



# City of National City Planning Commission Meeting

MEETING OF NOVEMBER 4, 2024





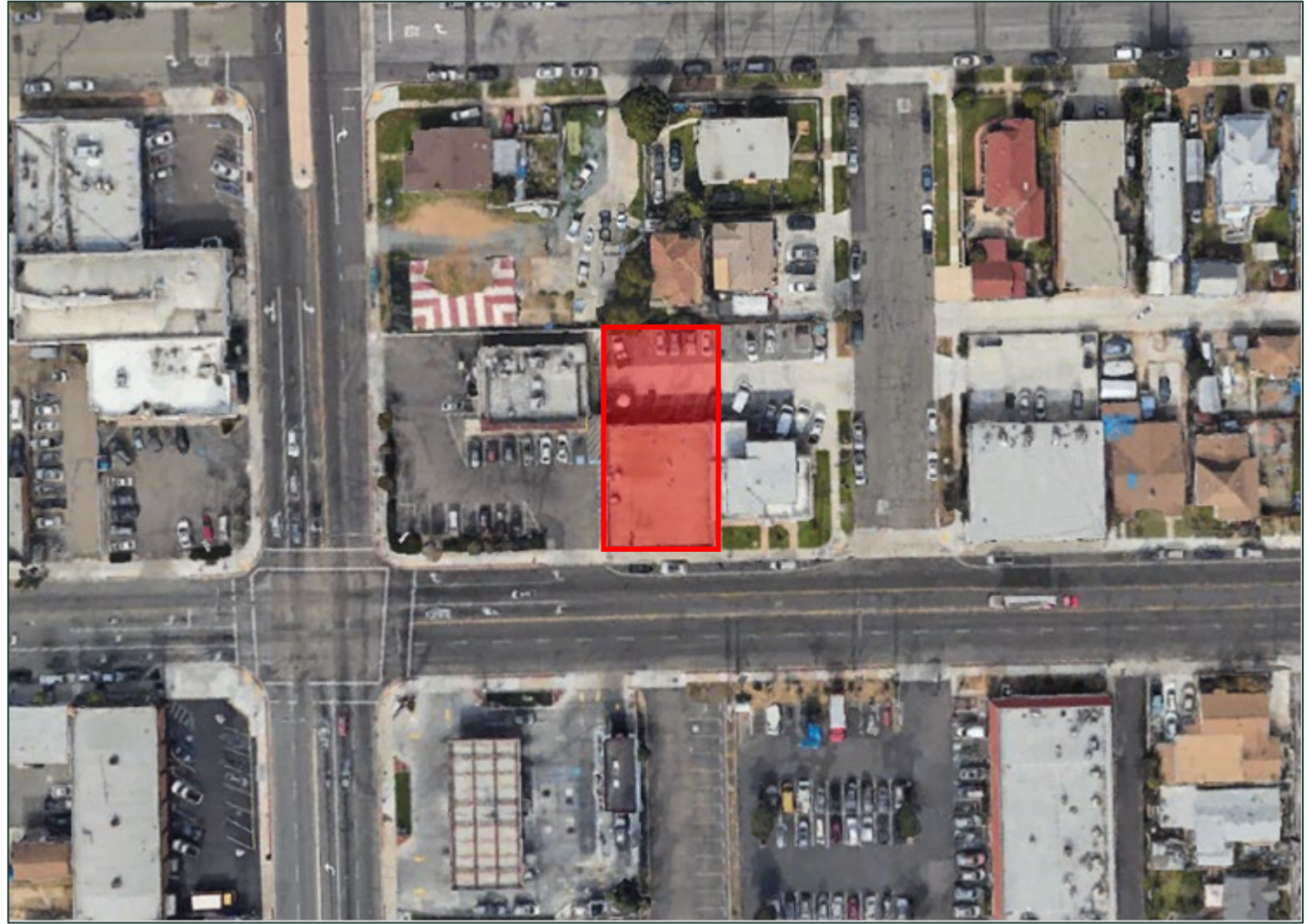
# Public Hearing

CONDITIONAL USE PERMIT FOR  
ALCOHOL SALES AT AN EXISTING  
RESTAURANT (MR. PULPO SEAFOOD)  
LOCATED AT 831 E 8<sup>TH</sup> STREET

2024-20 CUP



# Overhead



# Site Characteristics

- Located on NE corner of Highland Ave. and E. 8th St.
- Surrounded by commercial and residential uses
- Census tract 118.02
- Mr. Pulpo Seafood
  - Existing 2,160 ft<sup>2</sup> restaurant in the MXC-2 zone
  - Replaced the previous nonconforming use
    - ABC Type 40 beer for bars and taverns



# Front View

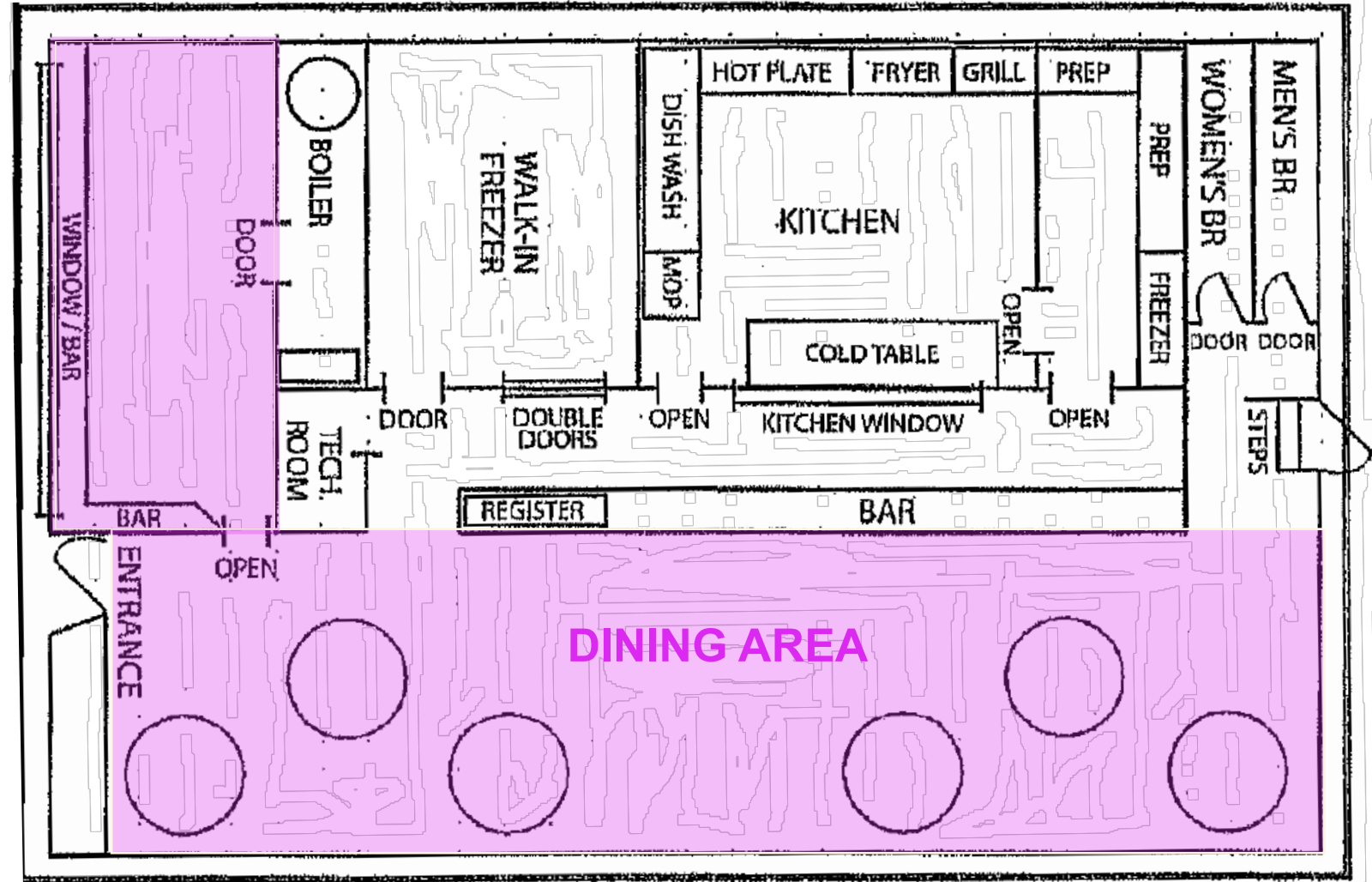


# Proposal

- Business proposes to sell beer and wine (ABC Type 41) with food
- Proposed hours of operation: 9:00 a.m. to 10:00 p.m. daily
- Floor plan indicates the total area dedicated to seating
  - 1,080 ft<sup>2</sup> dining area
  - 57 seats in dining area
- No live entertainment is proposed



# Floor Plan



# Staff Analysis

- NCMC 18.30.050 allows for alcohol sales for on-site consumption with approved CUP
- Additional requirements for alcohol CUPs:
  - Mailing – owners/occupants within 660 ft. (261)
  - Community meeting – Held July 9, 2024 – 9 attendees
    - Question asked were related to previous bar use
- Census Tract 118.02 – one on-sale license where nine are recommended
  - Not considered overconcentrated
- Distance requirements – Not applicable for restaurants with 30% of their floor area dedicated to seating.
  - Mr. Pulpo Seafood has 50% of their floor area dedicated to seating
  - Nearest public school is Central Elementary
- Adhere to City Council Policy 707
  - Standard conditions





# Comments:

## Police Department (PD)

- Risk Assessment – 9 points
  - Low risk – 12 points or less
  - Assigns points based on type of business, license concentration, calls for service, etc.

## Institute for Public Strategies (IPS)

- Require in-person Responsible Beverage Sales and Service (RBSS) training for all staff.
- Require that litter be removed on a daily basis and graffiti abated within 24 hours.



# Conditions

- Standard Conditions of Approval
- Conditions specific to on-site alcohol sales per Council Policy 707
  - Hours of operation
  - Responsible Beverage Service and Sales (RBSS)
  - Alcohol sales remain accessory to the restaurant
- Application-specific conditions
  - IPS comments related to graffiti and litter



# Summary

- Proposed use is consistent with the General Plan
  - Alcohol sales for on-site consumption are a conditionally-allowed use in MXC-2 zone
  - Alcohol sales would be accessory to the business in an established commercial area
  - Inclusion of conditions consistent with Council Policy 707 intended to alleviate concerns related to area impacts
  - Additional conditions addressing IPS comments



# Options

- Find project exempt from CEQA & approve 2024-20 CUP based on findings listed in the draft resolution / findings determined by the Commission; or
- Find project not exempt from CEQA and/or deny 2024-20 CUP based on findings listed in the draft resolution / findings determined by the Commission; or
- Continue the item for additional information
- Staff recommending approval
- Notice of Decision to City Council



# Floor Plan

