



Item no.
February 2, 2026

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

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND CONDITIONAL USE PERMIT FOR BEER AND WINE SALES (ABC TYPE-41) AT A NEW RESTAURANT TO BE LOCATED AT 21 WEST 7TH STREET.

Case File No.: 2025-27 CUP

Location: 21 W. 7th Street

Assessor's Parcel No: 555-052-15

Staff report by: David Welch, Principal Planner

Applicant: Padel Life LLC

Zoning designation: Downtown Specific Plan Development Zone 1B (DSP-DZ 1B)

Adjacent use and zoning:

- North: Rodeway Inn motel / DSP-DZ 1B
- East: Commercial retail buildings / DSP-DZ 1B
- South: Ramada hotel across W. 7th Street / DSP-DZ 1B
- West: Interstate 5 / Caltrans right-of-way

Environmental review: Categorically exempt from environmental review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures)

Staff recommendation: Approve

Staff Recommendation

Staff recommends approval of the request for on-site beer and wine sales, subject to the recommended conditions in the attached resolution and a determination that the project is exempt from CEQA. The sale of alcohol is a conditionally-allowed use in Development Zone 1B of the Downtown Specific Plan (DSP) and would be accessory to food sales at a restaurant.

Executive Summary

The applicant intends to operate a restaurant in conjunction with a previously-approved outdoor commercial recreation facility and has applied for a California Department of Alcoholic Beverage Control (ABC) Type 41 license to offer on-site beer and wine sales. The applicant is proposing alcohol sales from 8:00 a.m. to 11:00 p.m. daily.

Site Characteristics

The new restaurant is proposed to operate within a new athletic facility comprised of five padel tennis courts and one pickleball court. The facility will also include a clubhouse occupying approximately 2,090 square feet of the currently vacant 24,106 square-foot site.

Development Zone 1B (DZ-1B) allows for both residential and commercial use and the surrounding area is a mix of lodging, restaurants, a gas station, retail, a charter school, and small offices. In addition, the west side of the site faces Interstate 5 across Roosevelt Avenue. The nearest residential units are over 300 feet from the site. However, a building permit has been filed for the construction of one unit on the property to the east.

Proposed Use

The applicant is proposing beer and wine sales (ABC Type-41) in conjunction with food sales at the restaurant. Restaurant hours will be 8:00 a.m. to 11:00 p.m. daily. Proposed hours for alcohol sales are the same as the restaurant. On-site consumption would be permitted in the outdoor seating area between the athletic courts and the clubhouse. No live entertainment is proposed with this permit and the applicant intends to host infrequent tournaments through a separate Temporary Use Permit (TUP) process. The recreation facility is still in the development process and only minor grading has occurred as of the writing of this report.

Analysis

Section 18.30.050 of the Land Use Code (LUC) 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. City Council Policy 707 also regulates alcohol sales in the city.

Hours of Operation

Restaurants with on-site alcohol sales have been approved with varying hours throughout the city. Most recently, five restaurants in 2024 and 2025 were approved for on-site alcohol sales of beer and wine (ABC Type-41). For reference, the recent restaurants are:

Name	Address	License Type*	Approved Hours
La Malcriada Birrieria	1604 E 18 th St.	41	8:00 a.m. - 10:00 p.m. inside 8:00 a.m. - 9:00 p.m. outside
Tacos El Franc	3030 Plaza Bonita Rd.	41	10:00 a.m. - 10:00 p.m. daily
Mariscos La Capital	801 National City Blvd.	41	8:00 a.m. - 11:30 p.m. daily
La Malquerida by Dolce	1524 McKinley Ave.	41	8:00 a.m. – 10:00 p.m. daily
Zhangliang Malatang Spicy Hotpot	1430 E Plaza Blvd. Ste. E20	41	11:00 a.m. – 11:00 p.m. daily

*Type 41 – On-Sale Beer and Wine

The proposed hours for alcohol sales are from 8:00 a.m. to 11:00 a.m. daily, which is similar to these recent approvals. However, in this case patrons will be in an exclusively outdoor setting. The proposed restaurant is located within DZ-1B, which is intended to include both visitor-serving commercial and entertainment uses. It should be noted that a Type 41 ABC license (On Sale Beer & Wine – Eating Place) requires that alcohol sales not exceed food sales. In addition, City Council 707 requires that alcohol must be purchased with food.

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 483 occupants and owners. No public comment has been received as of the writing of this report.

Community Meeting - Pursuant to Section 18.30.050 (C) of the LUC, a community meeting was held Tuesday, August 19, 2025 at 6:00 p.m. at a nearby

restaurant. The meeting advertisement is attached (Attachment 8); there were no community members in attendance.

Distance Requirements - Section 18.030.050 (D) of the LUC requires a 660-foot distance from any public school (kindergarten through twelfth grade); there are no such public schools within 660 feet of the site.

Alcohol Sales Concentration/Location

According to the California Department of Alcoholic Beverage Control (ABC), there are currently 17 on-site licenses in Census Tract 219, where a maximum of three are recommended. Therefore, the census tract is considered to be overconcentrated by ABC with regard to on-site alcohol sales outlets. Census Tract 219 is the area west of National City Boulevard from Division Street to the southern City boundary and into the City of Chula Vista. Of the 17 outlets, one is an fraternal organization, 10 are located within National City, and six are located in Chula Vista. The nearest existing license location is at the Ramada hotel at 700 National City Boulevard. One additional on-sale alcohol CUP was recently approved in the tract.

Police Department (PD)

The ABC Risk Assessment provided by PD allocated a total of 17 points, which places it in the Medium Risk category (Medium Risk is considered 13 to 18 points). The applicant revised their request since PD reviewed the application, but it would still be considered Medium Risk (14 points). The Risk Assessment is included as Attachment 6. PD also raised concerns related to the high crime rate in the area, no known plans for monitored parking or the incorporation of Crime Prevention Through Environmental Design (CPTED), and the concentration of alcohol-related businesses.

Staff is recommending conditions of approval to alleviate some of the concerns related to high crime rate in the surrounding area. These include the presence of a security guard on-site that is available to escort patrons to their parked vehicles during evening hours and additional security cameras that can monitor adjacent sidewalks. The previous CUP approved for the property also limited the height of opaque walls or fencing to four feet along street frontage to create additional visibility between the facility and the adjacent streets.

Institute for Public Strategies

Comments were received from IPS with the following considerations:

1. To prevent injuries, the Responsible Hospitality Coalition of San Diego County recommends refraining from selling alcohol to patrons who have yet completed and padel or pickleball games they intend to engage in.
2. Require that servers/management check for valid identification for patrons appearing under the age of thirty (30), rather than twenty-one (21), when patrons order alcohol, due to the community, civic, and private events expected to take place throughout the facility.
3. Require that food service is always available during the hours that alcohol is sold.
4. Consider establishing clear guidelines for when additional alcohol licenses will or will not be permitted within an already dense area.

Conditions of approval have been included in the draft resolution discouraging the sale of alcohol to patrons who still plan to participate in games at the facility, age verification checks, and a requirement that alcohol will only be offered with the purchase of food. Any further guidelines or policies related to the approval of alcohol licenses should be reviewed by the City Council in conjunction with the approved Policy 707.

Findings for Approval

The following are the required findings in the attached draft resolution:

1. Allowable Use: Alcohol sales are allowable within Development Zone 1B of the Downtown Specific Plan, 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. The use is incidental to a proposed restaurant use in a mixed-use area.
2. General Plan Consistency: Alcohol sales are a permitted use, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. In addition, a restaurant with alcohol sales is consistent with the Development Zone 1B land use designation on the Downtown Specific Plan.
3. Compatibility, LUC, and Traffic: The intensity of development was analyzed for Development Zone 1B at the time the Downtown Specific Plan was approved. The site is being developed below the prescribed density in the specific plan and will be occupied by a small 2,090 square-foot clubhouse from which the restaurant will operate. 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 use would be incidental to the primary use of food service.
4. No Nuisance: The proposed use will be subject to conditions that limits 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. There is no live entertainment proposed on site.
 5. California Environmental Quality Act (CEQA): The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) 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 Conditional Use Permit. The reason for the exemption is that the use is proposed for a new restaurant to be operated out of a proposed 2,090 square foot commercial structure and the use is similar to other commercial uses in the area, which are permitted in Development Zone 1B.
 6. Public Convenience and Necessity: The restaurant, a permitted use in Development Zone 1B, will benefit from the sale of alcohol by providing for a wider diversity of businesses that add to the character and vibrancy of the area.

Findings for Denial

The following are findings for denial:

1. Granting the permit would 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 addition of on-site alcohol sales may increase the propensity for over-consumption of alcohol and increase the potential for impacts to the surrounding area.
2. The proposed use is not deemed essential to the public necessity, as there are already sixteen restaurants or bars in the same Census Tract that serve alcohol.

3. Based on the above findings, public convenience and necessity will not be served by a proposed use of the property for the on-site sale of alcoholic beverages pursuant to law.

Conditions of Approval

Based on the comments provided by IPS and PD, additional conditions have been added to address security concerns and protect patrons from unsafe play. The applicant's proposed hours of operation are also included in the draft resolution.

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 Development Zone 1B, which is intended for a variety of uses including visitor-serving commercial and entertainment. A restaurant use serving alcohol will contribute to the viability of the district. Beer and wine will only be available with the sale of food and draft conditions are intended to reduce the potential for any impacts on the surrounding area. Additional conditions related to safety and security address comments by the PD and IPS.

Options

1. Find the project exempt from CEQA under Class 3 of the CEQA Guidelines Section 15303 or other exemption and approve 2025-27 CUP, subject to the conditions included in the Resolution, or other conditions, and based on the findings included in the Resolution, or other findings to be determined by the Planning Commission; or,
2. Find the project not exempt from CEQA and/or deny 2025-27 CUP based on the attached findings 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. Draft Resolutions

2. Overhead
3. Applicant's Plans (Exhibit A, Case File No. 2025-27 CUP, dated 11/11/2025)
4. Public Hearing Notice (Sent to 483 property owners & occupants)
5. Census Tract & Police Beat Maps
6. Police Department Comments
7. Institute for Public Strategies Comments
8. Community Meeting Information

RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA DETERMINING THAT THE
PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA
GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF
SMALL STRUCTURES) AND CONDITIONAL USE PERMIT FOR BEER AND WINE
SALES (ABC TYPE-41) AT A NEW RESTAURANT TO BE LOCATED AT 21 WEST 7TH
STREET.

CASE FILE NO. 2025-27 CUP

APN: 555-052-15

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for beer and wine sales at a new restaurant to be located at 21 West 7th Street. At a duly advertised public hearing held on February 2, 2026, 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. 2025-27 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 February 2, 2026, 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 alcohol sales are allowable within Development Zone 1B, 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. It is incidental to a new restaurant use in a mixed-use area.
2. The proposed use is consistent with the General Plan and any applicable specific plan, because the Land Use Code permits alcohol sales, subject to a CUP, which is consistent with the General Plan. In addition, a restaurant with alcohol sales is

consistent with the Development Zone 1B land use designation contained in the Downtown Specific 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 the site is developed below the prescribed density in the specific plan and will be occupied by a small 2,090 square-foot clubhouse from which the restaurant will operate. The intensity of development was previously analyzed for Development Zone 1B at the time the Downtown Specific Plan was approved. The proposed alcohol sales would be incidental to the primary use of food sales.
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 only a small building is proposed for the use, which is below the prescribed intensity of uses for Development Zone 1B. The proposed alcohol sales would be incidental to the primary use of food sales.
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 RBSS training. No live entertainment is proposed on site.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) 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 Conditional Use Permit. The reason for the exemption is that the use is proposed for a new restaurant to be operated out of a proposed 2,090 square foot commercial structure and the use is similar to other commercial uses in the area, which are permitted in Development Zone 1B.
7. The proposed use is deemed essential and desirable to the public convenience or necessity, because the restaurant, a permitted use in Development Zone 1B, will benefit from the sale of alcohol by providing for a wider diversity of businesses that add to the character and vibrancy of the area.

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 in accordance with applicable law and the recommended conditions. The use, as proposed and conditioned, will operate in harmony with surrounding uses, will not cause a nuisance, and will benefit the community looking for a quality restaurant experience.

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 new restaurant to be located at 21 West 7th Street. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2025-27 CUP, dated 11/11/2025.
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 or owner 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 or owner 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 or applicable law.
7. *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 San Diego County Clerk and submitted to the National City Planning Department.

Planning

8. No alcohol sales or consumption shall be permitted until the applicant has been issued a Type 41 license from the California Department of Alcoholic Beverage Control.
9. 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.
10. The sale of alcoholic beverages shall only be permitted between the hours of 8:00 a.m. to 11:00 p.m. daily.
11. 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 the Planning Manager or designee or other 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.
12. Alcohol shall be available only in conjunction with the purchase of food.
13. The sale of alcoholic beverages for off-site consumption is not permitted at this location.
14. Signs shall be posted in the restaurant, including on all exits to outdoor seating areas, indicating that alcoholic beverages must be consumed inside the restaurant and may not be taken off-premises.
15. No live entertainment is permitted without modification of this CUP or issuance of a Temporary Use Permit.

16. All activities shall comply with the noise limits contained in Table III of Title 12 of the National City Municipal Code.
17. The operator shall provide a security guard on-site during hours of operation that the sale of alcoholic beverages is made available to patrons. The security guard shall be available to both patrol the site and offer complimentary escort for patrons parked within reasonable distance of the facility.
18. The operator shall maintain and operate on-site security cameras with the capability to monitor both on site activities and adjacent sidewalks on Roosevelt Avenue and West 7th Street. The presence of cameras shall be made known to passersby by the installation of visible signage.
19. The restaurant shall display language in plain sight that requests patrons to refrain from consuming alcohol prior to engaging in sports activities to reduce the risk of injuries or accidents.
20. The operator of the business shall maintain an active business license and ensure that the business license is renewed annually.

Police

21. The permittee shall comply with all applicable law, including, but not limited to the regulatory provisions of the Business and Professions Code that pertain to the sale, serving, and consumption of alcoholic beverages.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of February 2, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
DENYING A CONDITIONAL USE PERMIT FOR BEER AND WINE SALES (ABC
TYPE-41) AT A NEW RESTAURANT TO BE LOCATED AT 21 WEST 7TH STREET.
CASE FILE NO. 2025-27 CUP
APN: 555-052-15

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for on-site beer and wine sales at a new restaurant to be located at 21 West 7th Street. At a duly advertised public hearing held on February 2, 2026, 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. 2025-27 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 February 2, 2026 support the following findings:

1. Granting the permit would 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 addition of on-site alcohol sales may increase the propensity for over-consumption of alcohol and increase the potential for impacts to the surrounding area.
2. The proposed use is not deemed essential to the public necessity, as there are already sixteen restaurants or bars in the same Census Tract that serve alcohol.
3. Based on the above findings, public convenience and necessity will not be served by a proposed use of the property for the on-site 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. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

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NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

2025-27 CUP – 21 W. 7th Street – Overhead

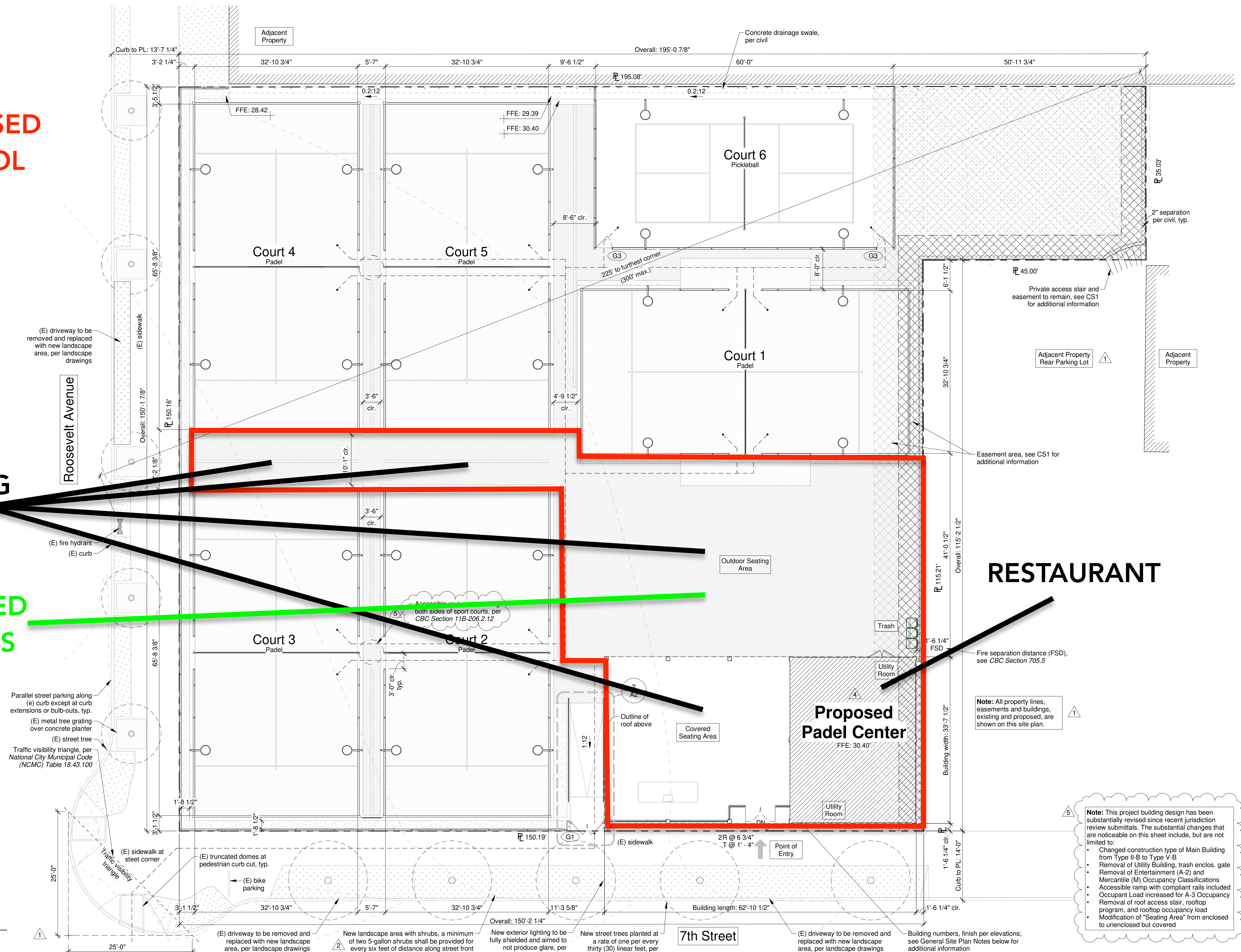


**PROPOSED
ALCOHOL
AREA**

**SEATING
AREA**

**PROPOSED
SPEAKERS**

RESTAURANT



1 Site Plan
1" = 10'-0"

Parking Count:

Vehicular Parking:
Required Parking Spaces: 0 total
Provided Parking Spaces: 0 total

Notes:
1. See the Site Plan above for existing parking locations for both vehicular and bike parking designations.

Impervious Surface Area:

No.	Name	Dimensions	Area
Impervious			
BLDG	Main Building	See dimensions per plans	2090 SF
CRT	Courts - Padel Wall	13" W all around Padel Courts	996 SF
CRT	Courts - Pickleball	Min. court size 44'-0" x 20'-0"	3600 SF
EXT	Other Impervious	See dimensions per plans	753 SF
Pervious			
CRT	Courts - Padel	Approx. 65'-7" x 32'-9" (20m x 10m)	11148 SF
EXT	Pervious (Graded)	See dimensions per plans	1850 SF
EXT	Pervious (Gravel)	See dimensions per plans	3669 SF
Total disturbed area:			24106 SF

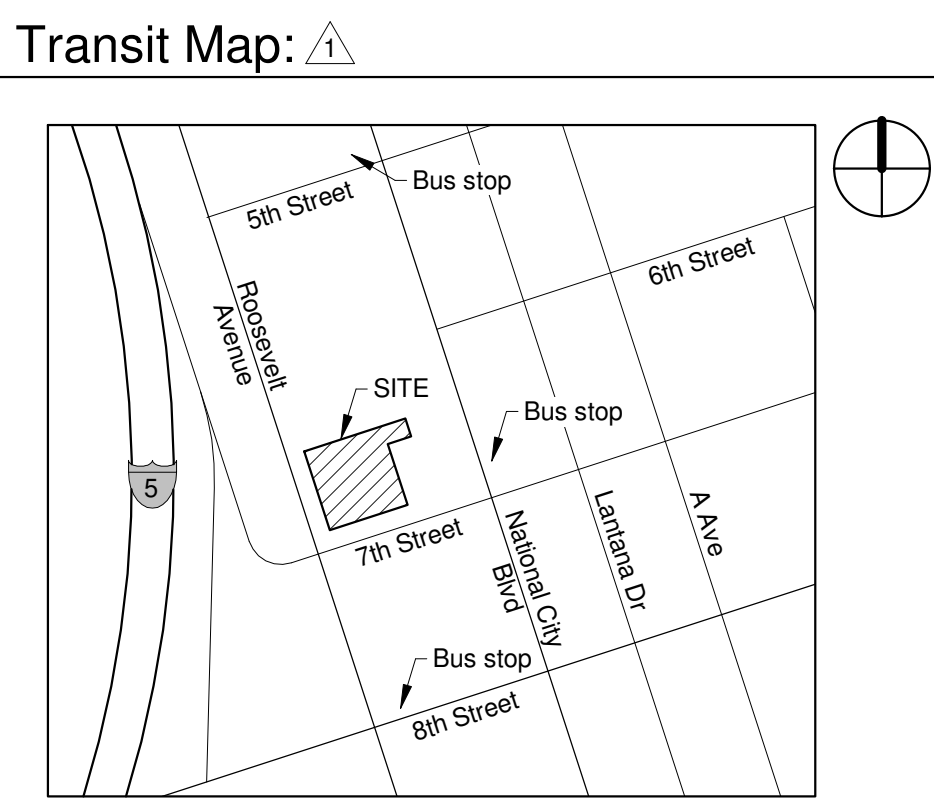
- Notes:**
- All existing pervious and impervious areas are to be removed. Areas shown above are new areas.
 - Dimensions shown are approximate; accurate area tabulation may be obtained using digital design software. All areas listed are as designed.
 - Regular maintenance and upkeep of pervious surfaces will be required to ensure that surface remains pervious. Do not seal pervious surface after installation. See civil drawings for typical installation.

Note: Constructed pervious surfaces are not to be sealed.

Legend:

- Concrete & Hardscape
- Permeable Pavers
- Landscape
- Gravel
- Porous Concrete
- Drainage Slope
- Easement Areas, see CS1 for additional information
- Accessible Route
- Trench Drains, per Civil

- General Site Plan Notes:**
- See GN1, Section 4.106, for California Green Building Code site development standards.
 - See Door & Gate Schedule on SC1 for additional information regarding perimeter and sport court gates.
 - See civil drawings for all stormwater best management practices (BMP).
 - New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast in color to the background. Numbers shall be min. 4" high with min. stroke width of 1/2" per California Fire Code (CFC) 505.1. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. CFC 505.1.
 - Any portion of a fence or other structure within 5'-0" of a building shall be constructed per one of the following, per County Building Code 92.1.712A.1:
 - Noncombustible material
 - Approved exterior fire-retardant treated wood
 - Material meeting same fire-resistive standards as exterior walls of the building



Site Plan

A1

drawing number:

sheet title:

architect:

christian rice architects, inc.
1127 loma ave, coronado, ca 92118 p 619.522.9040

project:

Padel Center
21 W 7th Street, National City, California 91950

drawn by:
CDB

drawing date:
22 February 2024

revisions:

rev.	date	notes
1	05.30.24	1st Round Corrections
2	07.08.24	2nd Round Corrections
4	10.23.24	Plan Revision I
5	03.xx.25	Plan Rev. I - 1st Round Corrections



NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND CONDITIONAL USE PERMIT FOR BEER AND WINE SALES (ABC TYPE-41) AT A NEW RESTAURANT TO BE LOCATED AT 21 WEST 7TH STREET.

CASE FILE NO.: 2025-27 CUP

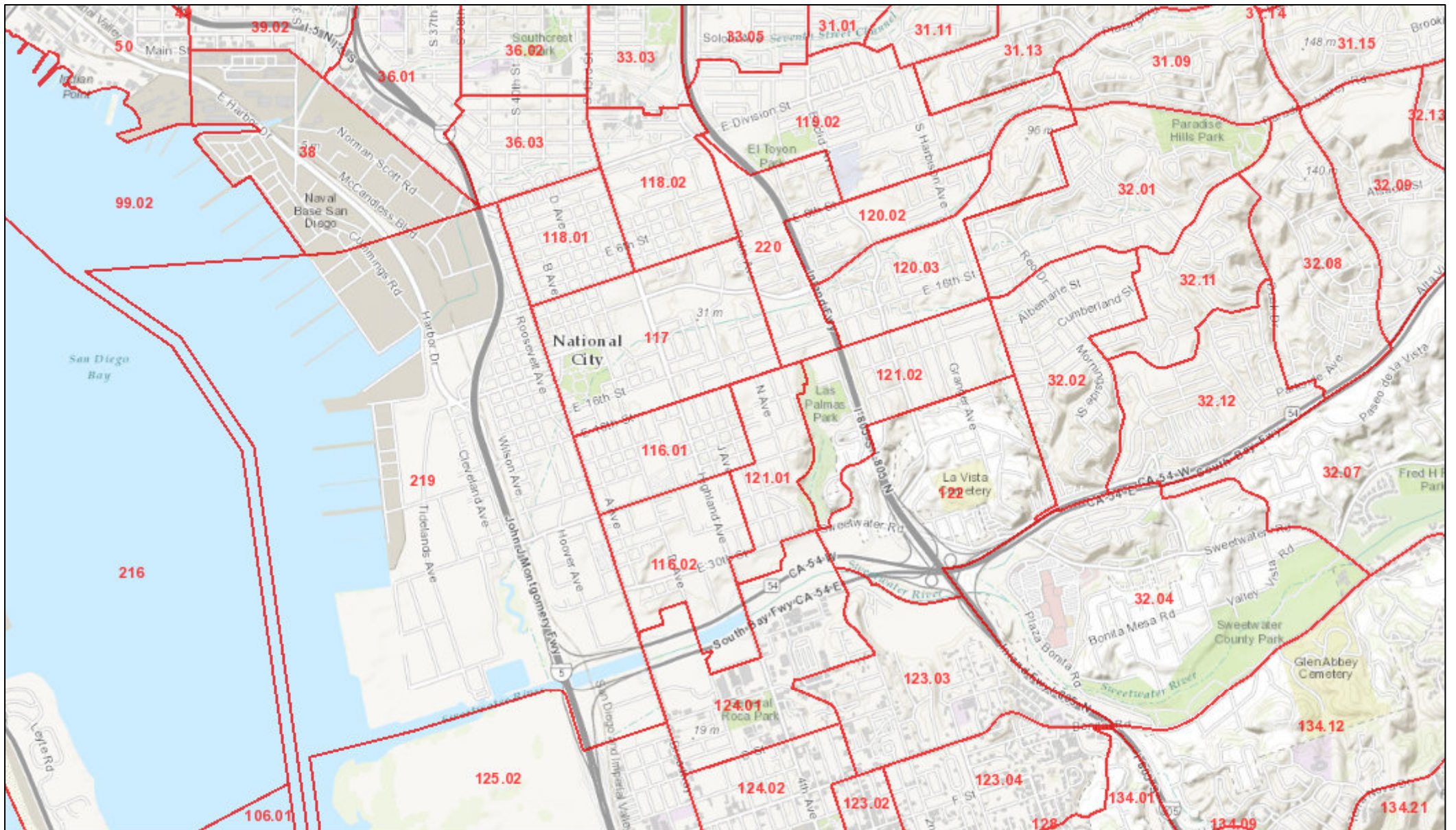
APN: 555-052-15

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, February 2, 2026**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant (Padel Life LLC) is proposing to operate a restaurant in conjunction with a previously-approved outdoor commercial recreation facility and has applied for a California Department of Alcoholic Beverage Control (ABC) Type 41 license to offer on-site beer and wine sales. Alcohol sales hours will be from 8:00 a.m. to 11:00 p.m. daily. The Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **February 2, 2026** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, 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.

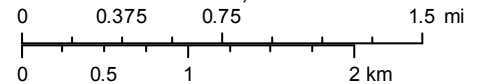


August 25, 2014

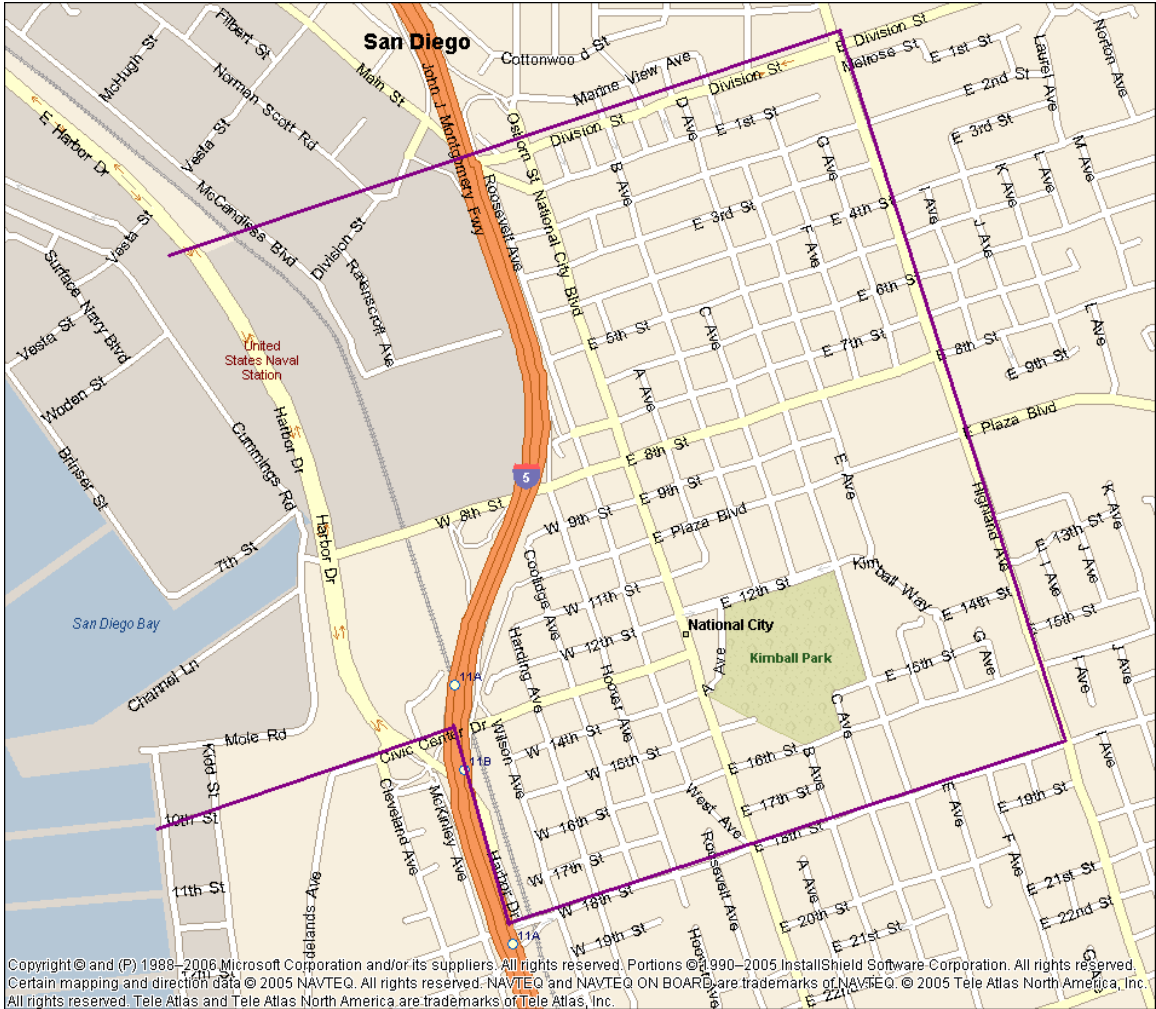
CensusTracts 2010

ATTACHMENT 5

1:45,467



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



City of National City Beat 20

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



NATIONAL CITY POLICE DEPARTMENT
ALCOHOL BEVERAGE CONTROL
RISK ASSESSMENT

DATE: _____

BUSINESS NAME: _____

ADDRESS: _____

OWNER NAME: _____ DOB: [REDACTED]

OWNER ADDRESS: _____

(add additional owners on page 2)

I. Type of Business

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

II. Hours of Operation

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

III. Entertainment

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

IV. Crime Rate

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

V. Alcohol Businesses per Census Tract

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

Notes:

Multiple horizontal lines for handwritten notes.

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: _____

Environmental Scan
Conditional Use Permit (CUP)
for alcohol sales (Beer & Wine) at a new restaurant

21 W 7th Street, National City, CA 91950

Conducted: July 17, 2025



Photo of the proposed location

An environmental scan was conducted at 10 a.m. on Wednesday, July 17, 2025, for an amended conditional use permit allowing alcohol sales (Beer & Wine, Type 41) at a new restaurant. The applicant is requesting to host padel and pickleball tournaments as well as community, civic, and private events throughout the facility.

Proposed hours

Alcohol Sales: 8 a.m. to 10 p.m. daily

Live Entertainment: 8 a.m. to 8 p.m. daily

Funded by the San Diego County Health and Human Services Agency

8885 Rio San Diego Drive #117 • San Diego, California, 92108 • Phone: 619.476-9100 • Fax: 619.476-9104

During a scan of the business and premises, the following was noted:

- The city has reported a high incidence of prostitution in this area, and what may have been prostitution was occurring during the scan. For more information: <https://www.cbs8.com/article/news/local/national-city-high-tech-surveillance-tower-to-fight-prostitution/509-9900ed0c-ccf2-44b4-b99a-60dfb4d2b5a1>
- Five hotels/motels are located nearby.
- There is limited street parking near the location and no parking lot nearby.
- Three bus stops are located within approximately 1,000 feet of the location.
- The 8th Street Transit Center trolley station is approximately 2,100 feet away.

Youth Sensitive Areas/Other Vulnerable Locations

Integrity Charter School (approximately 300 feet away)

Excel Performance Academy (approximately 1,056 feet away)

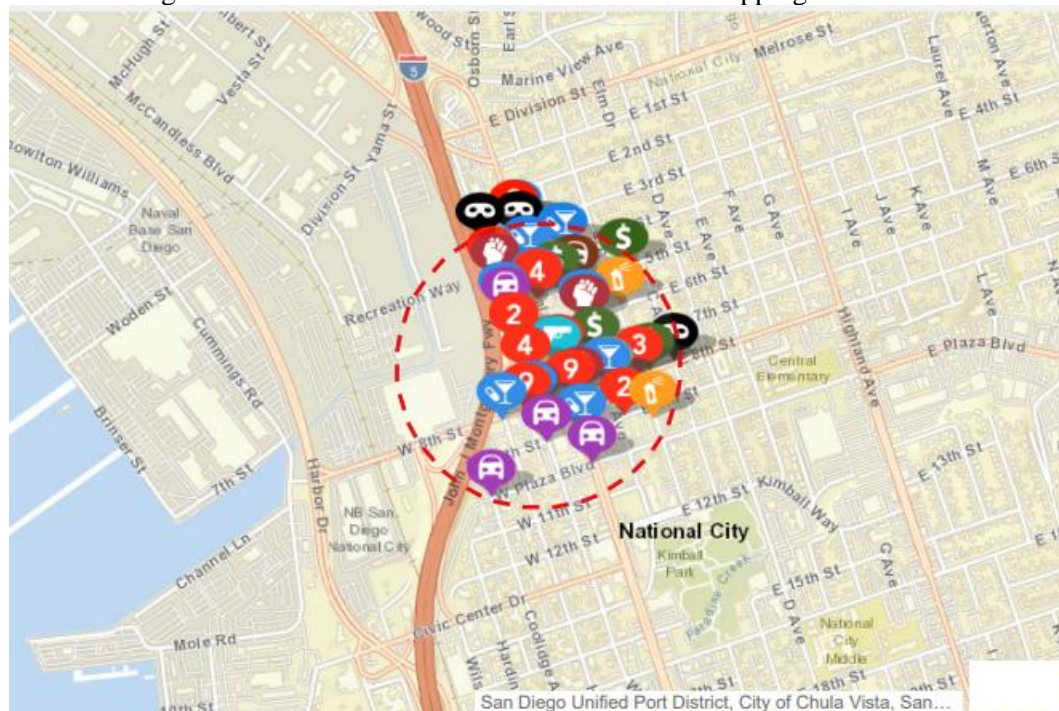
Kimball Park (approximately 2,100 feet away)

Churches

St. Mary’s Catholic Church (approximately 2,100 feet away) is the closest one to this location.

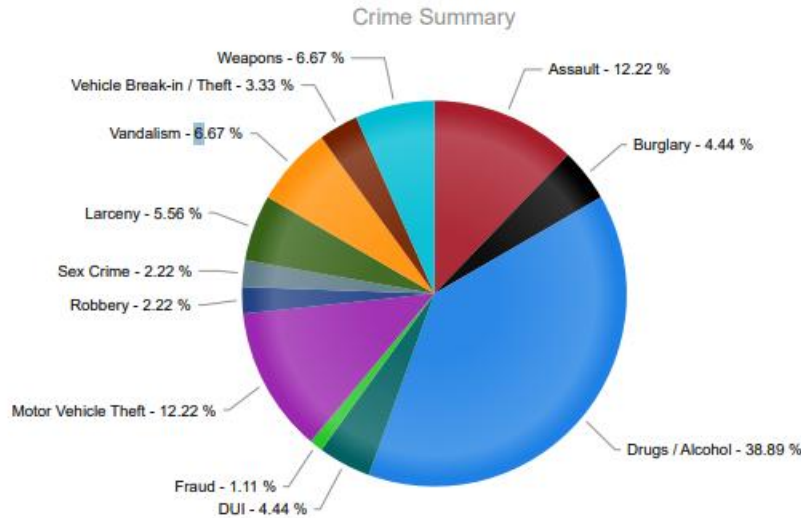
Crime Rate

The following information about the location is from crimemapping.com.



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A review of crime-related information from personnel within the City of National City Police Department should determine whether existing violations against the property or the applicant have occurred that would discourage allowing alcohol sales. According to the National Institute of Health, increasing alcohol outlet density is well-documented to be associated with increased alcohol use and problems.



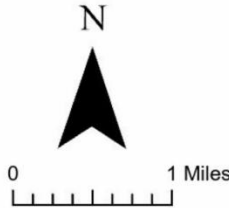
Outlet Density

Based on Centers for Disease Control guidelines, alcohol density is defined as the average distance between a person and their closest alcohol retailer. In the map below, the darker the census tract, the less distance a person has to travel to their closest alcohol retailer. The proposed location is defined as “very dense.”

IPS has begun utilizing the following scale to define outlet density more clearly.

- Least Dense (lightest color)
- Somewhat Dense
- Dense
- Very Dense
- Extremely Dense (darkest color)



  <p>BUDI BINGE & UNDERAGE DRINKING INITIATIVE</p>	<p>Alcohol On-Sale Density</p> <p>21 W 7th Street, National City, CA</p> <p>Alcohol Density = Average Distance between a Person and their Closest Alcohol Retailer (CDC Guide for Measuring Alcohol Outlet Density)</p> <p>ABC data as of 4/25/2025 Map created 7/21/2025</p>	 <p>N</p> <p>0 1 Miles</p>
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Considerations

The following are considerations if a CUP is issued.

1. To prevent injuries, the Responsible Hospitality Coalition of San Diego County recommends refraining from selling alcohol to patrons who have not yet completed any padel or pickleball games they intend to engage in.
2. Require that servers/management check for valid identification for patrons appearing under the age of thirty (30), rather than twenty-one (21), when patrons order alcohol, due to the community, civic, and private events expected to take place throughout the facility.
3. Require that food service is always available during the hours that alcohol is sold.
4. Consider establishing clear guidelines for when additional alcohol licenses will or will not be permitted within an already dense area.

August 11, 2025

Dear Resident / Business Owner:

You are cordially invited to attend a community meeting regarding a Conditional Use Permit (CUP) with the city of National City by Padel Life, LLC (*Doing Business As – AURA PADEL*) for a California Department of Alcoholic Beverage Control (ABC) Type-41 license (beer and wine) to compliment their existing restaurant.

TUESDAY, AUGUST 19, 2025
6:00:PM to 7:00PM
NAPAOLEON'S PIZZA HOUSE
619 NATIONAL CITY BLVD.
NATIONAL CITY, CA 91950

The applicant will provide an overview of their request and have a question and answer session shortly thereafter.

If you have any questions please feel free to contact Marco Cortes at [REDACTED] (or at marco@cortescommunications.com).

ATTACHMENT 8