



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 1 OF THE CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES) AND CONDITIONAL USE PERMIT FOR BEER AND WINE SALES (ABC TYPE-41) AND LIVE ENTERTAINMENT AT AN EXISTING RESTAURANT (SUSHI N’ GONE) LOCATED AT 1539 EAST 8TH STREET.

Case File No.: 2025-11 CUP

Location: Northwest Corner of East 8th Street and Palm Avenue

Assessor’s Parcel Nos.: 557-102-19

Staff report by: Sophia Depew, Assistant Planner

Applicant: Sushi N Gone Inc.

Zoning designation: Major Mixed-Use Corridor (MXC-2)

Adjacent use and zoning:

North: Office and Residential / MXC-2 and RS-2 (Small Lot Residential)

East: Gas station across Palm Avenue / MXC-2

South: Vacant property across East 8th Street / MXC-2

West: Commercial use / MXC-2

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 for on-site beer and wine sales and live entertainment, subject to the recommended conditions in the attached resolution and a determination that the project is exempt from CEQA. The sale of alcohol and live entertainment are conditionally-allowed uses in the Major Mixed-Use Corridor zone and would be accessory to food sales at the restaurant.

Executive Summary

The operator of Sushi N' Gone restaurant 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 midnight daily. The applicant is also requesting live entertainment from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. Friday through Saturday.

Site Characteristics

Sushi N' Gone is a 2,445 square-foot restaurant located on the northwest corner of East 8th Street and Palm Avenue within the Major Mixed-Use Corridor (MXC-2) zone. The restaurant is the only structure on the 12,150 square foot corner lot. Surrounding the restaurant is a mix of commercial and residential uses. The properties directly abutting the restaurant are commercial offices and retail suites. The closest residences are located northwest of the property but are separated by a substantial grade change.

The restaurant dining area is located on the south side of restaurant, closest to East 8th Street, while the kitchen and restrooms are located on the north side of the building, closest to the neighboring homes. The dining area has 52 seats and a small area dedicated for live entertainment on the southwest corner of the building, closest to the street. Additionally, there are no windows or doors near the proposed live entertainment area.

Proposed Use

The applicant is proposing beer and wine sales (ABC Type-41) and live entertainment at the restaurant. Proposed hours for alcohol sales are from 8:00 a.m. to midnight daily. Proposed hours for live entertainment are from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. Friday through Saturday.

Analysis

Section 18.30.050 of the Land Use Code allows for on-site alcohol sales and live entertainment 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

Sushi N' Gone is proposing to sell beer and wine from 8:00 a.m. to midnight daily. They are also proposing live entertainment (DJs, bands, guitarist, etc.) from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. Friday through Saturday.

The site, previously known as KeBURROS, had an approved CUP in 2021 to sell beer and wine from 7:00 a.m. to 12:00 a.m. daily. While the use was discontinued, the previously approved hours exceed the hours proposed by the current business. However, the previous CUP did not include live entertainment.

Restaurants with on-site alcohol sales and live entertainment have been approved with varying hours throughout the city. Most recently, Mariscos El Tiburon (543 Highland Avenue) was approved for alcohol sales from 9:00 a.m. to 10:00 p.m. Sunday through Thursday and 9:00 a.m. to 11:00 p.m. Friday & Saturday and live entertainment from 4:00 p.m. to 10:00 p.m. Friday & Saturday and 4:00 p.m. to 9:00 p.m. Sunday. This business was located in closer proximity to residential units than subject restaurant, Sushi N' Gone.

In 2024, Mariscos La Capital was approved for alcohol sales from 8:00 a.m. to 11:30 p.m. daily, although the restaurant did not include live entertainment. In 2023, Friends of Friends (127 E 8th St.) was approved for on-site alcohol sales from 6:00 a.m. to 1:00 a.m. and live entertainment from 12:00 p.m. to 10:00 p.m. Sunday to Thursday and 12:00 p.m. to 11:30 p.m. Friday and Saturday. Similarly, in 2022, Market on 8th was approved for on-site alcohol sales until 1:00 a.m. daily and live entertainment until 11:30 p.m. on weekends.

Based on the recently approved hours for restaurants with alcohol sales and live entertainment and the location of the restaurant, staff is amenable to the hours proposed by the applicant. Proposed hours for alcohol sales are from 8:00 a.m. to midnight daily. Proposed hours for live entertainment are from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. Friday through Saturday. These hours are consistent with previous approvals. 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.

Concerns related to live entertainment usually involve noise impacts to surrounding non-commercial uses. While the subject property is separated by a grade change to the residential properties, conditions are included to address noise. Conditions include requiring doors and windows to remain closed during inside live entertainment activities, as well as compliance with the limitations contained in Title 12 (Noise) of the Municipal Code.

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 341 occupants and owners. No public comment has been received 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 Wednesday, May 7th, 2025 at 6:00 p.m. at the subject restaurant. The meeting advertisement is attached (Attachment 8); No community members 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 feet 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 approximately 50% of its floor area devoted to seating.

Alcohol Sales Concentration/Location

According to the California Department of Alcoholic Beverage Control (ABC), there are two on-site licenses in census tract 118.02, where a maximum of nine are recommended. Therefore, the census tract is not considered to be over concentrated by ABC with regard to on-site alcohol sales outlets. Even with the addition of another license, the tract is well below the recommended number. Census Tract 118.02 is the area from East 8th Street north to the City boundary and from Highland Avenue east to Palm Avenue.

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). 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 and management attend an in-person LEAD training or an in-person Responsible Beverage Sales and Service training from an ABC-authorized provider. In-person trainings offer interactive and hands-on learning which are recommended over online trainings.
2. To prevent the establishment from transforming into a night club, which could increase crime and nuisance problems, require that the restaurant always provide lunch and dinner through 12:00 a.m. daily.
3. Require that the establishment must submit receipts as evidence of food sales offered along with alcohol before annual renewal of license.

Standard conditions of approval are included in the report in compliance with City Council Policy 707. IPS comments are included as Attachment 7. Conditions of approval are included that restrict the hours of alcohol sales and live entertainment.

Findings for Approval

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

1. Allowable Use: Alcohol sales and live entertainment are allowable within Major Mixed-Use Corridor zone, pursuant to a CUP, and the proposed use meets the required guidelines in the Land Use Code for alcohol sales and live entertainment, as discussed in the staff report. The use is incidental to the existing restaurant use in a mixed-use area.
2. General Plan Consistency: Alcohol sales and live entertainment are permitted uses, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. In addition, a restaurant with alcohol sales and live entertainment is consistent with the Major Mixed-Use Corridor 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 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. Live entertainment will be limited to acceptable hours and to levels of noise that will not disturb nearby residential uses.
 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 Corridor zone.
 6. Public Convenience and Necessity: The restaurant, a permitted use in the Major Mixed-Use Corridor zone, will benefit from the sale of alcohol and live entertainment by providing for a wider diversity of businesses that add character to 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 and live entertainment 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 two restaurants 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 live entertainment and the on-site 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.). Conditions related to live entertainment have also been included.

Summary

The proposed use is consistent with the General Plan due to alcohol sales for on-site consumption and live entertainment being conditionally-allowed uses in Major Mixed-Use Corridor zone; alcohol sales and live entertainment will be accessory to the existing restaurant use in an established commercial area; beer and wine will only be available with the sale of food; the census tract in which the restaurant is located is not considered over-concentrated with regard to on-sale alcohol licenses; 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 2025-11 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 2025-11 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. 2025-11 CUP, dated 05/06/2025)

4. Public Hearing Notice (Sent to 341 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. 2025-06

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 CONDITIONAL USE
PERMIT FOR BEER AND WINE SALES (ABC TYPE-41) AND LIVE ENTERTAINMENT
AT AN EXISTING RESTAURANT (SUSHI N' GONE) LOCATED AT 1539 EAST 8TH
STREET.

CASE FILE NO. 2025-11 CUP

APN: 557-102-19

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for on-site beer and wine sales and live entertainment at an existing restaurant (Sushi N' Gone) located at 1539 E 8th Street. At a duly advertised public hearing held on July 21, 2025, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearing, the Planning Commission considered the staff report contained in Case File No. 2025-11 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 July 21, 2025, 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 and live entertainment are allowable within the Major Mixed-Use Corridor zone, pursuant to a CUP, and the proposed use meets the required guidelines in the Land Use Code for alcohol sales and live entertainment, as discussed in the staff report. It is incidental to the existing 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 and live entertainment, subject to a CUP, which is consistent with the General Plan. In addition, a restaurant with alcohol sales and live entertainment is consistent with the Major

Mixed-Use Corridor zone land use designation contained in the Land Use Code and 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 uses would be incidental to the primary use of food service.
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. Live entertainment will be limited to acceptable hours and to levels of noise that will not disturb surrounding residential uses.
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 the Major Mixed-Use Corridor 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 Corridor zone, will benefit from the sale of alcohol and live entertainment by providing for a wider diversity of businesses that add charm 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 live entertainment and 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 and live entertainment at an existing restaurant (Sushi N' Gone) located at 1539 E 8th Street. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2025-11 CUP, dated 05/06/2025.
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 County Clerk and submitted to the National City Planning Department.

Planning

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 10:00 a.m. to 10:00 p.m. Monday through Friday and 8:00 a.m. to 11:00 p.m. Saturday through Sunday.
10. Live entertainment shall only be permitted between the hours of 11:00 a.m. to 10:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. Friday through Saturday.
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. Live entertainment shall be conducted as an accessory use to the restaurant for the enjoyment of its customers. No advertisement promoting a particular performer or event shall be distributed outside the restaurant.
15. All entry and exit doors, including windows, shall remain closed during inside live entertainment activities.
16. All activities shall comply with the noise limits contained in Table III of Title 12 of the National City Municipal Code.
17. The occupancy of the building, inclusive of patrons, staff, and entertainers, shall not exceed the occupancy load determined by the Building Division.

18. The operator of the business shall maintain an active business license and ensure that the business license is renewed annually.

Police

19. 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 July 21, 2025, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2025-06

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) AND LIVE ENTERTAINMENT AT AN EXISTING RESTAURANT (SUSHI N'
GONE) LOCATED AT 1539 EAST 8TH STREET.
CASE FILE NO. 2025-11 CUP
APN: 557-102-19

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for on-site beer and wine sales and live entertainment at an existing restaurant (Sushi N' Gone) located at 1539 E 8th Street. At a duly advertised public hearing held on July 21, 2025, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearing, the Planning Commission considered the staff report contained in Case File No. 2025-11 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 July 21, 2025, 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 and live entertainment 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 two restaurants in the same census tract that serve alcohol.

3. Based on the above finding, public convenience and necessity will not be served by a proposed use of the property for live entertainment and 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 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.

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NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

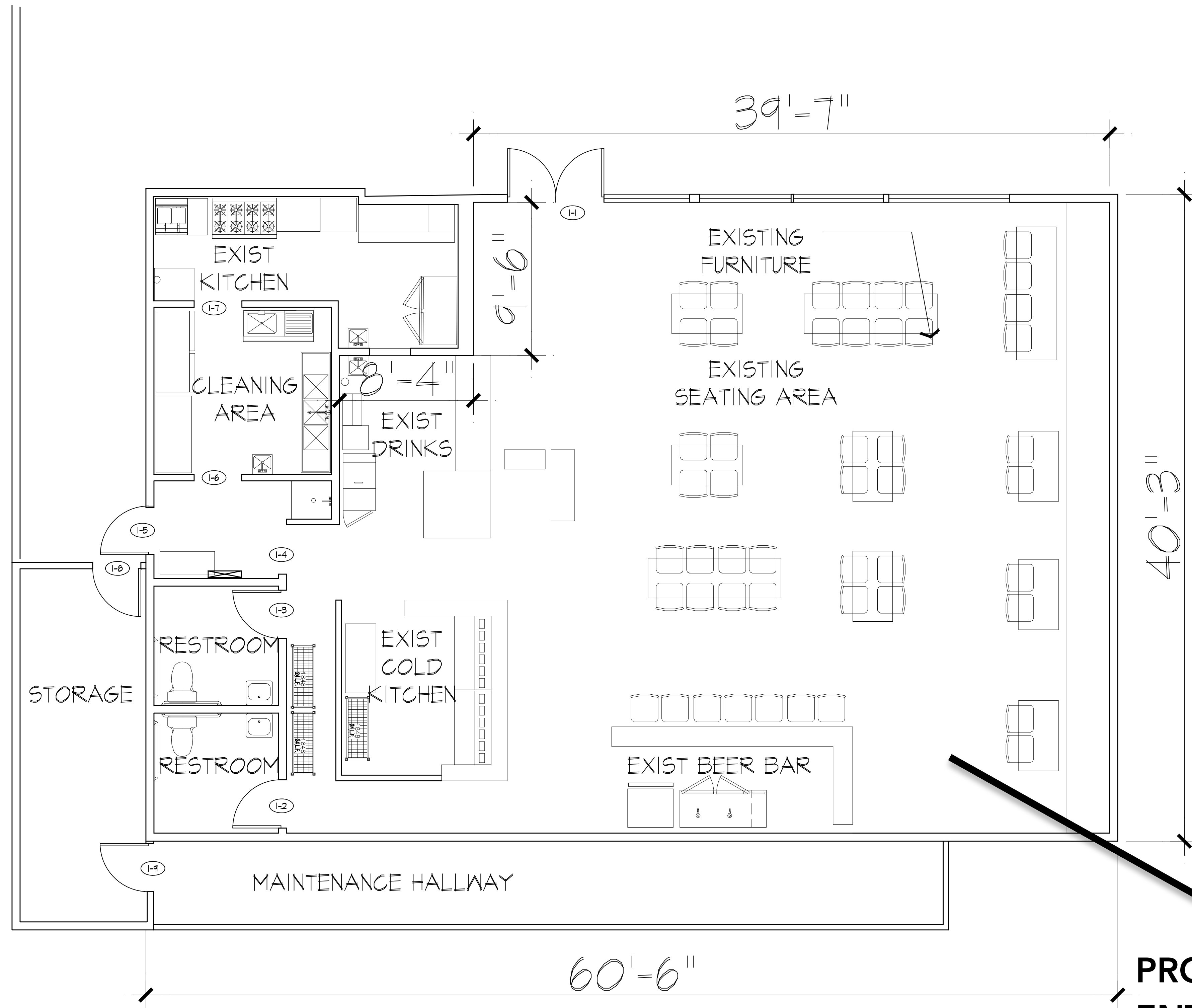
2025-11 CUP – 1539 E 8th Street – Overhead



ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF MP PERMITS, INC. AND WHERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF MP PERMITS, INC.

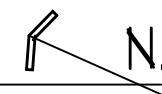
NOTES:

- 1. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
- 2. NO ADDITIONAL PARKING REQUIRED FOR THIS PROJECT
- 3. ALL SHOWN PARKING IS EXISTING LEVEL PAVED PARKING
- 4. THERE WERE NO CHANGES TO THE FLOOR PLAN
- 5. ALL EXISTING WATER SERVICES AND SEWER LATERALS ARE EXISTING AND TO BE REMIANED



EXISTING FLOOR PLAN -

scale: 1/4" = 1'-0"



1539 E 8TH ST

1539 E 8TH ST
NATIONAL CITY, CA. 91950

PROJECT NUMBER
T80

PLAN FILE NUMBER
A

DATE
03.19.2025
JOB NUMBER

DRAWN BY
MARIMAR

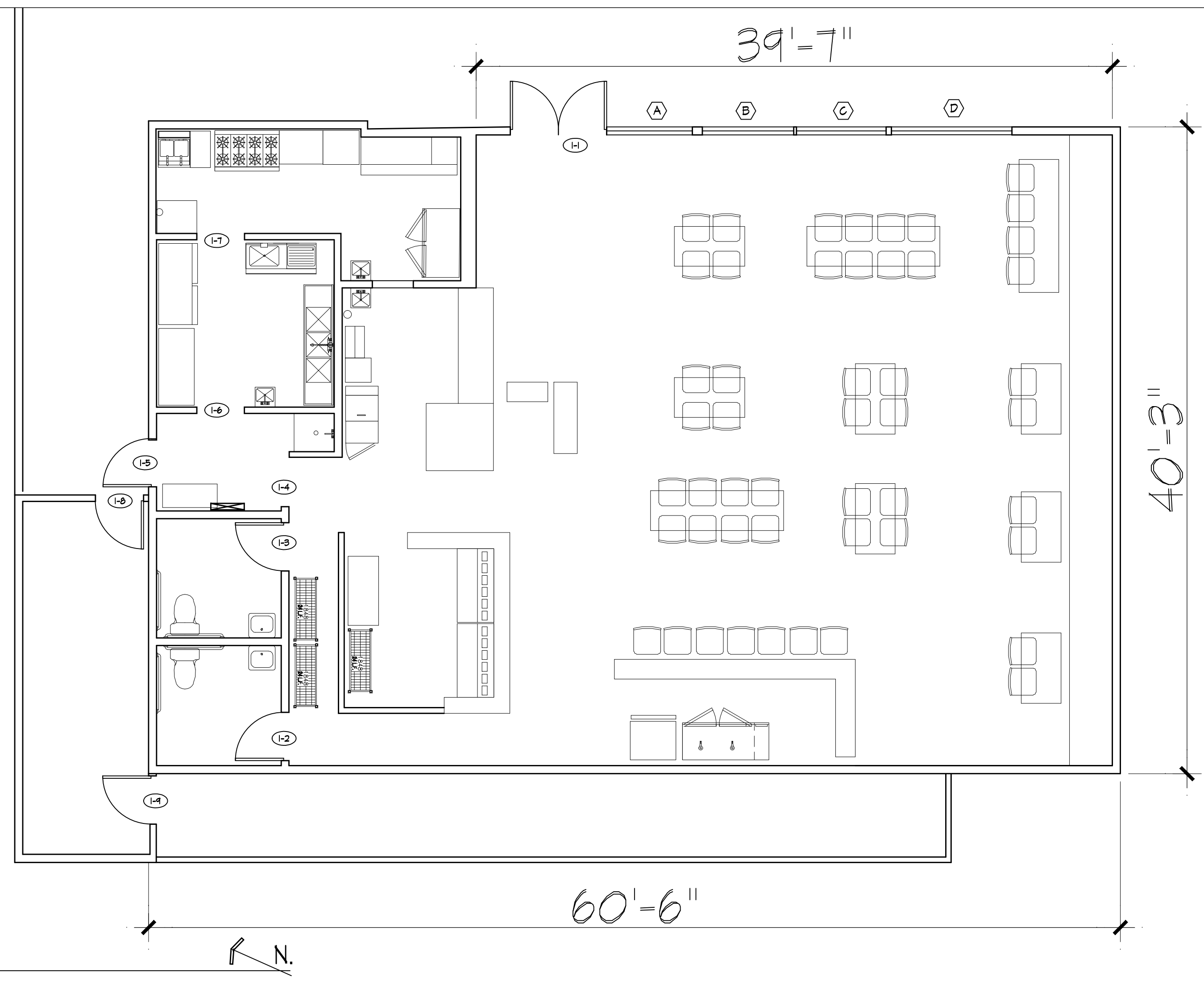
REVISIONS

SHEET NAME • No.

FLOOR PLAN

A1-01

ALL IDEAS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IMPERIVIS, INC. AND WHERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IMPERIVIS, INC.



FLOOR PLAN .-
scale: 1/8" = 1'-0"

LEGEND

- (-2) INDICATES DOOR
- (A) INDICATES WINDOW

- GENERAL NOTES**
- CONTRACTOR SHALL VERIFY EXISTING JOB SITE MATERIALS, DIMENSIONS AND CONDITIONS OF ALL AREAS AFFECTED BY THE PROJECT PRIOR TO COMMENCING THE WORK.
 - CONTRACTOR SHALL VERIFY THE SIZES OF ALL WINDOWS AND DOORS.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY APPROVALS FROM ALL UTILITY COMPANIES PRIOR TO MODIFICATION. THE CONTRACTOR SHALL SCHEDULE SHUT DOWNS & OBTAIN WRITTEN APPROVAL FROM THE OWNER OF ALL WORK RELATED TO THE SYSTEMS IN ADVANCE OF CONSTRUCTION.
 - SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, WHERE THERE IS A DISCREPANCY OR APPEARS TO BE AN ERROR ON THE DRAWINGS OR SPECIFICATIONS OR WHERE THERE IS A CONFLICT BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS, THE OWNER'S AGENT SHALL BE NOTIFIED AS SOON AS REASONABLY POSSIBLE AND BEFORE ANY WORK IS STARTED FOR PROCEDURES TO BE FOLLOWED.
 - CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGES TO OWNER'S PROPERTY AS A RESULT OF NEGLIGENCE.
 - DIMENSIONS & NOTATIONS SHALL TAKE PRECEDENCE OVER SCALE.
 - BRACING AND TEMPORARY SUPPORT SHALL BE PROVIDED AS REQUIRED TO HOLD THE WORK SECURELY IN PLACE AND TO SUSTAIN ALL LOADS INCLUDING THOSE THAT MAY OCCUR DURING ERECTION AND UNTIL SUBSEQUENT CONSTRUCTION IS ADEQUATE TO REPLACE THE TEMPORARY BRACING. THE DESIGN ADEQUACY AND SAFETY OR ERECTION BRACING, SHORING, TEMPORARY SUPPORTS AND SCAFFOLDING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - CUTOUTS FOR MECHANICAL AND ELECTRICAL ITEMS SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT STANDARD ESCUTCHEON PLATES, COVERS, ETC. WILL ADEQUATELY COVER ROUGH OPENINGS. OVERSIZED OPENINGS SHALL BE REPAIRED TO MATCH ADJACENT EXISTING FINISHED SURFACES.
 - CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES TO THE BUILDING AS SHOWN ON THE PLANS.
 - AS A CONVENIENCE TO THE OWNER, THE DESIGNER MAY INCLUDE DOCUMENTS PREPARED BY OTHER CONSULTANTS OR INCORPORATE RECOMMENDATIONS OF SAID CONSULTANTS WITH THE EXPRESS UNDERSTANDING THAT THE DESIGNER ASSUMES NO LIABILITY FOR SUCH INFORMATION.
 - DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CONCRETE BLOCK OR CENTERLINE OF STRUCTURAL COLUMNS UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY WITH ARCHITECT THE EXACT DIMENSIONS OF RADIUS ON ALL NEW CURVED WALLS PRIOR TO CONSTRUCTION.
 - AT EXISTING CONSTRUCTION, FILL OPENINGS AND REPAIR AND REFINISH ALL EXPOSED FLOOR, WALL, CEILING AND EXTERIOR SURFACES DAMAGED BY DEMOLITION INCLUDING REMOVAL OF MECHANICAL AND ELECTRICAL EQUIPMENT.
 - DAMAGE BY THE CONTRACTOR, TO FINISHES, MATERIALS, EQUIPMENT, ETC. WHICH IS NOT PART OF THE CONTRACT WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
 - ALL COUNTERTOPS WILL BE 34" IN HEIGHT MAXIMUM UNLESS OTHERWISE SPECIFIED ON PLANS, SECTIONS OR INTERIOR ELEVATIONS.
 - ALL ELECTRICAL WORK IS TO BE INSTALLED PER THE MOST RECENTLY ADOPTED N.E.C.
 - HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIALS SHALL NOT BE USED IN THESE BUILDING.
 - ROOF DRAINAGE WATER FROM A BUILDING SHALL NOT BE PERMITTED TO FLOW OVER PUBLIC PROPERTY.

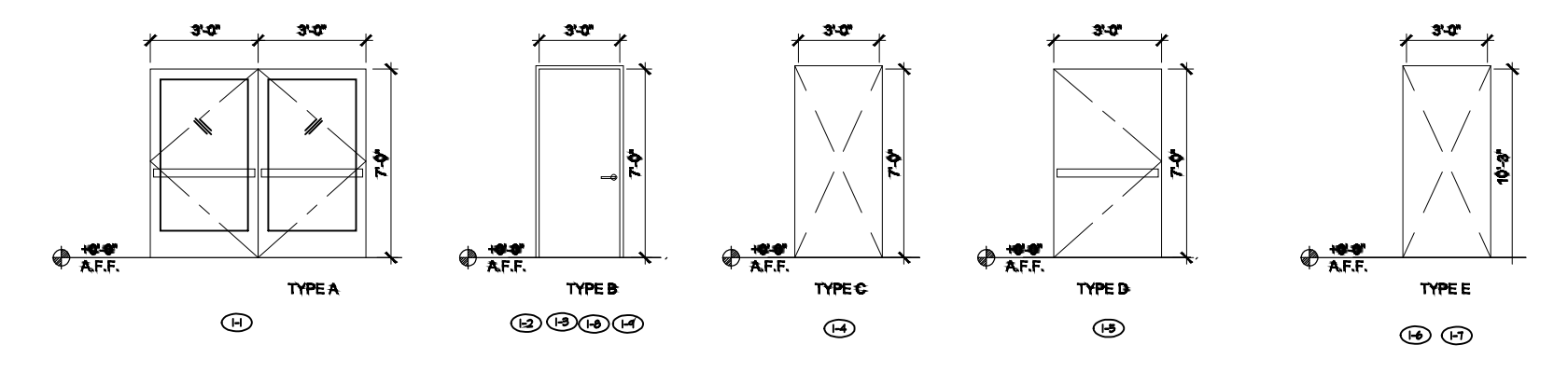
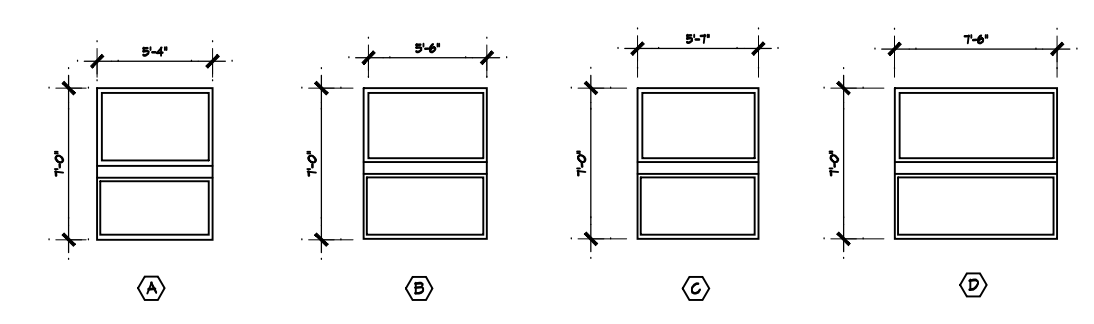
NOTES:
1. THERE WILL BE NO CHANGES TO THE FLOOR PLAN AND WALLS
2. ALL DOORS AND WINDOWS ARE EXISTING AND TO REMAIN

WINDOW SCHEDULE

WINDOW NO.	W	H
A	5'-04"	7'-00"
B	5'-06"	7'-00"
C	5'-07"	7'-00"
D	7'-06"	7'-00"

DOOR SCHEDULE

DOOR NO.	W	H	MATERIAL
1-1	6'-00"	7'-00"	STEEL WITH GLASS DOUBLE DOOR
1-2	3'-00"	7'-00"	WOOD
1-3	3'-00"	7'-00"	WOOD
1-4	3'-00"	7'-00"	OPENING
1-5	3'-00"	7'-00"	EMERGENCY STEEL DOOR
1-6	10'-03"	7'-00"	OPENING
1-7	10'-03"	7'-00"	OPENING
1-8	3'-00"	7'-00"	WOOD
1-9	3'-00"	7'-00"	WOOD



WINDOWS & DOORS SCHEDULE .-
scale: NO SCALE

1023-1027 UNIVERSITY AVE.
1023-1027 UNIVERSITY AVENUE
SAN DIEGO, CA. 92103

PROJECT NUMBER
PRJ-1131226

PLAN FILE NUMBER
A

DATE
03.19.2025

JOB NUMBER

DRAWN BY
MARIMAR

REVISIONS

SHEET NAME + No.
WINDOW AND
DOOR
SCHEDULE



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 FOR THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION (ABC TYPE-41 LICENSE) AND LIVE ENTERTAINMENT AT AN EXISTING RESTAURANT (SUSHI N' GONE) LOCATED AT 1539 EAST 8TH STREET.

CASE FILE NO.: 2025-11 CUP

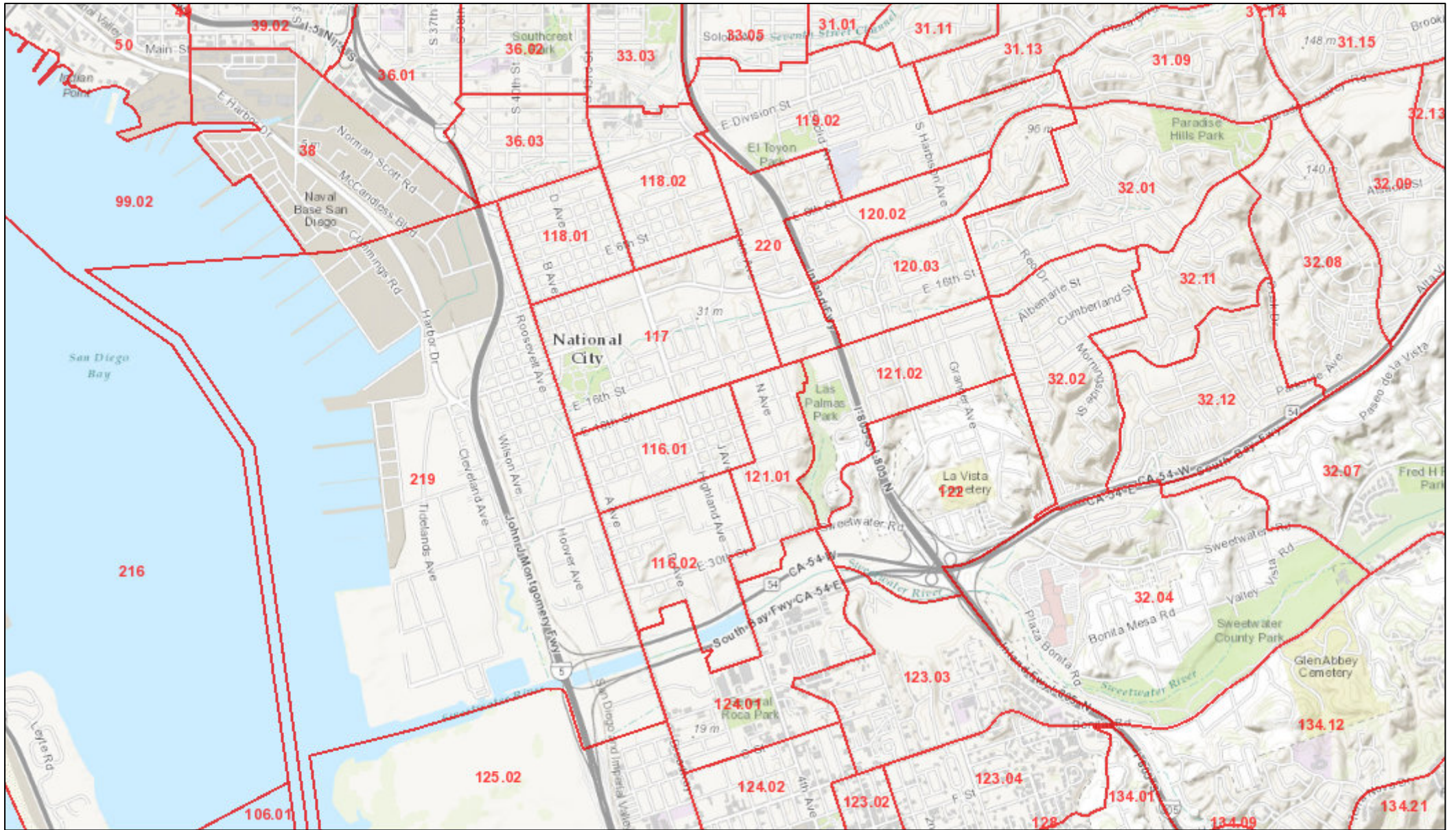
APN: 557-102-19

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, July 21, 2025**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant (Applicant: Sushi N Gone Inc.) is proposing to sell on-site beer and wine (ABC Type 41) in conjunction with food sales at the existing restaurant. The restaurant is proposing alcohol sales from 8:00 a.m. to midnight daily. Additionally, the applicant is requesting live entertainment from 11:00 a.m. to 10:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. Friday through Saturday. 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 orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **July 21, 2025** 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.

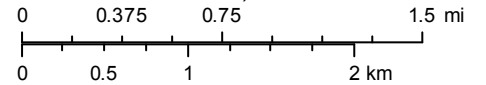


August 25, 2014

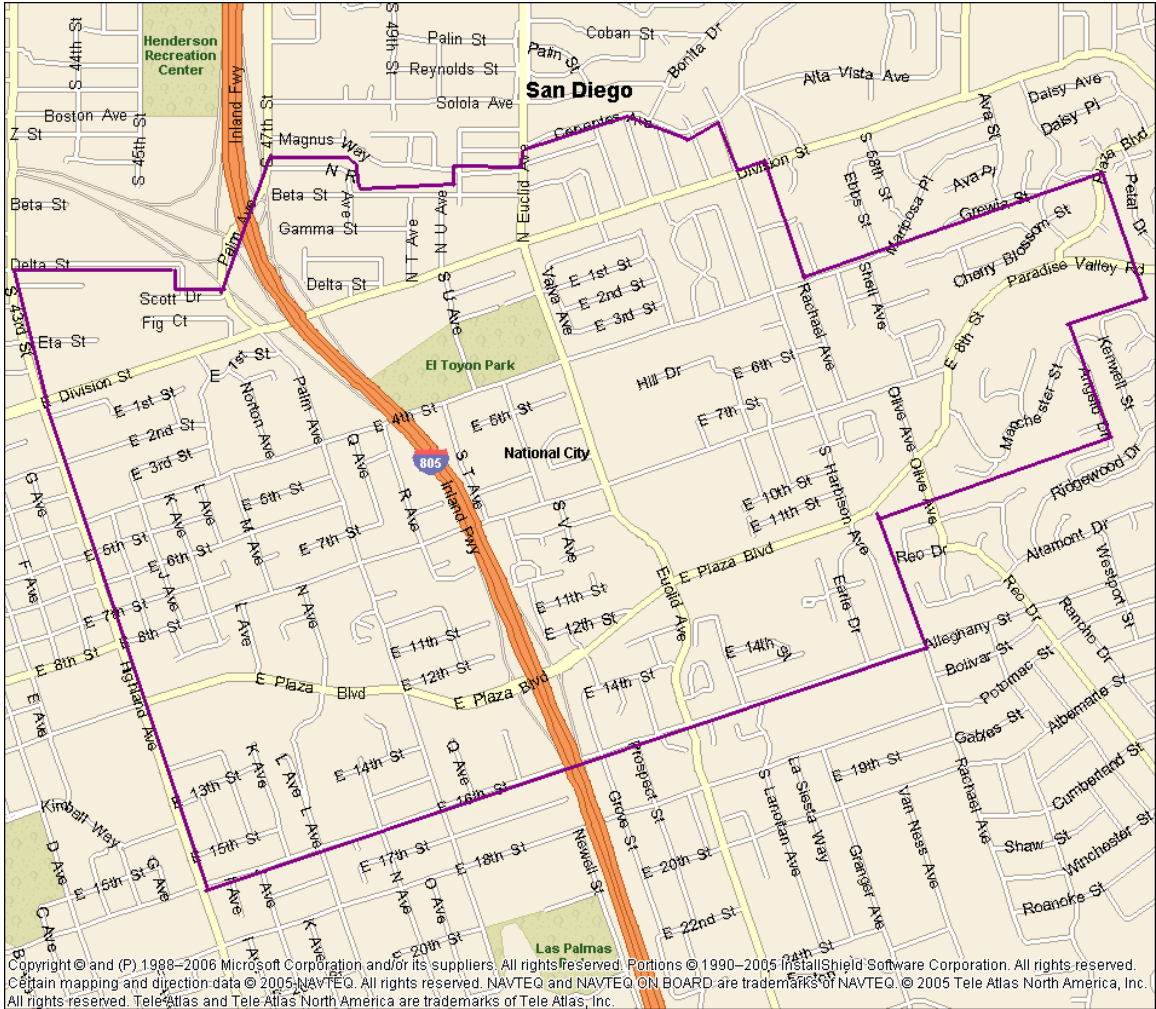
CensusTracts 2010

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 21

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) and
live entertainment at an existing restaurant

1539 E 8th Street, National City, CA 91950

Conducted: April 22, 2025



Photo of the proposed location

An environmental scan was conducted at 1:30 p.m. on Tuesday, April 22, 2025, for alcohol sales (Beer & Wine) and live entertainment at an existing restaurant. The location is on the corner of East 8th Street and Palm Avenue, with a Shell gas station to the east, a vacant lot to the south, a residential area to the north, a strip mall to the west and another strip mall to the northeast. The business was closed at the time the environmental scan was conducted.

Proposed hours

Live Entertainment: 11 a.m. to 10 p.m. Sunday through Thursday, and 11 a.m. to 11 p.m. Friday and Saturday

Alcohol Sales: 8 a.m. to 12 a.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

www.publicstrategies.org

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

- Apartments immediately to the south of the vacant lot nearest the restaurant.
- The restaurant is located at the bottom of a small hill with an immigration and tax service business at the top of the hill.
- Small parking lot to the front of the restaurant.

Youth Sensitive Areas/Other Vulnerable Locations

Rancho de la Nacion School and El Toyon School, each approximately 2,600 feet away, are the closest ones to this location.

Churches

International Church of Praise (approximately 528 feet away) is the closest one to this location.

Crime Rate

A request for crime-related information from personnel within the City of National City Police Department should determine whether existing violations against the property or applicant or incidents in the area have occurred that would discourage allowing live entertainment and alcohol sales.

Online Reviews

- Limited parking, small lot.
- From the outside is sketchy, but walking in the place looks clean. (5 months ago)
- Family friendly though they do serve beer (1 year ago)
- Customers commented on live music (7 months ago)
- Video of a band playing at the location was found on restaurant's Facebook page
- Concerned for my safety and security (1 year ago)

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 mean distance of a person to their average on-sale license in National City is 0.32 miles. The median is 0.25 miles.

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

Least Dense (lightest color)

Somewhat Dense

Dense

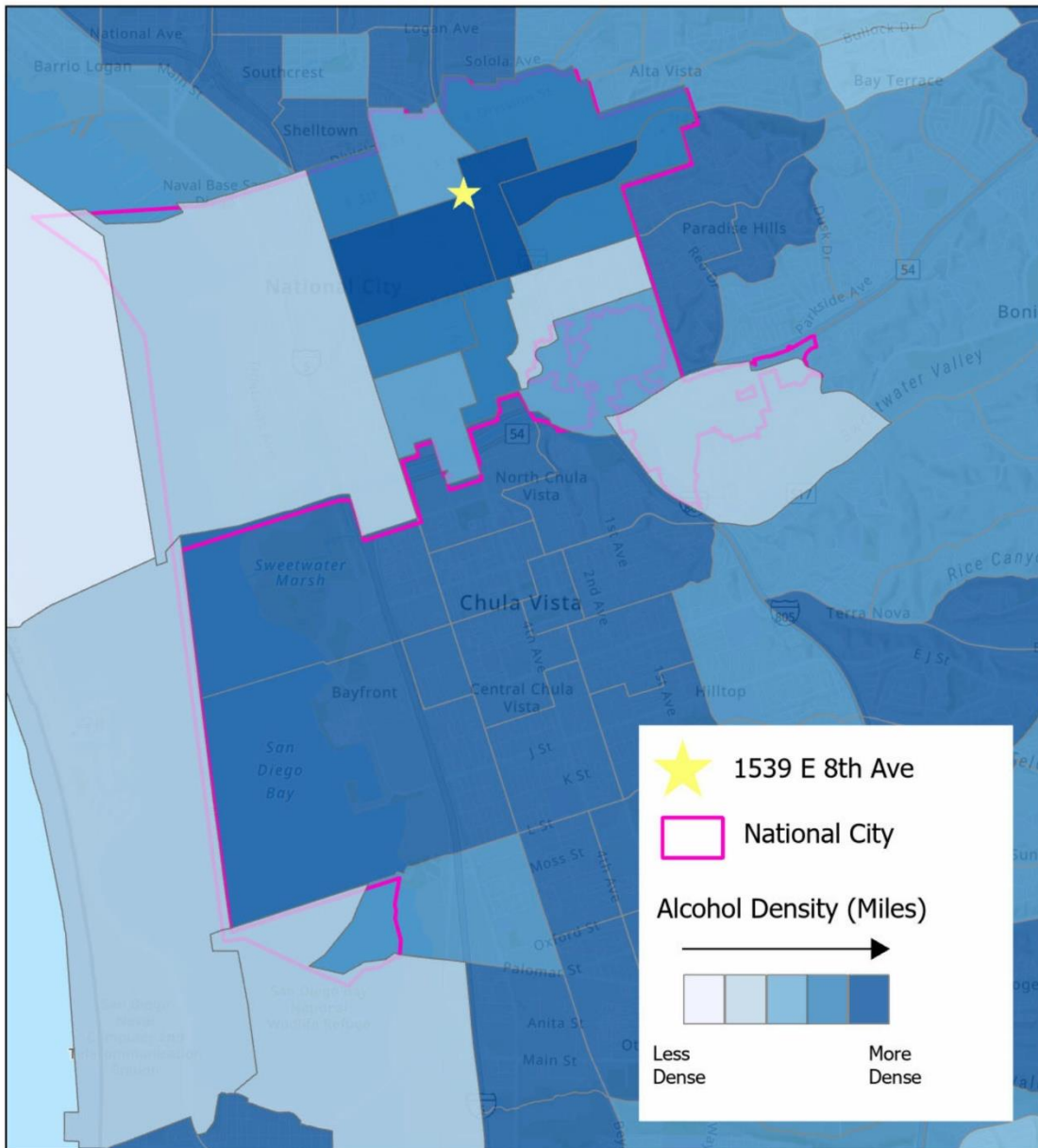
Very Dense

Extremely Dense (darkest color)

The proposed location is defined as "Extremely Dense." Within the census tract that where 1539 E 8th Ave is located, the density is 0.27 miles, which is more dense than the average for National City.

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Alcohol On-Sale Density

1539 E 8th Ave., National City, CA

Alcohol Density = Average Distance between a Person and their Closest Alcohol Retailer (CDC Guide for Measuring Alcohol Outlet Density)

ABC data as of 4/25/2025; Map created 4/25/2025

N



0 1 Miles



Considerations

The following are considerations:

1. Require that staff and management attend an in-person LEAD training or an in-person RBS training from an ABC-authorized training provider. In-person trainings offer interactive and hands-on learning which are recommended over online trainings.
2. To prevent the establishment from transforming into a night club, which could increase crime and nuisance problems, require that the restaurant always provide lunch and dinner through 12:00 am.
3. Require that the establishment must submit receipts as evidence of food sales offered along with alcohol before annual renewal of license.

April 30, 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 Sushi N Gone Inc. (*Doing Business As – Sushi N Gone*) for a California Department of Alcoholic Beverage Control (ABC) Type-41 license (beer and wine) to compliment their existing restaurant.

WEDNESDAY, MAY 7, 2025
6:00pm to 7:00pm
SUSHI N GONE
1539 East 8th Street
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 (619) 852-4690 (or at marco@cortescommunications.com).



May 12, 2025

Sophia Depew
Planning Technician
Community Development Department
City of National City
1243 National City Boulevard
National City, CA 91950

RE: SUSHI N' GONE INC. (DBA – SUSHI N' GONE) REPORT FOR COMMUNITY MEETING;

Ms. Depew:

On behalf of Sushi N' Gone Inc. (DBA – SUSHI N' GONE), I am submitting a summary of the Community Meeting that was held on Wednesday, May 7, 2025 from 6:00pm to 7:00pm at Sushi N' Gone located at 1539 East 8th Street, National City, CA 91950.

The applicant and I were present and began the meeting at 6:00pm. Unfortunately, nobody attended the meeting and the meeting was adjourned at 7:00pm.

Thank you for your consideration, if I can be of further assistance please feel free to contact me directly at (619) 852-4690.

Kind regards,

Marco Polo Cortes

Marco Polo Cortés
President