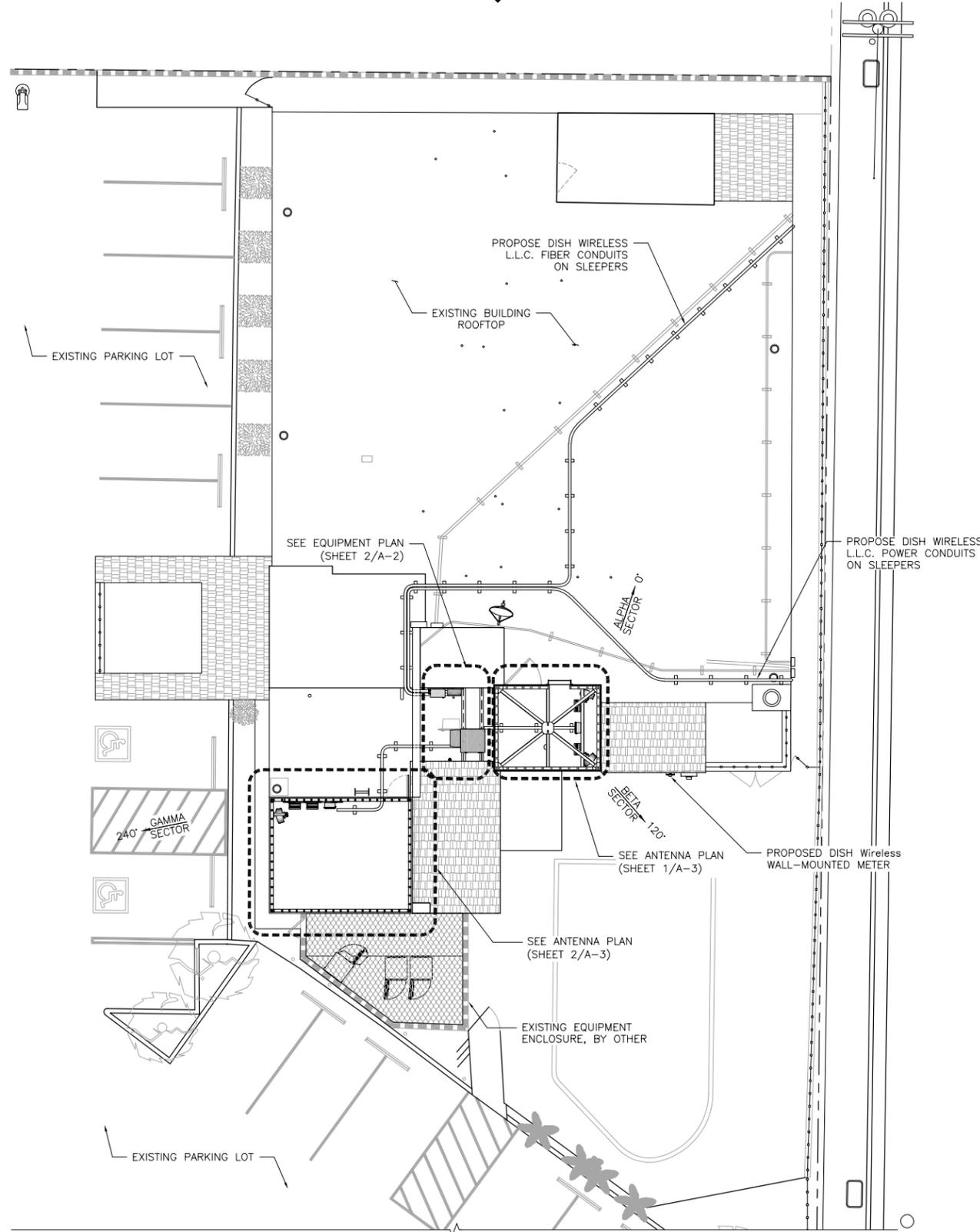
A&E PROJECT NUMBER
SDSAN00100A

DISH Wireless L.L.C.
PROJECT INFORMATION
SDSAN00100A
**2435 SWEETWATER RD.,
NATIONAL CITY, CA 91950**

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

2
A-5



1
A-4

1
A-5

2
A-4

NOTES

- NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
 2. CONTRACTOR TO VERIFY EXISTING STRUCTURAL ROOF FRAMING PRIOR TO INSTALLATION/MODIFICATION. CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING REINFORCING BY X-RAY OR EQUIVALENT METHODS. NO REBAR OR TENDONS SHALL BE CUT. ALL EXPENSES RELATED TO REPAIR OF CUT REBAR OR TENDONS SHALL BE ENTIRELY AT THE EXPENSE OF THE CONTRACTOR.
 3. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 4. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 5. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
 6. CONTRACTOR TO VERIFY WITH DISH Wireless L.L.C. C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.
 7. UTILITY RUBBER MAT TO BE IN STALLED UNDER ALL DISH Wireless L.L.C. EQUIPMENT THAT IS RESTING ON OR AFFIXED TO ROOF MEMBRANE.
 8. ALL CONDUIT PENETRATION THROUGH EXISTING WALL MUST MAINTAIN FIRE RATING OF WALL. PATCH TO MATCH EXISTING CONDITION. PROVIDE WATER-TIGHT SEAL AT EXTERIOR WALLS.
 9. ALL RACEWAYS ROUTING ARE SCHEMATIC, SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT IMPEDED.
 10. COORDINATE AND VERIFY EXISTING ROOFING WARRANTY PRIOR TO INSTALLATION/MODIFICATIONS.
 11. FIBER TRUNKS BACKHAUL LENGTHS AND ROUTES ARE NOT VERIFIED DURING THE SITE WALK. CONTRACTOR TO VERIFY ACTUAL ROUTE AND TRUNK LENGTH DURING PRE-CONSTRUCTION WALK.



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

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DRAWN BY: RA
CHECKED BY: SA
APPROVED BY: RG

RFDS REV #: 0

ZONING DOCUMENTS

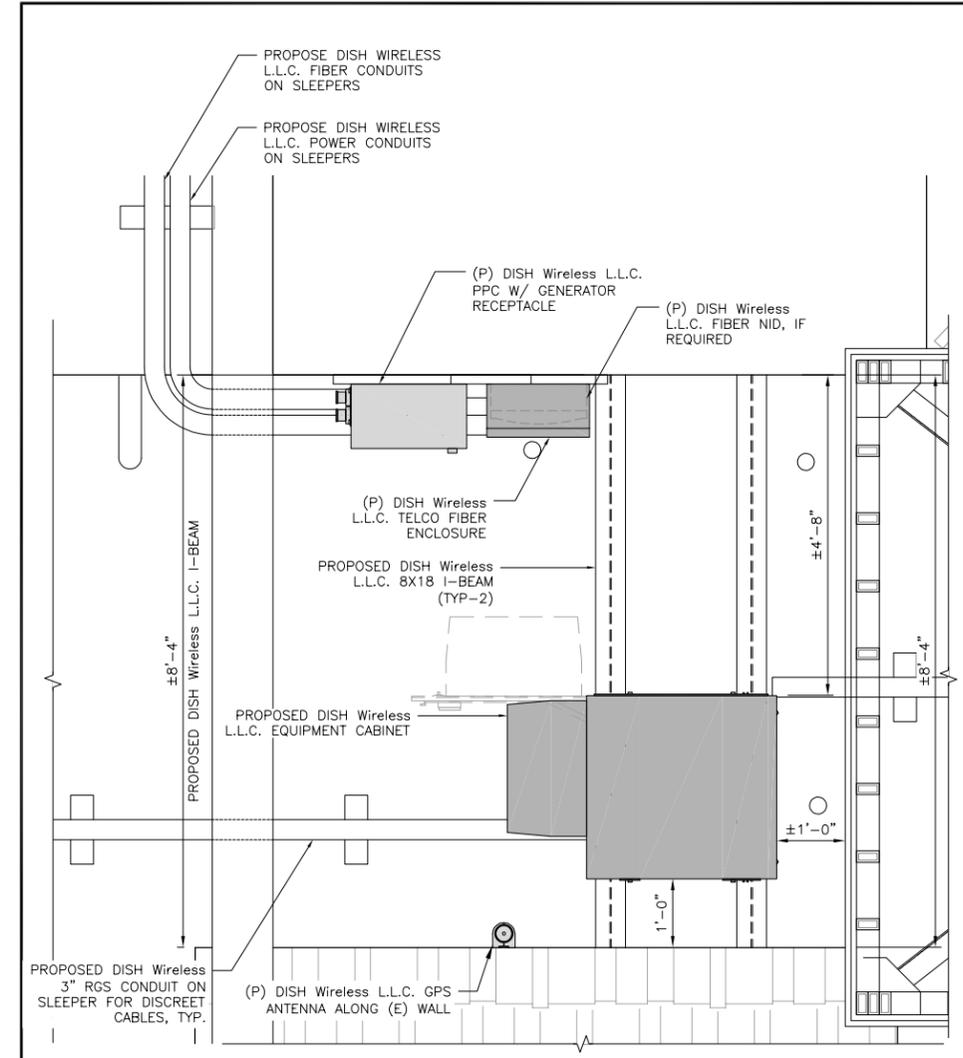
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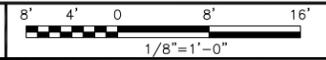
DISH Wireless L.L.C.
PROJECT INFORMATION
SDSAN00100A
2435 SWEETWATER RD.,
NATIONAL CITY, CA 91950

SHEET TITLE
ROOF PLAN

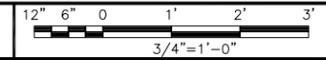
SHEET NUMBER
A-2



ROOF PLAN



EQUIPMENT PLAN



2

- TOP OF PROPOSED DISH Wireless L.L.C. FRP SCREEN
±51'-3" AGL
- TOP OF PROPOSED DISH Wireless L.L.C. ANTENNA
±51'-0" AGL
- (1) PROPOSED DISH Wireless L.L.C. ANTENNA
RAD CENTER @ 48'-0" AGL
- TOP OF PROPOSED DISH Wireless L.L.C. ANTENNA
±42'-0" AGL
- (1) PROPOSED DISH Wireless L.L.C. ANTENNA
RAD CENTER @ 39'-0" AGL
- TOP OF ROOF SURFACE
±35'-3" AGL

PROPOSED DISH Wireless L.L.C. FRP SCREEN, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING SHALL BE MAINTAINED BY DISH WIRELESS.

EXISTING ROOF VENT, TYP
PROPOSED DISH WIRELESS L.L.C. PANEL ANTENNA MOUNTED BEHIND FRP SCREEN (1 PER SECTOR)

PROPOSED DISH WIRELESS L.L.C. PANEL ANTENNA MOUNTED BEHIND FRP SCREEN (1 PER SECTOR)

- ANTENNA NOTES:**
- THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
 - COORDINATE AND VERIFY EXISTING ROOFING WARRANTY PRIOR TO INSTALLATION/MODIFICATIONS.
 - CONTRACTOR TO VERIFY EXISTING ROOF CONDITIONS, PARAPET WALL AND ALL DIMENSION GIVEN IN THIS DRAWING PRIOR TO BIDDING.
 - PROPOSED DISH WIRELESS FRP CONCEALMENT ENCLOSURE TO BE PAINTED AND TEXTURED TO MATCH EXISTING STRUCTURE. VERIFY PAINT MANUFACTURER AND FINISH WITH OWNER.
 - CONTRACTOR TO VERIFY APPROVED STRUCTURAL ANALYSIS PRIOR TO INSTALLATION.
 - GENERAL CONTRACTOR TO PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED ANTENNAS. ALL ANTENNAS & MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER 2018 IBC/2019 CBC AND EIA/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

GROUND FLOOR LEVEL
00'-0" AGL



BUILDING SOUTHWEST ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

1

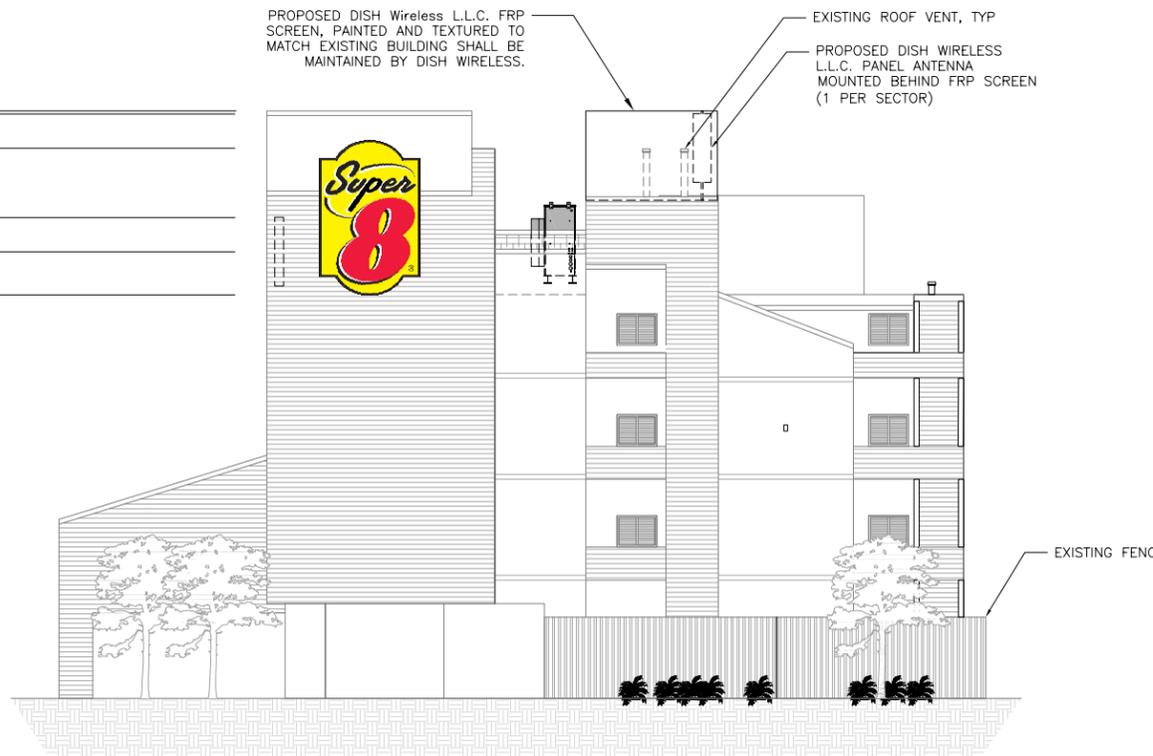
- TOP OF PROPOSED DISH Wireless L.L.C. FRP SCREEN
±51'-3" AGL
- TOP OF PROPOSED DISH Wireless L.L.C. ANTENNA
±51'-0" AGL
- (1) PROPOSED DISH Wireless L.L.C. ANTENNA
RAD CENTER @ 48'-0" AGL
- TOP OF PROPOSED DISH Wireless L.L.C. ANTENNA
±42'-0" AGL
- (1) PROPOSED DISH Wireless L.L.C. ANTENNA
RAD CENTER @ 39'-0" AGL
- TOP OF ROOF SURFACE
±35'-3" AGL

PROPOSED DISH Wireless L.L.C. FRP SCREEN, PAINTED AND TEXTURED TO MATCH EXISTING BUILDING SHALL BE MAINTAINED BY DISH WIRELESS.

EXISTING ROOF VENT, TYP
PROPOSED DISH WIRELESS L.L.C. PANEL ANTENNA MOUNTED BEHIND FRP SCREEN (1 PER SECTOR)

EXISTING FENCE

GROUND FLOOR LEVEL
00'-0" AGL



NOTES

- ANTENNA NOTES:**
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 - COORDINATE AND VERIFY EXISTING ROOFING WARRANTY PRIOR TO INSTALLATION/MODIFICATIONS.
 - CONTRACTOR TO VERIFY EXISTING ROOF CONDITIONS, PARAPET WALL AND ALL DIMENSION GIVEN IN THIS DRAWING PRIOR TO BIDDING.
 - PROPOSED DISH WIRELESS FRP CONCEALMENT ENCLOSURE TO BE PAINTED AND TEXTURED TO MATCH EXISTING STRUCTURE. VERIFY PAINT MANUFACTURER AND FINISH WITH OWNER.
 - CONTRACTOR TO VERIFY APPROVED STRUCTURAL ANALYSIS PRIOR TO INSTALLATION.
 - GENERAL CONTRACTOR TO PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED ANTENNAS. ALL ANTENNAS & MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER 2018 IBC/2019 CBC AND EIA/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

BUILDING SOUTHEAST ELEVATION

8' 4' 0 8' 16'
1/8"=1'-0"

2



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

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DRAWN BY:	CHECKED BY:	APPROVED BY:
RA	SA	RG

RFDS REV #: 0

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
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4	02/03/2022	100% F2D'S

A&E PROJECT NUMBER
SDSAN00100A

DISH Wireless L.L.C.
PROJECT INFORMATION
SDSAN00100A
2435 SWEETWATER RD.,
NATIONAL CITY, CA 91950

SHEET TITLE
SOUTHWEST AND SOUTHEAST ELEVATIONS

SHEET NUMBER
A-4



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



16885 VIA DEL CAMPO CT., SUITE 318
SAN DIEGO, CA 92127
tel: (858) 432-4112 / (858) 432-4257

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DRAWN BY:	CHECKED BY:	APPROVED BY:
RA	SA	RG

RFDS REV #: 0

ZONING DOCUMENTS

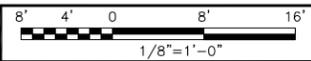
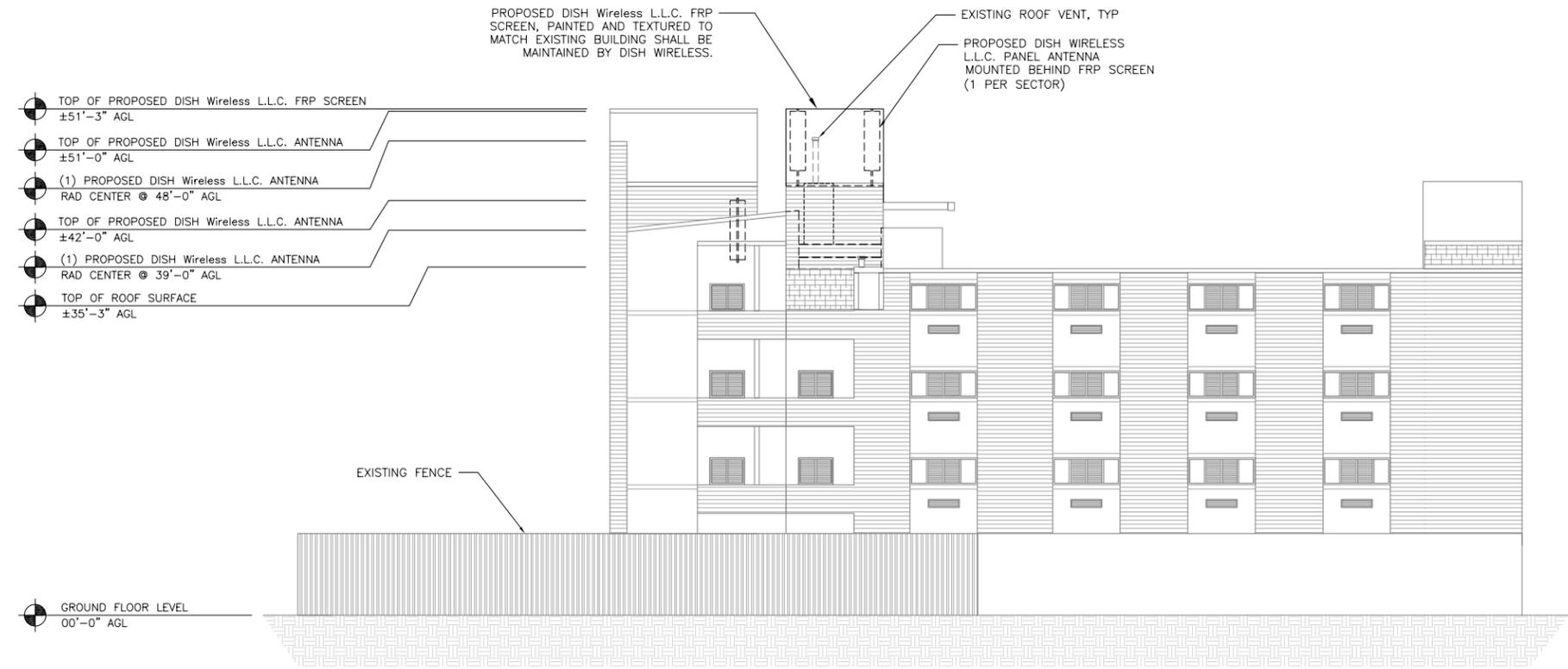
SUBMITTALS		
REV	DATE	DESCRIPTION
1	10/12/2021	90% P2D'S
2	11/15/2021	100% F2D'S
3	11/19/2021	100% F2D'S
4	02/03/2022	100% F2D'S

A&E PROJECT NUMBER
SDSAN00100A

DISH Wireless L.L.C.
PROJECT INFORMATION
SDSAN00100A
2435 SWEETWATER RD.,
NATIONAL CITY, CA 91950

SHEET TITLE
NORTHEAST AND NORTHWEST ELEVATIONS

SHEET NUMBER
A-4

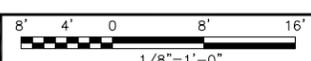
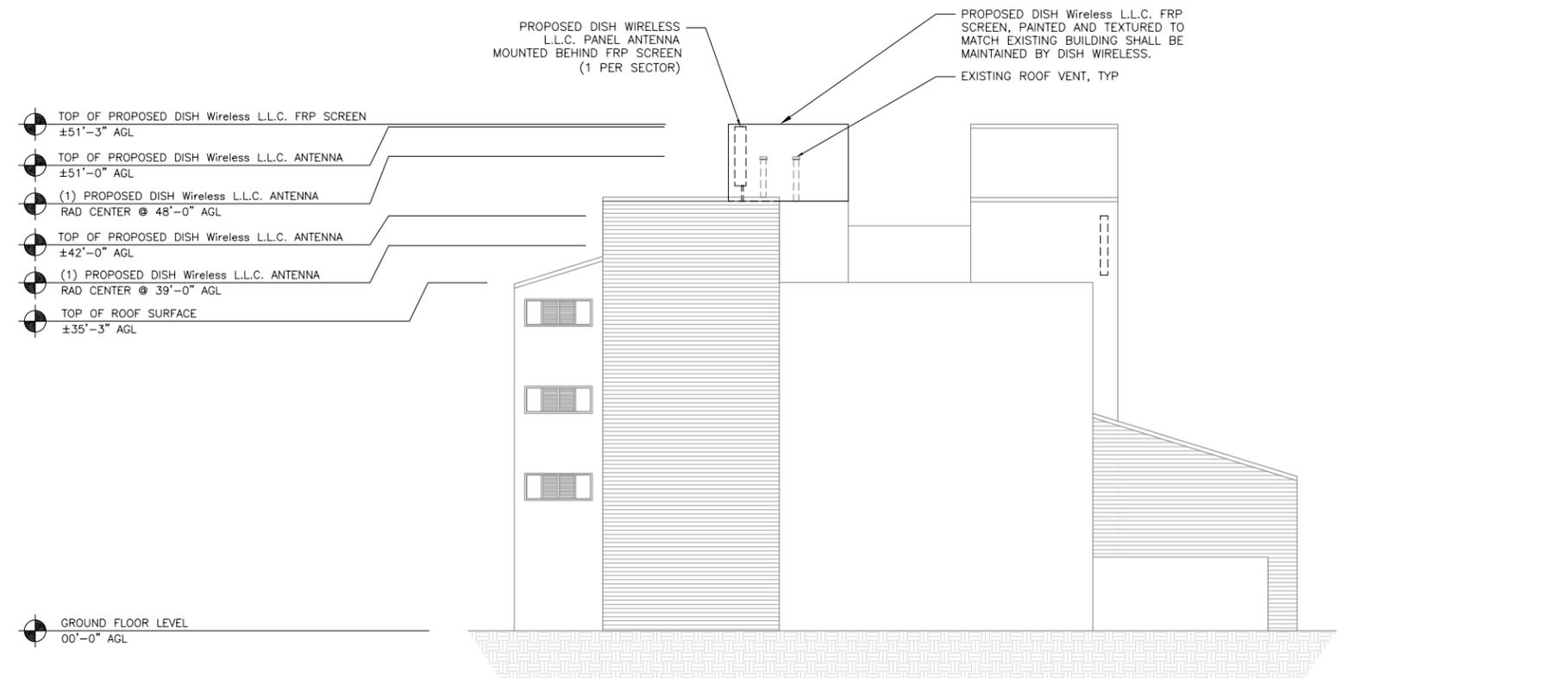


1

NOTES

- ANTENNA NOTES:**
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
 2. COORDINATE AND VERIFY EXISTING ROOFING WARRANTY PRIOR TO INSTALLATION/MODIFICATIONS.
 3. CONTRACTOR TO VERIFY EXISTING ROOF CONDITIONS, PARAPET WALL AND ALL DIMENSION GIVEN IN THIS DRAWING PRIOR TO BIDDING.
 4. PROPOSED DISH WIRELESS FRP CONCEALMENT ENCLOSURE TO BE PAINTED AND TEXTURED TO MATCH EXISTING STRUCTURE. VERIFY PAINT MANUFACTURER AND FINISH WITH OWNER.
 5. CONTRACTOR TO VERIFY APPROVED STRUCTURAL ANALYSIS PRIOR TO INSTALLATION.
 6. GENERAL CONTRACTOR TO PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED ANTENNAS. ALL ANTENNAS & MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER 2018 IBC/2019 CBC AND EIA/TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

BUILDING NORTHEAST ELEVATION



2

NOTES

- ANTENNA NOTES:**
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
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BUILDING NORTHWEST ELEVATION



SDSAN00100A
2435 SWEETWATER RD., NATIONAL CITY, CA 91950



Exhibit B
Case File No.: 2022-10 CUP
Date: 2/3/2022

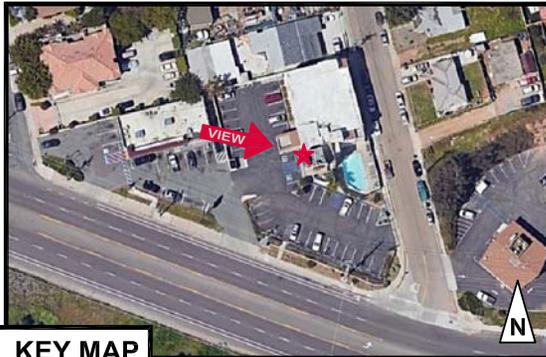
EXISTING VIEW



(P) DISH Wireless L.L.C. ANTENNAS AND
RADIO CONCEALED WITHIN (E) CUPOLA/
ENCLOSURE. (E) SHIPLAP SIDING TO BE
MODIFIED AND REPLACED WITH FRP
MATERIAL. (P) FRP PANEL TO BE PAINTED
AND TEXTURED TO MATCH BUILDING.



PROPOSED VIEW



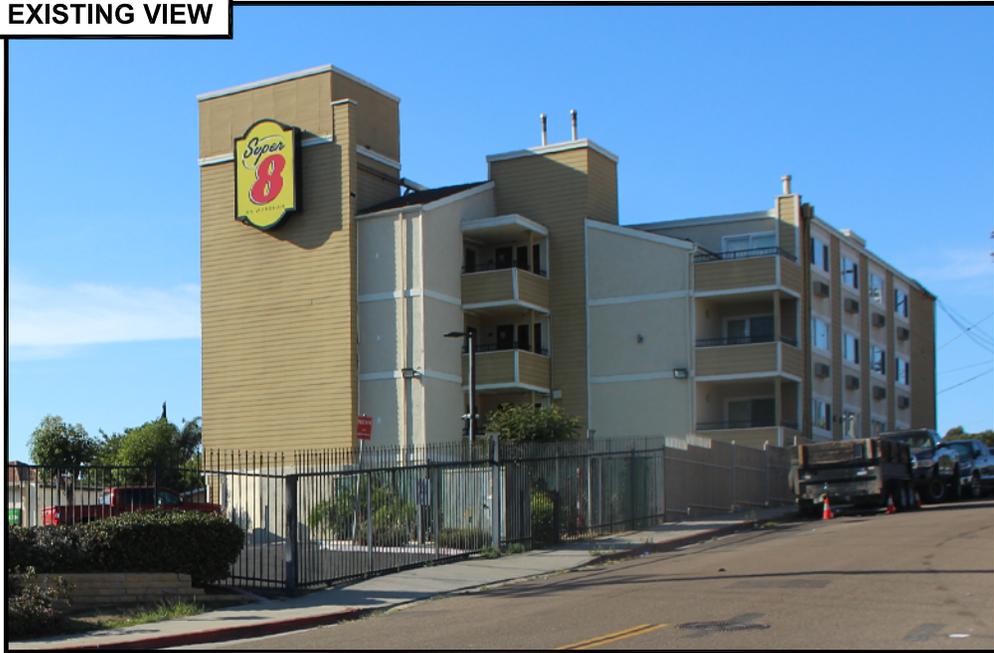
KEY MAP



SDSAN00100A
2435 SWEETWATER RD., NATIONAL CITY, CA 91950



EXISTING VIEW



(P) DISH Wireless L.L.C. ANTENNAS AND RADIOS CONCEALED WITHIN (P) ANTENNA FRP ENCLOSURE. (P) FRP ENCLOSURE TO BE PAINTED AND TEXTURED TO MATCH BUILDING.



PROPOSED VIEW



KEY MAP



SDSAN00100A
2435 SWEETWATER RD., NATIONAL CITY, CA 91950



EXISTING VIEW



(P) DISH Wireless L.L.C. ANTENNAS AND RADIOS CONCEALED WITHIN (P) ANTENNA FRP ENCLOSURE. (P) FRP ENCLOSURE TO BE PAINTED AND TEXTURED TO MATCH BUILDING.



KEY MAP



PROPOSED VIEW



SDSAN00100A
2435 SWEETWATER RD., NATIONAL CITY, CA 91950



EXISTING VIEW



(P) DISH Wireless L.L.C. ANTENNAS AND RADIOS CONCEALED WITHIN (P) ANTENNA FRP ENCLOSURE. (P) FRP ENCLOSURE TO BE PAINTED AND TEXTURED TO MATCH BUILDING.



PROPOSED VIEW



KEY MAP

RESOLUTION NO. 2022-14

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF NATIONAL CITY, CALIFORNIA,
APPROVING A CONDITIONAL USE PERMIT FOR THE MODIFICATION OF
AN EXISTING WIRELESS COMMUNICATIONS FACILITY
LOCATED AT 2435 SWEETWATER ROAD.
CASE FILE NO. 2022-10 CUP
APN: 564-250-50

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for the modification of an existing wireless communications facility located at 2435 Sweetwater Road at a duly advertised public hearing held on February 7, 2022, 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. 2022-10 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on April 18, 2022, support the following findings:

1. That the proposed use is allowable within the applicable zoning district pursuant to a CUP and complies with all other applicable provisions of the Land Use Code, because use is allowable within the MXD-2 zone pursuant to a CUP, and the proposed facility meets the required telecommunication facility design guidelines that include providing the minimum distance requirements from habitable space and screening the facility.
2. That the proposed use is consistent with the General Plan and any applicable specific plan, because General Plan Policy E-3.3 encourages access to wireless internet connections, computers, and other forms of communication technology: the proposed facility modifications provide increased internet/cellular data as well as

standard cellphone service capability. In addition, the proposed facility is a conditionally-permitted use in the MXD-2 zone.

3. That the design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity, because the facility will be located on the roof of the building without interfering with the existing use. No future expansion of the building is proposed that the facility would conflict with. The screening for the antennas will match the architectural style of the building, in compliance with the LUC.
4. That the site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints, because the building on which the facility will be located is existing, no expansion or future use that the proposal would conflict with is anticipated, and the facility will meet all development standards and distance requirements.
5. That granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the proposed facility will not be highly visible due to the height of the building compared to other development in the area, and because of screening walls around the antennas.
6. That the proposed project has been reviewed in compliance with the California Environmental Quality Act and has been determined to be categorically exempt from environmental review pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures), for which a Notice of Exemption will be filed subsequent to approval of this CUP.

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

General

1. This *Conditional Use Permit* authorizes the modification of an existing wireless communications facility at 2435 Sweetwater Road. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform with Exhibits A and B, Case File No. 2022-10 CUP, dated 2/3/2022. Any additional antennas or facilities must be in substantial conformance with the design for installation shown on these plans.
2. Before this *Conditional Use Permit* shall become effective, the applicant and the property owner both shall sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the

approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Conditional Use Permit*. The applicant shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the City Manager or assign prior to recordation.

3. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *County Clerk* and submitted to the National City Planning Department.
4. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in Section 18.12.040 of 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.

Building

7. Plans submitted for demolition and construction improvements shall comply with the current editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

Fire

8. 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).
9. The National City Fire Department shall be involved with all fire inspections for this site. Rough inspections are required for all phases of work.

Planning

10. All appropriate and required local, state and/or federal permits must be obtained and/or modified prior to operation of the wireless communications facility.
11. Antennas shall be screened from adjacent views through the use of screening walls no higher than the antennas plus one foot. Screening walls shall be textured and painted to match the architectural style and color of the existing building.

- 12. The permittee shall not object to co-locating additional facilities of other communication companies and sharing the project site, provided such shared use does not result in substantial technical or quality-of-service impairment for the permitted use. In the event a dispute arises with regard to co-locating with other existing or potential users, the City may require a third party technical study at the expense of either or both the applicant and the complaining user. This condition in no way obligates the City to approve any co-location proposal if it is determined by the City not to be desirable in a specific case.
- 13. The applicant or operator shall be responsible for the removal and disposal of any antennas, equipment or facilities that are abandoned, decommissioned, or become obsolete within six (6) months of discontinuance.

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 April 18, 2022, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON



Item no. **7**
April 18, 2022

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

PLANNING COMMISSION STAFF REPORT

Title: ELECTION OF VICE CHAIR FOR 2022

RECOMMENDATION

That the Planning Commission elect a new Vice Chair to serve for the remainder of 2022. Due to the unsuccessful reappointment of the current Vice Chair, the position is now vacant. The Vice 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". The signature is stylized and cursive.

ARMANDO VERGARA
Director of Community Development