



# Planning Commission Agenda

Meeting of July 15, 2019 – 6:00 p.m.  
Council Chambers, Civic Center  
1243 National City Boulevard  
National City, CA 91950



The Planning Commission requests that all cellphones, pagers, and/or smart devices be turned off during the meeting.

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Welcome to the Planning Commission meeting. The National City Planning Commission conducts its meeting in the interest of community benefit. Your participation is helpful. These proceedings are video recorded.

## **Roll Call**

## **Pledge of Allegiance by Commissioner Sendt**

## **Approval of Minutes**

1. Approval of Minutes from the Meeting of June 3, 2019

## **Approval of Agenda**

2. Approval of the Agenda for the Meeting on July 15, 2019

## **ORAL COMMUNICATIONS (3 MINUTE TIME LIMIT).**

NOTE: Under State law, items requiring Commission action must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature.

## **PRESENTATIONS**

## **CONTINUED PUBLIC HEARINGS**

**PUBLIC HEARINGS**

3. Resolution taking action on a Tentative Subdivision Map for the Subdivision of one Parcel into Five at Property Located at 'C' Avenue South of East 27<sup>th</sup> Street and an Exception for Less Than Required Street Frontage
4. Resolution taking action on a Conditional Use Permit for an Adult School (Interamerican College) in Sweetwater Plaza Shopping Center Located at 1727 Sweetwater Road, Suites 209-212

**OTHER BUSINESS**

**STAFF REPORTS**

Senior Assistant City Attorney

Director of Community Development

Principal Planner

Commissioners

Chairperson

**ADJOURNMENT**

Adjournment to the next regularly scheduled meeting on August 5, 2019.



## Planning Commission Minutes

Planning Commission  
Meeting of June 3, 2019  
Council Chambers, Civic Center  
1243 National City Boulevard  
National City, CA 91950

These minutes have been abbreviated. Video recordings of the full proceedings are on file and available to the public.

### Agenda Items

The meeting was called to order by Chair Sendt at 6:02 p.m.

### **Roll Call**

Commissioners Present: Sendt, Flores, Yamane, Dela Baz, Baca, Garcia, Natividad

Commissioners Absent: None.

Staff Also Present: Acting Deputy City Manager Armando Vergara, Senior Assistant City Attorney Nicole Pedone, Principal Planner Martin Reeder

**Pledge of Allegiance** Presented by Commissioner Dela Paz

1. Approval of Minutes from the Meeting of March 25, 2019.

Motion by Yamane, second by Flores to approve the Minutes for the Meeting of March 25, 2019.

### **Motion carried by the following vote:**

**Ayes:** Sendt, Flores, Garcia, Yamane

**Abstain:** Baca, Dela Paz, Natividad

**Noes:** None.

**Absent:** None.

Commissioners Baca, Dela Paz, and Natividad abstained because they were not present at the meeting held on March 25<sup>th</sup>.

2. Approval of Minutes from the Meeting of May 20, 2019.

Motion by Yamane, second by Garcia to approve the Minutes for the Meeting of May 20, 2019.

**Motion carried by the following vote:**

**Ayes:** Sendt, Yamane, Dela Paz, Baca, Garcia, Natividad

**Abstain:** Flores

**Noes:** None.

**Absent:** None.

Commissioner Flores abstained due to her absence at the meeting held on May 20<sup>th</sup>.

3. Approval of the Agenda for the Meeting of June 3, 2019.

Motion by Baca, second by Yamane to approve the Agenda for the Meeting of June 3, 2019.

**Motion carried by the following vote:**

**Ayes:** Sendt, Yamane, Flores, Dela Paz, Baca, Garcia, Natividad

**Abstain:** None.

**Noes:** None.

**Absent:** None.

**ORAL COMMUNICATION:** None.

**PRESENTATIONS:** None.

**CONTINUED PUBLIC HEARINGS:** None.

**PUBLIC HEARINGS:**

4. Resolution taking action on Consideration of Certification of a Negative Declaration for the Annexation of 2311 and 2305 Sweetwater Road; General Plan Amendment and Zone Change for the Rezoning of Said Properties, in addition to 3320, 3330, 3336 Orange Street, in order to Construct a 5,500 Commercial Center; and a Conditional Use Permit for a Drive-Through Business. (Case File No. 2017-13 GPA, ZC, CUP, IS)

Presented by Principal Planner Martin Reeder.

Commissioners requested that:

Commissioner Natividad

- The developer hire local youth for the coming business.
- The owner of the parcel work with the local cemetery to address parking concerns during events and long funeral processions.

Commissioner Dela Paz

- Signage be installed to advise drivers that the entrance to Starbucks is located on Orange Street.
- When projects take an extended period of time to come forward for consideration, that staff include a brief history of the parcel in the staff report.

Applicants Ken Muraoka, Tad Muraoka, and Tom Morgan confirmed that they have read, understand, and accept the conditions.

Commissioner Natividad left the dais at 7:24 p.m. and returned at 7:26 p.m.

Public Speakers:

- Joan Rincon was neutral on the item.
- Nicholas Ortiz Blass was neutral on the item.
- Alisha Morrison spoke in opposition of the item.

Motion by Dela Paz, second by Garcia to close the public hearing and approve a Resolution taking action on Consideration of Certification of a Negative Declaration for the Annexation of 2311 and 2305 Sweetwater Road; General Plan Amendment and Zone Change for the Rezoning of Said Properties, in addition to 3320, 3330, 3336 Orange Street, in order to Construct a 5,500 Commercial Center; and a Conditional Use Permit for a Drive-Through Business. (Case File No. 2017-13 GPA, ZC, CUP, IS)

**Ayes:** Sendt, Flores, Dela Paz, Baca, Garcia, Natividad

**Abstain:** None.

**Noes:** Yamane

**Absent:** None.

**OTHER BUSINESS:** None.

**STAFF REPORTS:**

**Senior Assistant City Attorney:** None.

**Armando Vergara, Acting Deputy City Manager:** None.

**Principal Planners:** At the request of MTS, Mr. Reeder announced that an event hosted by MTS called Elevate San Diego was scheduled to occur on Thursday, June 6, 2019 at 6:00 p.m.

**COMMISSIONER REPORTS:**

**Natividad:** None.

**Baca:** None.

**Dela Paz:** None.

**Garcia:** Encouraged everyone to attend the MTS event announced by Mr. Reeder and requested that the information be forwarded to the Commissioners via email.

**Yamane:** None.

**Sendt:** None.

**Flores:** None.

**ADJOURNMENT** by Chair Sendt at 7:56 p.m. to the meeting of July 15, 2019.

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CHAIRPERSON

The foregoing minutes were approved at the Regular Meeting of July 15, 2019.



CITY OF NATIONAL CITY - PLANNING DEPARTMENT  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

**PLANNING COMMISSION STAFF REPORT**

Title: PUBLIC HEARING – TENTATIVE SUBDIVISION MAP FOR THE SUBDIVISION OF ONE PARCEL INTO FIVE AT PROPERTY LOCATED AT 'C' AVENUE SOUTH OF EAST 27<sup>TH</sup> STREET AND AN EXCEPTION FOR LESS THAN REQUIRED STREET FRONTAGE

Case File No.: 2019-03 S

Assessor's Parcel No.: 562-170-09

Staff report by: Chris Stanley

Applicant: Clint Muhe/Alvin Washington

Property owner: Bartizan Investments, LLC

Zoning designation: Small Lot Residential (RS-2)

Adjacent land use/zoning:

North: Residential / RS-2

East: Residential / RS-2

South: Residential / RS-2

West: Residential / RS-2

Environmental review: Categorical Exemption Class 32, Section 15332 In-Fill Development Projects

Staff Recommendation: Approve

### Staff Recommendation

Staff recommends approval of a Tentative Subdivision Map (TSM) for the subdivision of an existing parcel into five in order to construct five single-family dwellings and an exception for less than required street frontage. The project is consistent with the General Plan and Subdivision Ordinance, and will provide five new home-ownership opportunities.

### Executive Summary

The applicant is applying for a TSM for the subdivision of an existing parcel into five in order to allow for the construction of five single-family dwellings at a future time and an exception for less than required street frontage. The parcel is currently vacant and approximately 36,000 square feet in size. Access to the proposed lots would be from an existing easement located at 'C' Avenue south of East 27<sup>th</sup> Street.

### Site Characteristics

The existing parcel is over three quarters of an acre (approximately 36,000 square feet in size). The property is landlocked and can only be entered through an existing easement at the end of the 'C' Ave. cul-de-sac; the cul-de-sac can only be entered from E. 27<sup>th</sup> St. The property slopes steeply downward west of the easement, but is relatively flat on the eastern and southern portions of the parcel. The lot dimensions are approximately 300 feet wide (east to west) and 120 feet deep (north to west).

### Proposed Use

The applicant is proposing to subdivide the existing, approximately 36,000 square-foot parcel into five. The property is currently vacant. The applicant plans to construct five new single family residences on the proposed lots. Access to the proposed residences would be provided via the previously mentioned easement from 'C' Avenue and would include the construction of a sloping private driveway in order to reach the residences. The proposed driveway would be 20 feet in width in order to meet Fire Department requirements and would also consist of a hammer head between parcel 2 and 3 for fire truck turnaround. The required private road creates a difference in the usable (net) and existing (gross) square footage of parcels 2 through 5. All lots would meet the setback requirements of the RS-2 zone, which are 20 feet for front yard, five for interior side yard, and 25 for the rear.

Subdivision of the property into five lots is proposed as follows:



**Parcel 1** would have dimensions of 54 feet wide by 120 feet in length for total square footage of approximately 6,480 square feet.

**Parcel 2** would have dimensions of 55 feet wide by 120 feet in length for total square footage of approximately 6,600 square feet and a net square footage of 4,838 square feet due to the hammerhead required by the Fire Department and road easement.

**Parcel 3** would have dimensions of 55 feet wide by 120 feet in length for total square footage of approximately 6,600 square feet and a net square footage of 4,838 square feet due to the hammerhead required by the Fire Department and road easement.

**Parcel 4** would have dimensions of 60 feet wide by 120 feet in length for total square footage of approximately 7,200 square feet and a net square footage of 5,112 square feet due to the road easement.

**Parcel 5** would have dimensions of 76 feet wide by 120 feet in length for total square footage of approximately 9,120 square feet and a net square footage of 8,299 square feet due to the road easement.

#### Analysis

This project contributes to infill development, which is encouraged by the General Plan:

***Policy LU 4.3: Promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively to existing neighborhoods and surrounding areas.***

The proposal also provides five home ownership opportunities, which is consistent with the City's Housing Element.

#### Subdivision Ordinance

The purpose of the Subdivision Ordinance, under Title 17 of the National City Municipal Code, is to regulate and control the division of land in the City. It specifies the procedures and requirements to divide land. One such requirement is that divisions of land that create five or more parcels prepare a tentative subdivision map, hence this application. The Subdivision Ordinance also requires that all land proposed to be divided must conform with the Subdivision Map Act, the General Plan, and any specific plan or regulatory ordinance of the City of National City that may apply.

The Subdivision Ordinance also allows Planning Commission to approve modifications that are, "reasonably necessary or expedient and in conformity with the Subdivision Map Act." In this case the applicant is requesting that Planning Commission approve an exception for less than required street frontage. The Subdivision Ordinance requires that all new lots have a minimum of 50 feet of frontage on a street. The request for an exception from this requirement is necessary because the property is landlocked and is only able to be accessed via an easement from 'C' Avenue. Therefore, no street frontage would be possible.

#### Land Use Code

The Land Use Code establishes a minimum lot size of 5,000 square feet in the RS-2 zone and a maximum density of one dwelling unit per lot. This means that if the subdivision is approved, the applicant will be permitted to construct one single-family house on each proposed parcel that would otherwise not be allowed without the split. The required minimum lot width is 50 feet, which is provided in this proposal. As mentioned previously, all proposed parcels would exceed the minimum lot size for the zone in gross square footage.

#### Required Findings

The Subdivision Map Act contains nine required findings for Tentative Subdivision Maps:

1. The proposed map is consistent with the National City General Plan and applicable specific plans.

The proposed single-family subdivision, at a density of 7.43 units per acre, is consistent with the Low-Medium Density Residential land use designation, which specifies a maximum density of 9.0 units per acre. In addition, infill development is encouraged by Land Use Policy 4.3. There are no specific plans applicable to the site.

2. The site is physically suitable for the proposed type of development.

The new parcels will allow for single-family homes to be constructed on a level building pads and meet all applicable design standards (e.g. setbacks).

3. The site is physically suitable for the proposed density of development.

The proposed parcels can accommodate single family residences with suitable yard areas and still meet prescribed recommended density for the area.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

There is no natural habitat or body of water present nearby or on-site. The property is mostly surrounded by urban development.

5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems.

All necessary public services will be provided, as required by approvals required for new construction.

6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

Access to sewer, water, and drainage utilities in the area or across the property will be maintained as required by all applicable easements.

7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6.

Discharge of sewerage waste will be addressed through a sewer permit, which is required as part of construction of a future home.

8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources.

The project will provide five new homeownership opportunities, which is consistent with and encouraged by the City's Housing Element.

9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage.

All new construction proposed in the future will be in compliance with the California Building Code, which takes such factors in to consideration.

A last finding has been included with regard to compliance with the California Environmental Quality (CEQA), which is as follows:

10. That the proposed project has been reviewed in compliance with CEQA.

Staff has determined the proposed use to be categorically exempt from environmental review pursuant to Class 32 Section 15332 (In-Fill Development Projects), for which a Notice of Exemption will be filed subsequent to approval of this Tentative Subdivision Map.

The City's Subdivision Ordinance, Title 17 of the National City Municipal Code, contains separate findings required for the requested exceptions, which are as follows:

1. The property to be divided is of such size and shape that it is impossible or impracticable in the particular case to conform fully to the subdivision requirements, more specifically the minimum street frontage requirement.

The property is landlocked and isolated from public streets and is only accessed from an easement from 'C' Avenue; therefore, it cannot meet this requirement.

2. The exception will not be detrimental to the public health, safety, or welfare, or be detrimental to the use of other properties in the vicinity.

Adequate access will be provided for all lots from 'C' Avenue via the existing easement.

3. Granting of the exception is in accordance with the intent and purposes of this title, and is consistent with the General Plan and with all applicable specific plans or other plans of the City.

The proposal will create additional homeownership opportunities, consistent with Land Use Policy 4.3, which the requested exception facilitates. In addition, the property is not located within any specific plan area.

#### Department Comments

Comments were received from the Engineering and Fire Departments. The comments have been included as Conditions of Approval. The Engineering Department provided comments related to future grading and construction, easements, and Final Map requirements; the Fire Department is requiring compliance with codes related to fire protection and access for future housing.

#### Summary

The subject property is more than five times the minimum lot size required in the RS-2 zone and is therefore suitable for subdividing. The proposed project will meet all setback requirements per the RS-2 zone, as well as minimum lot size requirements. The proposal would be consistent with area development. If approved, the proposed subdivision will result in additional home ownership opportunities, which is consistent with the City's Housing Element. Conditions of Approval will ensure that the property is appropriately developed and will meet all requirements of the Land Use Code and pertinent construction codes at the time of future construction. Furthermore, the proposed project will meet all requirements for the requested exception.

**OPTIONS**

1. Approve 2019-03 S subject to the conditions listed below, based on the attached findings or findings to be determined by the Planning Commission; or
2. Deny 2019-03 S based on the attached finding; findings to be determined by the Planning Commission; or
3. Continue the item to a later date in order to obtain additional information

**ATTACHMENTS**

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Site Photos
5. Applicant's Plans (Exhibit A, Case File No. 2019-03 S dated 5/13/2019)
6. Public Hearing Notice (Sent to 104 property owners and occupants)
7. CEQA Notice of Exemption
8. Resolutions



CHRIS STANLEY  
Assistant Planner



ARMANDO VERGARA  
Acting Deputy City  
Manager/ Director of  
Community Development

## **RECOMMENDED FINDINGS FOR APPROVAL**

2019-03 S 'C' Avenue

1. The proposed map is consistent with the National City General Plan and applicable specific plans because the proposed single-family subdivision, at a density of 7.43 units per acre, is consistent with the Low-Medium Density Residential land use designation, which specifies a maximum density of 9.0 units per acre. In addition, infill development is encouraged by Land Use Policy 4.3. There are no specific plans applicable to the site.
2. The site is physically suitable for the proposed type of development because the new parcels will allow for single-family homes to be constructed on a level building pads and meet all applicable design standards (e.g. setbacks).
3. The site is physically suitable for the proposed density of development because the proposed parcels can accommodate single family residences with suitable yard areas and still meet prescribed recommended density for the area.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because there is no natural habitat or body of water present nearby or on-site. The property is mostly surrounded by urban development.
5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems because all necessary public services will be provided, as required by approvals required for new construction.
6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision because access to sewer, water, and drainage utilities in the area or across the property will be maintained as required by all applicable easements.
7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6 because discharge of sewerage waste will be addressed through a sewer permit, which is required as part of construction of a future home.
8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public

service needs of the residents and available fiscal and environmental resources because the project will provide five new homeownership opportunities, which is consistent with and encouraged by the City's Housing Element.

9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage because all new construction proposed in the future will be in compliance with the California Building Code, which takes such factors in to consideration.
10. The proposed project has been reviewed in compliance with CEQA because it is categorically exempt from environmental review pursuant to Class 32 Section 15332 (In-Fill Development Projects), for which a Notice of Exemption will be filed subsequent to approval of this Tentative Subdivision Map.

**RECOMMENDED FINDINGS FOR EXCEPTION FOR LESS THAN REQUIRED STREET FRONTAGE**

1. The property to be divided is of such size and shape that it is impossible or impracticable in the particular case to conform fully to the subdivision requirements because the property is landlocked and isolated from public streets and is only accessed from an easement from 'C' Avenue. Therefore, it cannot meet this requirement.
2. The exception will not be detrimental to the public health, safety, or welfare, or be detrimental to the use of other properties in the vicinity because adequate access will be provided for all lots from 'C' Avenue via the existing easement.
3. Granting of the exception is in accordance with the intent and purposes of this title, and is consistent with the General Plan and with all applicable specific plans or other plans of the City because the proposal will create an additional homeownership opportunities, consistent with Land Use Policy 4.3, which the requested exception facilitates. In addition, the property is not located within any specific plan area.



**RECOMMENDED FINDING FOR DENIAL**

2019-03TSM 'C' Avenue

1. The site is physically unsuitable for the proposed type of development because although all of the parcels meet the minimum 5,000 square foot lot size with their gross area, two of the proposed parcels (2 & 3) will not meet this requirement for their net area.
2. The additional housing will increase traffic on 'C' Avenue. According to SANDAG, five houses will produce an additional 50 daily trips.
3. The site is detrimental to public health, safety, or welfare because it is not meeting the minimum 50 feet street frontage requirement per the RS-2 zone.

## RECOMMENDED CONDITIONS OF APPROVAL

2019-03 S 'C' Avenue

### General

1. This *Tentative Subdivision Map* authorizes the creation of five new parcels from one existing parcel. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform to Exhibit A, case file no. 2019-03 S, dated 5/13/2019. No construction or demolition is approved as part of this approval.
2. Before this *Tentative Subdivision Map* shall become effective, the applicant and/or property owner shall sign and have notarized an Acceptance Form, provided by the Planning Department, 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 *Tentative Subdivision Map*. The applicant shall also submit evidence to the satisfaction of the City Manager or assign that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Tentative Subdivision Map* 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 City Manager or assign prior to recordation.
3. Approval of the tentative map expires two (2) years after adoption of the resolution of approval at 6:00 p.m. unless prior to that date a request for a time extension not exceeding three (3) years has been filed as provided by National City Municipal Code §17.04.070.
4. *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.

### Engineering

5. The Property is in the Federal Flood Plain area. Flood hazard permit shall be obtained from the Engineering Department. It is the responsibility of the Engineer of work to determine if a LOMA, LOMR, or A Certificate of Elevation is required and to process and submit to FEMA for approval.
6. A Hydrology study (100 year flood) is required for the new project. The study should consider the proposed project area to the closest municipal storm drain collection point. The study should consider the adequacy of the existing storm drain system to

convey any additional run off. All Hydrology study findings and recommendations are part of Engineering Department requirements.

7. The Storm Water BMP Requirements Applicability Form I-1 and if required I-2 checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Division web site at the link below \*. If it is determined that the project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.

\*<http://www.nationalcityca.gov/city-government/engineering-public-works/engineering-division/online-services-forms-fees>

8. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.
9. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.
10. A grading and drainage plan shall be submitted showing all of the proposed and existing on-site and off-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed parking lot or development shall be implemented with the design of the grading. This shall include the provision of such devices as storm drain interceptors, clarifiers, or filters. Best Management Practices for the maintenance of the parking lot, including sampling, monitoring, and cleaning of private catch basins and storm drains, shall be undertaken in accordance with the National Pollution Discharge Elimination System (NPDES) regulations. A private storm water treatment maintenance agreement shall be signed and recorded. A check list for preparation of the grading plan/drainage plan is available at the Engineering Department.
11. All existing and proposed curb inlet on property shall be provided with a "No Dumping" signage in accordance with the NPDES program.

12. A National Pollutant Discharge Elimination System (NPDES) permit is required for discharges of storm water runoff associated with construction greater than 1 acre activity where clearing, grading, and excavation results in a land disturbance. A construction storm water permit shall be obtained from the Regional Water Quality Control Board. A copy of shall be given to the City of National City Engineering Department prior to any work beginning on the project.
13. A Notice of Intent (NOI) shall be filed with the Regional Water Quality Control Board (RWQCB).
14. Industrial facilities shall comply with NPDES regulations. A Storm Water Pollution Prevention plan shall be prepared and submitted to the Engineering Department for approval. The facility shall satisfy the sampling and monitoring requirements of the NPDES regulations.
15. A sewer permit will be required. The method of sewage collection and disposal shall be shown on the grading/drainage plan. Any new sewer lateral in the City right-of-way shall be a minimum of 6 inch in size with a clean out. A sewer stamp "S" shall be provided on the curb to mark the location of the lateral.
16. Separate street and sewer plans prepared by Registered Civil Engineer, shall be submitted showing all of the existing and proposed improvements. The plans shall be in accordance with City requirements. The proposed new sewer main shall be twelve inches (12"). The invert elevations shall be shown at all connection points to the proposed manholes and where the sewer crosses the existing storm drain. A minimum clearance of twelve inches shall be maintained between the proposed sewer main and the storm drain pipe.
17. A soils engineering report shall be submitted for the Engineering Department's review, after Planning Commission approval. The report shall address the stability of all of the existing and proposed slopes on the property. It shall also address the adequacy of the building pads, the criteria for any new retaining wall design, the maximum allowable soil bearing pressure and the required pavement structural sections for the proposed streets, the parking areas, and the driveways. As a minimum, the parking lot pavement sections shall be 2 inch A.C. over 4 inch Class II aggregate base. The street pavement sections shall be in accordance with National City modified Standard Drawing G-34. All soils report findings and recommendations shall be part of the Engineering Department requirements.
18. An existing 10 foot wide sewer easement reserved to the City of National City exists through lots 1, 2, 3, and 4 and no building encroachment will be allowed within the easement. The plans propose the relocation of the easement, the proposed new easement shall be granted to the City and the old easement quick claimed prior to the approval of the grading plans or the issue of any grading permits.

19. An existing 20 foot wide storm drain easement reserved to the City of National City exists through lots 3, 4, and 5 and no building encroachment will be allowed within the easement. The plans shall show the easement and locations of all proposed buildings and structures. An encroachment agreement between the owner and the City shall be required for any portion of a building or structure that encroaches into the easement.
20. All existing survey monuments, including any benchmark, within the boundaries of the project shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall restore them after completion of the work. A Corner Record shall be filed with the County of San Diego Recorder. A copy of the documents filed shall be given to the City of National City Engineering Department as soon as filed.
21. The driveway on 'C' Avenue shall be an alley entrance type driveway with pedestrian ramps.
22. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property.
23. Street improvements shall be in accordance with the City Standards. All missing street improvements shall be constructed. Abandoned driveway aprons shall be replaced with curb, gutter, and sidewalks.
24. The site plan shall be revised to show the following: The Fire Department Hammerhead shall provide a minimum of seventy-five (75) feet for vehicle turn around.
25. A title report shall be submitted to the Engineering Department, after the Planning Commission approval, for review of all existing easements and the ownership at the property.
26. NO PARKING zone(s) (red curbing) shall be provided along the 20 foot driveway from 'C' Avenue to the westerly property line of Lot 2.
27. All NEW dwellings are subject to a Transportation Development Impact Fee of \$2,405.00. This includes new homes, condos and apartments. Separate traffic signal plans will be required.
28. All electrical, telephone and similar distribution service wires for the new structure(s) shall be placed underground.
29. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping and retaining wall work shall be submitted with the plans. A performance bond equal to the approved cost estimate shall be posted. Three percent (3%) of the estimated cost shall also be deposited with the City as an initial cost for plan checking and inspection services at the time the plans are submitted. The deposit is subject to adjustment according to actual worked hours and consultant services.

30. A hydromodification plan or a letter sealed and signed by the Engineer of Work explaining why the project is exempt from hydromodification requirements shall be submitted.
31. A public access easement for emergency vehicles and public utilities shall be granted to the City, access gates shall be provided at points where the easements cross the property lines to allow for service vehicle ingress and egress.
32. The final map shall meet all of the requirements of the Subdivision Map Act, and the City of National City Municipal Codes including certification, acknowledgement, complete boundary information and monumentation.
33. The developer shall submit to the Fire Department a letter from Sweetwater Authority stating existing fire flow. If determined by the Fire Department that additional improvements are needed, the developer shall enter into an agreement for the water improvements with the Sweetwater Authority prior to obtaining the final map approval.
34. Separate water and sewer laterals shall be provided to each lot/parcel.
35. The developer shall bond for the monumentation, the public improvements and the on-site grading, drainage, landscaping, and other improvements through an agreement with the City prior to the approval of the final map.
36. The creation of an easement for ingress and egress and for general utilities shall be required. The easement shall be created on the final map.
37. SUSMP documentation must be submitted and approved.
38. All utilities distribution facilities within the boundaries of the subdivision, and within the half street abutting the new subdivision, shall be placed underground.
39. The final map shall be recorded prior to issuance of any building permit.
40. All new property line survey monuments shall be set on private property, unless otherwise approved.
41. The final map shall use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearings in terms of the system. The angle of grid divergence from a true meridian, and the north point shall appear on the map. Two measured ties from the boundary of the property to existing horizontal control stations shall be shown.

#### Fire

42. Project shall be designed to code.

43. The National City Fire Department utilizes all current codes and ordinances. Currently, we are using the 2016 editions of NFPA, CFC and the current edition of the CCR.
44. Fire alarm and fire sprinkler shall be evaluated and installed for intended use per code.
45. Fire apparatus access roads shall comply with the requirements of this section (Section 5 CFC 2013) and shall extend to within 150 feet of **all** portions of the facility and **all** portions of the exterior walls of the first story of the building as measured by an **approved** route around the exterior of the building. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Proposed hammerhead does not meet CFC Appendix D length (70 feet).
46. The required width of emergency fire apparatus access roads shall not be **obstructed in any manner**, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all weathered road with the ability to support 75 thousand pounds or greater. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet. A 28 foot turning radius is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas.
47. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
48. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could **limit** access. (CFC 2016 Edition - Section 503.1.2)
49. Parking shall not impact requirements of turn-around provision or roadway at any time.
50. Grade of fire apparatus road shall be within the limits established (15% Grade) by the fire code official based on fire department's apparatus.
51. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
52. Every building 4 stories or more shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress of

construction is not more than 35 feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to such useable stairs and the standpipe outlets shall be located adjacent to such useable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. On each floor there shall be provided a 2 ½ -inch valve outlet for fire department use.

53. Where the roof has a slope less than four units vertical in 12 unit's horizontal, a hose connection shall be located to serve the roof of at the highest landing of a stairway with stair access to the roof provided in accordance with the current code.

54. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.

55. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. (Measurement starts from nearest public fire hydrant to project)

56. The following items pertain to fire hydrants:

- a) Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves.
- b) Fire hydrant to be of three outlet design

57. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose (4 inch).

58. Fire hydrants to be marked by use of blue reflective marker in the roadway.

59. Upon submittal for an underground permit, the following shall be included:

- Data sheet for Back-Flows
- Data sheets for Private and Commercial Hydrants
- Data sheets for Post Indicator Valves

*Information on required fire hydrants back-flow devices, etc.; can be acquired from Sweetwater Authority.  
All pipe and their appliances, shall meet industry/code standards for underground use*

60. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.



61. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
62. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.
63. Should any plan corrections be required, contractor must correct the plan and re-submit to the Fire Department for approval once again prior to installation.

#### Planning

64. Plans submitted for construction shall be conformance with all applicable development codes, including design, parking, and landscaping.

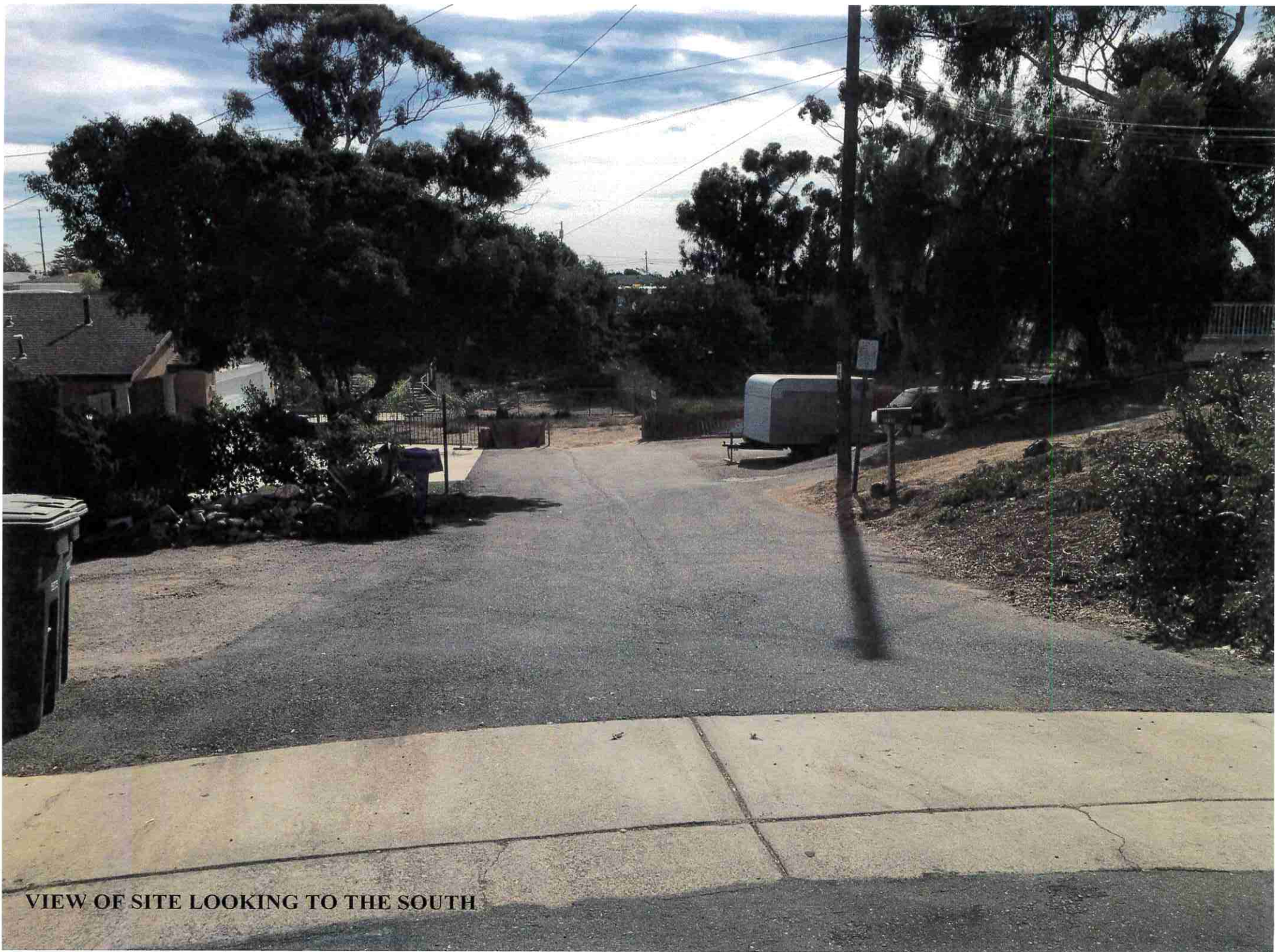
2019-07 CUP – 'C' Avenue – Overhead



VIEW OF SITE LOOKING TO THE EAST



ATTACHMENT 4



**VIEW OF SITE LOOKING TO THE SOUTH**

VIEW OF SITE LOOKING TO THE WEST

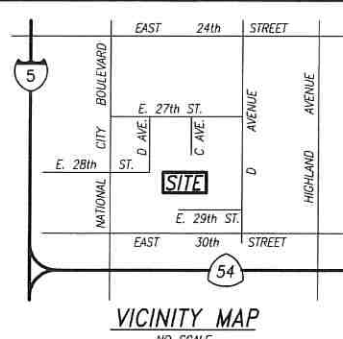


VIEW OF SITE LOOKING NORTH





**SITE VICINITY LOOKING NORTH**



**LEGAL DESCRIPTION**

THE WESTERLY 300 FEET OF ALL THAT PORTION OF THE EASTERLY 555 FEET OF ACRE LOT 5, IN QUARTER SECTION 152, RANCHO DE LA NACION, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 11, 1869.

**SOURCE OF TOPOGRAPHY**

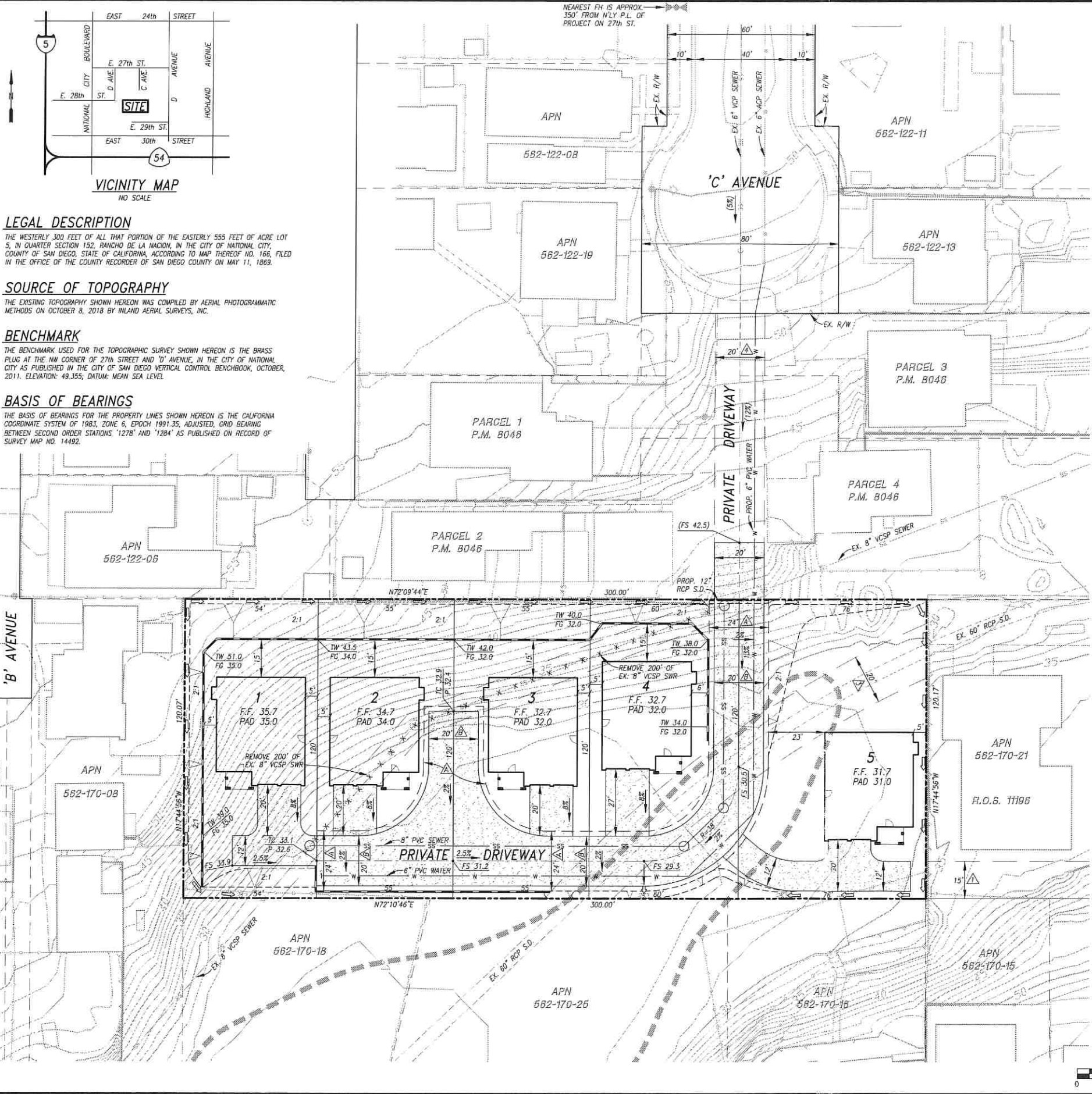
THE EXISTING TOPOGRAPHY SHOWN HEREON WAS COMPILED BY AERIAL PHOTOGRAMMATIC METHODS ON OCTOBER 8, 2018 BY INLAND AERIAL SURVEYS, INC.

**BENCHMARK**

THE BENCHMARK USED FOR THE TOPOGRAPHIC SURVEY SHOWN HEREON IS THE BRASS PLUG AT THE NW CORNER OF 27th STREET AND 'D' AVENUE, IN THE CITY OF NATIONAL CITY AS PUBLISHED IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, OCTOBER, 2011. ELEVATION: 49.355, DATUM: MEAN SEA LEVEL.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THE PROPERTY LINES SHOWN HEREON IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35, ADJUSTED, GRID BEARING BETWEEN SECOND ORDER STATIONS '1278' AND '1284' AS PUBLISHED ON RECORD OF SURVEY MAP NO. 14492.



**LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING RIGHT OF WAY	---	SUBDIVISION BOUNDARY
---	EXISTING LOT LINE	---	PROPOSED LOT LINE
---	EXISTING EASEMENT	---	PROPOSED CURB
---	EXISTING CURB	---	PROPOSED EASEMENT LINE
---	EXISTING MAJOR CONTOUR	---	PROPOSED WATER LINE (PUBLIC)
---	EXISTING MINOR CONTOUR	---	PROPOSED SEWER LINE (PUBLIC)
---	EXISTING WATER MAIN	---	PROPOSED STORM DRAIN (PUBLIC)
---	EXISTING SEWER MAIN	---	PROPOSED MASONRY RETAINING WALL
---	EXISTING STORM DRAIN	---	PROPOSED SLOPE (2:1 U.O.N.)
---	EXISTING BUILDING	---	PROPOSED BUILDING
---	EXISTING FIRE HYDRANT	---	PROPOSED PERVIOUS CONCRETE PAVING
---	EXISTING FENCE	---	PROPOSED PCC BROW DITCH
---	FEMA ZONE AH (EL = 22)	---	PROPOSED RIP RAP

**EXISTING EASEMENTS**

- △ A 15' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES BENEFITING APN 562-170-09 (THE SUBJECT PROPERTY).
- △ A 10' WIDE EASEMENT TO THE CITY OF NATIONAL CITY FOR CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, OPERATION AND REPAIR OF A SEWER AND INCIDENTAL PURPOSES, RECORDED APRIL 28, 1947 IN BOOK 236B, PAGE 489, O.R. A PORTION OF THIS EASEMENT IS PROPOSED TO BE RELOCATED TO THE NEW DRIVEWAY.
- △ A 20' WIDE EASEMENT TO THE CITY OF NATIONAL CITY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE AND REPAIR A PUBLIC STORM DRAIN, INCLUDING ANY OR ALL APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 3, 1986 AS FILE NO. 86-500857, O.R.
- △ A 20' WIDE STORM DRAIN, FIRE LANE, AND PUBLIC ACCESS EASEMENT TO THE CITY OF NATIONAL CITY, PER DOC. REC. NOVEMBER 12, 1978 AS DOC. NO. 78-47383B, O.R.

**PROPOSED EASEMENTS**

- △ A 24' WIDE PUBLIC UTILITY AND EMERGENCY VEHICULAR ACCESS EASEMENT TO THE CITY OF NATIONAL CITY AND THE SWEETWATER AUTHORITY.
- △ A 20' WIDE PRIVATE DRIVEWAY EASEMENT TO THE OWNERS OF LOTS 1-5.

**PROJECT DATA**

- APN: 562-170-09
- GROSS AREA: 36,035sf (0.83ac); NET AREA: 29,572sf (0.68ac)
- EXISTING ZONING: RS-2; PROPOSED ZONING: RS-2
- EXISTING GENERAL PLAN LAND USE: VACANT; PROPOSED LAND USE: SINGLE FAMILY DETACHED
- EXISTING/PROPOSED SETBACKS:
  - FRONT = 20'
  - SIDE YARD = 5'
  - STREET SIDE YARD = 10'
  - REAR = 25'
- PROPOSED LOT AREAS:
 

LOT	GROSS AREA	NET AREA
1	6,485sf	6,485sf
2	6,606sf	4,838sf
3	6,606sf	4,838sf
4	7,218sf	5,112sf
5	9,120sf	8,299sf
TOTAL	36,035sf	29,572sf

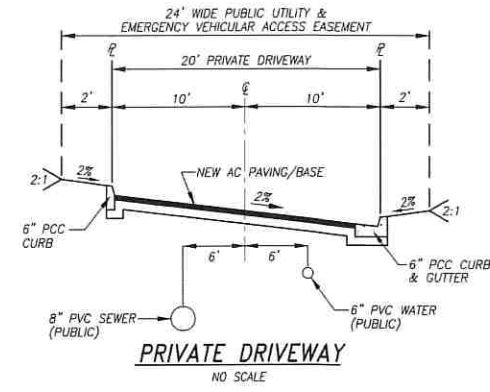
**REQUESTED DEVIATIONS**

- REDUCTION IN NET AREA ON LOTS 2 & 3 (5,000sf MINIMUM).

**PROJECT OWNER**

BARTIZAN INVESTMENTS, LLC  
2373 JEFFERSON STREET  
CARLSBAD, CA 92008  
(760) 828-8888

CLINTON MUHE DATE



**PERMANENT STORM WATER BMP NOTES**

- LANDSCAPED AREAS SHALL BE DESIGNED IN ACCORDANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS.
- ROOF DRAINAGE SHALL BE DIRECTED TO LANDSCAPED AREAS OR RAIN BARRELS.
- WALKWAYS SHALL BE DESIGNED TO DRAIN TO ADJACENT LANDSCAPED OR NATURAL AREAS OR CONSTRUCTED USING PERMEABLE MATERIALS.
- STREETS, SIDEWALKS, AND PARKING LOT AISLES SHALL BE CONSTRUCTED TO THE MINIMUM WIDTH NECESSARY, PROVIDED PUBLIC SAFETY IS NOT COMPROMISED.
- EXISTING TREES AND NATURAL AREAS, INCLUDING BUT NOT LIMITED TO NATURAL WATER BODIES AND NATURAL STORAGE RESERVOIRS OR DRAINAGE CORRIDORS (E.G. TOPOGRAPHIC DEPRESSIONS, NATURAL SWALES, AND AREAS OF NATURALLY PERMEABLE SOILS), SHALL BE CONSERVED OR OTHERWISE PROTECTED TO THE EXTENT FEASIBLE.
- THE IMPERVIOUS FOOTPRINT, INCLUDING ROOFED AREAS AND PAVED AREAS, OF THE PROJECT SHALL BE MINIMIZED TO THE EXTENT APPLICABLE AND FEASIBLE.

**PROJECT NOTES**

- NO EXISTING STRUCTURES ON SITE.
- EXISTING LAND USE IS "VACANT".

**EXHIBIT: A**  
**CASE FILE NO.: 2019-03 TSM**  
**DATE: 5-13-19**

**ENGINEER OF WORK**

Planning + Engineering + Mapping  
**POLARIS**  
Development Consultants, Inc.  
2514 Jamacha Road, Suite 502-31, El Cajon, CA 92029 +619 444-2923  
JOEL A. WAYMIRE 2/25/19 DATE  
R.C.E. 56258 EXP. 12-31-2020

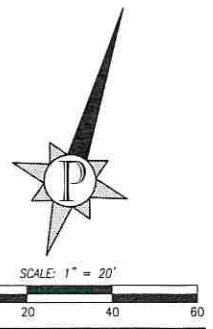


**BARTIZAN 'C' AVENUE TENTATIVE MAP**  
TM NO. \_\_\_\_\_

**PREPARED BY:**  
NAME: POLARIS DEVELOPMENT CONSULTANTS  
ADDRESS: 2514 JAMACHA ROAD, SUITE 502-31, EL CAJON, CA 92019  
PHONE: (619) 444-2923  
**PROJECT ADDRESS:**  
'C' AVENUE SOUTH OF 27th STREET  
NATIONAL CITY, CA 91950  
**PROJECT NAME:**  
BARTIZAN 'C' AVENUE SUBDIVISION  
**SHEET TITLE:**  
TENTATIVE MAP

REVISION	DATE	DESCRIPTION
REVISION 14:		
REVISION 13:		
REVISION 12:		
REVISION 11:		
REVISION 10:		
REVISION 9:		
REVISION 8:		
REVISION 7:		
REVISION 6:		
REVISION 5:		
REVISION 4:		
REVISION 3:		
REVISION 2:		
REVISION 1:		

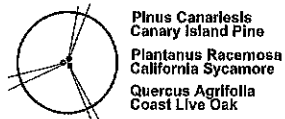
ORIGINAL DATE: FEBRUARY 25, 2019  
SHEET \_\_\_\_\_ OF \_\_\_\_\_





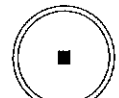
# PLANT LEGEND

## Trees such as:



Pinus Canariensis  
Canary Island Pine  
Platanus Racemosa  
California Sycamore  
Quercus Agrifolia  
Coast Live Oak

Detail 4/LP-2.



Agonis flexuosa  
Peppermint Tree  
Bauhania Purpurea  
Purple Orchid Tree

Detail 4/LP-2.



Cupantopsis Anacardiodes  
Carrotwood Tree  
Lagerstromia Indica  
Crape Myrtle

Detail 4/LP-2.

Koeleruteria Paniculata  
Chinese Rain Tree



Detail 5/LP-2.

## Shrubs such as:

Carpenteria Californica  
Bush Anemone  
Heteromeles Arbutifolia  
Toyon  
Ceanothus 'Concha'  
California Mountain Lilac  
Echium Candicans.  
Pride of Madeira



Detail 5/LP-2.

Cistus x Purpureus  
Orchid Rockrose  
Coprosma SSP.  
Coprosma 'Rainbow Surprise'  
Raphiolepis Indica  
Indian Hawthorn



Detail 5/LP-2.

Agave Parryi var teneala  
Artichoke Agave  
Calyophus Berlandieri  
Texas Sundrop  
Muhlenberia Rigens  
Dear Grass



Detail 5/LP-2.

Eriogonon Karvinskianus.  
Santa Barbara Daisy  
Pelargonium Peltatum  
Ivy Geranium  
Diella Tasmania  
Variegated Flax Lily



Detail 5/LP-2.

## Ground cover such as:

Baccharis Plularis 'Pigon Point'  
Coyotee Brush  
Ceanothus 'Yankee Point'  
California Lilac 'Yankee Point'  
Loricea Japonica 'Hallana'  
Japanese Honeysuckle  
Osteospermum Fruticosum  
African Trailing Daisy



Detail 5/LP-2.

Portulacaria Afra  
Elephant food 'Prostrate Form'  
Lantana Montevicensis  
Purple Trailing Lantana  
Lantana New Gold  
'New Gold' Lantana  
Bougainvillea 'Rosinka'  
Rosinka Bougainvillea  
Bougainvillea 'La Jolla'  
La Jolla Bougainvillea

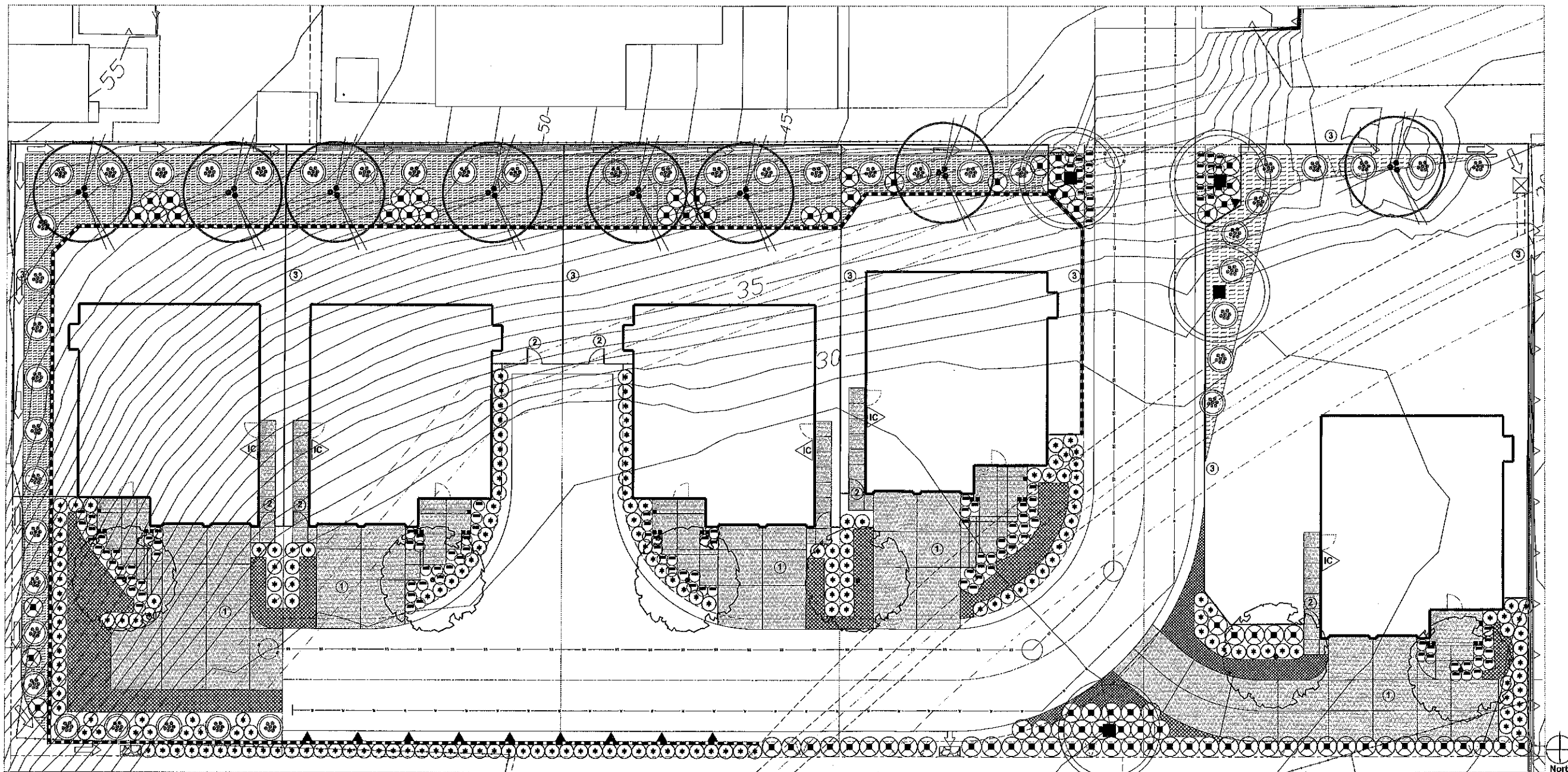
Detail 5/LP-2.

## Vines such as:

Clytostoma Callistegioides  
Lavender Trumpet Vine  
Ficus Pumila  
Creeping Fig  
Jasminum Polyanthum  
Pink Jasmine  
Parthenocissus Tricuspidata  
Boston Ivy  
Passiflora Edulis  
Purple Passion Fruit  
Rosa Banksiae 'Lutea'  
Lady's Bank's Yellow Rose

# PLAN LEGEND

- ① Natural color light broom concrete 3,000 psi  
3/8" control joints with expansion joints at 20' maximum.  
Install expansion joint in pattern as close to 20' spacing.
- ② 6' tall wood gate with three hinges, one hand lever with lock.  
2x4 railing at top, bottom and middle, nailed with  
galvanized anti bleed nails. Detail 2/LP-2
- ③ 6' tall wood fence/ pressure treated post and 3 rails.  
Stain all fencing front and back with dark stain.  
Detail 1/LP-2. Detail 3/LP-2.



1" = 10'-0"  
SCALE

## LANDSCAPE PLAN

RESIDENTIAL LANDSCAPE DESIGN:

**Bartizan 'C' Avenue Subdivision**  
National City Ca 91950

TEO Design Innovations Inc.  
4576 Dana Drive, La Mesa Ca 91942

LICENSE:

Submittals:

Date Description

April 8th, 2019

Revisions:

No. Issue Date

PROJECT / CLIENT:

Project No.:  
019-011 5-plex

Landscape Plan

LP-1

**PLANTING & IRRIGATION NOTES:**

LANDSCAPE CONTRACTOR SHALL CONFIRM AND RECONFIRM LOCATION OF ALL BURIED UTILITIES ON SITE AND ANY UTILITY THAT MAY AFFECT INSTALLATION OFF SITE. CONTACT SITE PROJECT MANAGER AND OR OWNER TO VERIFY ALL EXISTING AND NEWLY INSTALLED UTILITY LINES. ALL EXCAVATION WILL BE COMPLETED WITH SKILL AND CARE.

EXCAVATION OF ALL PLANTING PITS SHALL BE 4 TIMES WIDTH AND ONLY AS DEEP AS THE ROOT BALL OF THE PLANT BEING INSTALLED. IF CURRENT PLANTER CONSTRUCTS THIS REQUIREMENT, EXCAVATION SHALL EXTEND TO EDGE OF CURB OR BUILDING. ALL PLANTING PITS THAT ARE EXCAVATED DURING NORMAL WORKING HOURS SHALL BE BACK FILLED WITH PROPER PLANTS THAT DAY. NO PLANTING PITS SHALL BE LEFT OPEN OUTSIDE OF NORMAL WORKING HOURS.

LANDSCAPE CONTRACTOR IS TO INSPECT FINISH SOIL GRADE FOR ANY HAZARDOUS CONSTRUCTION MATERIAL THAT HAS BEEN LEFT OVER FROM CONSTRUCTION INCLUDING: CONCRETE, ASPHALT, BASE MATERIAL, LUMBER SHAVINGS, METAL SHAVINGS, PAINT, ROOFING MATERIAL, OIL, GAS, DIESEL, CLEANING AGENTS OR ANY OTHER MATERIAL HARMFUL TO THE HEALTH AND GROWTH OF NEWLY INSTALLED PLANTS.

IF THE LANDSCAPE CONTRACTOR ENCOUNTERS HAZARDOUS MATERIALS ON OR IN THE GROUND DURING HIS/HER INSPECTION, HE/SHE SHALL CONTACT THE SITE PROJECT MANAGER IMMEDIATELY AND IDENTIFY THESE LOCATIONS AND HAVE THE RESPONSIBLE PARTY REMOVE ALL TRACES OF MATERIAL. IF THERE IS A LOW ELEVATION CREATED, THEN THE APPROVED TOPSOIL WILL BE INSTALLED IN THIS LOCATION AND COMPACTED TO 70%.

ORIENTATE ALL STAKES FOR TREES IN SAME DIRECTION TO ENSURE UNIFORM APPEARANCE. ALL TREES ARE TO BE STRAIGHT AND VERTICAL.

ALL SHRUBS ARE TO BE FACED TOWARD HIGHEST USER INTERFACE. ALL PLANTS SHALL BE INSTALLED WITH IN THREE DAYS OF DELIVERY ON SITE. ALL HARD PIPING AND ANY UTILITY SHALL BE INSTALLED AND APPROVED BEFORE PLANTING COMMENCES. CONTRACTOR TO LEVEL AND SLIGHTLY COMPACT FINISH GRADE AFTER PLANTS HAVE BEEN INSTALLED. RAKE AND SMOOTH ALL SOIL TO ACCEPT DRIP LINE TUBING. INSTALL ALL TREE BUBBLERS AS SOON AS TREES ARE INSTALLED.

HAND WATER ALL PLANTING PITS BEFORE INSTALLATION OF ALL PLANTS. ONCE PLANTS HAVE BEEN PROPERLY INSTALLED, DEEP SOAK NEW PLANT SLOWLY TO ENSURE WATER REACHES BOTTOM OF ROOT BALL. ALL PLANTS SHALL RECEIVE AMPLE AMOUNT OF WATER THE FIRST DAY OF INSTALLATION BY HAND. ENSURE TO WASH OFF ALL LEAVES AND BRANCHES THOROUGHLY.

INSTALL TEAM SHALL BE VERY CAUTIOUS WHEN APPLYING FERTILIZERS. THERE SHALL BE A POST INSTALLATION SOIL ANALYSIS AND IT NEEDS TO MATCH THE REQUIRED LEVELS OF AMENDMENTS THAT THE SOIL SCIENTIST REQUESTED. THE INSTALLER SHALL KEEP RECORD OF ALL AMENDMENTS APPLIED TO SOIL AND PLANTING PITS TO SHOW AMOUNTS INSTALLED.

THE INSTALLER SHALL KEEP DAILY "AS-BUILT DRAWINGS" ON A FULL SIZE SET OF PLANS ON SITE TO RECORD ANY CHANGES FROM THE APPROVED LANDSCAPE DOCUMENTS. THIS INCLUDES ANY CHANGES INCURRED IN THE FIELD DUE TO OTHER TRADES OR UNFORESEEN OBSTACLES OR CHANGES. ALL LANDSCAPE IRRIGATION "AS BUILTS" TO SHOW MEASUREMENTS AND DIMENSIONS OF EXACT LOCATIONS OF ALL PIPING, DRIP LINE POGS, VALVES, AIR AND FLUSH VALVES.

THE INSTALLER SHALL BE VERY CAREFUL WHILE BROADCASTING FERTILIZERS. THESE PRODUCTS CAN STAIN THE CONCRETE AND POSSIBLE ANY HARDSCAPE... IF THERE IS A QUESTION, THE INSTALLER MUST USE COVERS TO PROTECT HARDSCAPE.

ALL PLANTING AREAS TO BE FREE OF ALL WEEDS AND DEBRIS BEFORE INSTALLATION. ALL PLANTING AREAS SHALL RECEIVE 3" OF BARK.

ALL PLANTING AREAS TO RECEIVE DRIP IRRIGATION TO EACH PLANT AND TREE. ALL DRIP TUBING SHALL BE STAPLED ONTO THE FINISH GRADE TO ENSURE ALL EMITTERS DISTRIBUTE THE CORRECT AMOUNT OF WATER TO EACH PLANT. VARIABLE EMITTERS SHALL BE INSTALLED FOR EACH PLANT. FLUSH VALVES AT EACH RUN SHALL BE INSTALLED TO ENSURE PROPER MAINTENANCE.

ALL PLANTS TO RECEIVE PROPER WATER BASIN PER DETAIL. ALL SOIL BASINS ON HIL SIDE SHALL BE VERY COMPACTED AND MONITORED TO ENSURE THEY DO NOT LEAK OR FAIL. INSTALL BARK ON TOP AND AN IN BASIN TO ASSIST IN MAINTAINING WATER BASIN. BACK OF BASIN ON UPHILL SIDE SHALL BE FEATHERED IN TO NOT CREATE A SLOUGHING CONDITION.

IRRIGATION INSTALLATION TO BE INSTALLED PER ALL CITY OF NATIONAL CITY LANDSCAPE GUIDELINES, ORDINANCES, REGULATIONS AND PROVISIONS. TO ENSURE CORRECT INFORMATION HAS BEEN TRANSMITTED, THE MOST RECENT DATED RULES, ORDINANCE AND GOVERNANCE WILL BE AVAILABLE TO LANDSCAPE CONTRACTOR AT TIME OF BID FOR REVIEW AND UNDERSTANDING.

IRRIGATION SYSTEM WILL INCLUDE: PRESSURE REGULATOR (CURRENT STREET PRESSURE IS --- PSI) AT EACH HOUSE. BALL VALVES BEFORE EACH VALVE AS STANDARD, ON MAINLINE, BACK-FLOW DEVICE, ANTI-DRAIN CHECK VALVES. LATERAL PIPE TO BE SCHEDULE 40, 3" SLEEVES AT ALL HARD-SCAPE CROSSINGS, MAINLINE PIPE INSTALLED AT 24" DEEP AND LATERAL PIPE INSTALLED AT 12".

ALL PLANTERS SHALL HAVE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS. THERE WILL BE NO STANDING WATER AT ANY PLANTER.

DRIP LINE WILL BE INSTALLED PER FUTURE LOCATION OF PLANTING. ALL DRIP DISTRIBUTION LINE WILL BE INSTALLED AT FINISHED GRADE AND STAPLED AT 4' INCREMENTS. 4" MULCH WILL COVER ALL DRIP LINE AND EMITTER WILL BE EXPOSED TO CHECK FUNCTION.

CONTRACTOR WILL VERIFY CORRECT PSI AND GPM AVAILABILITY AT SITE BEFORE ANY INSTALLATION WORK BEGINS. ELECTRICITY TO AREA OF AUTOMATIC CONTROLLER WILL BE VERIFIED AS WELL. IF NO ELECTRICITY IS AVAILABLE, PROVISIONS WILL BE NECESSARY FROM GENERAL CONTRACTOR TO PROVIDE POWER FOR CONTINUAL OPERATIONS. IT WILL BE THE RESPONSIBILITY OF LANDSCAPE CONTRACTOR TO ENSURE PLANTS RECEIVE CONSTANT AND CORRECT AMOUNT OF IRRIGATION TO MAINTAIN PROPER PLANT GROWTH.

IRRIGATION SCHEDULING SHALL BE PROVIDED BY THE CONTRACTOR. LONG TERM MAINTENANCE, SHALL BE THE RESPONSIBILITY OF THE OWNER.

IRRIGATION EQUIPMENT AND SCHEDULE SHALL BE USED TO OPTIMIZE WATER DISTRIBUTION AND MAINTAIN PLANT HEALTH.

ON ALL HILLSIDE PLANTINGS, INSTALL EMITTERS ON UPSIDE OF ROOTBALL AND WHERE OPTIMUM WATER COVERAGE WILL COVER ALL EXISTING AND PROSPECTIVE ROOTS.

CONTRACTOR TO INSTALL ALL POST VERTICAL AND PLUMB ON ALL SIDES. ALL RAILING WILL BE LEVEL AND CONSISTANT WITH HILLSIDE GRADES. WHERE FENCE INTERFACES WITH RETAINING WALL, FENCE WILL FOLLOW WALL 1" OFF OF FACE AND TOP AND CONTINUE ON TO NEXT POST.

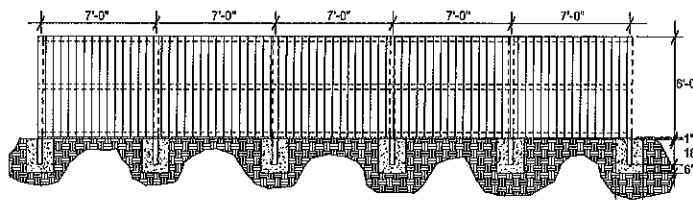
ALL WOOD WILL BE STRAIGHT, CLEAN, VOID OF CRACKS, CUPPING, TWIST, BOWING OR ANY OTHER DEFORMITIES THAT WOULD CAUSE STRUCTURAL AND/OR AESTHETIC INTEGRITY FLAWS. ALL FENCING WILL BE HELD OFF OF THE GROUND BY 1" AND ALL CONCRETE AT ALL POST WILL SLOPE AWAY FROM POST TO PREVENT ANY STANDING WATER AT POST BASE.

ALL WOOD CONNECTIONS TO BE TIGHT AND SECURE WITH SCREWS, NAILS OR BRACKETS TO ENSURE ALL CONNECTIONS ARE FIRM AND WITHOUT VOID.

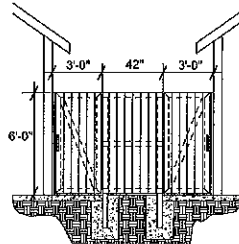
ALL GATES TO BE PLUM AND LEVEL AND REST 1" OFF OF TOP OF CONCRETE WALKWAY. CONTRACTOR TO ENSURE SMOOTH AND CLEAN CONNECTION TO LATCH. METAL REINFORCEMENT FOR ALL CORNERS WILL BE INSTALLED TO PROVIDE A STRONG BUILD.

ALL CONCRETE TO BE 3,000 PSI WITH LIGHT BROOM FINISH. ALL FORMS TO BE STRAIGHT AND TRUE WITH 2% SLOPE AWAY FROM BUILDING PROVIDING POSITIVE DRAINAGE. ALL CONTROL JOINTS TO BE STRAIGHT AND TRUE WITH A 3/4" RADIUS. PROVIDE EXPANSION JOINTS AT ALL BUILDING, PILLAR EDGES AND AT PATTERN TO MAXIMUM OF 20' SEPERATION. NO EXCESS FELT TO BE "LONG" ON TOP. ALL FELT TO BE EVEN WITH TOP OF CONCRETE. CONTRACTOR TO CLEAN ALL SURFACES AND REMOVE ALL DEBRIS, EXCESS CONCRETE, FORMS AND BASE.

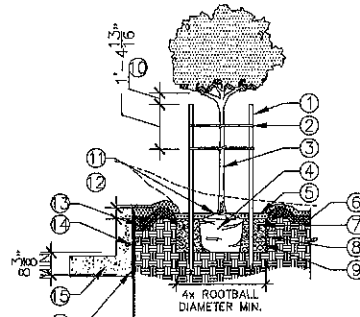
CONTRACTOR TO REMOVE ALL EXCESS CONCRETE AT POST BASES FOR FENCING FORM SITE. THERE SHALL BE NO CONCRETE LEFT ON SITE THAT IS NOT FOR A SPECIFIC PURPOSE. ALL EXCESS CONCRETE SHALL BE PUMPED BACK INTO THE TRUCK AND REMOVED FROM SITE.



1 COMMON WOOD FENCING

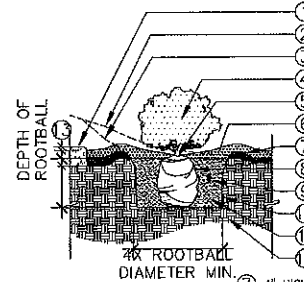


2 WOOD GATES @ HOUSE



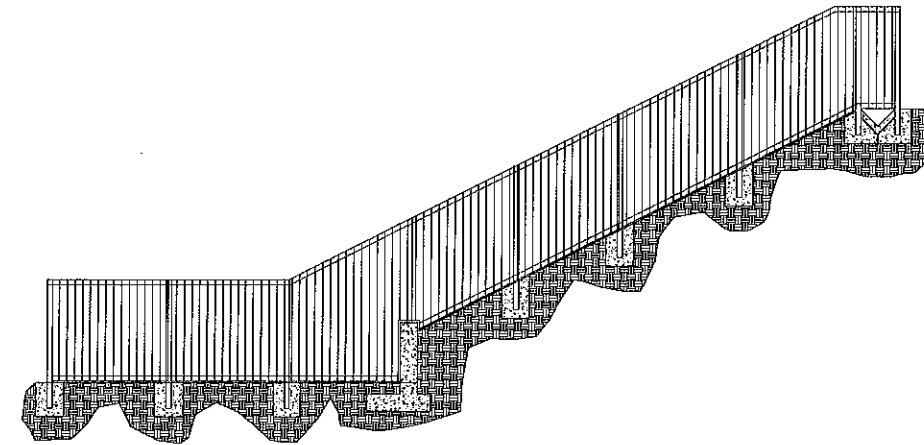
- 1 WOOD STAKE (SEE SPECS.)
- 2 TREE TIE (MIN. 4 REQUIRED) (NAIL TO STAKE)
- 3 TREE TRUNK
- 4 ROOTBALL
- 5 MIN. 3" BARK MULCH OR STONE
- 6 FINISHED GRADE
- 7 PLANT TABLETS (3" BELOW GRADE)
- 8 PLANTING PIT WITH ROUGHENED SIDES
- 9 BACKFILL MIX (PUDDLE & SETTLE)
- 10 CUT ALL STAKES 6" BELOW TREE CANOPY
- 11 TREE COLLAR (PLANT PER SPECIFICATIONS)
- 12 6" WATERING BASIN 4" MULCH @ ALL PLANTINGS
- 13 8" TOPSOIL W/AMENDMENT
- 14 24" DEEP ROOT BARRIER
- 15 CONCRETE CURB AND GUTTER
- 16 REMOVE ALL JAGGED CONCRETE
- 17 SMOOTH CONNECTION TO CONCRETE

4 TREE PLANTING



- 1 CURB OR PAVING (WHERE APPLICABLE)
- 2 EXISTING FINISH GRADE AT SLOPE (WHERE APPLICABLE)
- 3 NEW FINISH GRADE AT SLOPE (WHERE APPLICABLE)
- 4 SHRUB
- 5 SHRUB CROWN (1" ABOVE FINISH GRADE)
- 6 4" MULCH (SETTLED)
- 7 4" HIGH WATERING BERM ALL AROUND 8" TOPSOIL W/AMENDMENTS
- 8 ROOTBALL
- 9 PLANT TABLETS (3" BELOW GRADE)
- 10 PLANT PIT W/ ROUGHENED SIDES
- 11 BACKFILL MIX (PUDDLE & SETTLE)
- 12 TOPSOIL AND SUBGRADE PER CIVL PLANS
- 13 3" (WHERE APPLICABLE)

5 SHRUB PLANTING



3 FENCE @ HILLSIDE AND V-DITCH

**LANDSCAPE NOTES-ELEVATIONS-SECTIONS**

1"= 10'-0" SCALE

LICENSE:

Submittals:

Date Description

April 8th, 2019

Revisions:

No. Issue Date

PROJECT / CLIENT:

RESIDENTIAL LANDSCAPE DESIGN:  
**Bartizan 'C' Avenue Subdivision**  
National City Ca 91950

TEO Design Innovations Inc.  
4576 Dana Drive, La Mesa Ca 91942

Project No.:  
019-011 5-plex

Landscape  
Notes/Details

LP-2



CITY OF NATIONAL CITY - PLANNING DIVISION  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

TENTATIVE SUBDIVISION FOR THE SUBDIVISION OF  
ONE PARCEL INTO FIVE AT PROPERTY LOCATED ON 'C' AVENUE SOUTH OF  
EAST 27<sup>TH</sup> STREET  
CASE FILE NO.: 2019-03 S  
APN: 562-170-09

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, July 15, 2019**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Clint Muhe/Alvin Washington)

The applicant is proposing to split an existing 36,000 square-foot single-family zoned lot into five parcels for the future construction of five single-family residences. Access to the proposed lots would be from an existing easement located south of East 27<sup>th</sup> street at the end of a cul-de-sac at 'C' Avenue.

Plans are available for review at the City's Planning Department, Civic Center. Members of the public are invited to comment. Written comments should be received by the Planning Department on or before 12:00 p.m., **July 15, 2019**, who can be contacted at 619-336-4310 or [planning@nationalcityca.gov](mailto: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.

NATIONAL CITY PLANNING DIVISION

MARTIN REEDER, AICP  
Principal Planner

ATTACHMENT 6



**NOTICE OF EXEMPTION**

TO: Assessor/Recorder/County Clerk  
Attn: Fish and Wildlife Notices  
1600 Pacific Highway, Suite 260  
San Diego, CA 92101  
MS: A-33

**Lead Agency:** City of National City

**Project Title:** 2019-03 S

**Project Location:** 'C' Avenue National City, CA 91950

**Contact Person:** Chris Stanley

**Telephone Number:** (619) 336-4381

**Description of Nature, Purpose and Beneficiaries of Project:**

Tentative Subdivision Map for the subdivision of an existing parcel into five located at 'C' Avenue south of East 27<sup>th</sup> Street.

**Applicant:**

Clint Muhe/Alvin Washington  
2373 Jefferson St.  
Carlsbad, CA 92008

**Telephone Number:**

(760) 809-8732

**Exempt Status:**

**Categorical Exemption - Class 32 Section 15332 Existing Facilities (In-Fill Development Projects)**

**Reasons why project is exempt:**

It can be seen with certainty that the project will not have a significant effect on the environment. The project involves no new development and will reside in an existing facility.

Date:

CHRIS STANLEY  
Assistant Planner

RESOLUTION NO. 2019-10

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA,  
APPROVING A TENTATIVE SUBDIVISION MAP FOR  
THE SUBDIVISION OF ONE PARCEL INTO FIVE LOCATED AT PROPERTY  
LOCATED AT 'C' AVENUE SOUTH OF EAST 27<sup>TH</sup> STREET AND AN EXCEPTION  
FOR LESS THAN REQUIRED STREET FRONTAGE  
CASE FILE NO. 2019-03 S  
APN: 562-170-09

WHEREAS, the Planning Commission of the City of National City considered a Tentative Subdivision Map for the subdivision of an existing parcel into five located at 'C' Avenue at a duly advertised public hearing held on July 15, 2019, 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. 2019-03 S 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; and,

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 15, 2019, support the following findings:

1. The proposed map is consistent with the National City General Plan and applicable specific plans because the proposed single-family subdivision, at a density of 7.43 units per acre, is consistent with the Low-Medium Density Residential land use designation, which specifies a maximum density of 9.0 units per acre. In addition, infill development is encouraged by Land Use Policy 4.3. There are no specific plans applicable to the site.
2. The site is physically suitable for the proposed type of development because the new parcels will allow for single-family homes to be constructed on a level building pads and meet all applicable design standards (e.g. setbacks).

3. The site is physically suitable for the proposed density of development because the proposed parcels can accommodate single family residences with suitable yard areas and still meet prescribed recommended density for the area.
4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because there is no natural habitat or body of water present nearby or on-site. The property is mostly surrounded by urban development.
5. The design of the subdivision and the proposed/required improvements are not likely to cause serious public health problems because all necessary public services will be provided, as required by approvals required for new construction.
6. The design of the subdivision and the proposed/required improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision because access to sewer, water, and drainage utilities in the area or across the property will be maintained as required by all applicable easements.
7. The discharge of sewerage waste from the subdivision into the City of National City sewer system will not result in violation of existing requirements prescribed by the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6 because discharge of sewerage waste will be addressed through a sewer permit, which is required as part of construction of a future home.
8. The subdivision has been considered by the Planning Commission with regard to its effect on the housing needs of the region, and these needs are balanced by the public service needs of the residents and available fiscal and environmental resources because the project will provide five new homeownership opportunities, which is consistent with and encouraged by the City's Housing Element.
9. The design of the subdivision provides, to the extent feasible, for future passive and natural heating and cooling opportunities in the subdivision, based on consideration of local climate, topography, property configuration and other design and improvement requirements without requiring reduction in allowable density or lot coverage because all new construction proposed in the future will be in compliance with the California Building Code, which takes such factors in to consideration.
10. The proposed project has been reviewed in compliance with CEQA because it is categorically exempt from environmental review pursuant to Class 32 Section

15332 (In-Fill Development Projects), for which a Notice of Exemption will be filed subsequent to approval of this Tentative Subdivision Map.

11. The property to be divided is of such size and shape that it is impossible or impracticable in the particular case to conform fully to the subdivision requirements, more specifically the minimum street frontage requirement because the property is landlocked and isolated from public streets and is only accessed from an easement from 'C' Avenue. Therefore, it cannot meet this requirement.
12. The exception will not be detrimental to the public health, safety, or welfare, or be detrimental to the use of other properties in the vicinity because adequate access will be provided for all lots from 'C' Avenue via the existing easement.
13. Granting of the exception is in accordance with the intent and purposes of this title, and is consistent with the General Plan and with all applicable specific plans or other plans of the City because the proposal will create an additional homeownership opportunities, consistent with Land Use Policy 4.3, which the requested exception facilitates. In addition, the property is not located within any specific plan area.

BE IT FURTHER RESOLVED that the application for the Tentative Subdivision Map is approved subject to the following conditions:

General

1. This *Tentative Subdivision Map* authorizes the creation of five new parcels from one existing parcel. Except as required by Conditions of Approval, all plans submitted for permits associated with the project shall conform to Exhibit A, case file no. 2019-03 TSM, dated 5/13/2019. No construction or demolition is approved as part of this approval.
2. Before this *Tentative Subdivision Map* shall become effective, the applicant and/or property owner shall sign and have notarized an Acceptance Form, provided by the Planning Department, 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 *Tentative Subdivision Map*. The applicant shall also submit evidence to the satisfaction of the City Manager or assign that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Tentative Subdivision Map* 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 City Manager or assign prior to recordation.

3. Approval of the tentative map expires two (2) years after adoption of the resolution of approval at 6:00 p.m. unless prior to that date a request for a time extension not exceeding three (3) years has been filed as provided by National City Municipal Code §17.04.070.
4. *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.

#### Engineering

5. The Property is in the Federal Flood Plain area. Flood hazard permit shall be obtained from the Engineering Department. It is the responsibility of the Engineer of work to determine if a LOMA, LOMR, or A Certificate of Elevation is required and to process and submit to FEMA for approval.
6. A Hydrology study (100 year flood) is required for the new project. The study should consider the proposed project area to the closest municipal storm drain collection point. The study should consider the adequacy of the existing storm drain system to convey any additional run off. All Hydrology study findings and recommendations are part of Engineering Department requirements.
7. The Storm Water BMP Requirements Applicability Form I-1 and if required I-2 checklist for the National Pollutant Discharge Elimination System (NPDES) is required to be completed and submitted to the Engineering Department. The checklist will be required when a project site is submitted for review of the City Departments. The checklist is available at the Engineering Division web site at the link below \*. If it is determined that the project is subject to the "Priority Project Permanent Storm Water BMP Requirements" and the City of National City Storm Water Best Management Practices of the Jurisdictional Urban Runoff Management Program (JURMP) approved Standard Urban Storm Water Mitigation Plan (SUSMP) documentation will be required prior to issuance of an applicable engineering permit. The SUSMP shall be prepared by a Registered Civil Engineer.

\*<http://www.nationalcityca.gov/city-government/engineering-public-works/engineering-division/online-services-forms-fees>

8. The Best Management Practices (BMPs) for the maintenance of the proposed construction shall be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations which may require a Storm Water Pollution Prevention Plan (SWPPP) for the project. An approved SWPPP will be required prior to issuing of a construction permit.



9. All surface run-off shall be treated with an approved Standard Urban Runoff Mitigation Plan (SUSMP) Best Management Practice (BMP) for all Priority SUSMP projects. No runoff will be permitted to flow over the sidewalk. Adjacent properties shall be protected from surface run-off resulting from this development.
10. A grading and drainage plan shall be submitted showing all of the proposed and existing on-site and off-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed parking lot or development shall be implemented with the design of the grading. This shall include the provision of such devices as storm drain interceptors, clarifiers, or filters. Best Management Practices for the maintenance of the parking lot, including sampling, monitoring, and cleaning of private catch basins and storm drains, shall be undertaken in accordance with the National Pollution Discharge Elimination System (NPDES) regulations. A private storm water treatment maintenance agreement shall be signed and recorded. A check list for preparation of the grading plan/drainage plan is available at the Engineering Department.
11. All existing and proposed curb inlet on property shall be provided with a "No Dumping" signage in accordance with the NPDES program.
12. A National Pollutant Discharge Elimination System (NPDES) permit is required for discharges of storm water runoff associated with construction greater than 1 acre activity where clearing, grading, and excavation results in a land disturbance. A construction storm water permit shall be obtained from the Regional Water Quality Control Board. A copy of shall be given to the City of National City Engineering Department prior to any work beginning on the project.
13. A Notice of Intent (NOI) shall be filed with the Regional Water Quality Control Board (RWQCB).
14. Industrial facilities shall comply with NPDES regulations. A Storm Water Pollution Prevention plan shall be prepared and submitted to the Engineering Department for approval. The facility shall satisfy the sampling and monitoring requirements of the NPDES regulations.
15. A sewer permit will be required. The method of sewage collection and disposal shall be shown on the grading/drainage plan. Any new sewer lateral in the City right-of-way shall be a minimum of 6 inch in size with a clean out. A sewer stamp "S" shall be provided on the curb to mark the location of the lateral.

16. Separate street and sewer plans prepared by Registered Civil Engineer, shall be submitted showing all of the existing and proposed improvements. The plans shall be in accordance with City requirements. The proposed new sewer main shall be twelve inches (12"). The invert elevations shall be shown at all connection points to the proposed manholes and where the sewer crosses the existing storm drain. A minimum clearance of twelve inches shall be maintained between the proposed sewer main and the storm drain pipe.
17. A soils engineering report shall be submitted for the Engineering Department's review, after Planning Commission approval. The report shall address the stability of all of the existing and proposed slopes on the property. It shall also address the adequacy of the building pads, the criteria for any new retaining wall design, the maximum allowable soil bearing pressure and the required pavement structural sections for the proposed streets, the parking areas, and the driveways. As a minimum, the parking lot pavement sections shall be 2 inch A.C. over 4 inch Class II aggregate base. The street pavement sections shall be in accordance with National City modified Standard Drawing G-34. All soils report findings and recommendations shall be part of the Engineering Department requirements.
18. An existing 10 foot wide sewer easement reserved to the City of National City exists through lots 1, 2, 3, and 4 and no building encroachment will be allowed within the easement. The plans propose the relocation of the easement, the proposed new easement shall be granted to the City and the old easement quick claimed prior to the approval of the grading plans or the issue of any grading permits.
19. An existing 20 foot wide storm drain easement reserved to the City of National City exists through lots 3, 4, and 5 and no building encroachment will be allowed within the easement. The plans shall show the easement and locations of all proposed buildings and structures. An encroachment agreement between the owner and the City shall be required for any portion of a building or structure that encroaches into the easement.
20. All existing survey monuments, including any benchmark, within the boundaries of the project shall be shown on the plans. If disturbed, a licensed land surveyor or civil engineer shall restore them after completion of the work. A Corner Record shall be filed with the County of San Diego Recorder. A copy of the documents filed shall be given to the City of National City Engineering Department as soon as filed.
21. The driveway on 'C' Avenue shall be an alley entrance type driveway with pedestrian ramps.

22. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading construction on private property.
23. Street improvements shall be in accordance with the City Standards. All missing street improvements shall be constructed. Abandoned driveway aprons shall be replaced with curb, gutter, and sidewalks.
24. The site plan shall be revised to show the following: The Fire Department Hammerhead shall provide a minimum of seventy-five (75) feet for vehicle turn around.
25. A title report shall be submitted to the Engineering Department, after the Planning Commission approval, for review of all existing easements and the ownership at the property.
26. NO PARKING zone(s) (red curbing) shall be provided along the 20 foot driveway from C Avenue to the westerly property line of Lot 2.
27. All new dwellings are subject to a Transportation Development Impact Fee of \$2,405.00. This includes new homes, condos and apartments. Separate traffic signal plans will be required.
28. All electrical, telephone and similar distribution service wires for the new structure(s) shall be placed underground.
29. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping and retaining wall work shall be submitted with the plans. A performance bond equal to the approved cost estimate shall be posted. Three percent (3%) of the estimated cost shall also be deposited with the City as an initial cost for plan checking and inspection services at the time the plans are submitted. The deposit is subject to adjustment according to actual worked hours and consultant services.
30. A hydromodification plan or a letter sealed and signed by the Engineer of Work explaining why the project is exempt from hydromodification requirements shall be submitted.
31. A public access easement for emergency vehicles and public utilities shall be granted to the City, access gates shall be provided at points where the easements cross the property lines to allow for service vehicle ingress and egress.

32. The final map shall meet all of the requirements of the Subdivision Map Act, and the City of National City Municipal Codes including certification, acknowledgement, complete boundary information and monumentation.
33. The developer shall submit to the Fire Department a letter from Sweetwater Authority stating existing fire flow. If determined by the Fire Department that additional improvements are needed, the developer shall enter into an agreement for the water improvements with the Sweetwater Authority prior to obtaining the final map approval.
34. Separate water and sewer laterals shall be provided to each lot/parcel.
35. The developer shall bond for the monumentation, the public improvements and the on-site grading, drainage, landscaping, and other improvements through an agreement with the City prior to the approval of the final map.
36. The creation of an easement for ingress and egress and for general utilities shall be required. The easement shall be created on the final map.
37. SUSMP documentation must be submitted and approved.
38. All utilities distribution facilities within the boundaries of the subdivision, and within the half street abutting the new subdivision, shall be placed underground.
39. The final map shall be recorded prior to issuance of any building permit.
40. All new property line survey monuments shall be set on private property, unless otherwise approved.
41. The final map shall use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearings in terms of the system. The angle of grid divergence from a true meridian, and the north point shall appear on the map. Two measured ties from the boundary of the property to existing horizontal control stations shall be shown.

#### Fire

42. Project shall be designed to code.
43. The National City Fire Department utilizes all current codes and ordinances. Currently, we are using the 2016 editions of NFPA, CFC and the current edition of the CCR.

44. Fire alarm and fire sprinkler shall be evaluated and installed for intended use per code.
45. Fire apparatus access roads shall comply with the requirements of this section (Section 5 CFC 2013) and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Proposed hammerhead does not meet CFC Appendix D length (70 feet).
46. The required width of emergency fire apparatus access roads shall not be obstructed in any manner, including parking of vehicles. All access roads shall be no less than 20 feet wide, no less than 14 feet high and shall have an all weathered road with the ability to support 75 thousand pounds or greater. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet. A 28 foot turning radius is required for fire department access through site. All fire department access roads shall be painted and signed to prevent parking in these required designated emergency areas.
47. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
48. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. (CFC 2016 Edition - Section 503.1.2)
49. Parking shall not impact requirements of turn-around provision or roadway at any time.
50. Grade of fire apparatus road shall be within the limits established (15% Grade) by the fire code official based on fire department's apparatus.
51. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

52. Every building 4 stories or more shall be provided with not less than one standpipe for use during construction. Such standpipes shall be installed when the progress of construction is not more than 35 feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to such useable stairs and the standpipe outlets shall be located adjacent to such useable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. On each floor there shall be provided a 2 ½ -inch valve outlet for fire department use.
53. Where the roof has a slope less than four units vertical in 12 unit's horizontal, a hose connection shall be located to serve the roof of at the highest landing of a stairway with stair access to the roof provided in accordance with the current code.
54. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
55. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. (Measurement starts from nearest public fire hydrant to project)
56. The following items pertain to fire hydrants:
- a) Size and location, including size and number of outlets and whether outlets are to be equipped with independent gate valves
  - b) Fire hydrant to be of three outlet design
57. Provide calculation confirming flow availability to meet fire flow demands and supply large diameter hose (4 inch).
58. Fire hydrants to be marked by use of blue reflective marker in the roadway.
59. Upon submittal for an underground permit, the following shall be included:
- Data sheet for Back-Flows
  - Data sheets for Private and Commercial Hydrants
  - Data sheets for Post Indicator Valves

*Information on required fire hydrants back-flow devices, etc.; can be acquired from Sweetwater Authority. All pipe and their appliances, shall meet industry/code standards for underground use*

60. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
61. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.
62. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.
63. Should any plan corrections be required, contractor must correct the plan and re-submit to the Fire Department for approval once again prior to installation.

#### Planning

64. Plans submitted for construction shall be conformance with all applicable development codes, including design, parking, and landscaping.

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 15, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

---

CHAIRPERSON



RESOLUTION NO. 2019-10

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA,  
DENYING A TENTATIVE SUBDIVISION MAP FOR  
THE SUBDIVISION OF ONE PARCEL INTO FIVE LOCATED AT PROPERTY  
LOCATED AT 'C' AVENUE SOUTH OF EAST 27<sup>TH</sup> STREET AND AN EXCEPTION  
FOR LESS THAN REQUIRED STREET FRONTAGE

CASE FILE NO. 2019-03 S  
APN: 562-170-09

Tentative Subdivision Map for the subdivision of an existing parcel into five located at 'C' Avenue at a duly advertised public hearing held on July 15, 2019, 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. 2019-03 S 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; and,

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 15, 2019, support the following findings:

1. The site is physically unsuitable for the proposed type of development because although all of the parcels meet the minimum 5,000 square foot lot size with their gross area, two of the proposed parcels (2 & 3) will not meet this requirement for their net area.
2. The additional housing will increase traffic on 'C' Avenue. According to SANDAG, five house will produce an additional 50 daily trips.
3. The site is detrimental to public health, safety, or welfare because it is not meeting the minimum 50 feet street frontage requirement per the RS-2 zone.

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of July 15, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

---

CHAIRPERSON



CITY OF NATIONAL CITY - PLANNING DEPARTMENT  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

**PLANNING COMMISSION STAFF REPORT**

Title: PUBLIC HEARING – CONDITIONAL USE PERMIT FOR AN ADULT SCHOOL (INTERAMERICAN COLLEGE) IN SWEETWATER PLAZA SHOPPING CENTER LOCATED AT 1727 SWEETWATER ROAD, SUITES 209-212

Case File No.: 2019-07 CUP

Assessor's Parcel No.: 563-161-74

Staff report by: Chris Stanley

Applicant: Reymundo Marin

Property owner: Sweetwater Plaza East, LLC

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

Adjacent land use/zoning:

North: Residential / County of San Diego

East: Residential / County of San Diego

South: Shopping Center / MXD-2

West: Residential and Golf Course/ Small Lot Residential (RS-2) and Open Space (OS) respectively

Environmental review: Categorical Exemption Class 1, Section 15301 Existing Facilities

Staff Recommendation: Approve Subject to Attached Conditions

Staff Recommendation

Staff recommends approval of a Conditional Use Permit (CUP) for an adult school subject to attached conditions.

Executive Summary

The applicant is applying for a CUP for an adult school in four existing commercial suites that will consist of 15 students (five students per class) and three classes, as well as four staff members. The applicant states that after two years the number of students is expected to grow to 60.

Site Characteristics

Sweetwater Plaza is located on the northeast corner of Sweetwater Road and Grove Street in the Major Mixed-Use District (MXD-2) zone. The project site is on the second floor of the plaza and will use four suites (209-212), totaling approximately 3,600 square feet.

Proposed Use

The applicant is proposing to operate an adult college consisting of two classrooms, four offices, a pharmacy and biology lab, and a computer lab/library aimed at the needs of working adults looking for access to higher education outside of traditional college schedules. InterAmerican College would offer two degrees: Bachelor of Arts in Interdisciplinary Studies (IDS) and Master of Arts in Teaching Cross Cultural Leadership of Allied Health, as well as two programs, Extended Education and Pharmacy Technician. The proposed hours of operation are 5:30 p.m. to 10:00 p.m. every Tuesday and Thursday, and every first and third Friday of the month. According to the applicant, two to three staff members will be on the campus in the morning and five staff members in the evening. During the first two years of operation InterAmerican College anticipates that there will be three classes per month with approximately five students in each class, and that as enrollment grows they will offer six classes for approximately 60 students.

Analysis

A school is permitted in the MXD-2 zone with the issuance of a CUP. Concerns with educational uses usually focus around traffic and parking issues. Although the applicant is ultimately anticipating 65 individuals for the college campus, parking is based on square-footage rather than number of students. For an adult school, one parking space is required for every 300 square feet of office space and one parking space for every 40 square feet of classroom area. With approximately 360 square feet of office space, one

parking space is required, and with 2,100 square feet of classroom space, 52 parking spaces are required for a total of 53 parking spaces. A retail use of the same amount of space would require only 14 spaces; Sweetwater Plaza has a total of 163 parking spaces. The National City Municipal Code does allow for opportunities for reduced parking subject to Planning Commission through shared parking. Shared parking is encouraged for different uses that will not adversely affect the site or the adjacent area. With the classes only taking place at night, it would subscribe to the idea of shared parking, as it is expected that different uses, doctor's offices, dentists, chiropractors, salons, banks, etc. would not be operating in the evening.

#### Findings for Approval

The Municipal Code contains required findings for CUPs. There are six required 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.

The use is allowable within the Major Mixed-Use District zone per a Conditional Use Permit.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

General Plan Goal E-2 encourages greater opportunities for the City's residents to attend colleges and universities.

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.

The site for the proposed use is adequate in size and shape, since the proposed use will be within an existing commercial suite within a plaza and since no expansion of the building is proposed.

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.

The site has sufficient access to streets and highways that are adequate in width and pavement type to carry the volume and type of traffic generated by the proposed use, since the proposed use is served by Sweetwater Road, an arterial street, and since the proposed hours of operation would offset the quantity of shared uses on the site.

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.

The proposed use is deemed essential and desirable to the public convenience, since it will provide a service in need in the area among members of the community seeking to gain a higher education.

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act.

Class 1, Section 15301 Categorical Exemption includes interior alterations- interior partitions.

#### Conditions of Approval

A condition requiring proof of all local, state and/or federal permits necessary for operation of the college be provided prior to operation is included as well as one restricting the hours of operation from 5:30 p.m. to 10 p.m. Tuesdays, Thursdays, and every first and third Friday of the month. This will assure that parking does not become an issue. Staff will be allowed on-site all day as requested. An additional condition limiting the amount of students on campus to 60 is also included to further insure that parking is not affected. The Engineering Department had no comments on the project; Building and Fire Department had standard conditions requiring the project to follow their respective codes.

#### Summary

The proposed educational use is consistent with the Land Use Code with the approval of a Conditional Use Permit. Although not a typical commercial use associated with a shopping center, Conditions of Approval will help to ensure that the business operates in harmony with existing uses in the area. Potential parking impacts will be minimized with the restricted hours of operation and shared parking allowance.

**OPTIONS**

1. Approve 2019-07 CUP subject to the conditions listed below, based on the attached findings or findings to be determined by the Planning Commission; or
2. Deny 2019-07 CUP based on the attached finding; findings to be determined by the Planning Commission; or
3. Continue the item to a later date in order to obtain additional information

**ATTACHMENTS**

1. Recommended Findings
2. Recommended Conditions
3. Overhead
4. Site Photos
5. Business Description
6. Applicant's Plans (Exhibit A, Case File No. 2019-07 CUP dated 4/18/2019)
7. Public Hearing Notice (Sent to 51 property owners and occupants)
8. CEQA Notice of Exemption
9. Resolutions



CHRIS STANLEY  
Assistant Planner



ARMANDO VERGARA  
Acting Deputy City  
Manager/ Director of  
Community Development

## **RECOMMENDED FINDINGS FOR APPROVAL**

2019-07 CUP 1727 Sweetwater Road Suites # 209-212

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 per a Conditional Use Permit.
2. The proposed use is consistent with the General Plan and any applicable specific plan because General Plan Goal E-2 encourages greater opportunities for the City's residents to attend colleges and universities.
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 the site for the proposed use is adequate in size and shape, since the proposed use will be within an existing commercial suite within a plaza and since no expansion of the building is proposed.
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 the site has sufficient access to streets and highways that are adequate in width and pavement type to carry the volume and type of traffic generated by the proposed use, since the proposed use is served by Sweetwater Road, an arterial street, and since the proposed hours of operation would offset the quantity of shared uses on the site.
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 is deemed essential and desirable to the public convenience, since it will provide a service in need in the area among members of the community seeking to gain a higher education.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act because Class 1, Section 15301 Categorical Exemption includes interior alterations such as interior partitions.



**RECOMMENDED FINDING FOR DENIAL**

2019-07 CUP 1727 Sweetwater Road Suites # 209-212

1. The proposed use will have an adverse effect upon traffic as it would require four times the amount of parking spaces an alternative use would. The adult school and office space would require a total of 53 parking spaces in comparison to a retail use in the same space requiring only 14 parking spaces.

## **RECOMMENDED CONDITIONS OF APPROVAL**

2019-07 CUP 1727 Sweetwater Road Suites # 209-212

### General

1. This Conditional Use Permit authorizes an adult college within suites 209-212 of the Sweetwater Plaza shopping center located at 1727 Sweetwater Road. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2019-07 CUP, dated 4/18/2019.
2. Before this Conditional Use Permit shall become effective, the applicant and the property owner both shall 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 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 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 Development Services Director prior to recordation.
3. 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.
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.

### Building

5. Building Plans and permits shall meet the 2016 California Building, Mechanical, Electrical, Plumbing, Accessibility, Green, Energy and Fire Codes.

### Fire

6. Project shall be designed to code.

7. 2) The National City Fire Department utilizes all current codes and ordinances. Currently, we are using the 2016 editions of NFPA, CFC and the current edition of the CCR.
8. Fire sprinkler and fire alarm systems, shall be evaluated and installed for intended use per code.
9. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.
10. The fire code official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for this code.
11. Should any plan corrections be required, contractor must correct the plan and re-submit to the Fire Department for approval once again prior to installation.

#### Planning

12. The applicant shall provide proof of all local, state and/or federal permits necessary for operation of the college. Proof of said permits shall be provided at time of business license issuance.
13. This permit authorizes the college to operate from 5:30 p.m. to 10 p.m. Tuesdays, Thursdays, and every first and third Friday of the month. Staff has no time restrictions for being on campus.
14. This permit limits the occupancy of the college campus to five staff members and 60 students.

2019-07 CUP – 1727 Sweetwater Road – Overhead





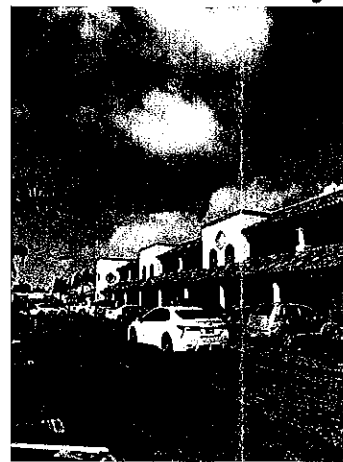
A



B



C



D



E



F



G



H



I



J



K



L



M

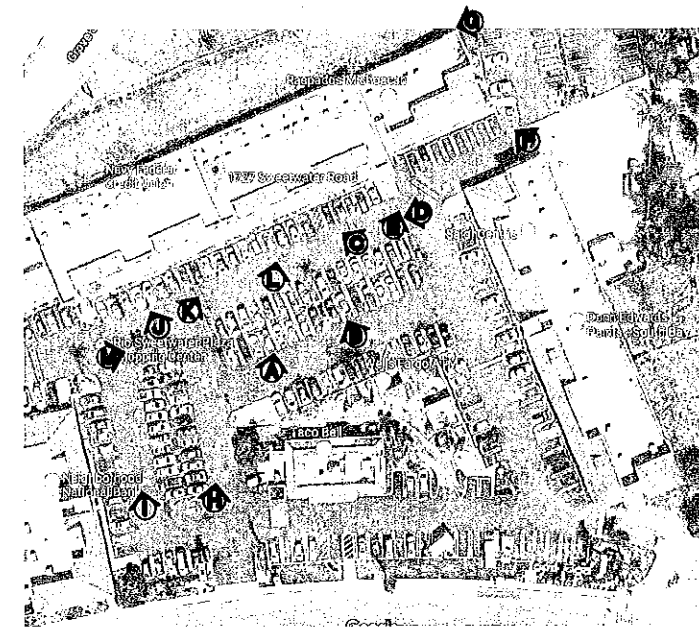


PHOTO LOCATION

*Interamerican Collage*  
 TENANT: *Reymondo Marin*  
*Maria Marin*  
 PROJECT: *Tenant Improvements*  
*Plans for a new College*  
 ADDRESS: 1727 Sweetwater Road  
 National City, Ca. 91950  
 BUILDING DATA:  
 APN: 583-161-74-00  
 SQUARE FOOTAGE: 3738, sf.

*Taller De Arquitectura*

PLANNING AND DESIGN

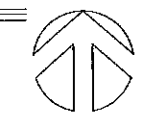
4045 Highway 94, Suite 200, San Diego, CA 92111, Tel: (619) 427-4104, Fax: (619) 849-6569  
 Email: [architect@tallerdearquitectura.com](mailto:architect@tallerdearquitectura.com)

Issues and Revisions		
No.	Date	Issues and Revisions
10/02/11		Preliminary Design
03/17/12		Contractor Bid
04/03/12		City Corrections

Stamp and Signature

Project Name: Lourdes No. 4  
 Project No: 522/11  
 Date: 10/02/11  
 Cad File:  
 Description:

Sheet No.



## **INTERAMERICAN COLLEGE**

InterAmerican College (IAC) is an institution of higher learning, recognized by the Internal Revenue Service as a 501-c-3, not for profit corporation. It is also recognized by the California Franchise Tax Board and the California Attorney General's office. The California Bureau of Private Postsecondary Education (BPPE) approved the non-profit corporation to apply for college status. The Board of Trustees chose to rent the offices on 1727 Sweetwater Rd. suites 209-212, in National City. With a required address in place, IAC was able to submit an application to the Bureau of Private Postsecondary Education (BPPE) for approval to operate. The BPPE is currently reviewing the application after some clarifications and minor changes were made.

## **PURPOSE**

InterAmerican college is applying to the City of National City Planning Department for approval to make some improvements to the rental leased space located at 1727 Sweetwater Rd., Suites 209-212. The rental space measures 3,760 square feet and can accommodate three classrooms, administration and faculty spaces, a library and computer center. The college is requesting permission to add 3 walls and doors to the existing structure to have three separate classrooms. The college is also requesting permission to install 2 sinks. One for the staff and faculty lounge and one for the pharmacy lab.

## **Academic Programs:**

InterAmerican College (IAC) will offer two degrees and a program in Extended Education.

**1. Bachelor of Arts in Interdisciplinary Studies (IDS).** This degree offers a variety of academic areas of knowledge and skills across subject areas of the curriculum. IAC offers two options: Option A for Educated Immigrants, and Option B for US transfer students.

### **Option A**

The purpose of the IDS degree program is designed for applicants who submit transcripts of course work or a degree program from a foreign university. The 3+1 program allows IAC to accept external evaluated transcripts to apply to the IDS degree. Educated immigrants confront some language barriers and IAC will emphasize spoken and written English to enhance their skills and knowledge.

### **Option B**

The purpose of IDS is to provide United States (US) students with an alternative route to a college degree without declaring a major. Students can choose from a variety of subject areas of study that will enhance skills and knowledge to enter different areas of employment. IAC accepts the transfer of (60) Lower Division semester units from US colleges and universities.

**2. Masters of Arts in Teaching Cross Cultural Leadership of Allied Health.** The Master's in teaching Provides health professionals with the knowledge and skills to design, to organize, to develop, and to implement curriculum at post-secondary institutions at vocational programs, or at the Community College and university level. The purpose is to prepare graduates as instructors in health-related fields.

**3. Office of Extended Education (OEE).** IAC's goal is to respond to the needs of working adults by providing access to higher education outside of traditional college schedules. OEE will offer workshops, seminars, courses, certificates and diplomas. These addresses the needs of applicants who may need to complete a degree, improve their knowledge and skills, and advance in their career, enhance personal skills, or update their occupational competencies. The Office will contract with agencies or businesses to design workshops or conferences.

#### **4. Pharmacy Technician Program:**

There is a demand for pharmacy technicians, especially in San Diego Southbay. IAC will recruit and enroll working adults and foreign medical personnel that want to pursue a career in the pharmaceutical field. The pharmacy technician laboratory program will not handle any hazardous material of any kind. The pharmacy lab will have no acids, liquids or medicines. The pharmacy Technician program will use Empty boxes of medicine to simulate a pharmacy for students to practice using dry corn, beans and jelly beans as a substitute.

#### **5. Bathrooms:**

There are bathrooms on the second floor, adjacent to the space IAC is leasing. The bathrooms for men and women are handicap accessible. The management team of the building is responsible for keeping them clean and supplied with paper products.

#### **Hours of operation and Employees:**

InterAmerican College will schedule classes only in the evening for working adult students. Classes are scheduled from 5:30 to 10:00 p.m., on Tuesday and Thursdays, and 1<sup>st</sup> and 3<sup>rd</sup> Fridays on a one-month format to comply with the Carnegie hours of instruction. Only two or three staff persons will be on the campus in the morning, and five in the evening. There are 3 part-time employees that work only Tuesdays and Thursdays. Dr. Maria Viramontes de Marin will be in the office mornings during the startup phase.

During the first 2 years of operation, InterAmerican College anticipates that there will be three classes per month with approximately five students in each class. As enrollment grows, six classes in the evening will be offered per month in the existing facility for approximately 60 students. After two years, IAC can apply for accreditation to an accrediting agency.

#### **Parking:**

Sweetwater Plaza East offers ample public parking spaces. There are additional parking spaces on the premises east of the Sweetwater Plaza retail space. Since IAC classes are only scheduled in the evenings, there will be more than enough parking spaces for 15 students and 4-5 college staff. All parking spaces are uncovered. There is an elevator for handicapped access to the second floor.

The college will not have any of the following.

1. No live music
2. No alcohol
3. No bedrooms
4. No exterior changes
5. Adults do not need to have playground area.

Respectfully submitted by Professor Reymundo Marin

# Interamerican College

1727 Sweetwater Drive  
National City, CA. 91950

I, I AM THE DESIGNER / OWNER IN RESPONSIBLE CHARGE OF THIS PROJECT. I HAVE INSPECTED THE SITE/PREMISES AND DETERMINED THAT EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH THE CURRENT ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY THE LAW.

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

2. IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY CURRENT ACCESSIBILITY PROVISION OF THE LAW, HE/SHE SHALL REQUIRE SUBMITTAL OF COMPLETE AND DETAILED PLANS TO THE COUNTY OF SAN DIEGO, BUILDING DIVISION, FOR FURTHER REVIEW. PLANS MUST CLEARLY SHOW ALL EXISTING NON-COMPLIANT CONDITIONS SERVING THE ALTERATION, STRUCTURAL REPAIR OR ADDITION AND PROPOSED MITIGATION OF DEFICIENCIES TO MEET CURRENT ACCESSIBILITY PROVISIONS. -CBC 19-1301.4

3. I AM THE DESIGNER / OWNER IN RESPONSIBLE CHARGE OF PROJECT. I HAVE INSPECTED THE SITE/PREMISES AND DETERMINED THAT EXISTING RESTROOM(S) SERVING THE AREA OF ALTERATION ARE IN FULL COMPLIANCE WITH THE CURRENT ACCESSIBILITY PROVISIONS TO THE EXTENT REQUIRED BY THE LAW.

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

## PROJECT DIRECTORY

**OWNER**  
SWEETWATER PLAZA EAST L L C

MAIL ADDRESS: 2849 QUALTROUGH ST  
SAN DIEGO, CA 92106

SITE ADDRESS: 1727 Sweetwater Drive  
National City, CA 91950

**TENANT**  
REYMONDO MARIN & MARIA MARIN

MAIL ADDRESS: 1727 SWEETWATER DRIVE  
NATIONAL CITY, CA. 91950

SITE ADDRESS: 1727 Sweetwater Drive  
National City, CA 91950

**DESIGNER**  
JOSE M. MARTINEZ  
4645 RUFFNER ST, STE G  
SAN DIEGO, CA 92111  
VOICE: (619) 421-4161

**OWNER**  
DAVID M SANDERFER  
1043 FLOREY STREET  
SAN DIEGO, CA 92122  
VOICE: (619) 331-1522

## PROJECT INFORMATION

PROJECT ADDRESS: 1727 SWEETWATER DRIVE  
NATIONAL CITY, CA. 91950

BUILDING TYPE: TYPE V, SPRINKLER

ASSESSOR PARCEL No: 563-161-14-00

BUILDING CODE: 2016 CBC WHICH ADOPTS  
THE 2015 IBC.

OCCUPANCY: TYPE "E"  
MIXED OCCUPANCY AREA ALLOWED

ZONE: COMMERCIAL

YEAR BUILT: 1989

LOT SIZE: 50,825 SF / 0.32 AC

LEGAL BRIEF DESC: NEW COLLEGE

## LEGAL DESCRIPTION

PARCEL 2 OF PARCEL, MAP No. 14863, CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CA. SUBDIVISION: LINCOLN ACRES

## GOVERNING AGENCIES

CITY OF NATIONAL CITY  
SWEETWATER AUTHORITY

WILL HAVE A DEFERRED SUBMITTAL (FIRE SPRINKLERS MODIFICATIONS).

CFC Section 505.1  
New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast in color to background. Numbers shall be a minimum of 4" high with a minimum stroke width of 1/2 inch.

CFC Section 503.6  
Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain key(s) to gain necessary access as required by the fire code official.

## KEY NOTES

- |                               |                                    |
|-------------------------------|------------------------------------|
| 1 PROPERTY LINE               | 9 EXTG. HC. PARKING STALL          |
| 2 EXTG. LANDSCAPE             | 10 NOT USED                        |
| 3 EXTG. CONCRETE SIDEWALK     | 11 EXTG. MAIN ELECTRICAL PANELS    |
| 4 EXTG. WATER METER           | 12 SHOWN PATH OF TRAVEL FOR HC.    |
| 5 EXTG. GAS METER             | 13 EXTG. ACCESSIBLE PARKING SIGN   |
| 6 SHOWN CENTER LINE OF STREET | 14 EXTG. APRON PER CITY STANDARDS  |
| 7 EXISTING ELEVATOR           | 15 NOT USED                        |
| 8 EXTG. TRASH BINS            | 16 EXTG. BACKFLOW PREVENTION VALVE |

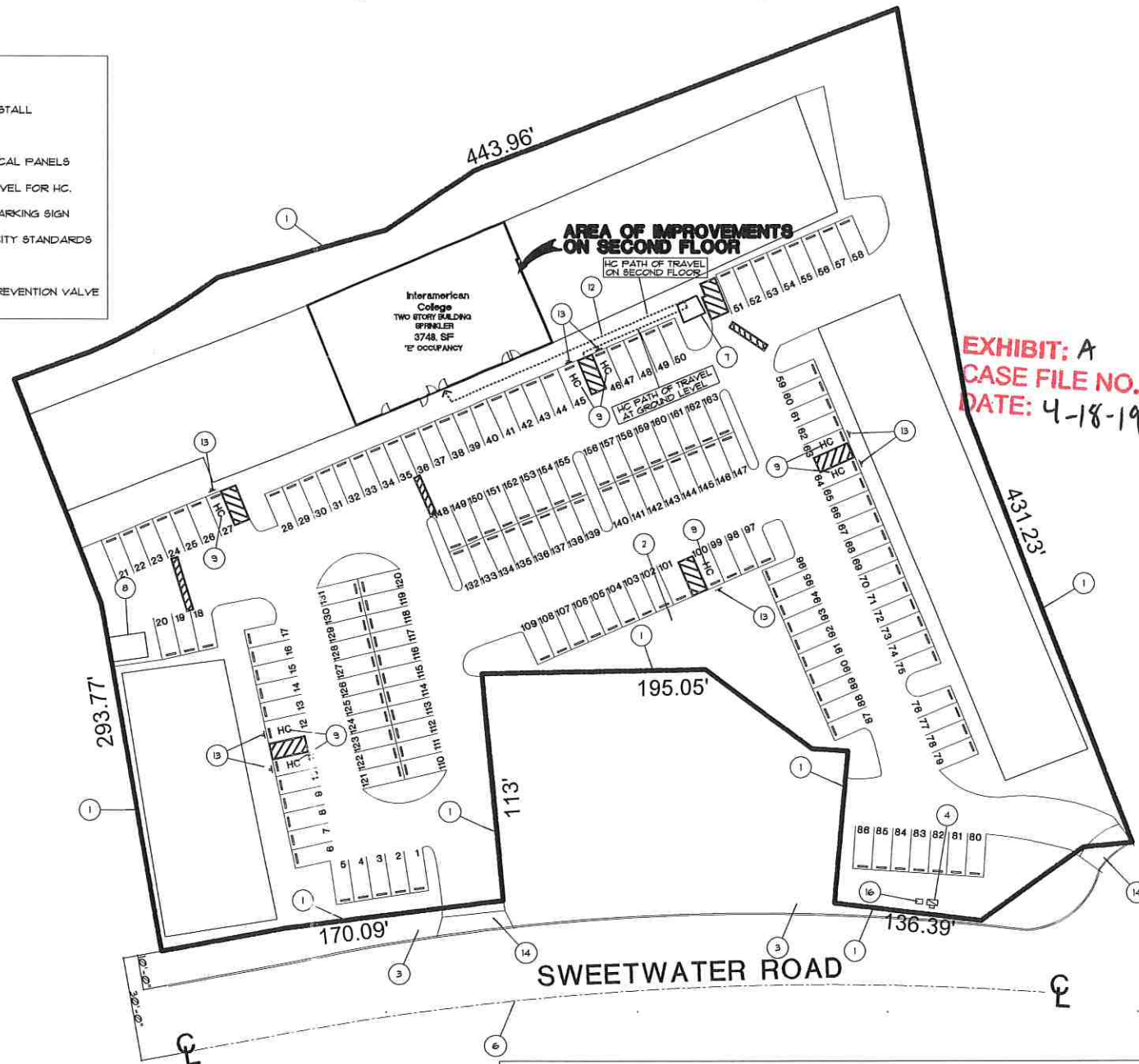


EXHIBIT: A  
CASE FILE NO.: 2019-07CWP  
DATE: 4-18-19

## SHEET INDEX

### ARCHITECTURAL

- TS-1 TITLE SHEET
- TS-2 NOTES
- TS-4 ADA NOTES
- TS-5 HISTORIC
- A2-1 EXISTING FLOOR PLAN
- A2-2 NEW FLOOR PLAN
- A2-3 REFLECTED CEILING PLAN
- A2-4 PARTITIONS WALLS DETAILS

### ELECTRICAL

- E-1 POWER PLAN
- E-2 LIGHTING PLAN

### MECHANICAL

- M-1 TITLE-24

### PLUMBING

- P-1 PLUMBING SEWER PLAN
- P-2 PLUMBING WATER PLAN

## SQUARE FOOT INFORMATION

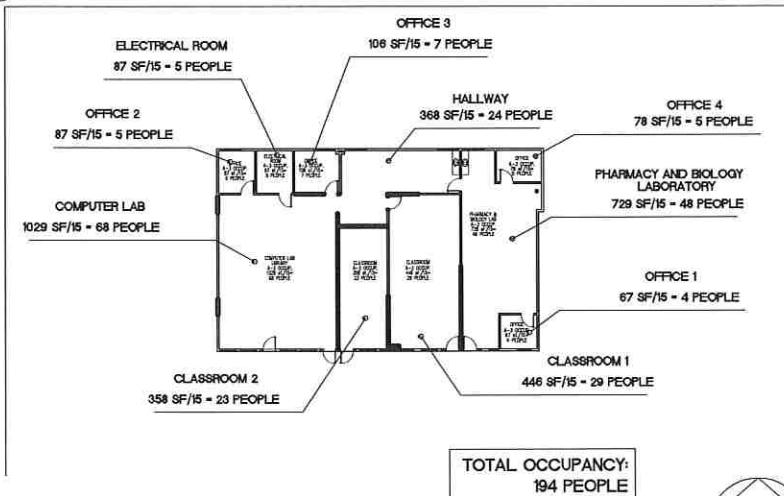
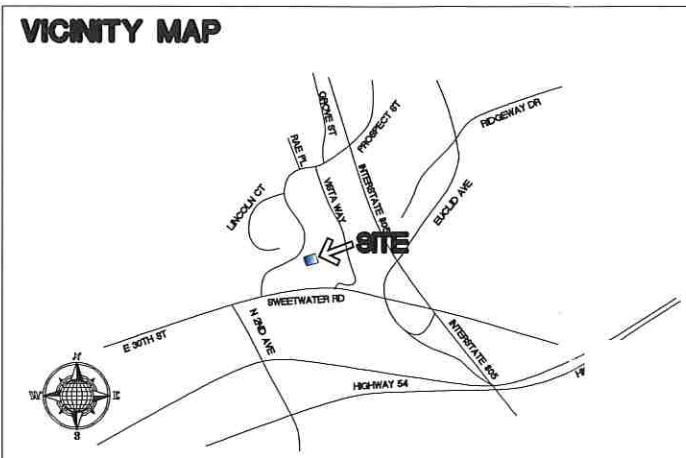
AREA OF TENANT IMPROVEMENTS 3,130 SF.

## GENERAL NOTES

1. COMMERCIAL CONSTRUCTION COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE
2. (TITLE 24), WHICH ADOPTS THE FOLLOWING MODEL CODES: 2016 IBC, 2016 UPC, 2013 UMC AND 2016 NEC.
3. THIS PROJECT WILL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING ORDINANCE
4. THIS FACILITY WILL BE USING SINGLE USE UTENSILS

## SCOPE OF WORK

1. TENANT IMPROVEMENT ENTAILING 3130 SF FOR A NEW COLLEGE
2. 85 LINEAR FEET OF NON BEARING PARTITION WALL
3. 5 NEW ELECTRICAL OUTLETS



ATTACHMENT 6

# Site Plan

SCALE: 1" = 20'-0"

# Interamerican Collage

TEENANT  
Reymondo Marin  
Maria Marin

PROJECT  
Tenant Improvements  
Plans for a new College

ADDRESS  
1727 Sweetwater Road  
National City, Ca. 91950

BUILDING DATA  
APN: 563-161-74-00

SQUARE FOOTAGE  
3738. sf.

# Taller De Arquitectura

PLANNING AND DESIGN

4645 Ruffner St., Ste. G, San Diego, Ca. 92111, Tel: (619) 421-4161, Fax: (619) 421-4161  
Email: TallerDeArquitectura@tallerdearquitectura.com

No.	Date	Issues and Revisions
10/02/17		Preliminary Design
03/11/2018		Contractor Set
04/09/2018		City Corrections

Stamp and Signature: \_\_\_\_\_

Project Name: Lourdes No. 4  
Project No: 520017  
Date: 10/02/17  
Cad File:  
Description:

Sheet No. \_\_\_\_\_

TS-1



# Interamerican Collage

TENANT: **Raymondo Marin**  
**Maria Marin**  
 PROJECT: **Tenant Improvements Plans for a new Collage**  
 ADDRESS: 1727 Sweetwater Road  
 National City, Ca. 91950  
 BUILDING DATA: APN: 563-161-74-00  
 SQUARE FOOTAGE: 3738. sf.

# Taller De Arquitectura

PLANNING AND DESIGN

6645 Parkview St. #16-0, San Diego, Ca. 92121, Tel: 619-441-4400, Fax: 619-441-4400  
 Email: TallerDeArquitectura@tallerdearquitectura.com

Issues and Revisions		
No.	Date	Issues and Revisions
10/02/11		Preliminary Design
03/17/2018		Contractor Bid
04/02/2018		City Corrections
05/31/2018		Plan Change
Stamp and Signature		
Project Name: Lourdes No. 4		
Project No: 5282011		
Date: 10/02/11		
Ced File:		
Description:		
Sheet No.		

## Existing Floor Plan

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

A2-1

- ### KEY NOTES
- EXISTING DECK
  - EXISTING SHELVING MUST BE 18" DEEP AND LOWER SHELF MUST BE MOUNTED 6" MIN. ABOVE FINISH FLOOR AND THE TOP SHELF SHALL NOT EXCEED 10" FROM FINISH FLOOR MIN. CLEARANCE BETWEEN SHELVES TO 18" PROVIDED FOR SALES DISPLAYABLE FOODS BASE LESS THAN 25 LINEAR FEET
  - TACTILE EXIT SIGNS COMPLYING WITH SECTION 111B.5.1 AND IN ACCORDANCE WITH SECTION 1011 AT THE EXIT DOOR.
  - NEW 15 GAL. MEDIUM DUTY GAS COMMERCIAL WATER HEATER BY RHEEM MOD. 515-1BN-3 75,000 B.T.U.'s, RECOVERY OF 121 GPM AT 60 F. W/STRAPE
  - BREEZE GUARD (SEE SHEET A3-1 DETAIL A)
  - (E) ELECTRICAL MAIN PANEL
  - (E) ELECTRICAL SUB PANEL
  - EXISTING FIRE ALARM CONTROL PANEL
  - (E) FIRE EXTINGUISHER, MINIMUM LISTING OF UL ABC 2A-10BC MOUNTED 6'-0" A.F.F.
  - (E) EXIT SIGNS TO BE IN GREEN COLOR CITY ORDINANCE PER REFLECTED CEILING PLANS
  - (E) MAKE UP AIR SUPPLY
  - SHELVING FOR CLEANING SUPPLIES (SOAP, CLEANSERS WAXES, ETC) AND TOXIC SUBSTANCES.
  - GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY TACTILE SIGN WITH WORD EXIT.
  - FRP ON WALL UP TO 8'-0" F.F.F.
  - FRP ON WALL UP TO 36" F.F.F.
  - FRP ON WALL UP TO 4'-0" F.F.F.
  - EXISTING DOOR TO BE REPLACE WITH A NEW 3'-0"x6'-0"
  - 8" HIGH STAINLESS STEEL SPLASHGUARD WITH SMOOTH ROUND EDGES
  - GREASE TRAP SAMPLE BOX

- ### GENERAL NOTES
- STATE HEALTH & SAFETY CODE SEC. 17321.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING
  - INSTALLATION OF SMOKE DETECTORS WILL WITH UBC ( SEC. 310.9 )
  - PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS

- HINGED EXIT DOORS CAPABLE OF OPENING MINIMUM 90 DEGREES
- MINIMUM 32" CLEAR WIDTH, MEASURED FOR HINGED DOORS BETWEEN FACE OF DOOR AND OPPOSITE STOP WHEN DOOR OPEN 90 DEGREES PER CBC 11B-5B(a).
- HINGE-SIDE APPROACH TO PUSH SIDE OF DOOR WITH LATCH AND CLOSER; WIDTH: MINIMUM 54 INCHES PARALLEL TO DOORWAY LENGTH: MINIMUM 48 INCHES PERPENDICULAR TO DOORWAY.
- HINGE-SIDE APPROACH TO PUSH SIDE OF DOOR WITH LATCH/CLOSER COMBINATION; LENGTH MINIMUM 44 INCHES PERPENDICULAR TO DOORWAY.
- HARDWARE: MINIMUM 34 INCHES AND MAXIMUM 44 INCHES ABOVE FLOOR.
- SMOOTH, UNINTERRUPTED SURFACE AT BOTTOM 10 INCHES OF ALL DOORS AND GATES PER FIGURE 11B-29 ALLOWING OPENING BY WHEELCHAIR.
- DOORS TO BE 5 POUNDS OF FORCE TO OPEN ANY DOOR OR GATE.
- DOOR WITH CLOSERS SHALL HAVE SWEEP PERIOD OF 3 SECONDS FROM 10-DEGREE OPENING POSITION UNTILL LEADING EDGE OF DOOR IS WITHIN 3 INCHES OF LATCH.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED (SECTION 1006.2)
- BATHROOMS OUTLETS ARE TO BE ON A DEDICATED 20 AMP CIRCUIT WITH NO OTHER AMP CIRCUIT WITH NO OTHER DEVICES OR EACH BATHROOM TO BE ON ITS OWN DEDICATED 20 AMP CIRCUIT WITH ONLY THAT BATHROOM'S

- EXTERIOR DOORS OPEN OUTWARD AND ARE SELF-CLOSING AND TIGHT FITTING OVERHEADS AIR CURTAINS ARE TO BE PROVIDED OVER CARGO, DEDICATED DELIVERY.
- THE MINIMUM SIZE SINK COMPARTMENTS SHALL BE 13"x18"x12" DEEP WITH A MINIMUM 18" DRAINBOARD AT EACH END.
- EACH HANDWASHING SINK SHALL HAVE A WALL MOUNTED SINGLE SERVICE TOWEL AND SOAP DISPENSER.
- ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.

DOOR PER DOOR SCHEDULE  
 WINDOW PER SCHEDULE

WALL PER LEGEND

ROOM NUMBER PER FINISH SCHEDULE.

WALL TYPE	WALL LEGEND
3 5/8" METAL STUDS @ 24" O.C.	(Symbol)
6" METAL STUDS @ 24" O.C.	(Symbol)
NOT USED	(Symbol)
EXISTING WALL TO REMAIN	(Symbol)
WALL TYPE	WALL LEGEND
EXISTING 1 HR. DEMISING WALL	(Symbol)
NEW METAL STUD WALL PER WALL LEGEND	(Symbol)

15. SECTION 1008.1.2 CBC  
 THE OPENING FORCE FOR INTERIOR SIDE-SWINGING DOORS WITHOUT CLOSERS SHALL NOT EXCEED A 5-POUND (22 N) FORCE. FOR OTHER SIDE-SWINGING, SLIDING, AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL BE SET TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE.

16. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 101.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.

17. EACH FAUCET SHALL NOT EXCEED A WATER FLOW OF 2.2 GPM.

18a. SECTION 113B.2.5.2 LATCHING, OR LOCKING, DOORS IN A PATH OF TRAVEL ARE OPERATED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-FULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

18b. IS TO BE CENTERED 30" BUT 44" ABOVE FLOOR.

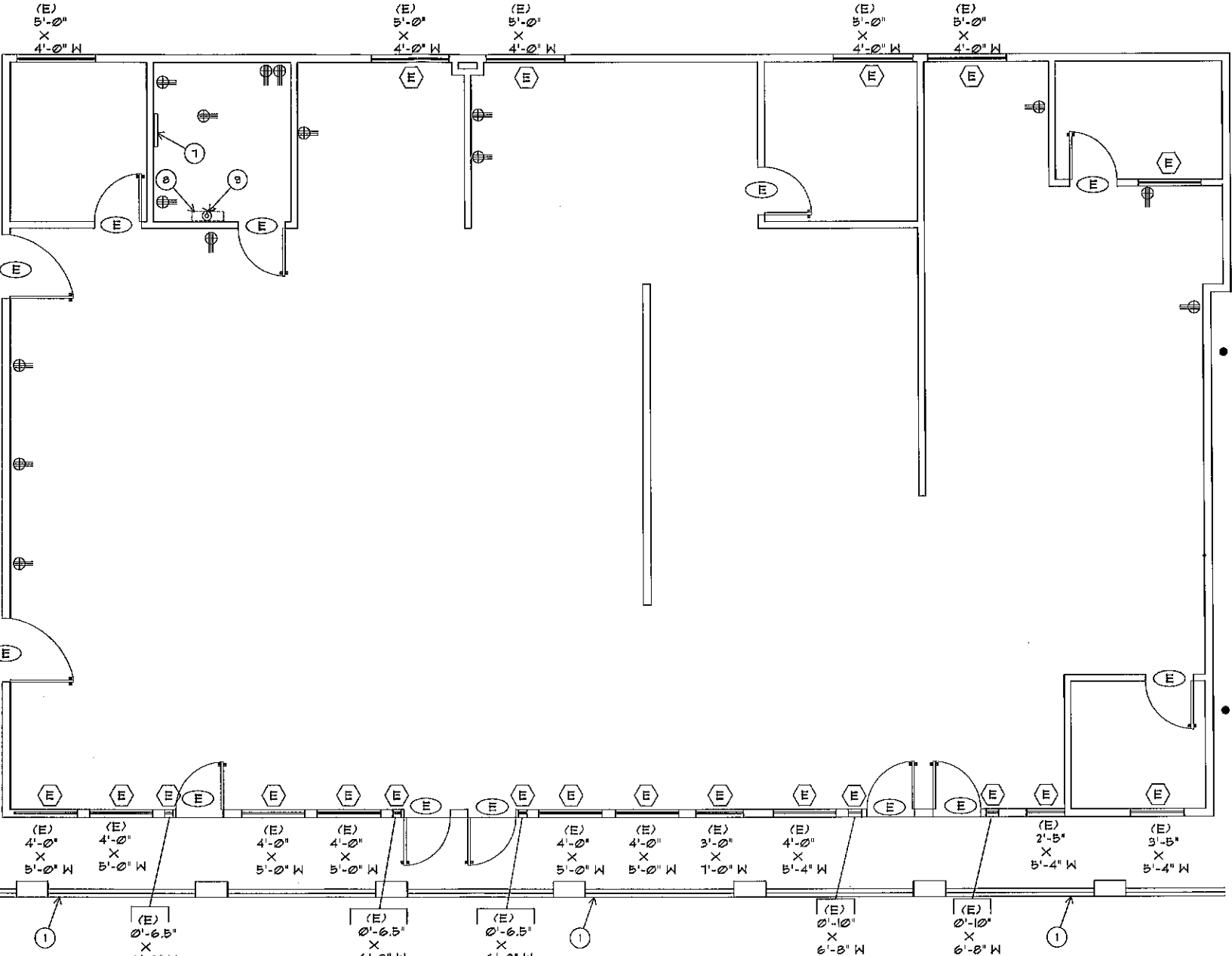
20. ELECTRICAL INTERLOCK BETWEEN MAKEUP AIR AND EXHAUST SHALL BE PROVIDED.

21. TURBINE UPDRAFT EXHAUST FANS SHALL BE HINGED AND CHAINED FOR CLEANING OF VERTICAL DUCT.

22. EGRESS DOORS SERVES A ROOM OR AREA WITH AN OCCUPANT LOAD OF 50 THE DOOR SHALL SWINGS IN THE DIRECTION OF EGRESS TRAVEL (SEC. 1008.1.2)

24. INTERIOR AND WALL CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM-E84 OR UL T23 SUCH INTERIOR FINISH MATERIALS SHALL BE CLASS "C" = FLAME SPREAD INDEX 16-250 SMOKE DEVELOPED INDEX 0-450.

- ### HARDWARE NOTES
- SECTION 1008.1.2 CBC  
 THE OPENING FORCE FOR INTERIOR SIDE-SWINGING DOORS WITHOUT CLOSERS SHALL NOT EXCEED A 5-POUND (22 N) FORCE. FOR OTHER SIDE-SWINGING, SLIDING, AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL BE SET TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE.
  - SECTION 1008.1.3 CBC  
 LOCK AND LATCHES IN BUILDING IN OCCUPANCY GROUP A HAVING AN OCCUPANCY LOAD OF 300 OR LESS, GROUPS B, F, M, AND S, AND IN PLACES OF RELIGIOUS WORKSHIP, THE MAIN EXTERIOR DOOR AND DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:  
 a. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.  
 b. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATION.  
 THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25 mm) HIGH ON A CONTRASTING BACKGROUND.



- INTERIOR WALL OR CEILING FINISH MATERIALS SHALL BE PERMITTED TO BE TESTED IN ACCORDANCE WITH NFPA 286. (003.1.2).
- SUSPENDED CEILING SHALL MEET FLAME PROPAGATION PERFORMANCE CRITERIA IN ACCORDANCE WITH SECTION 806.2 AND NFPA 701 OR BE NON COMBUSTIBLE.
- SUSPENDED CEILING SYSTEM DETAILS AND CONNECTIONS DETAIL ARE PER ASCE 1-05, SECTION 13.3.6 AND CIBC 3-4 FOR SEISMIC DESIGN CATEGORY "D".
- AFTER A BUILDING IS OCCUPIED, ANY CHANGE IN USE OR OCCUPANCY WHICH CAUSES AN INCREASE IN OCCUPANT LOAD SHALL COMPLY WITH ALL OF THE REQUIREMENTS FOR THE INCREASED LOAD.

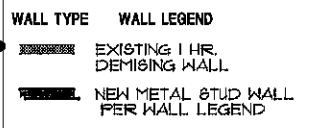
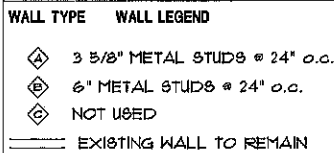
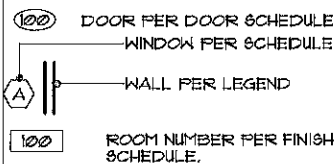
- \*ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SECTION 1010.1.9.
- \*PROVIDE A SIGN ON OR NEAR THE EXIT DOOR, READING THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.\*
- \*ALL DOORS WITHIN THE EXIT PATH TO A PUBLIC WAY FROM AN OCCUPANCY OF GROUP E HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH LATCHES OR LOCKS UNLESS THEY ARE EQUIPPED WITH PANIC HARDWARE. SEC. 1010.1.10 & 1010.2.

**KEY NOTES**

- 1 EXISTING DECK
- 2 NOT USED
- 3 TACTILE EXIT SIGNS COMPLYING WITH SECTION 1117B.1 AND IN ACCORDANCE WITH SECTION 101. AT THE EXIT DOOR.
- 4 NEW 75 GAL. MEDIUM DUTY GAS COMMERCIAL WATER HEATER BY RHEEM MOD. G15-15N-3, 15,000 BTU's, RECOVERY OF 121 GPM AT 60°F, W/STRAPS
- 5 SNEEZE GUARD (SEE SHEET A3-1 DETAIL A)
- 6 (E) ELECTRICAL MAIN PANEL
- 7 (E) ELECTRICAL SUB PANEL
- 8 EXISTING FIRE ALARM CONTROL PANEL
- 9 (E) FIRE EXTINGUISHER, MINIMUM LISTING OF UL ABC 2A-10BC MOUNTED 6'-0" A.F.F.
- 10 (E) EXIT SIGNS, TO BE IN GREEN COLOR, CITY ORDINANCE PER REFLECTED CEILING PLANS
- 11 (E) MAKE UP AIR SUPPLY
- 12 SHELVING FOR CLEANING SUPPLIES (SOAP, CLEANSERS, WAXES, ETC) AND TOXIC SUBSTANCES.
- 13 GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY TACTILE SIGN WITH WORD EXIT.
- 14 FRP ON WALL UP TO 8'-0" F.F.F.
- 15 FRP ON WALL UP TO 36" F.F.F.
- 16 FRP ON WALL UP TO 4'-0" F.F.F.
- 17 EXISTING DOOR TO BE REPLACE WITH A NEW 3'-0"x6'-0"
- 18 8" HIGH STAINLESS STEEL SPLASHGUARD WITH SMOOTH ROUND EDGES
- 19 GREASE TRAP SAMPLE BOX

**GENERAL NOTES**

- 1. STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING
- 2. INSTALLATION OF SMOKE DETECTORS WILL WITH UBC ( SEC. 310.9 )
- 3. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS



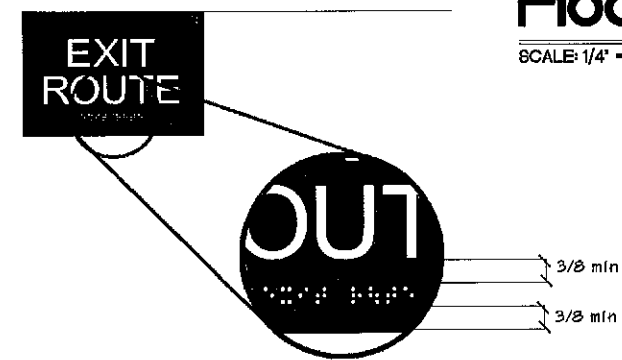
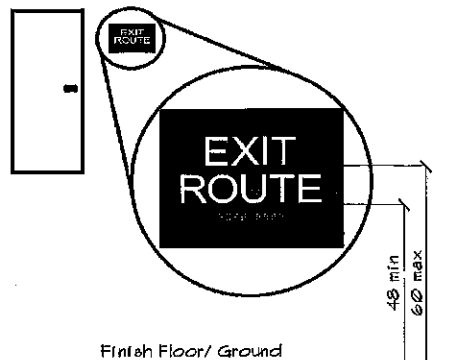
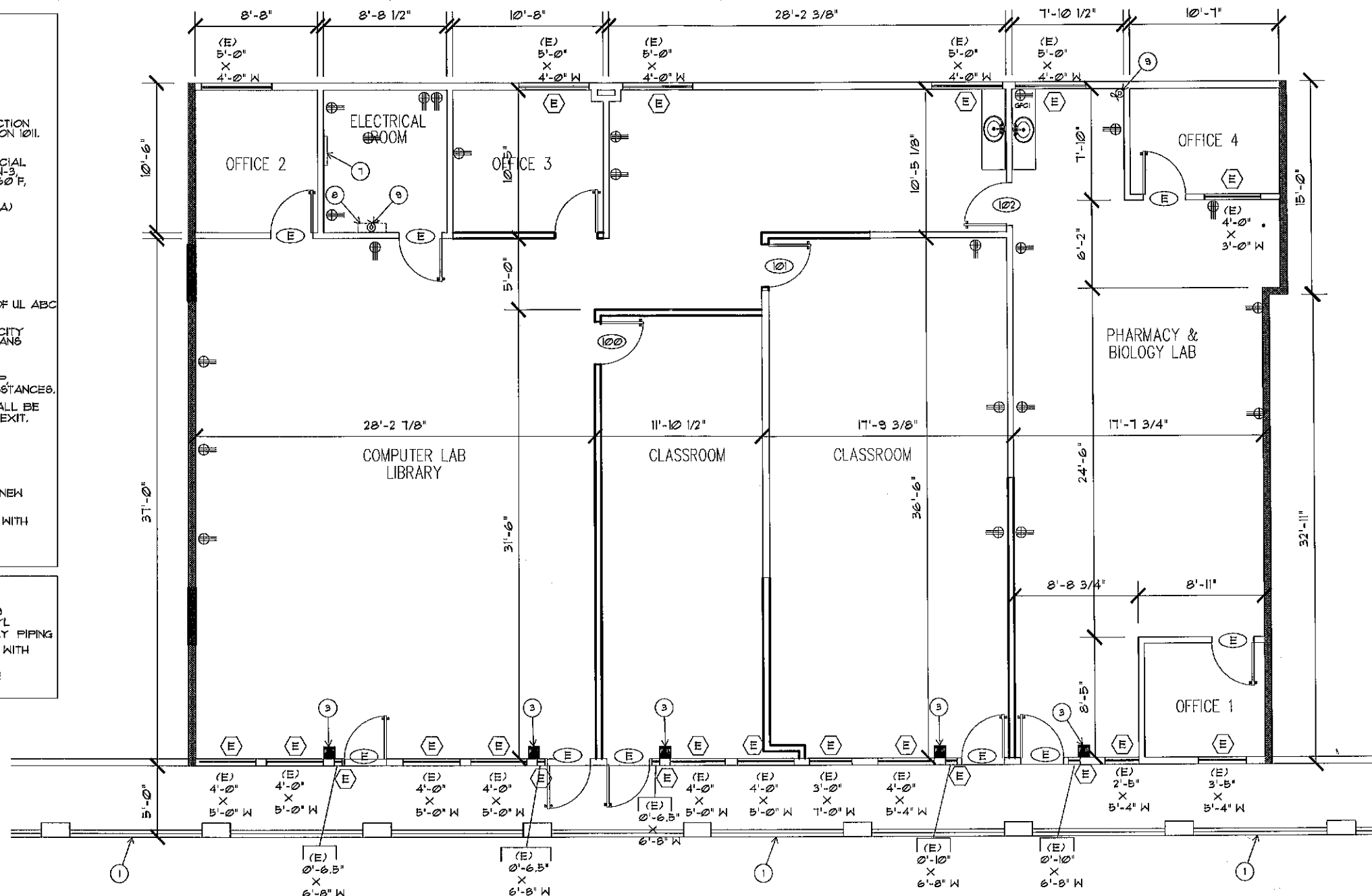
**HARDWARE NOTES**

1. SECTION 1028.1.2 CBC  
THE OPENING FORCE FOR INTERIOR SIDE-SWINGING DOORS WITHOUT CLOSERS SHALL NOT EXCEED A 5-POUND (22 N) FORCE. FOR OTHER SIDE-SWINGING, SLIDING, AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 5-POUND (61 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL GO TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND (61 N) FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE.

HARDWARE HEIGHT. DOORS HANDLES, FULL & LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES (864 mm) MINIMUM AND 48 INCHES (1219 mm) MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.

3. SECTION 1028.1.9.3 CBC  
LOCK AND LATCHES IN BUILDING IN OCCUPANCY GROUP A HAVING AN OCCUPANCY LOAD OF 300 OR LESS, GROUPS B, F, M, AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR AND DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:

- a. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
- b. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1 INCH (25 mm) HIGH ON A CONTRASTING BACKGROUND.



**Proposed Floor Plan**

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

**Interamerican Collage**  
 TENANT: **Reymonda Marin**  
**Maria Marin**  
 PROJECT: **Tenant Improvements Plans for a new College**  
 ADDRESS: 1727 Sweetwater Road National City, Ca. 91950  
 BUILDING DATA: APN: 563-161-74-00  
 SQUARE FOOTAGE: 3738. sf.

**Taller De Arquitectura**  
 PLANNING AND DESIGN

4645 Marlborough St. Ste. 208 San Diego, Ca. 92116 Tel: 619-594-4645 Fax: 619-594-0445  
 Email: TallerDeArquitectura@earthlink.net

Issues and Revisions

No.	Date	Issues and Revisions
10/20/11		Preliminary Design
03/12/12		Contractor Set
04/23/12		City Corrections
05/12/12		Plan Change

Stamp and Signature

Project Name	Leuras No. 4
Project No.	520211
Date	10/20/11
Client	
Description	

Sheet No.



CITY OF NATIONAL CITY – PLANNING DIVISION  
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

NOTICE OF PUBLIC HEARING

CONDITIONAL USE PERMIT FOR AN ADULT SCHOOL IN SWEETWATER PLAZA  
SHOPPING CENTER LOCATED AT 1727 SWEETWATER ROAD,  
SUITES 209-212  
CASE FILE NO.: 2019-07 CUP  
APN: 566-161-74

The National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, July 15, 2019**, in the City Council Chambers, Civic Center, 1243 National City Boulevard, National City, California, on the proposed request. (Applicant: Reymundo Marin)

The applicant is requesting to operate an adult school for up to 60 students in approximately 3,600 square feet of Sweetwater Plaza Shopping Center. The proposed hours of operation are 5:30 p.m. to 10:00 p.m. every Tuesday and Thursday, and every first and third Friday of the month.

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 12:00 p.m., **July 15, 2019**, who can be contacted at 619-336-4310 or [planning@nationalcityca.gov](mailto: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.

NATIONAL CITY PLANNING DIVISION

MARTIN REEDER, AICP  
Principal Planner

ATTACHMENT 7



**NOTICE OF EXEMPTION**

TO: Assessor/Recorder/County Clerk  
Attn: Fish and Wildlife Notices  
1600 Pacific Highway, Suite 260  
San Diego, CA 92101  
MS: A-33

**Lead Agency:** City of National City

**Project Title:** 2019-07 CUP

**Project Location:** 1727 Sweetwater Road Suite # 209-212 National City, CA 91950

**Contact Person:** Chris Stanley                      **Telephone Number:** (619) 336-4381

**Description of Nature, Purpose and Beneficiaries of Project:**

Conditional Use Permit for an adult school located at 1727 Sweetwater Road Suite # 209-212

**Applicant:**

Reymundo Marin – InterAmerican College  
1727 Sweetwater Rd. Suite # 209  
National City, CA 91950

**Telephone Number:**

(619) 994-1627

**Exempt Status:**

**Categorical Exemption - Class 1 Section 15301 Existing Facilities (interior alterations- interior partitions)**

**Reasons why project is exempt:**

It can be seen with certainty that the project will not have a significant effect on the environment. The project involves no new development and will reside in an existing facility.

Date:

CHRIS STANLEY  
Assistant Planner

RESOLUTION NO. 2019-11

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA,  
APPROVING A CONDITIONAL USE PERMIT FOR  
AN ADULT SCHOOL (INTERAMERICAN COLLEGE) IN SWEETWATER PLAZA  
SHOPPING CENTER  
LOCATED AT 1727 SWEETWATER ROAD SUITES # 209-212  
CASE FILE NO. 2019-07 CUP  
APN: 563-161-74

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for an adult school located at 1727 Sweetwater Road Suite # 209-212 at a duly advertised public hearing held on July 15, 2019, 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. 2019-07 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; and,

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 15, 2019, 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 per a Conditional Use Permit.
2. The proposed use is consistent with the General Plan and any applicable specific plan because General Plan Goal E-2 encourages greater opportunities for the City's residents to attend colleges and universities.
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 the site for the proposed use is adequate in size and shape, since the proposed

use will be within an existing commercial suite within a plaza and since no expansion of the building is proposed.

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 the site has sufficient access to streets and highways that are adequate in width and pavement type to carry the volume and type of traffic generated by the proposed use, since the proposed use is served by Sweetwater Road, an arterial street, and since the proposed hours of operation would offset the quantity of shared uses on the site.
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 is deemed essential and desirable to the public convenience, since it will provide a service in need in the area among members of the community seeking to gain a higher education.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act because Class 1, Section 15301 Categorical Exemption includes interior alterations such as interior partitions.

BE IT FURTHER RESOLVED that the application for the Conditional Use Permit is approved subject to the following conditions:

#### General

1. This Conditional Use Permit authorizes an adult college within suites 209-212 of the Sweetwater Plaza shopping center located at 1727 Sweetwater Road. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2019-07 CUP, dated 4/18/2019.
2. Before this Conditional Use Permit shall become effective, the applicant and the property owner both shall 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 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 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 Development Services Director prior to recordation.

3. 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.
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.

#### Building

5. Building Plans and permits shall meet the 2016 California Building, Mechanical, Electrical, Plumbing, Accessibility, Green, Energy and Fire Codes.

#### Fire

6. Project shall be designed to code.
7. The National City Fire Department utilizes all current codes and ordinances. Currently, we are using the 2016 editions of NFPA, CFC and the current edition of the CCR.
8. Fire sprinkler and fire alarm systems, shall be evaluated and installed for intended use per code.
9. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.
10. The fire code official is hereby authorized to enforce the provisions of this code and shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for this code.
11. Should any plan corrections be required, contractor must correct the plan and re-submit to the Fire Department for approval once again prior to installation.

#### Planning

12. The applicant shall provide proof of all local, state and/or federal permits necessary for operation of the college. Proof of said permits shall be provided at time of business license issuance.

13. This permit authorizes the college to operate from 5:30 p.m. to 10 p.m. Tuesdays, Thursdays, and every first and third Friday of the month. Staff has no time restrictions for being on campus.

14. This permit limits the occupancy of the college campus to five staff members and 60 students.

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 15, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

---

CHAIRPERSON



RESOLUTION NO. 2019-11

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF NATIONAL CITY, CALIFORNIA,  
DENYING A CONDITIONAL USE PERMIT FOR  
AN ADULT SCHOOL (INTERAMERICAN COLLEGE) IN SWEETWATER PLAZA  
SHOPPING CENTER  
LOCATED AT 1727 SWEETWATER ROAD SUITES # 209-212  
CASE FILE NO. 2019-07 CUP  
APN: 563-161-74

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for an adult school located at 1727 Sweetwater Road Suite # 209-212 at a duly advertised public hearing held on July 15, 2019, 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. 2019-07 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; and,

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 15, 2019, support the following findings:

1. The proposed use will have an adverse effect upon traffic as it would require four times the amount of parking spaces an alternative use would. The adult school and office space would require a total of 53 parking spaces in comparison to a retail use in the same space requiring only 14 parking spaces.

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

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of July 15, 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

---

CHAIRPERSON