



CITY OF NATIONAL CITY - 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 1 OF THE CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES) AND CONDITIONAL USE PERMIT MODIFICATION FOR BEER AND WINE SALES (ABC TYPE-41) AT A NEW RESTAURANT (TACOS EL FRANC) LOCATED AT 3030 PLAZA BONITA ROAD, SUITE 1108

Case File No.: 2024-14 CUP

Location: Westfield Plaza Bonita Mall

Assessor's Parcel Nos.: 564-471-07-00

Staff report by: Sophia Depew, Assistant Planner

Applicant: Tacos El Franc

Zoning designation: MXD-2 (Major Mixed-Use District)

Adjacent use and zoning:

North: Single-Family Residential across Sweetwater Rd. / RS-2 (Small Lot Residential)

East: Bonita Creek development / RS-3 (Medium-Low Density Multi-Unit Residential)

South: Sweetwater River Park / OS (Open Space)

West: Interstate 805 Freeway / OS

Environmental review: Categorically exempt from environmental review pursuant to Class 1, Section 15301 (Existing Facilities)

Staff recommendation: Approve

Staff Recommendation

Staff recommends approval of the request to modify the existing Conditional Use Permit (CUP) for on-site beer and wine sales for a new restaurant (Tacos El Franc) to expand into the adjacent suite, subject to the recommended conditions in the attached resolution and a determination that the project is exempt from CEQA. The sale of beer and wine is a conditionally-allowed use in the Major Mixed-Use District zone and would be accessory to food sales at the restaurant.

Executive Summary

The applicant has applied to modify an existing Conditional Use Permit for on-site beer and wine sales for a new restaurant, Tacos El Franc, located in the Westfield Plaza Bonita Mall. Tacos El Franc is proposing to expand the restaurant into the adjacent suite, increasing the total area of the restaurant interior to 3,771 square feet. There is also an existing 1,766 square-foot outdoor patio, which is in addition to the interior floor area. The proposed hours of operation are 10:00 a.m. to 10:00 p.m. daily. No live entertainment is proposed.

Site Characteristics

The project is located within the Westfield Plaza Bonita Mall on the east side of the lower level across from The Broken Yolk restaurant. The suite was originally approved for a CUP for alcohol sales (ABC Type 41) at a restaurant, Funky Fries & Burgers, in 2019. The previous restaurant was 1,739 square feet with a 1,766 square-foot outdoor patio. The applicant, Tacos El Franc, is proposing to expand the restaurant into the adjacent retail suite, increasing the total square footage of the restaurant interior to 3,771 square feet. The suite has entrances from the interior of the mall and the exterior patio.

The mall continues north, west, and south of the restaurant; further west is the Interstate 805 Freeway, further south is Sweetwater River Park, further east is multifamily residential, and further north is single-family residential across Sweetwater Road.

Proposed Use

The applicant is proposing to expand the restaurant into the adjacent suite. Proposed hours for alcohol sales are 10:00 a.m. to 10:00 p.m. daily. Beer and wine would be delivered to the table upon request and would only be available with the sale of food. No live entertainment is proposed.

Analysis

Section 18.30.050 of the Land Use Code allows for on-site alcohol sales with an approved CUP. Additional requirements for alcohol CUPs include expanded notification, a community meeting, and distance requirements.

The suite was originally approved for a CUP for alcohol sales (ABC Type 41) at a restaurant (Funky Fries & Burgers) in 2019 and then closed in 2023. Since the use has not lapsed for more than 12 months, Tacos El Franc is assuming the license and applying for a CUP modification to expand the restaurant into the adjacent suite.

Hours of Operation for Alcohol Sales

The business is proposing to sell on-site beer and wine from 10:00 a.m. to 10:00 p.m. daily. The existing CUP for the suite was approved for 10:00 a.m. to 10:00 p.m. Sunday through Thursday and 10:00 a.m. to 12:00 a.m. Friday and Saturday. The hours of operation for license holders located in Plaza Bonita range from 6:00 a.m. to 12:00 a.m. for the varying properties. Most recently, Manna Heaven BBQ was approved for 10 a.m. to 9:00 p.m. and Round 1 was approved for 10:00 a.m. to 12:00 a.m. daily.

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 224 occupants and owners.

Comments

The Planning Division has not received any public comment as of the writing this report.

Community Meeting - Pursuant to Section 18.30.050 (C) of the National City Zoning Code, a community meeting was held Thursday, September 26, 2024 at 10:30 a.m. at the subject restaurant. The meeting advertisement is attached (Attachment 8). One employee of a business located in the mall attended the 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 of the site. In addition, restaurants with greater than 30% of their area devoted to seating are exempt from this distance requirement. The property in

question has over 42% of its floor area devoted to seating, not including the patio.

Alcohol Sales Concentration/Location

According to the California Department of Alcoholic Beverage Control (ABC), there are currently 11 on-site sale licenses in this census tract (32.04) where a maximum of five are recommended. Therefore, this census tract is considered by ABC to be over-saturated with regard to alcohol sales outlets. However, two of the licenses are located outside of the City and no increase in the amount of licenses would occur since the applicant is assuming one of the existing licenses.

Census tract 32.04 includes the area south of the Interstate 54, north of Bonita Road, west of Sweetwater Road, and east of the Interstate 805. The attached census tract map shows the location of the subject tract (Attachment 5).

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 or less points). The Risk Assessment is included as attachment 6.

Institute for Public Strategies

Comments were received from IPS with the following considerations:

1. Require that staff, management, and owner attend an in-person Responsible Beverage Sales and Service training. See the California Alcoholic Beverage Control website for future trainings.
2. To prevent crime and nuisance activities, require that the restaurant have hours of operation with alcohol sales ending no later than 12:00 a.m. daily.
3. Require signage indicating that alcoholic beverages may not be take beyond the front patio exit and onto the sidewalk.

Standard conditions of approval are included in the report in compliance with City Council Policy 707. IPS comments are included as Attachment 7.

Findings for Approval

The Municipal Code contains six required findings for CUPs as follows:

1. Allowable Use: Alcohol sales are allowable within Major Mixed-Use District 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. The use is incidental to the proposed restaurant use in a commercial area.
2. General Plan Consistency: Alcohol sales is 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 Major Mixed-Use District zone land use designation and the Community Character element of the General Plan.
 3. Compatibility, LUC, and Traffic: 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. 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 uses would be incidental to the primary use of food service.
 4. No Nuisance: 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. 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 1, Section 15301 (Existing Facilities) 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 within an existing commercial building, and the use is similar to other commercial uses in the area, which are permitted in Major Mixed-Use District zone.
 6. Public Convenience and Necessity: The restaurant, a permitted use in the Major Mixed-Use District zone, will benefit from the sale of alcohol by providing for a wider diversity of businesses that add character to the area.

Findings for Denial

The following are findings for denial due to nearby businesses that sell beer and wine.

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 census tract in which the subject property is located is currently over-concentrated with regard to on-sale alcohol outlets – There are 11 on-sale licenses, where a maximum of five are recommended.
2. The proposed use is not deemed essential to the public necessity, as there are 11 restaurants in census tract 32.04 that already serve beer and wine.
3. Based on the above findings 1 and 2 above, public convenience and necessity will not be served by a proposed use of the property for the retail sales 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-sale alcohol sales per City Council Policy 707 (alcohol incidental to food, hours of operation, RBSS training, 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 Major Mixed-Use District zone. The proposed use would be accessory to the restaurant use in a commercial area. The expansion of the suite is not expected to increase the demand for parking, other services on the property, or have any significant effects on the area. Although the census tract in which the restaurant is located is over-concentrated with regard to on-sale alcohol licenses, no new licenses would be added. Alcohol will only be available with the sale of food and the Police Department has classified the establishment as Low Risk.

Options

1. Find the project exempt from CEQA under Class 1 of the CEQA Guidelines Section 15301 or other exemption and approve 2024-14 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 2024-14 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. 2024-14 CUP, dated 10/28/2024)
4. Public Hearing Notice (Sent to 224 property owners & occupants)
5. Census Tract & Police Beat Maps
6. Police Department Comments
7. IPS Comments
8. Community Meeting Information

RESOLUTION NO. 2024-18

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 1 OF THE CEQA
GUIDELINES SECTION 15301 (EXISTING FACILITIES) AND
APPROVING A CONDITIONAL USE PERMIT MODIFICATION FOR BEER AND WINE
SALES (ABC TYPE-41) AT A NEW RESTAURANT (TACOS EL FRANC) LOCATED AT
3030 PLAZA BONITA ROAD, SUITE 1108
CASE FILE NO. 2024-14 CUP
APN: 564-471-07-00

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit modification for beer and wine sales at a new restaurant (Tacos El Franc) located at 3030 Plaza Bonita Road, Suite 1108 at a duly advertised public hearing held on November 4, 2024, 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. 2024-14 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on November 4, 2024, 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 allowable within the Major Mixed-Use District 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 Conditional Use Permit, by the Land Use Code, which is consistent with the General Plan. In addition, a

restaurant use with alcohol sales is consistent with the Major Mixed-Use District land use designation and the 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 no expansion of the building is proposed. 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.
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 1, Section 15301 (Existing Facilities) 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 within an existing commercial building and the use is similar to other commercial uses in the area, which are permitted in permitted Major Mixed-Use District zone.
7. The proposed use is deemed essential and desirable to the public convenience or necessity, because the restaurant, a permitted use in the Major Mixed-Use District zone, will benefit from the sale of alcohol by providing for a wider diversity of businesses that add character to 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 (Tacos El Franc) located at 3030 Plaza Bonita Road, Suite 1108. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2024-14 CUP, dated 10/28/2024.
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.

Planning

7. No alcohol sales and consumption practices shall be permitted until the applicant has been issued a Type 41 license from the California Department of Alcoholic Beverage Control.

8. All sellers 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 be permitted only between the hours of 10 a.m. to 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. The sale of alcoholic beverages for off-site consumption is not permitted at this location.
13. Permittee shall post signs in the patio dining area, including all exits to outdoor seating areas, indicating that alcoholic beverages shall be consumed inside the restaurant or patio area and shall not be taken off-premises.
14. No live entertainment is permitted without modification of this CUP or issuance of a Temporary Use Permit.
15. The operator of the business shall maintain an active business license and ensure that the business license is renewed annually.

Police

16. 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 prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of November 4, 2024, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2024-18

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
DENYING A CONDITIONAL USE PERMIT MODIFICATION
FOR ON-SITE ALCOHOL SALES AT A NEW RESTAURANT LOCATED AT
3030 PLAZA BONITA ROAD, SUITE 1108
CASE FILE NO. 2024-14 CUP
APN: 564-471-07-00

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for the on-site sale of beer and wine at a new restaurant for a property located at 3030 Plaza Bonita Road, Suite 1108 at a duly advertised public hearing held on November 4, 2024, 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. 2024-14 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on November 4, 2024, 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 census tract in which the subject property is located is currently over-concentrated with regard to on-sale alcohol outlets – There are 11 on-sale licenses, where a maximum of five are recommended.
2. The proposed use is not deemed essential to the public necessity, as there are 10 restaurants in census tract 32.04 that already serve beer and wine.

3. Based on the above findings 1 and 2 above, public convenience and necessity will not be served by a proposed use of the property for the sale of alcoholic beverages pursuant to law.

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

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of November 4, 2024, by the following vote:

AYES:

NAYS:

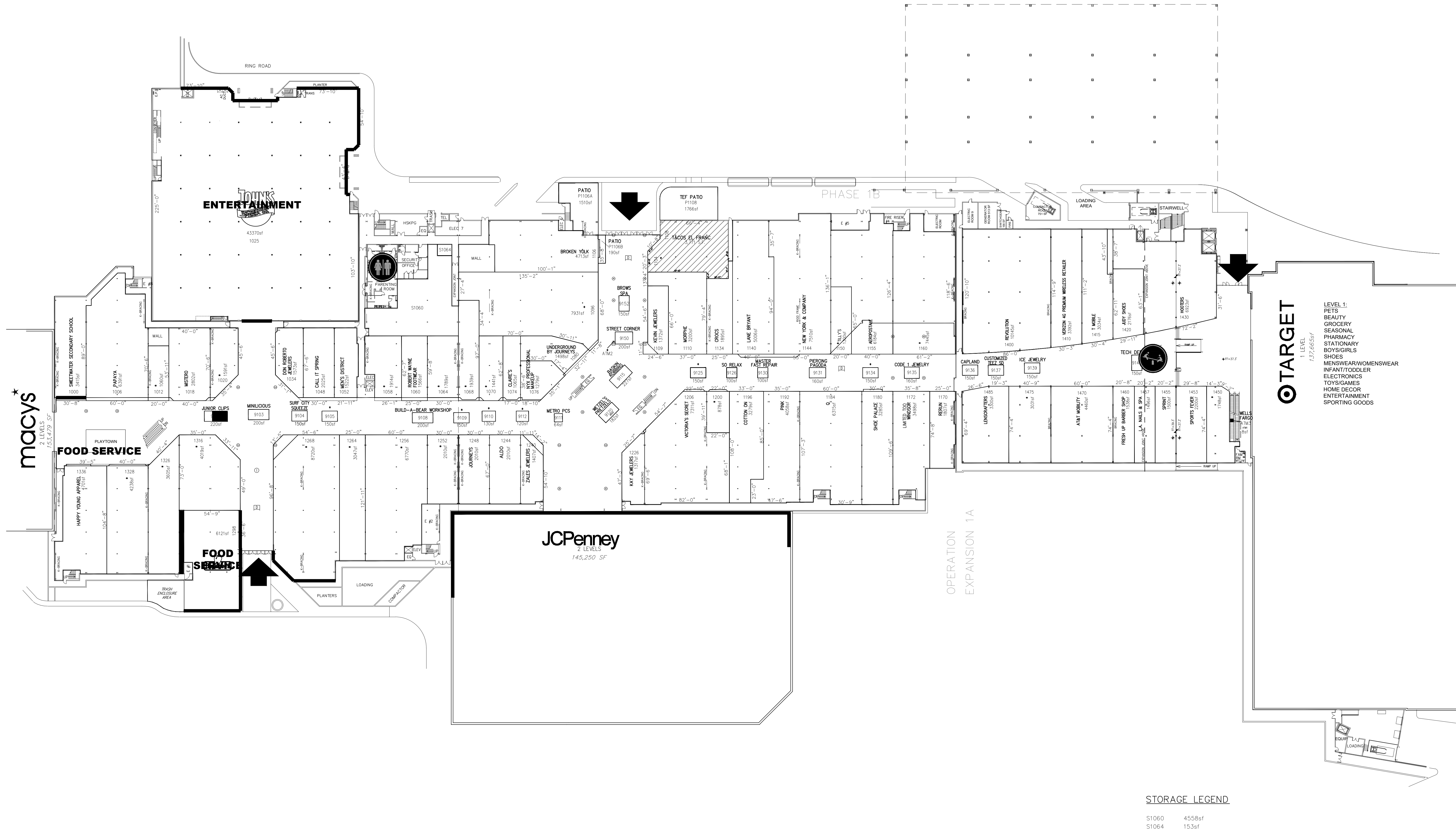
ABSENT:

ABSTAIN:

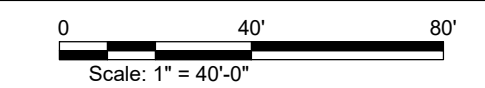
CHAIRPERSON

2024-14 CUP – 3030 Plaza Bonita Road, Suite 1108 – Overhead





WESTFIELD PLAZA BONITA SITE PLAN - GROUND LEVEL TENANTS



SCALE 1
1"=40'-0"

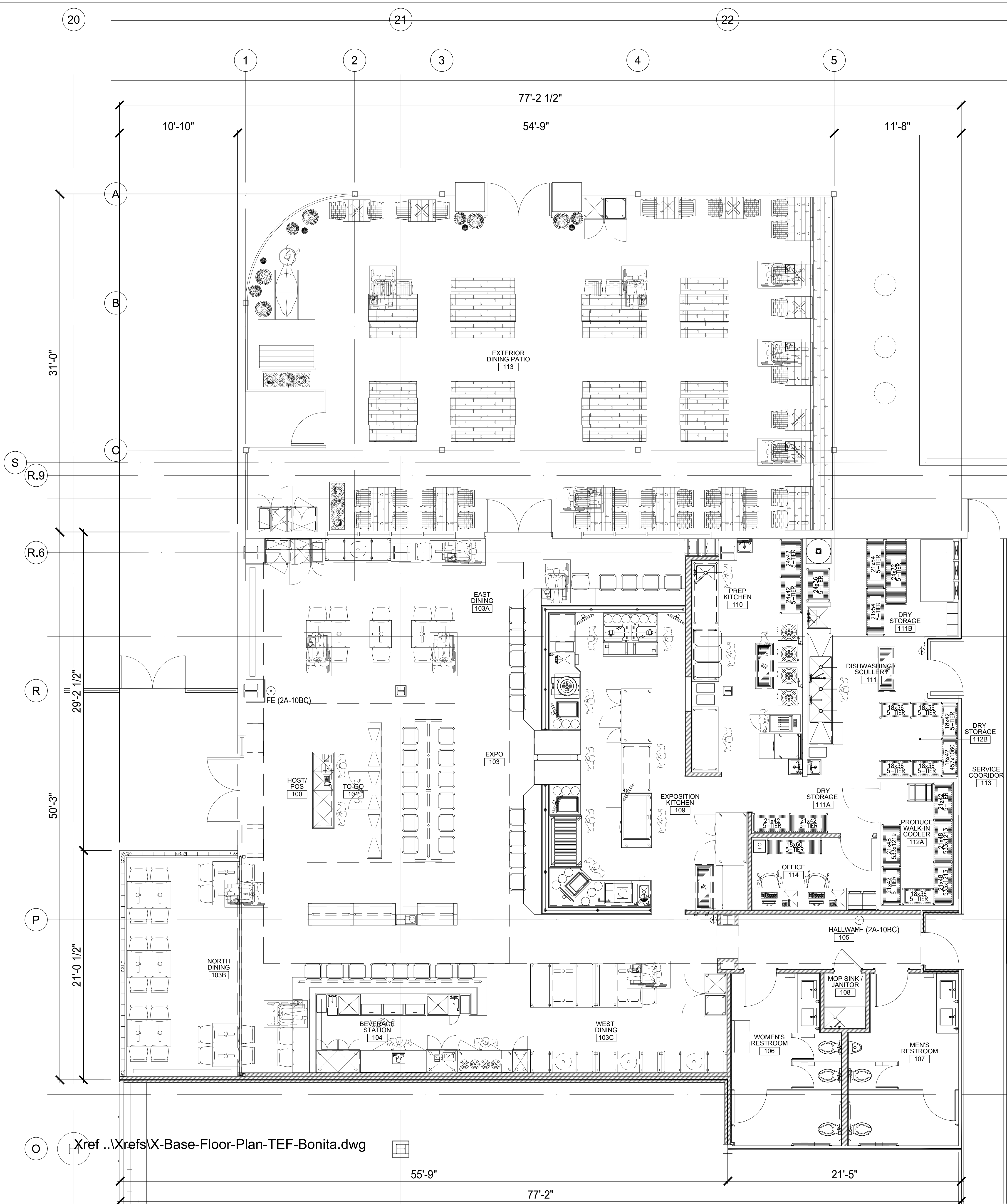
PROJECT:
TACOS EL FRANC
AT
WESTFIELD PLAZA BONITA
WESTFIELD PLAZA BONITA
3030 PLAZA BONITA ROAD, SUITE 1108
NATIONAL CITY, CA. 91950

SHEET TITLE:
MALL SITE PLAN
GROUND LEVEL

REVISIONS

NAF Project No: 0123
Consultant Project No: N/A
Issuance Date: SEPTEMBER 24, 2024
Issue: CUP
Sheet No:

AS-100



TENANT IMPROVEMENT FLOOR PLAN

SCALE
1/4"=1'-0" 1

PROJECT:
TACOS EL FRANC
AT
WESTFIELD PLAZA BONITA
WESTFIELD PLAZA BONITA
3030 PLAZA BONITA ROAD, SUITE 1108
NATIONAL CITY, CA. 91950

SHEET TITLE:
TACOS EL FRANC
TENANT IMPROVEMENT
FLOOR PLAN

REVISIONS

WAF Project No: 0123
Consultant Project No: N/A
Issuance Date: SEPTEMBER 24, 2024
Issue: CUP
Sheet No:

A101



NOTICE OF PUBLIC HEARING

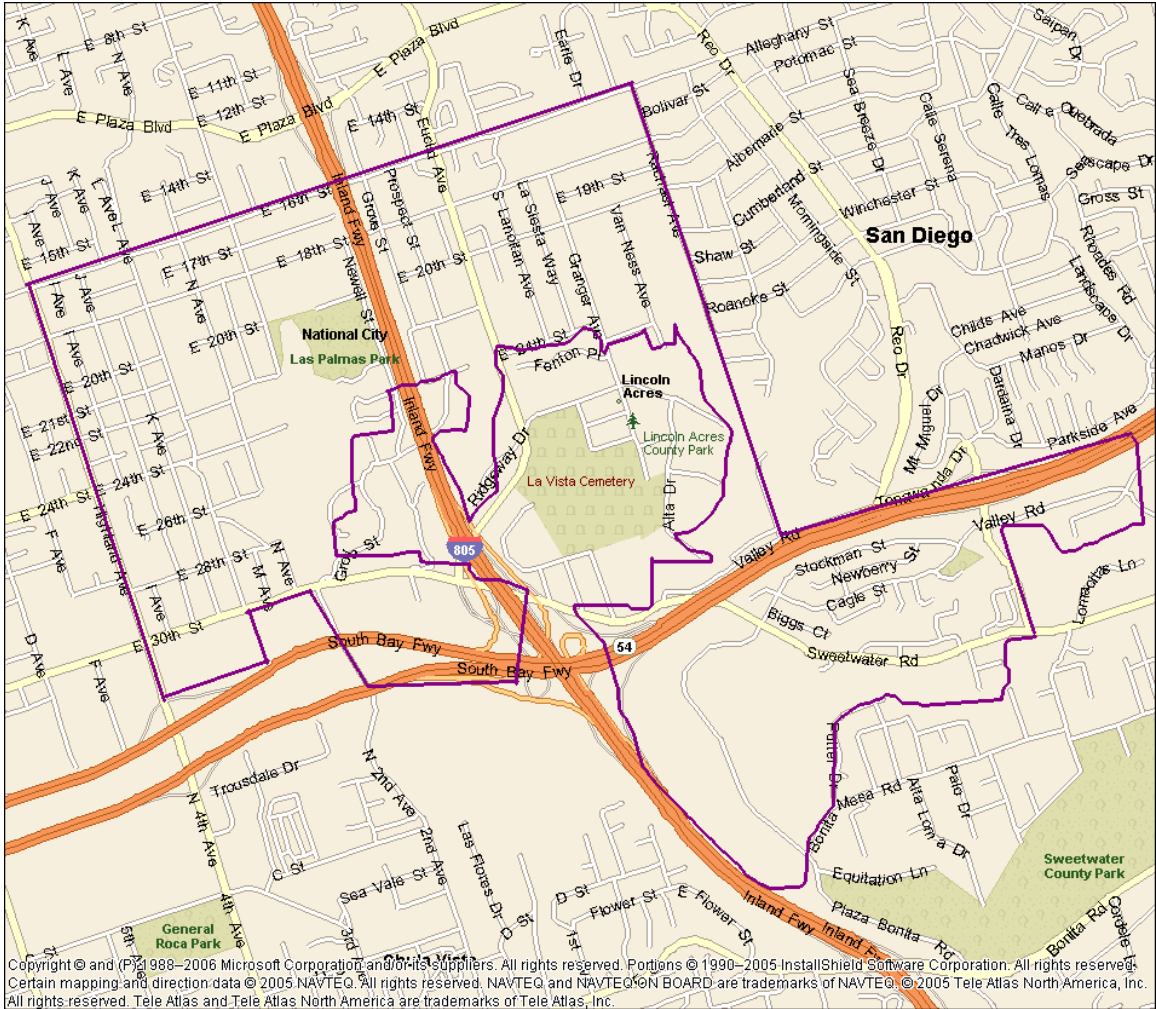
DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 OF THE CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES) AND CONDITIONAL USE PERMIT MODIFICATION FOR BEER AND WINE SALES (ABC TYPE-41) AT A NEW RESTAURANT (TACOS EL FRANC) LOCATED AT 3030 PLAZA BONITA ROAD, SUITE 1108
CASE FILE NO.: 2024-14 CUP
APN: 564-471-07-00

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, November 4, 2024**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Tacos El Franc)

The applicant is proposing to modify an existing Conditional Use Permit for on-site beer and wine sales for a new restaurant (Tacos El Franc) located in the Westfield Plaza Bonita Mall. The business is proposing to expand into the neighboring suite, increasing the total area of the restaurant interior to 3,771 square-feet with an additional 1,766 square-foot outdoor patio. Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 (Existing Facilities).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Division on or before 2:00 p.m., **November 4, 2024** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff 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.



City of National City Beat 23

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 for Proposed Type 41 Alcohol CUP

3030 Plaza Bonita Road, Suite 1108, National City, CA 91950

Conducted: September 5, 2024



Photo of the proposed location.

An environmental scan was conducted on Thursday, September 5, 2024 for a proposed Type 41 on-sale alcohol license at 3030 Plaza Bonita Road, Suite 1108. The proposed location is within the shopping mall Westfield Plaza Bonita.

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

www.publicstrategies.org

ATTACHMENT 7

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

- The business is located in a predominantly commercial area of a Mixed-Use District.
- The location has multiple transportation options including traditional car infrastructure, bus stops and a nearby bike path.
- There are multiple full-service restaurants in close proximity to the proposed location, including the Broken Yolk Café (100 feet away), Manna BBQ (150 feet away) , and Round 1 Bowling and Arcade.

Youth Sensitive Areas

Sweetwater Secondary School (500 feet away; located within the same shopping mall in Suite 1000)

Gladys' Family Child Care (1,000 feet away)

Sweetwater Heights Park (approximately 2,800 feet away)

Churches

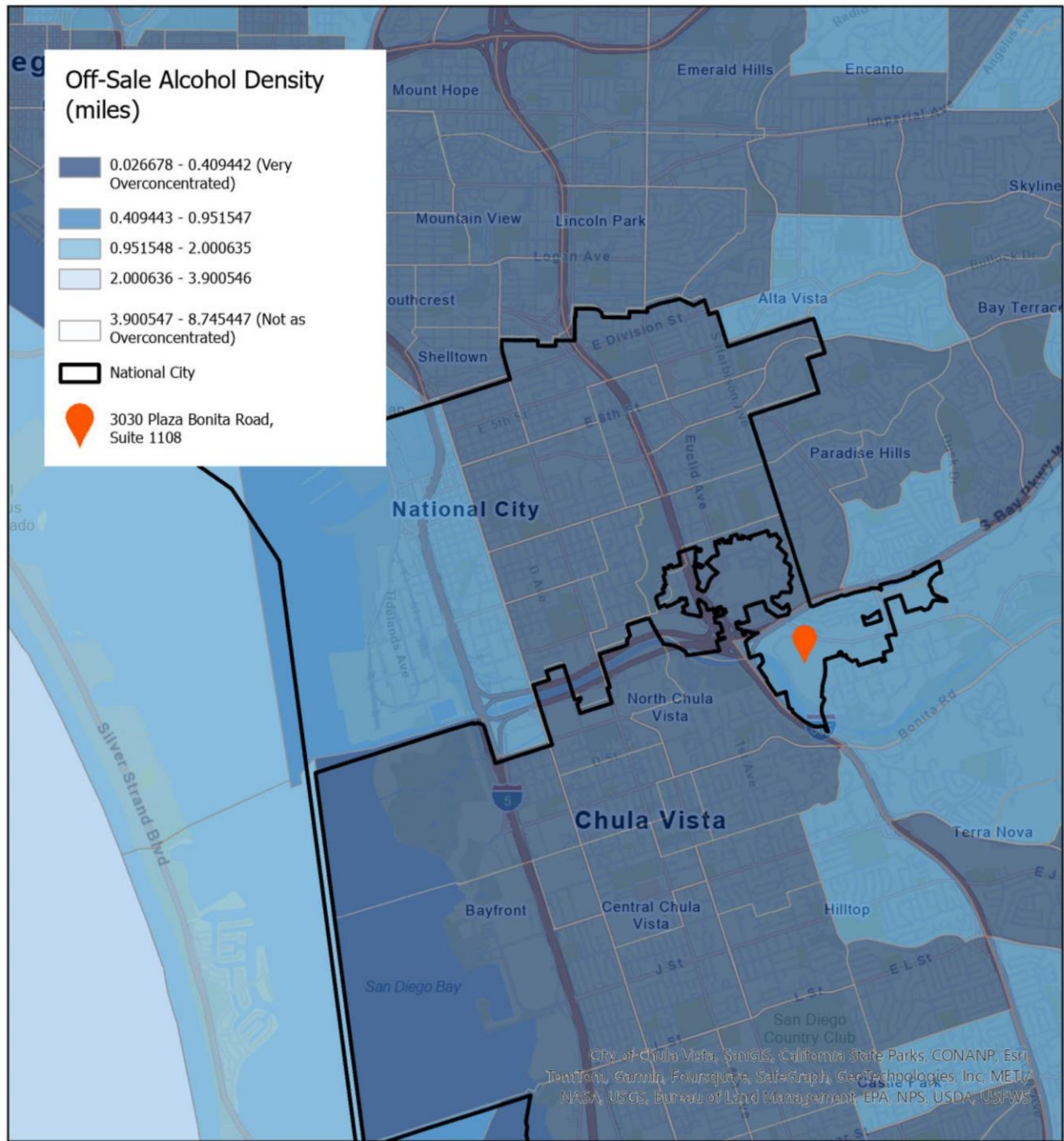
Bonita Valley Seventh Day Adventist and Bonita Road Baptist Churches (each approximately 2,630 feet away) are the closest ones to this location.

Crime Rate

A follow up request for crime-related information from personnel within the City of National City Police Department may result in obtaining a more detailed crime rate for this location.

Outlet Density

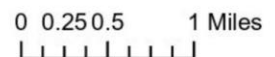
Based on Centers for Disease Control guidelines, alcohol density is defined as the average distance between a person and their closest alcohol retailer. In the map below, the darker the census tract, the less distance a person has to travel to their closest alcohol retailer. The proposed location is defined as moderately overconcentrated/dense. Additionally, according to the ABC, five (5) on-sale licenses are authorized for the census tract where 3030 Plaza Bonita Road, National City is located. There are already nine (9) on-sale licenses for this census tract according to ABC records – exceeding ABC recommendations.



Off-Sale Alcohol Outlet Density
 Census Tract 32.04
 3030 Plaza Bonita Road, Suite 1108
 National City, California, 91950

Alcohol density is the average distance between a person and their closest alcohol retailer.

Alcohol license data was accessed from the CA Dept of Alcoholic Beverage Control on 7/02/24.



Considerations

The following are considerations if a CUP is issued:

1. Require that staff, management, and owner attend an in-person Responsible Beverage Sales and Service training. See the California Alcoholic Beverage Control website for future trainings.
2. To prevent crime and nuisance activities, require that the restaurant have hours of operation with alcohol sales ending no later than 12:00 am daily.
3. Require signage indicating that alcoholic beverages may not be taken beyond the front patio exit and onto the sidewalk.
4. Consider establishing clear guidelines for when additional alcohol licenses will or will not be permitted within an already dense area.

Tacos El FrancTM

Tacos El Franc LLC
355 6th Avenue
San Diego, CA 92101
tacoselfrancusa@gmail.com
September 26, 2024

Community Meeting Invitation

You are cordially invited to attend a community meeting to introduce our new business.

Hello, Neighbor! This is Tacos El Franc's Management, your new Westfield Plaza Bonita Mall neighbor. We are having a community meeting to introduce ourselves and inform you about our delicious taco menu and our bar service. We will only serve Beer and wine during our business hours, as we have obtained a 41 liquor license.

Date: Thursday, September 26, 2024

Time: 10:30 AM

Location: 3030 Plaza Bonita Rd Suite 1108, National City, CA 91950

We Look forward to sharing our exciting new venture with you and discussing how Tacos El Franc will contribute to our community.

Sincerely,



Salvador Lombroso
Manager
Tacos El Franc