



# City of National City Planning Commission Meeting

MEETING OF NOVEMBER 4, 2024





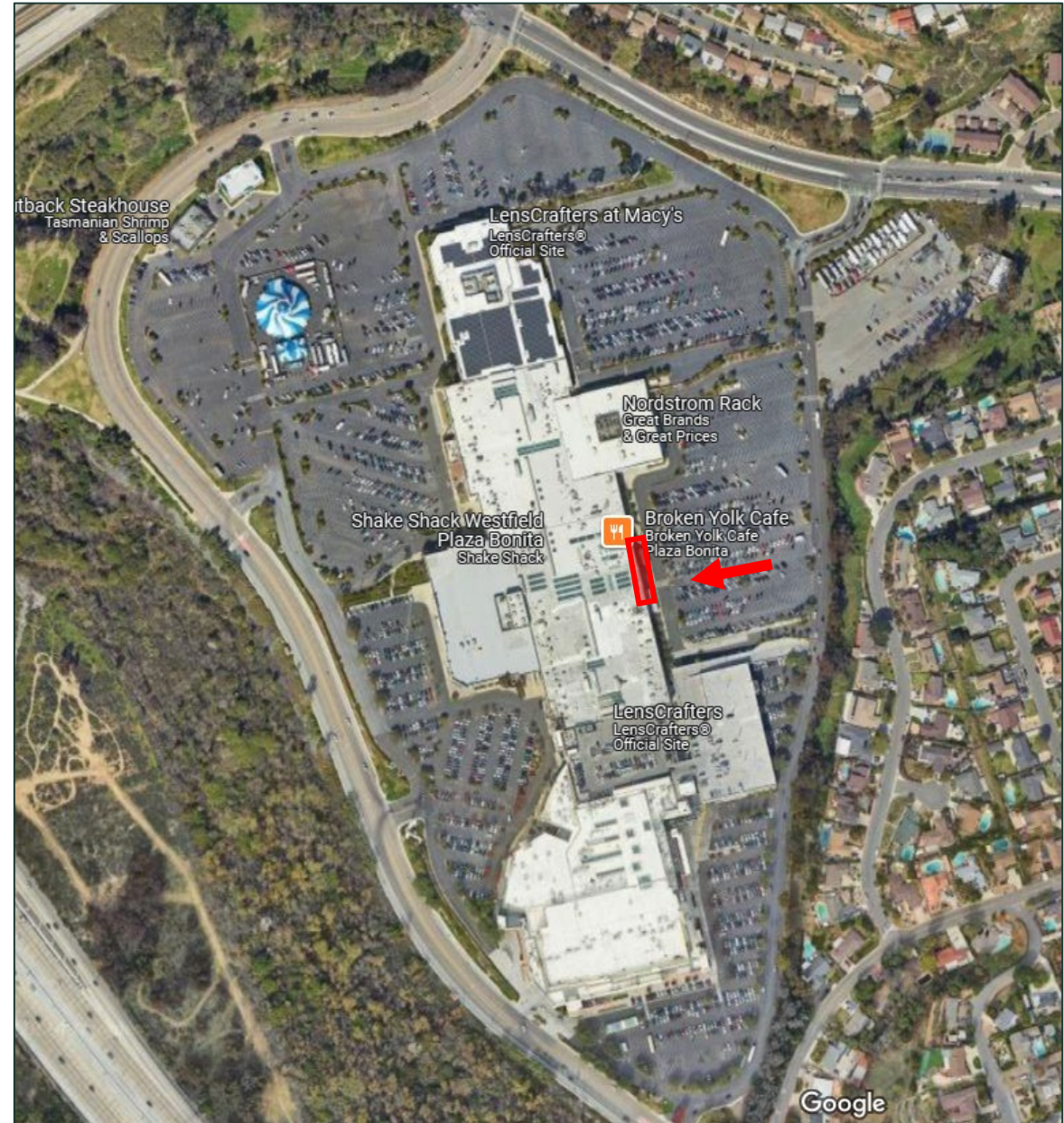
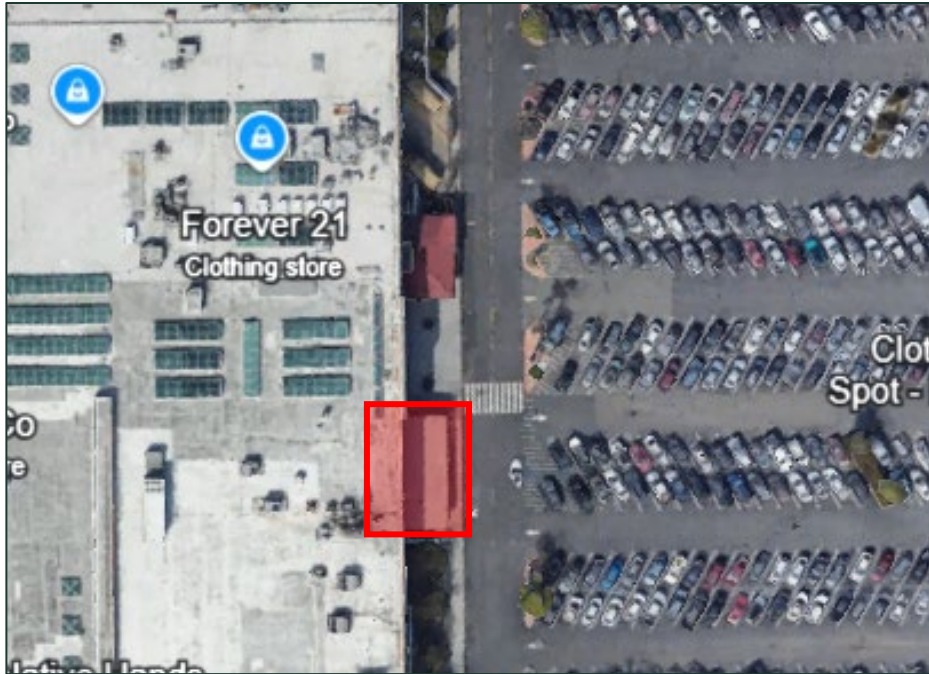
# Public Hearing

CONDITIONAL USE PERMIT  
MODIFICATION FOR ALCOHOL SALES AT  
A NEW RESTAURANT (TACOS EL  
FRANC) LOCATED AT 3030 PLAZA  
BONITA ROAD, SUITE 1108

2024-14 CUP



# Overhead



# Front View



# Site Characteristics

## ➤ Westfield Plaza Bonita Mall

- MXD-2 zone
- 71-acre property
  - 24 acres of building area
  - 4,400 parking spaces
- Currently nine restaurants with CUPs for on-site alcohol sales

## ➤ Tacos El Franc

- Located across from Broken Yolk
- Replacing Funky Fries & Burgers
  - Existing 1,739 square-foot interior with 1,766 square-foot outdoor patio
- Expanding into adjacent retail suite
  - Restaurant interior expanding to 3,771 square-feet, no change to outdoor patio



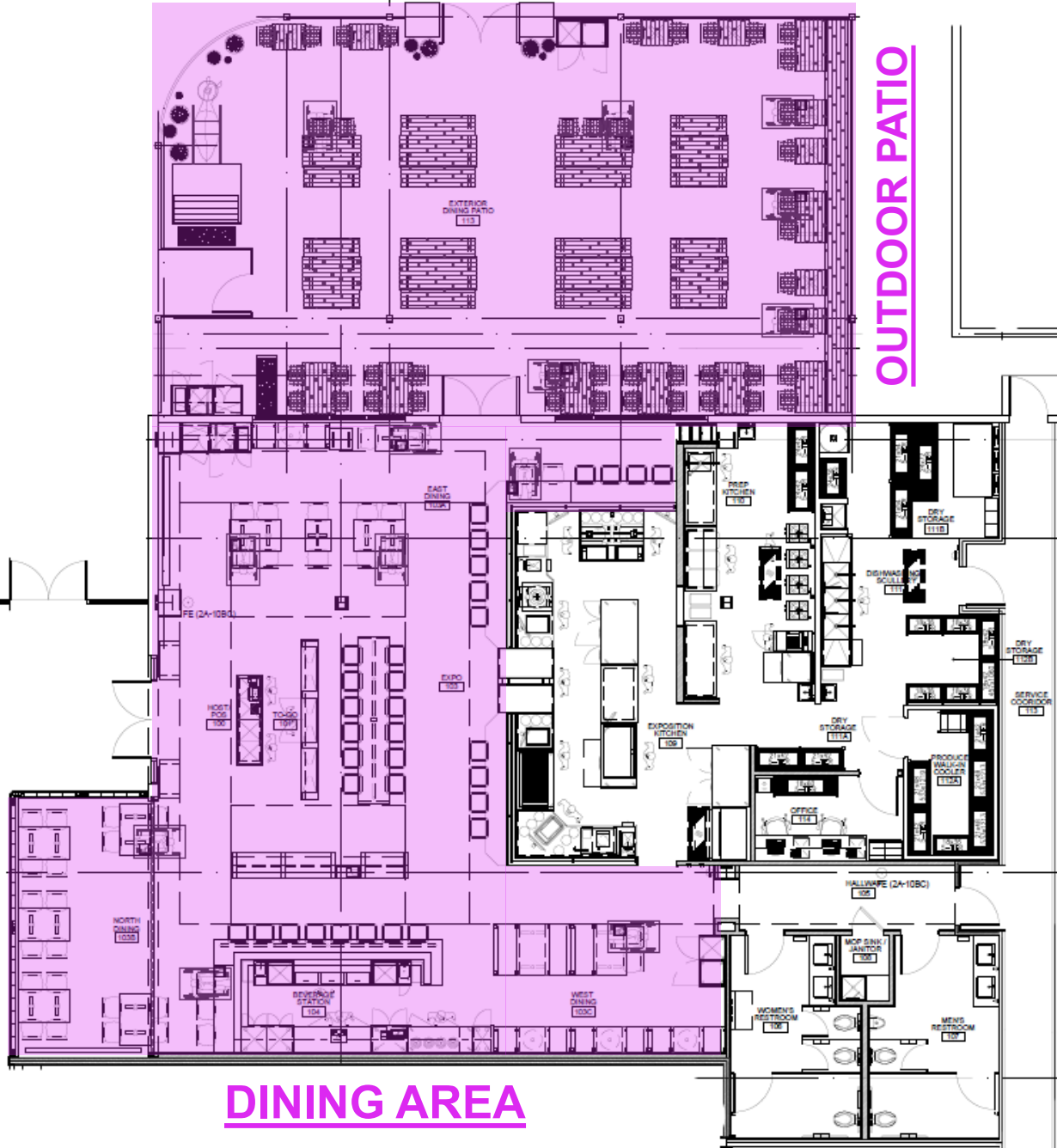
# Proposal

- The business proposes to modify the existing alcohol CUP by expanding the restaurant into the adjacent suite
  - The suite has an existing CUP for beer and wine sales (ABC Type 41) since 2019
  - Tacos El Franc is proposing to expand the restaurant interior from 1,739 ft<sup>2</sup> to 3,771 ft<sup>2</sup>
    - 1,766 ft<sup>2</sup> outdoor patio unchanged
- Proposed hours of operation are 10:00 a.m. to 10:00 p.m. daily.
  - The existing CUP was approved for 10:00 a.m. to 10:00 p.m. Sun-Thurs & 10:00 a.m. to 12:00 a.m. Fri-Sat
- Floor plan indicates the total area dedicated to seating
  - 1,583 ft<sup>2</sup> dining area
  - 1,766 ft<sup>2</sup> outdoor patio
- No live entertainment is proposed



# Floor Plan

MALL ENTRANCE



DINING AREA

# 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. (224)
  - Community meeting – Held September 26<sup>th</sup>, 2024 – 1 attendee
    - Mall employee
- Census Tract 32.04 – 11 on-sale license where 5 are recommended
  - Two licenses outside the City
  - No new licenses added
- Distance requirements – Not applicable for restaurants with 30% of their floor area dedicated to seating.
  - Tacos El Franc has 42% of their floor area dedicated to seating
  - Not located within 660 feet of a public school
- Adhere to City Council Policy 707
  - Standard conditions





# Comments:

## Police Department (PD)

- Risk Assessment – 12 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 signage indicating that alcoholic beverages may not be taken beyond the front patio exit and onto the sidewalk.



# 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 signage



# Summary

- Proposed use is consistent with the General Plan
  - Alcohol sales for on-site consumption are a conditionally-allowed use in MXD-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



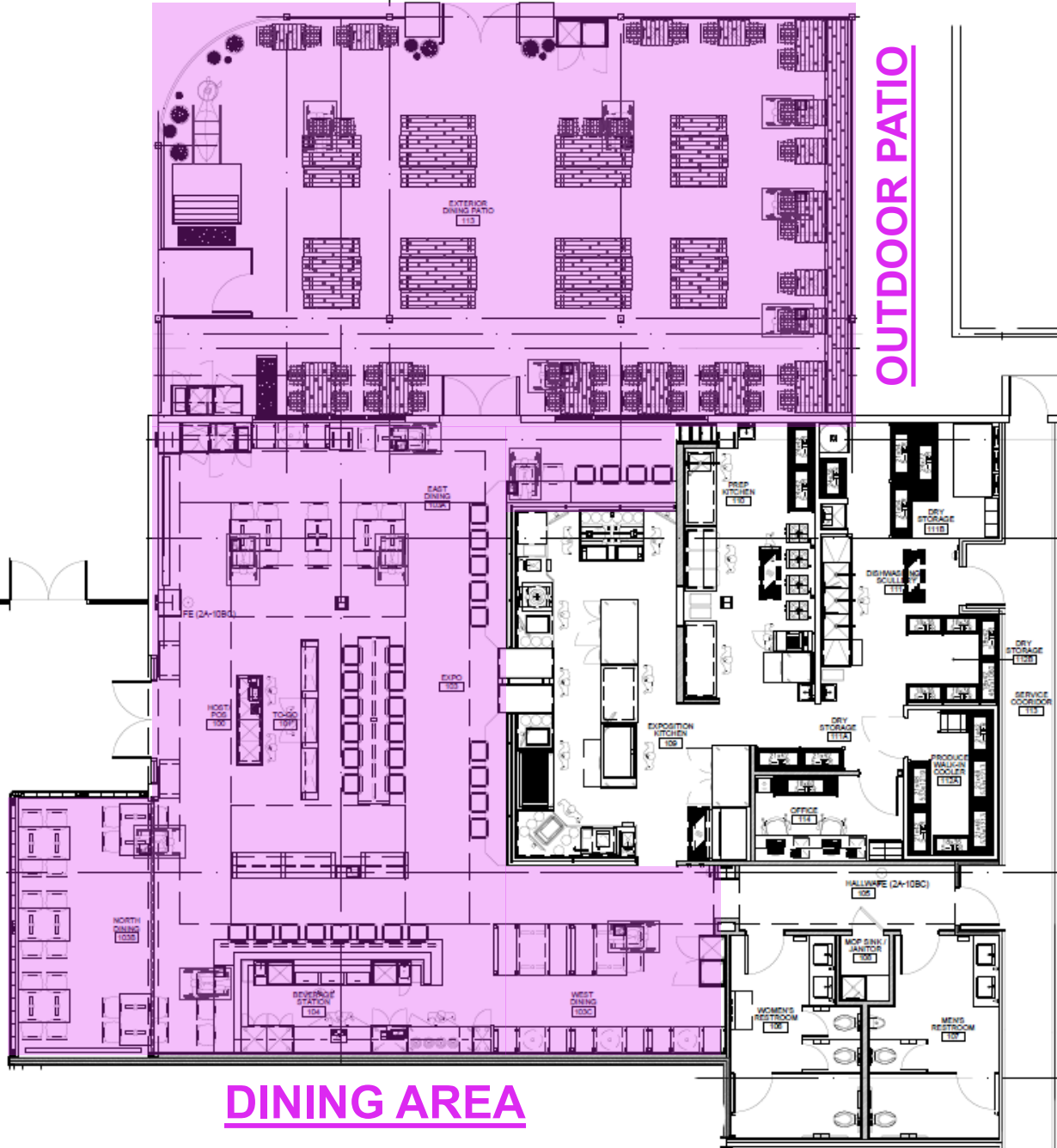
# Options

- Find project exempt from CEQA & approve 2024-14 CUP based on findings listed in the draft resolution / findings determined by the Commission; or
- Find project not exempt from CEQA and/or deny 2024-14 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

MALL ENTRANCE



DINING AREA