



City of National City Planning Commission Meeting

MEETING OF JULY 21, 2025





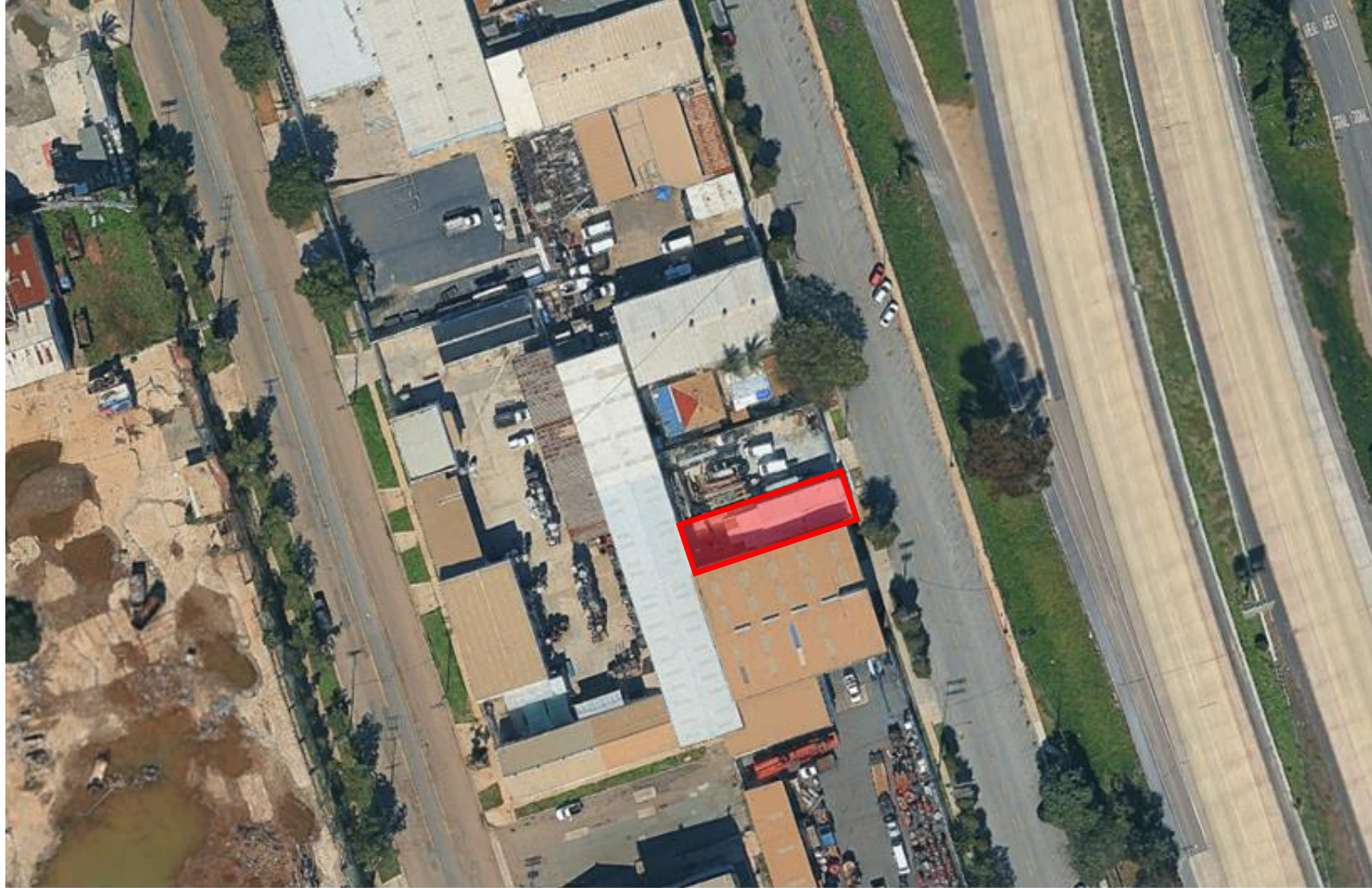
Public Hearing

COASTAL DEVELOPMENT PERMIT AND
CONDITIONAL USE PERMIT FOR BEER
AND WINE SALES (ABC TYPE-41) AND
LIVE ENTERTAINMENT AT AN EXISTING
RESTAURANT (LA MALQUERIDA BY
DOLCHE) LOCATED AT 1524 MCKINLEY
AVENUE.

2025-12 CUP CDP



Overhead



Site Characteristics

- La Malquerida by Dolche
 - Existing 1,400 square foot restaurant with 700 square foot outdoor patio
 - Previous Alcohol and Live Entertainment CUP in 2018 (Westside Story)
 - 10:00 a.m. to 10:00 p.m. daily
 - Discontinued
- Located on the north end of McKinley Avenue near West 14th Street
- Medium Manufacturing in the Coastal Zone
- Surrounded by industrial uses
 - Properties directly abutting the restaurant are industrial
 - One residential property located to the north



Front View



Back Patio

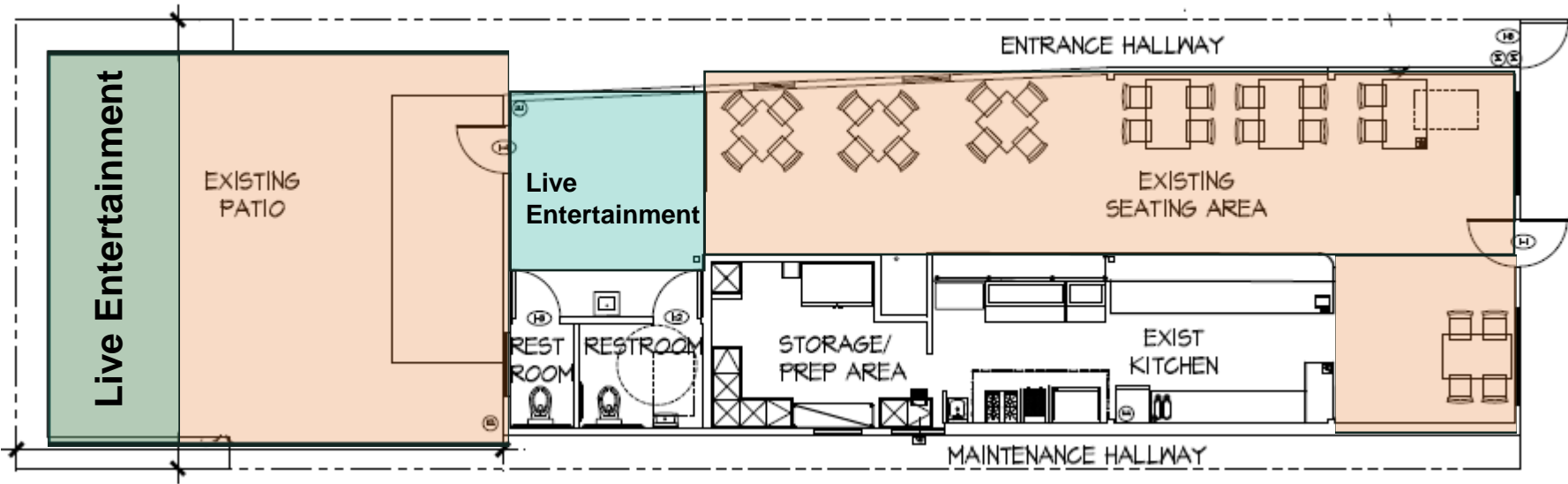


Proposal

- 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 (DJs, Bands, Mariachi, Trio)
 - Indoor: 8:00 a.m. to 11:30 p.m. daily
 - Outdoor: 8:00 a.m. to 10:00 p.m. daily
- Floor plan indicates the dining area and proposed live entertainment
 - 40 seats available in the dining area



Floor Plan



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. (55)
 - Community meeting – Held May 8th, 2025 – No attendees
- Census Tract 219– 17 on-sale license where two are recommended
 - Considered overconcentrated
 - 219 west of National City Boulevard between Division Street and south City boundary
- Distance requirements – Not applicable for restaurants with 30% of their floor area dedicated to seating
 - La Malquerida 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

- Indoor: 8:00 a.m. to 11:30 p.m. daily
- Outdoor: 8:00 a.m. to 10:00 p.m. daily

➤ Previous approval

➤ Alcohol and live entertainment

- 10:00 a.m. to 10:00 p.m. daily

➤ Staff Recommendation

➤ Live Entertainment

- Indoor: 10:00 a.m. to 11:30 p.m. daily
- Outdoor: 10:00 a.m. to 10:00 p.m. daily



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	Outdoor: 3pm-8pm Mon-Thurs 12pm-9pm Fri-Sun	2022



Comments:

Police Department (PD)

- Risk Assessment – 15 points
 - Medium Risk – 13 to 18 points
 - Assigns points based on type of business, license concentration, calls for service, etc.
 - Comment related to exterior lighting

Institute for Public Strategies (IPS)

- Require in-person Responsible Beverage Sales and Service (RBSS) training for all staff
- Require that the restaurant provide breakfast, 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)
 - PD Comment
 - Exterior lighting



Coastal Zone

- The restaurant is located within the Coastal Zone
 - Typically area west of Interstate 5
- The zoning map indicates the lot as Medium Industrial (IM)
 - Land Use Code Update (2011) is not yet active in the Coastal Zone
 - Previous zoning (MM) would apply
- Discretionary projects in the Coastal Zone require a Coastal Development Permit (CDP)
 - Additional finding related to consistency with the Local Coastal Plan
 - Included in the attached Resolution



Summary

- Proposed use is consistent with the General Plan
 - Alcohol sales for on-site consumption and live entertainment are a conditionally-allowed uses in MM-CZ zone
 - Alcohol sales and live entertainment would be accessory to the business in an industrial 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 2025-12 CUP CDP based on findings listed in the draft resolution / findings determined by the Commission; or
- Find project not exempt from CEQA and/or deny 2025-12 CUP CDP 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

