



City of National City Planning Commission Meeting

MEETING OF JULY 21, 2025





Public Hearing

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
2025-11 CUP



Overhead



Site Characteristics

- Sushi N' Gone
 - Existing 2,445 square foot restaurant in the MXC-2 zone
 - Previous Alcohol CUP in 2021 (KeBURROs)
 - 7:00 a.m. to 12:00 a.m. daily
 - Discontinued
- Located on northwest corner of East 8th Street and Palm Avenue
- Surround by commercial and residential uses
 - Properties directly abutting the restaurant are commercial offices and retail suites
 - Closest residences are located northwest of the property but are separated by a substantial grade change



Front View



Side View



Rear View

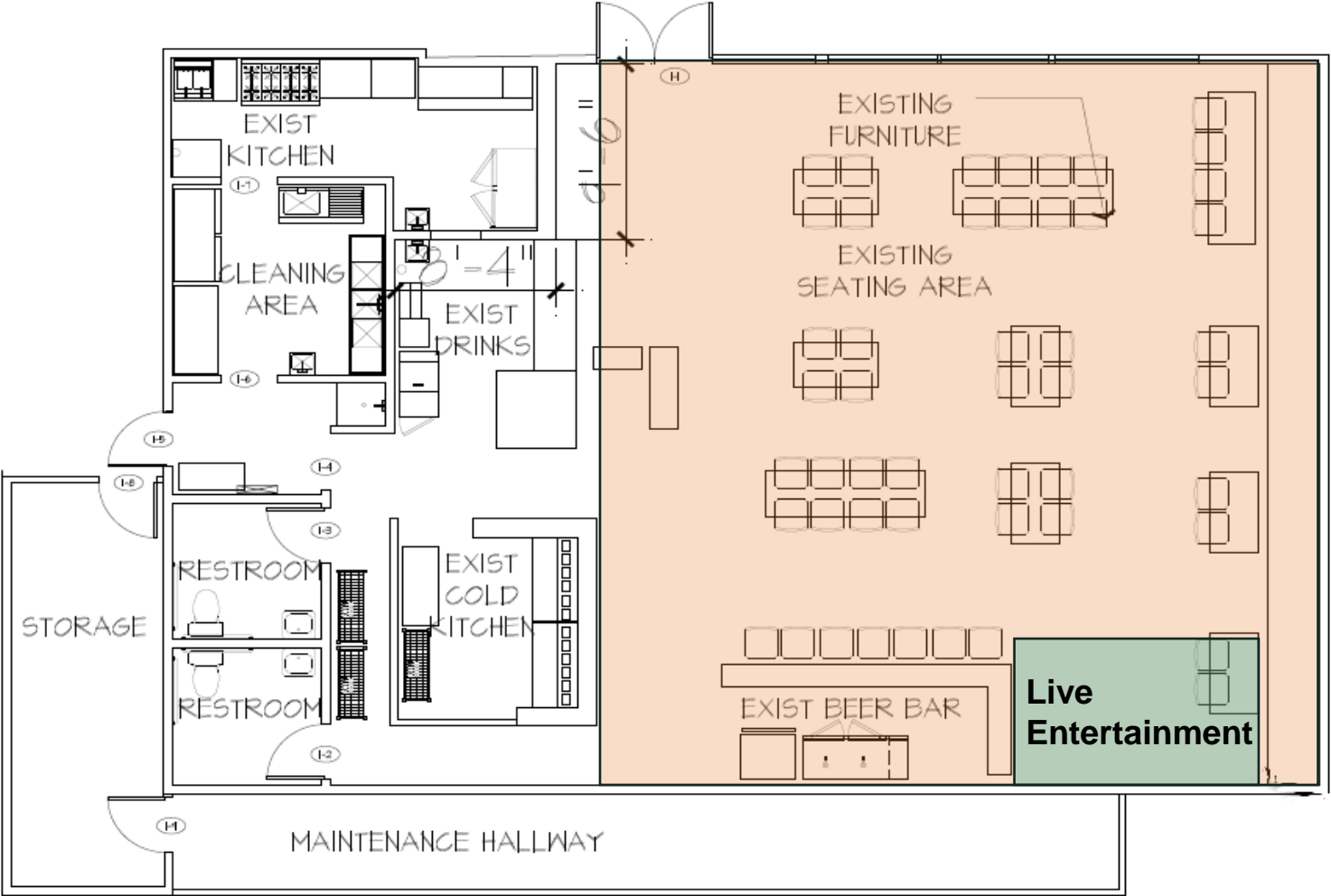


Proposal

- The business 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 and Saturday
 - DJs, Bands, Guitarist, Etc.
- Floor plan indicates the dining area and proposed live entertainment
 - 52 seats available in the dining area



Floor Plan



Side View



Staff Analysis

- NCMC 18.30.050 allows for alcohol sales for on-site consumption and live entertainment with approved CUP
- Additional requirements for alcohol CUPs:
 - Mailing – owners/occupants within 660 ft. (341)
 - Community meeting – Held May 7th, 2025 – No attendees
- Census Tract 118.02– two 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.
 - Sushi N’ Gone has 50% of their floor area dedicated to seating
 - Not located within 660 feet of a public school
- Adhere to City Council Policy 707
 - Standard conditions



Staff Analysis – Hours of Operation

➤ Proposed Hours

➤ Alcohol

- 8:00 a.m. to 12:00 a.m. (midnight) daily

➤ Live Entertainment

- 11:00 a.m. to 10:00 p.m. Sunday through Thursday
- 11:00 a.m. to 11:00 p.m. Friday and Saturday

➤ Previous approval

➤ Alcohol

- 7:00 a.m. to 12:00 a.m. (midnight) daily

➤ No live entertainment

➤ Staff Recommendation

- Hours proposed by applicant



Staff Analysis – Hours of Operation

➤ Recent Approvals

Business	Alcohol	Live entertainment	Approved
Mariscos El Tiburon	9am-10pm Sun-Thurs 9am-11pm Fri-Sat	4pm-10pm Fri & Sat 4pm-11pm Sun	2024
Mariscos La Capital	8am-11:30pm daily	N/A	2024
Friends of Friends	6am-1am Daily	12pm-10pm Sun-Thurs 12pm-11:30pm Fri-Sat	2023
Market on 8 th	6am-1am Daily	Indoor: 3pm-10pm Mon-Thurs 12pm-11:30pm Fri-Sat 12pm-10pm Sun	2022



Comments:

Police Department (PD)

- Risk Assessment – 12 points
 - Low Risk – 12 or less points
 - 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 the restaurant provide lunch and dinner through 12:00 am daily.
- Require that the establishment must submit receipts as evidence of food sales offered along with alcohol before annual renewal of license.



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
 - Live entertainment
 - Doors and windows to remain closed
 - No advertised events
 - Hours of live entertainment
 - Title 12 (Noise)



Summary

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



Options

- Find project exempt from CEQA & approve 2025-11 CUP based on findings listed in the draft resolution / findings determined by the Commission; or
- Find project not exempt from CEQA and/or deny 2025-11 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



Next Regularly-Scheduled Meeting

AUGUST 4, 2025

