



AGENDA

Regular Planning Commission Meeting

Monday, May 4, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

Richard Martin Miller, Chair

Randi Marie Castle-Salgado, Vice-Chair

Claudia E. Valenzuela, Commissioner

Liliana Armenta, Commissioner

Pearl Quinones, Commissioner

Sherry Gogue, Commissioner

Ashlin Y. Lutes, Deputy City Attorney

Martin Reeder, Director of Community Development

David Welch, Principal Planner

Erin Reim, Planning Technician

Sarah Esendencia, Executive Secretary

Thank you for participating in local government and the City of National Planning Commission Meetings.

Meetings: Regular Planning Commission Meetings are held on the first and third Mondays of the month at 6:00 p.m. Special Closed Session Meeting and Workshops may be same day, the start time is based on needs. Check Special Agendas for times.

Location: Regular Planning Commission Meetings are held in the Council Chamber located at City Hall, 1243 National City Boulevard, National City, CA 91950, the meetings are open to the public.

Agendas and Material: [Agendas and Agenda Packet](#) for items listed are available on the City website, and distributed to the Planning Commission no less than 72 hours prior to the Planning Commission Meeting. Sign up for [E-Notifications](#) to receive alerts when items are posted.

Public Participation: Encouraged in a number of ways as described below. Members of the public may attend the Planning Commission Meeting in person, watch the Planning Commission Meeting via [live](#) web stream, or participate remotely via Zoom. [Recording of Meetings](#) are archived and available for viewing on the City's website.

Public Comment: Persons wishing to address the Planning Commission on matters not on the agenda may do so under Public Comments. Those wishing to speak on items on the agenda may do so when the item is being considered. Please submit a Speaker's Slip to the Executive Secretary prior to the meeting or immediately following the announcement of the item. All comments will be limited up to three (3) minutes. The Presiding Officer shall have the authority to reduce the time allotted to accommodate for a large number of speakers. (*City Council Policy 104*)

If you wish to submit written comment [email](#) to the Planning Commission Secretary at least 4 hours prior to the Planning Commission Meeting to allow time for distribution to the Planning Commission.

American Disabilities Act Title II: In compliance with the American Disabilities Act (ADA) of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Title II. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Planning Department, Sarah Esendencia (619) 336-4227 at least 24 hours in advance of the meeting.



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Gracias por participar en las reuniones del gobierno local y del Consejo de la Ciudad de National City.

Reuniones: Las reuniones regulares del Comisión de Planificación se llevan a cabo el primer y tercer martes del mes a las 6:00 p.m. La reunión especial de sesión privada y los talleres pueden ser el mismo día, la hora de inicio se basa en las necesidades. Consulte las agendas especiales para conocer los horarios.

Ubicación: Las reuniones regulares del Comisión de Planificación se llevan a cabo en la Cámara del Consejo ubicada en el Ayuntamiento, 1243 National City Boulevard, National City, CA 91950, las reuniones están abiertas al público.

Agendas y Material: Las Agendas y el Paquete de Agenda para los temas enumerados están disponibles en el sitio web de la Ciudad y se distribuyen al Comisión de Planificación no menos de 72 horas antes de la Reunión del Concejo Municipal. Regístrese para recibir notificaciones electrónicas cuando se publiquen artículos.

Participación pública: Se fomenta de varias maneras como se describe a continuación. Los miembros del público pueden asistir a la Reunión del Comisión de Planificación en persona, ver la Reunión del Concejo Municipal a través de la transmisión web en vivo o participar de forma remota a través de Zoom. Las grabaciones de las reuniones están archivadas y disponibles para su visualización en el sitio web de la Ciudad.

Comentario Público: Las personas que deseen dirigirse al Comisión de Planificación sobre asuntos que no están en la agenda pueden hacerlo bajo Comentarios públicos. Quienes deseen hacer uso de la palabra sobre los temas del programa podrán hacerlo cuando se esté examinando el tema. Por favor, envíe una solicitud del orador al Secretario de la Ciudad antes de la reunión o inmediatamente después del anuncio del artículo. Todos los comentarios estarán limitados a tres (3) minutos. El Presidente tendrá la autoridad para reducir el tiempo asignado para dar cabida a un gran número de oradores. (Política del Concejo Municipal 104)

Si desea enviar comentarios por escrito, envíe un correo electrónico a la Oficina del Secretario de la Ciudad al menos 2 horas antes de la Reunión del Comisión de Planificación para dar tiempo a la distribución al Consejo Municipal.

Servicios de interpretación en español: Los servicios de interpretación en español están disponibles, comuníquese con el Secretario de la Ciudad antes del inicio de la reunión para obtener ayuda.

Título II de la Ley de Discapacidades Americanas: En cumplimiento con la Ley de Discapacidades Americanas de 1990, las personas con discapacidad pueden solicitar una agenda en formatos alternativos apropiados según lo requerido por el Título II. Cualquier persona con una discapacidad que requiera un modificación o adaptación para participar en una reunión debe dirigir dicha solicitud a la Oficina del Secretario de la Ciudad (619) 336-4228 al menos 24 horas antes de la reunión.



AGENDA

Regular Planning Commission Meeting

Monday, May 4, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

ROLL CALL

PLEDGE OF ALLEGIANCE

Chair Miller

APPROVAL OF AGENDA

1. Approval of the Agenda for the Meeting on May 4, 2026

APPROVAL OF MINUTES

2. Approval of Minutes from the Meeting of March 16, 2026

PUBLIC COMMENT (Limited up to three (3) minutes)

In accordance with State law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the Planning Commissioners will not be able to discuss or take action on any issue not included on the agenda. Speakers will have up to three (3) minutes.

PUBLIC HEARING

3. Determination that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Class 1 of the CEQA Guidelines Section 15301 (Existing Facilities) and Conditional Use Permit for a Drive-Through addition to an existing restaurant (Karina's Mexican Seafood) located at 1705 Highland Avenue. Case File No. 2026-02 CUP APN: 561-060-13-00 & 561-060-40-00.

STAFF REPORTS

ADJOURNMENT

Adjournment to the regularly scheduled meeting on May 18, 2026 at 6:00 p.m.



AGENDA

Regular Planning Commission Meeting

Monday, May 4, 2026 at 6:00 P.M.

Council Chamber, City Hall

1243 National City Boulevard, National City CA 91950

AFFIDAVIT OF POSTING MEETING AGENDA

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS
CITY OF NATIONAL CITY)

I, Sarah Esendencia, Executive Secretary of the City of National City, hereby declare under penalty of perjury that a copy of the above Agenda of the Regular Meeting of the Planning Commission of the City of national City, California, was delivered and/or notice by email no less than 72 hours, before the hour of 6:00 p.m. on May 4, 2026, to the members of the Planning Commission, and caused the agenda to be posted on the City's website at www.nationalcityca.gov and at National City Hall, 1243 National City Blvd., National City, California 91950.

/s/: Sarah Esendencia

Sarah Esendencia, Executive Secretary



Planning Commission Minutes

Regular Planning Commission
Meeting of March 16, 2026

IN PERSON AND ONLINE MEETING

<https://www.nationalcityca.gov/webcast>

LIVE WEBCAST

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.

CALL TO ORDER

A Regular Meeting of the Planning Commission of the City of National City was called to order at 6:00 p.m. via teleconference and in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

ROLL CALL

Commissioners Present: Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Commissioners Absent: Valenzuela.

Staff Also Present: Deputy City Attorney Ashlin Y. Lutes, Community Development Director Martin Reeder, Principal Planner David Welch, Assistant Planner, Sophia Depew, and Executive Secretary Sarah Esendencia.

PLEDGE OF ALLEGIANCE

Vice-Chair Castle-Salgado.

APPROVAL OF ABSENCES

1. Approval of Excused/Unexcused Absence of Commissioner Sanchez on February 2, 2026.

Chair Miller stated that the first Item was to be on Commissioner Sanchez'

absence, but Commissioner Sanchez resigned and therefore no action would be taken.

2. Approval of Excused/Unexcused Absence of Commissioner Valenzuela on March 16, 2026.

Motion by Castle-Salgado, second by Quinones, to excuse Commissioner Valenzuela on March 16, 2026.

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

APPROVAL OF AGENDA

3. Approval of the Agenda for the Meeting on March 16, 2026.

Motion by Castle-Salgado, second by Quinones, to approve the agenda.

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

APPROVAL OF MINUTES

4. Approval of Minutes for the Regular Planning Commission Meeting of February 2, 2026 as amended.

Executive Secretary Sarah Esendencia stated that there was a correction on the Minutes. Stated she amended Cynthia Quinones in the Public Comments.

Motion by Castle-Salgado, second by Armenta, to approve the agenda as amended.

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Absent: Valenzuela.

Motion approved.

CONTINUED PUBLIC HEARING

5. Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 3 of the CEQA Guidelines Section 15303 (New Construction of Small Structures) and Zone Variance to deviate for minimum requirements for lot area, street footage, and setbacks at a vacant property located on East 5th Street between Highland Avenue and I Avenue. Case File No.: 2025- 2025-21 ZV APN: 556-311-10

Vice-Chair Castle Salgado disclosed that she has done a site visit and a drive by. Stated she lives close to the area.

Commissioner Armenta disclosed that she made a site visit and spoken to the neighbors.

Commissioner Gogue disclosed that she drove by and spoke to the neighbors.

Commissioner Quinones disclosed that she has driven by.

Commissioner Gogue disclosed that she drove by and spoke to the neighbors.

Chair Miller disclosed that he drove by the site.

6:10 p.m. Vice-Chair Castle-Salgado stated that at the last meeting she did recuse herself and will recuse herself again due to living within a thousand feet of the project.

Principal Planner David Welch made a PowerPoint presentation.

Flavia Gomes from Set Design, representative of the applicant, was present and answered questions from the Commissioners and public.

Alexander Fernandez made a public comment in opposition of the item.

Doyle Morrison made a public comment in opposition of the item.

Daisy Alcantar made a public comment in opposition of the item.

Motion by Gogue, second by Quinones to close the Public Hearing.

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Armenta.

Noes: None.

Abstain: None.

Recused: Castle-Salgado.

Absent: Valenzuela.

Motion approved.

Chair Miller made a motion to approve the Resolution Exhibit A with modifications. The motion failed due to lack of a second.

Chair Miller made a second motion to approve the project with Exhibit B. The motion failed due to lack of a second.

Motion by Miller, second by Armenta, to adopt Resolution No. 2026-02, a Resolution of the Planning Commission of the City of National City, California determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 3 of the CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures) and Zone Variance to deviate from minimum requirements for lot area, street frontage, and setbacks at a vacant property located on East 5th Street between Highland Avenue and I Avenue. Case File No.: 2025-21 ZV APN: 556-311-10 for construction Exhibit A.

Motion failed by the following vote:

Ayes: Miller, Armenta.

Noes: Quinones, Gogue

Abstain: None.

Recused: Castle-Salgado.

Absent: Valenzuela.

Motion failed.

Motion by Miller, second by Gogue, to adopt Resolution No. 2026-02, a Resolution of the Planning Commission of the City of National City, California determining that the project is categorically exempt from the

California Environmental Quality Act (CEQA) under Class 3 of the CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures) and Zone Variance to deviate from minimum requirements for lot area, street frontage, and setbacks at a vacant property located on East 5th Street between Highland Avenue and I Avenue. Case File No.: 2025-21 ZV APN: 556-311-10 for construction Exhibit B.

Motion failed by the following vote:

Ayes: Miller, Gogue.

Noes: Quinones, Armenta.

Abstain: None.

Recused: Castle-Salgado.

Absent: Valenzuela.

Motion failed.

Motion by Gogue, second by Armenta, to adopt Resolution No. 2026-02, a Resolution of the Planning Commission of the City of National City, California determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 3 of the CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures) and Zone Variance to deviate from minimum requirements for lot area, street frontage, and setbacks at a vacant property located on East 5th Street between Highland Avenue and I Avenue. Case File No.: 2025-21 ZV APN: 556-311-10 for construction Exhibit B as submitted.

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Armenta.

Noes: None.

Abstain: None.

Recused: Castle-Salgado.

Absent: Valenzuela.

Motion approved.

7:08 p.m. Vice-Chair Castle-Salgado returned to the dais.

PUBLIC HEARING

6. Consideration of Certification of a Negative Declaration and a Conditional Use Permit and Coastal Development Permit for Liquefied Petroleum Gas (Propane) Storage and Dispensing located at 2100 Haffley Avenue. Case File No.: 2025-26 CUP CDP IS APN: 559-040-08-01.

Commissioner Quinones disclosed that she drove by but was unable to find the location.

Commissioner Armenta disclosed that she too drove by but was also unable to find the location.

Vice-Chair Castle disclosed that she is familiar with the area and knows the employee, Jay.

7:10 p.m. Commissioner Quinones left the dais.

7:10 p.m. Chair Miller called a 5-minute recess.

7:15 p.m. Chair Miller resumed the meeting.

Assistant Planner Sophia Depew made a PowerPoint presentation.

Project Manager, Jay-Rob Josafat and Keith Martinez representatives of the applicant gave a presentation and were available for any questions the Commissioner or the public had.

Doyle Morrison made a public comment in opposition of the item.

Motion by Castle-Salgado, second by Armenta to close the Public Hearing.

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Recused: None.

Absent: Valenzuela.

Motion approved.

Motion by Gogue, second by Castle-Salgado to adopt Resolution No. 2026-03, a Resolution of the Planning Commission of the City of National City, California certifying a negative declaration and approving a Conditional Use Permit and Coastal Development Permit for liquefied petroleum gas (propane) storage and dispensing located at 2100 Haffley Avenue in the Coastal Zone. Case File No.: 2025-26 CUP CDP IS APN: 559-040-08-01.

Motion carried by the following vote:

Ayes: Miller, Gogue, Castle-Salgado.

Noes: Quinones, Armenta.

Abstain: None.

Recused: None.

Absent: Valenzuela.

Motion approved.

7. Determination that the project is Categorically Exempt Quality Act (CEQA) Under Class 5 of the CEQA Guidelines Section 15305 (Minor Alterations in Land Use Limitations) and Planned Development for Reduced Rear Yard Setbacks within a 10-lot Subdivision located at 3410 Valley Road. Case File No. 2025-36 PD APNS 591-100-21 & 591-100-31.

Chair Miller disclosed that he drives by every day and is familiar with the property.

Principal Planner David Welch made a PowerPoint presentation.

Develop Manager Arturo Valdez, representative of the applicant, gave a presentation and answered questions from the Commissioners and Public.

Jennifer Sanchez made a public comment in opposition of the item.

Doyle Morrison made a public comment in opposition of the item.

Motion by Quinones, second by Armenta to close the Public Hearing.

Motion carried by the following vote:

Ayes: Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Recused: None.

Absent: Valenzuela.

Motion approved.

Motion by Gogue, second by Castle-Salgado to adopt Resolution No. 2026-04, a Resolution of the Planning Commission of the City of National

City, California determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 5 of the CEQA guidelines section 15305 (Minor Alterations in Land Use Limitations) and Planned Development for reduced yard setbacks within a 10-lot subdivision located at 3410 Valley Road. Case File No.: 2025-36 PD APNS: 591-100-21 & 591-100-31 with amendment.

Motion approved by the following vote:

Ayes: Quinones, Miller, Gogue, Castle-Salgado, Armenta.

Noes: None.

Abstain: None.

Recused: None.

Absent: Valenzuela.

Motion approved.

STAFF REPORTS

Deputy City Attorney: None.

Director of Community Development: Stated that it's a pleasure to serve the Commission.

Principal Planner: None.

Vice-Chair Castle-Salgado: Wishes everyone a Happy Saint Patrick's Day.

Commissioner Valenzuela: Absent

Commissioner Sanchez: Resigned.

Commissioner Armenta: None.

Commissioner Quinones: None.

Commissioner Gogue: None.

Chair Miller: Stated that at the next Planning Commission Meeting, the three Planning Commissioners who attended the Planning Commissioner Academy in Anaheim will give a brief report. Stated that none of them were quite prepared to give a briefing at this time. Stated that they all enjoyed it, they all liked it, and encourages the City to continue to allow the Commissioners to go to these academies. He also requested for the

Commissioners to receive the packet the Monday before the Planning Commission Meeting. Stated it is a suggestion.

Community Development Director Martin Reeder stated that it will be taken under consideration, but stated that it is fairly difficult in most cases and would also be inconsistent with City Council procedures.

Chair Miller also requested additional training from the City Attorney's office.

City Attorney, Ashlin Y. Lutes stated that it can be something she can look into.

ADJOURNMENT

Chair Miller adjourned the Regular Meeting of the Planning Commission of the City of National City, Monday, March 16, 2026, at 8:55 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

Sarah Esendencia, Executive Secretary

The foregoing minutes were approved at the Regular Meeting of May 4, 2026.

Martin Miller, Chair



Item no. **3**
May 4, 2026

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title: PUBLIC HEARING – DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 OF THE CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES) AND CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH ADDITION TO AN EXISTING RESTAURANT (KARINA'S MEXICAN SEAFOOD) LOCATED AT 1705 HIGHLAND AVENUE

Case File No.: 2026-02 CUP

Location: 1705 Highland Avenue

Assessor's Parcel Nos.: 561-060-13-00 & 561-060-40-00

Staff report by: Erin Reim, Planning Technician

Applicant: Russell Stout

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

Adjacent use and zoning:

North:	Retail Stores, Residential / MXC-2 and RM-2 (High Density Multi-Unit Residential)
East:	Residential / MXC-2 and RM-2
South:	Jack in the Box / MXC-2
West:	McDonald's, El Pollo Loco / MXC-2

Environmental review: Categorically exempt from environmental review pursuant to Class 1, Section 15301 (Existing Facilities)

Staff recommendation: Approve

Staff Recommendation

Staff recommends approval of the Conditional Use Permit (CUP) request for a drive-through addition to an existing restaurant, subject to the recommended conditions in the attached resolution and a determination that the project is exempt from CEQA. A drive-through is a conditionally-allowed use in the Major Mixed-Use Corridor zone.

Executive Summary

The applicant proposes to construct a 43 square-foot drive-through addition to an existing restaurant (Karina's Mexican Seafood) with one drive-through lane. In addition to the drive-through, the approximately 0.28-acre property would have a total of 25 parking spaces. A CUP is required for a drive-through business.

Site Characteristics

The project location is a 0.28-acre property on two parcels currently occupied by a 2,114 square-foot restaurant (Karina's Mexican Seafood) which has been out of operation for 7 months. The proposed drive-through addition to the existing restaurant would be 43 square feet with a 68 square-foot restroom addition for accessibility compliance. 25 parking spaces will be provided on the property. To the north of the proposed drive-through restaurant are retail stores and multi-family residences, to the east are multi-family residences, to the south is Jack in the Box, and to the west is McDonald's and El Pollo Loco.

Customers from northbound and southbound traffic on Highland Avenue can access the property from a dual lane, one-way drive aisle. The property is zoned Major Mixed-Use Corridor (MXC-2) and has a High Mixed Use General Plan designation.

Proposed Use

The applicant (Russell Stout) is proposing to construct a 43 square-foot drive-through addition to an existing restaurant (Karina's Mexican Seafood). A single lane drive-through aisle is also proposed, which would accommodate queuing for approximately nine vehicles. Customers would enter the property from Highland Avenue to access the drive-through lane that loops around the building in a counter-clockwise direction. All customer orders are proposed to be conducted at the menu board with an electronic speaker system. All customer transactions are proposed to be conducted at the drive-through window. The existing building will maintain a dine in restaurant component with 28 interior seats and 22 outdoor patio seats. 25 parking spaces will be provided on site, which could alleviate

some demand from the drive-through lanes during peak times and encourage dine in customers. The applicant intends to operate the drive-through 24 hours daily, if permitted and the dine in restaurant from 8 am to 12 am daily. The restaurant would employ 22 people with half of the employees working part time and half of the employees working full time. During operations five to six staff members would be present per shift.

Analysis

General Plan

A restaurant is a commercial use, which is consistent with the high mixed-use land use designation established for this area of the City and is permitted by right. However, some drive-through restaurants may be considered a “fast-food” restaurant. A fast-food eating place is defined as follows:

“Fast-food eating place” means any retail food establishment that primarily provides short order food services for on-site dining or take-out service, where such food and beverage is served on paper, plastic, or other disposable containers, and including drive-in and drive-through restaurants where ready-to-eat foods are served primarily to be consumed off the premises. This definition includes all self-service restaurants, except cafeterias, sit-down pizza parlors, and donut shops.

There are two General Plan policies that reference fast food restaurants:

Policy HEJ-4.2: Encourage the development of healthy food establishments in areas with a high concentration of fast-food establishments, convenience stores, and liquor stores.

Policy HEJ-5.4: Discourage unhealthy fast-food outlets from locating near schools.

This segment of Highland Avenue has a variety of pre-existing fast-food establishments such as Jack in the Box, McDonalds, and El Pollo Loco. However, there are pre-existing healthy food options in close proximity to Karina’s Mexican Seafood that are consistent with HEJ-4.2 such as Sushi Galbi and Citrina Berry Fresh. Karina’s Mexican Seafood would enhance the healthy food options consistent with HEJ-4.2 as it has an expansive menu primarily featuring seafood dishes.

With regard to HEJ-5.4, the nearest school is John A Otis Elementary School, which is less than a half mile away in walking distance. However, Karina's Mexican Seafood is not a typical fast-food restaurant, and features primarily higher priced menu items that are unlikely to draw the attention of school children.

Land Use Code

A restaurant is a permitted use within the MXC-2 zone. However, businesses with a drive-through require the issuance of a CUP. In addition, Chapter 18.41 – Site Planning Standards – has specific design requirements for drive-through businesses, including:

- Minimum queuing distances (established by CUP).
- Location of drive-through window and landscaping requirements.
- Minimum 25-foot interior turning radius for drive-through aisles.

As part of the traffic analysis conducted by the applicant team, a queuing study was performed based on the number of vehicles served at two similar Mexican restaurant drive-through locations in National City, El Nuevo Milenio and Cotijas Taco Shop. The study found that the maximum average queuing is five vehicles. The one-lane drive-through, as proposed, can accommodate approximately nine vehicles. It is anticipated that the queue would stay within the drive-through lanes. There are 25 proposed parking spaces on site that could handle additional waiting customers.

The Land Use Code (LUC) states that a drive-through window may not be located between the right-of-way and the building without a minimum 10-foot-wide landscape buffer. The drive-through will not be adjacent to the public right-of-way on Highland Avenue. Additionally, the property does have an existing landscape buffer between the right-of-way and the existing restaurant that will be maintained. The code also requires the drive-through aisles have a minimum interior turning radius of twenty-five feet for any curves. A smaller radius may be established through the Conditional Use Permit process with the approval of the City Engineer. The applicant has requested a reduced interior turning radius 14'-6" feet, which was granted.

Design requirements for projects of this type in the MXC-2 zone are limited, with emphasis placed on architectural variation (avoiding long blank walls and

providing fenestration). All setbacks are met, and the height of the development is well under the maximum allowed in the MXC-2 zone (65 feet). The proposed design of the 43 square-foot addition is consistent with the existing restaurant. Improvements to the existing restaurants exterior include both wall plane variation and attached awnings. It should be noted that the existing restaurant, without a drive-through aisle, was previously permitted by right.

Traffic

The proposed design places the drive-through window addition toward the middle of the property, set back from Highland Avenue. There are 25 parking spaces proposed. Access to the drive-through lane is at the west side of the property in a location that can accommodate vehicles entering from the property's one-way drive aisle. Overall, there is approximately 190 linear feet of queuing space in the driveway, enough length to accommodate nine vehicles. According to the analysis by the applicant using similar Mexican restaurant drive-throughs in National City, El Nuevo Milenio and Cotijas Taco Shop, the average maximum queue is five vehicles, so the proposed lane is expected to be sufficient for customer demand. Furthermore, the applicant is providing an exit lane that will allow customers in line to move out of the queue if they receive their orders earlier.

National chains tend to generate longer queues for drive-throughs which warrant formal traffic studies with detailed analysis from other similar sized chains in the region. Considering that the operator of the existing restaurant is not changing and based on local understanding of their operations, the City Engineer did not require a formal traffic study. Projects are also required to assess project impacts related to vehicle miles travelled (VMT) under the California Environmental Quality Act (CEQA). In this case, a detailed screening was not required due to the project's limited size and the anticipation that the use would be locally serving rather than a regional draw.

The lack of a need for a traffic study assumes that the format of the restaurant will not be changing. However, to assure that no major change to expected operations or impacts to the adjacent area occurs without adequate review, two conditions (31 and 32) are included with the draft resolution. Condition 31 requires a substantial conformance review in the event of a major change in the restaurant format or if modifications necessitating building permits occurs. Condition 32 provides for a five-year review to determine if any negative effects to the right-of-way have occurred because of the operation of the drive-through

use. In that case, a traffic analysis may be required that could necessitate modifications to mitigate impacts.

Noise

Noise issues in relation to drive-through businesses are usually related to vehicle queuing and ordering windows/speakers. Noise is not likely to be an issue given the location is close to Highland Avenue and the provision of a solid five-foot-high CMU wall separating the proposed use from adjacent residential properties. However, recent approvals for drive-through businesses have required noise-attenuating speakers at the ordering window and this business is proposed to be open 24 hours daily. This type of speaker automatically adjusts its volume to compensate for ambient noise (streets, vehicles, etc.). Therefore, the volume is lower during quieter periods, such as at night. There is a condition requiring the noise-attenuating speakers. There are other drive-through businesses currently operating within National City with similar hours, including Jack in the Box which is directly South of the proposed drive-through.

Mailing

All property owners and occupants within 300 feet are required to be notified of a public hearing for a CUP application. Notice of this public hearing was sent to 166 occupants and owners. No public comment has been received as of the writing of this report.

Department Comments

Comments were provided by the Building Division, Engineering Department, and Fire Department related to standard requirements for new developments. All comments have been incorporated as conditions of approval for the CUP. Adherence to building and fire codes have also been addressed in the Conditions of Approval.

Findings for Approval

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

1. Allowable Use: Drive-through businesses are identified as a conditionally-allowed use in the Major Mixed-Use Corridor (MXC-2) zone, and conditions of approval will assure the proposed drive-through aisles will meet all requirements as contained in NCMC §18. 41 – Site Planning Standards.

2. General Plan Consistency: Drive-through businesses are permitted uses, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. In addition, a drive-through restaurant is consistent with the Major Mixed-Use Corridor zone land use designation and there are no Specific Plans affecting this location.
3. Compatibility, LUC, and Traffic: The drive-through addition will be built in compliance with the City's LUC and all applicable building and fire codes. In addition, the proposed drive-through aisle, subject to the conditions of approval, meets all requirements for such uses outlined in the Land Use Code, as discussed above.
4. Suitability: The average maximum queue is five vehicles, the proposed drive-through lane can accommodate up to nine vehicles so the proposed lane is expected to be sufficient for customer demand. The site is located within an urbanized area with access to all necessary utilities and services and the proposed restaurant replaces a similar existing building.
5. No Nuisance: Noise issues related to drive-through businesses are usually related to vehicle queuing and ordering windows/speakers. Noise is not likely to be an issue given that the area is close to arterial streets. Residential areas will be physically separated from the proposed drive-through by a solid five-foot high CMU wall. Recent approvals for drive-through businesses have required noise-attenuating speakers at the ordering board. This type of speaker automatically adjusts its volume to compensate for ambient noise (streets, vehicles, etc.). Therefore, the volume is lower during quieter periods, such as at night. There is a condition requiring the noise-attenuating speakers. In addition, the new business will benefit the public interest by providing new jobs.
6. California Environmental Quality Act (CEQA): The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 1, Section 15301 (Existing Facilities) for which a Notice of Exemption will be filed subsequent to approval of this Conditional Use Permit. The reason for this exemption is that the use is proposed within an existing commercial building suite, additions less than fifty percent of the floor area of the structures before the addition or 2,500 square-feet whichever is less are allowed under the

exemption, and the use is similar to other commercial uses in the area, which are permitted in the Major Mixed-Use Corridor. The proposed addition to the drive-through window and the restroom expansion total 111 square-feet which is less than fifty percent of the existing 2,114 square-foot restaurant.

Finding for Denial

There is one finding for denial as follows:

1. Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because it would contribute to a concentration of unhealthy fast food eating places.

Conditions of Approval

Conditions of Approval are included that address comments from the Engineering Department. Additional conditions are included related to adherence to California Building and Fire Codes and the City's Land Use Code. In addition, conditions 31 and 32 were included related to potential future impacts from drive through operations (see discussion under the "Traffic" section above).

Summary

The proposed drive-through addition to an existing restaurant is consistent with the Land Use Code with the approval of a CUP. Conditions of Approval will ensure that the business operates in harmony with existing uses in the area. The potential impacts are minimal since design guidelines ensure an appropriately designed addition with exterior design upgrades to the existing restaurant. In addition, the nine-vehicle storage capacity of the drive-through aisle will avoid impacts to adjacent City streets. Staff is recommending approval of this CUP request.

Options

1. Find the project exempt from CEQA under Class 1 of the CEQA Guidelines Section 15301 or other exemption and approve 2026-02 CUP, subject to the conditions included in the Resolution, or other conditions, and based on the findings included in the Resolution, or other findings to be determined by the Planning Commission: or,

2. Find the project not exempt from CEQA and/or deny 2026-02 CUP based on the attached findings, or findings to be determined by the Planning Commission:
or,
3. Continue the item to a specific date in order to obtain additional information.

Attachments

1. Draft Resolutions
2. Overhead
3. Applicant's Plans (Exhibit A, Case File No. 2026-02 CUP, dated 1/26/2026)
4. Public Hearing Notice (Sent to 166 property owners and occupants)
5. Focused Traffic Study

RESOLUTION NO. 2026-05

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA, DETERMINING THAT THE
PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 OF THE CEQA
GUIDELINES SECTION 15301 (EXISTING FACILITIES) AND CONDITIONAL USE
PERMIT FOR A DRIVE-THROUGH ADDITION TO AN EXISTING RESTAURANT
(KARINA'S MEXICAN SEAFOOD) LOCATED AT 1705 HIGHLAND AVENUE
CASE FILE NO. 2026-02 CUP
APN: 561-060-13-00 & 561-060-40-00

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a drive-through addition to an existing restaurant (Karina's Mexican Seafood) to be located at 1705 Highland Avenue at a duly advertised public hearing held on May 4, 2026, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearing, the Planning Commission considered the staff report contained in Case File No. 2026-02 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on May 4, 2026, 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 drive-through businesses are identified as a conditionally-allowed use in the Major Mixed-Use Corridor (MXC-2) zone, and the conditions of approval will assure the proposed drive-through aisles will meet all requirements as contained in NCMC §18. 41 – Site Planning Standards.
2. The proposed use is consistent with the General Plan and any applicable specific plan, because the Land Use Code conditionally allows drive-through businesses in

ATTACHMENT 1

the MXC-2 zone; the Land Use Code is consistent with the General Plan. There are no Specific Plans affecting this location.

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 property will be developed based on the provisions outlined in the Land Use Code. In addition, the proposed drive-through aisle, subject to the conditions of approval, meets all requirements for such uses outlined in the Land Use Code.
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 a focused traffic study was conducted for the proposed use finding that the average maximum queue is five vehicles, the proposed drive-through lane can accommodate up to nine vehicles so the proposed lane is expected to be sufficient for customer demand. The site is located within an urbanized area with access to all necessary utilities and services and the proposed restaurant replaces a similar existing building.
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 noise issues related to drive-through businesses, which are usually related to vehicle queuing and ordering windows and speakers, will not be an issue given that the applicant will utilize person to person ordering in lieu of an amplified ordering system. A vehicle miles traveled (VMT) analysis was not required due to the project's limited size and the anticipation that the use would be locally serving rather than a regional draw. In addition, the new business will benefit the public interest by providing new jobs.
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act and has been determined to be categorically exempt from environmental review pursuant to Class 1 of the CEQA Guidelines, Section 15301 (Existing Facilities), for which a Notice of Exemption will be filed subsequent to approval of this CUP. The reason for this exemption is that the use is proposed within an existing commercial building suite, additions less than fifty percent of the floor area of the structures before the addition or 2,500 square-feet whichever is less are allowed under the exemption, and the use is similar to other commercial uses in the area, which are permitted in the Major Mixed-Use Corridor. The proposed addition to the drive-through window and the restroom expansion total 111 square-feet which is less than fifty percent of the existing 2,114 square-foot restaurant.

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

General

1. This *Conditional Use Permit* authorizes a drive-through restaurant at 1705 Highland Avenue. Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2026-02 CUP, dated 1/26/2026.
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 City Manager or assign 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 *San Diego 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.
5. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
6. This *Conditional Use Permit* may be revoked if the operator is found to be in violation of any Conditions of Approval or applicable law.

Building

7. The proposal will require a plan check submittal with professionally prepared construction drawings complying with the current adopted California Building Codes (CBC) at time of submittal.
 - a. A soils report is required for all new construction.
 - b. The project requires Sweetwater Authority approval prior to permit issuance to determine the project has sufficient water supply.

Engineering

8. Site Plan Requirements

- a. The site plan shall be revised to show the following: Existing Storm drain inlets and location of outlets.
- b. A permit shall be obtained from the Engineering Department for all improvement work within the public right-of-way, and any grading/retaining wall construction on private property.

9. Storm Water Requirements

- a. 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 building 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.
- b. No runoff will be permitted to flow over the sidewalk. Existing box inlets are not sufficient, trench drains shall be required.
- c. All existing and proposed curb inlet on property shall be provided with a "No Dumping" signage.

10. Engineering Land Development Requirements

- a. An engineering permit will be required for replacement of retaining wall. A submittal must be made directly to the engineering department for permitting.

- b. 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.
- c. A traffic study may be requested for the proposed development forthcoming identification of proposed tenant.

11. Right of Way Requirements

- a. The property owner, or its successors and assigns shall be responsible for the maintenance, repair, or reconstruction of all irrigation and landscaping improvements installed within the public right-of-way.
- b. The deteriorated portions of the existing street improvements along the property frontages shall be removed and replaced. Specifically, the southerly driveway with temporary patch shall be replaced.
- c. The existing street improvements along the property frontage(s) shall be kept free from weed growth by the use of special weed killers, or other approved methods.
- d. Street improvements shall be in accordance with the City Standards. All missing street improvements shall be constructed.

Fire

- 12. The project shall be designed in accordance with applicable codes.
- 13. The National City Fire Department enforces all current codes and ordinances. Currently adopted standards include:
 - a. 2022 California Fire Code (CFC)
 - b. National Fire Protection Association (NFPA)
 - c. Health and Safety Codes (HSC)
- 14. Fire apparatus access roads must comply with Chapter 5 of the CFC.
 - a. These roads shall extend to within 150 feet of all parts of the facility and the first story exterior walls, measured along an approved path.
 - b. Dead-end access roads longer than 150 feet require an approved turn-around area.
- 15. Fire Apparatus Access – Dimensions & Requirements:

- a. Minimum road width: 20 feet
 - b. Minimum vertical clearance: 14 feet
 - c. Road must be all-weather and support a load of 75,000 pounds or more
 - d. If a fire hydrant is present on the access road, minimum width increases to 26 feet
 - e. Turning radius required: 28 feet
 - f. All fire access roads must be painted and signed to prohibit parking in emergency areas.
16. Parking must not interfere with fire department access roads or turn-around provisions at any time.
17. Fire lanes must have approved signs or markings (e.g., red curbs with “NO PARKING – FIRE LANE”).
- a. Signs/markings must be clean, legible, and maintained/replaced as needed.
 - b. All projects will be evaluated for fire lane signage requirements.
18. If a carbon dioxide (CO₂) beverage system is used, the applicant must contact the National City Fire Department for specific requirements and guidance.
19. If modifying or replacing the hood system, hood suppression system, or cooking equipment line-up, the applicant must contact the Fire Department for further direction.
20. If any corrections are required, contractor must revise plans and resubmit to the Fire Department for approval prior to installation.

Planning

21. A landscape and underground irrigation plan shall be submitted as part of the construction permitting process in compliance with Land Use Code Chapter 18.44. The landscaping and irrigation required by this approval shall be maintained for the life of the project.
22. Business operations shall comply with Municipal Code Title 12 (Noise) at all times. Plans submitted for construction shall reflect the use of sound-attenuating speakers that automatically reduce the volume of ordering speakers during periods of low ambient noise.
23. Plans submitted for construction shall conform to Land Use Code Chapter 18.46 (Outdoor Lighting) and Section 18.42.040 (Screening Mechanical Equipment).
24. Plans submitted for construction shall comply with the guidelines stated in Land Use Code Section 18.42.050 (Commercial and Institutional Building Design Standards).
25. Plans submitted for improvements must comply with the current editions of the California Building, Electrical, Plumbing, Mechanical, and Fire Codes.

26. The existing trash enclosure shall be improved to comply with Municipal Code Title 7, Section 7.10.080 (Enclosures required), including the addition of a roof and the use of flame retardant materials.
27. The trash enclosure shall be painted with graffiti-resistant coating to a height of six feet.
28. The drive-through business is permitted to operate 24 hours daily.
29. The sale of alcoholic beverages in the drive through is prohibited.
30. Prior to the issuance of Building permits, a Lot merger or Lot Tie Agreement shall be completed.
31. The business shall be operated in a manner consistent with the proposed use at the time of the approval of this Conditional Use Permit. A Substantial Conformance Review will be required for any substantial changes from the original proposed business. This includes the following or similar:
- Significant modifications to the types of food or beverage offered to customers,
 - Modification to the kitchen and food preparation area resulting in the need for an approved building permit,
 - An increase or decrease in the square footage of either the restaurant's kitchen area and/or seating area,
 - A new business
- A required Substantial Conformance Review shall be submitted to the Planning Division with applicable fees for review. The conformance review shall include an updated queueing analysis to determine if the modified or new business has sufficient queue space for the continued operation of the drive-through authorized by this Conditional Use Permit. A waiver of this requirement may be granted by Planning Division staff if it can be reasonably determined that the proposed modifications to the use are unlikely to result in a need for increased queueing capacity.
32. Within five years from the date of approval of this Conditional Use Permit, the City Engineer may conduct a traffic analysis to determine if there are any negative effects to the right-of-way as a result of the operation of the drive-through use. Should the City Engineer determine the existence of a nuisance, the drive-through lane and queuing shall be reconfigured to the satisfaction of the City Engineer within 180 days of written notice of this determination. Failure to comply with such a request will result in the initiation of revocation procedures for this Conditional Use Permit.
33. Directional signs are not to exceed three square-feet per sign.
34. The operator of the business shall maintain an active business license and ensure that the business license is renewed annually.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk prior to 5:00 p.m. on the day of that City Council meeting. The City Council may, at that meeting, appeal the decision of the Planning Commission and set the matter for public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of May 4, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

RESOLUTION NO. 2026-05

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
DENYING A CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH ADDITION TO
AN EXISTING RESTAURANT (KARINA'S MEXICAN SEAFOOD) LOCATED AT 1705
HIGHLAND AVENUE
CASE FILE NO. 2025-02 CUP
APN: 561-060-13-00 & 561-060-40-00

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit for a drive-through addition to an existing restaurant (Karina's Mexican Seafood) to be located at 1705 Highland Avenue at a duly advertised public hearing held on May 4, 2026, 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. 2026-02 CUP maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on May 4, 2026, support the following finding:

1. Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because it would contribute to a concentration of unhealthy fast food eating places.

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 May 4, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

CHAIRPERSON

2026-02 CUP – 1705 Highland Avenue – Overhead

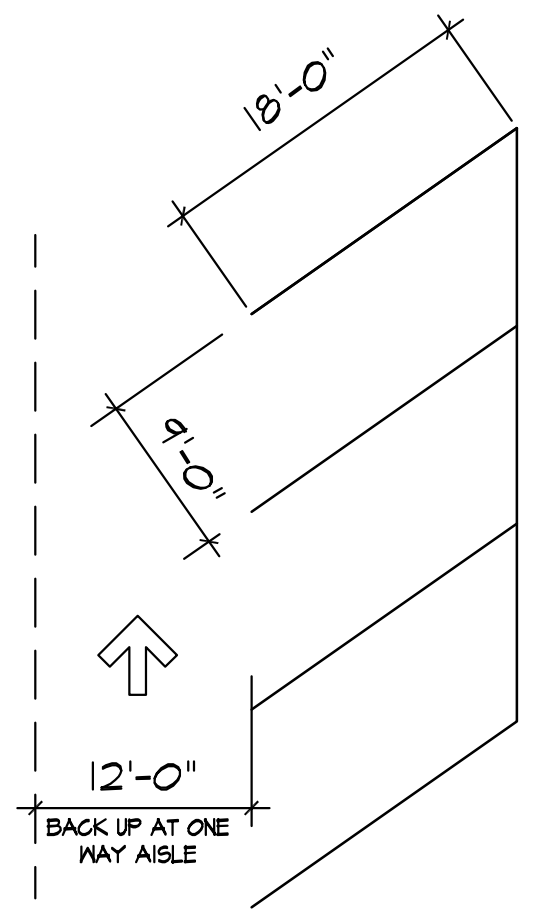


1. THE PROPERTY OWNER, OR ITS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR RECONSTRUCTION OF ALL IRRIGATION AND LANDSCAPING IMPROVEMENTS INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.
2. THE DETERIORATED PORTIONS OF THE EXISTING STREET IMPROVEMENTS ALONG THE PROPERTY FRONTAGES SHALL BE REMOVED AND REPLACED. SPECIFICALLY, THE SOUTHERLY DRIVEWAY WITH TEMPORARY PATCH SHALL BE REPLACED.
3. THE EXISTING STREET IMPROVEMENTS ALONG THE PROPERTY FRONTAGE(S) SHALL BE KEPT FREE FROM WEED GROWTH BY THE USE OF SPECIAL WEED KILLERS, OR OTHER APPROVED METHODS.
4. STREET IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS. ALL MISSING STREET IMPROVEMENTS SHALL BE CONSTRUCTED.
5. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL IMPROVEMENT WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

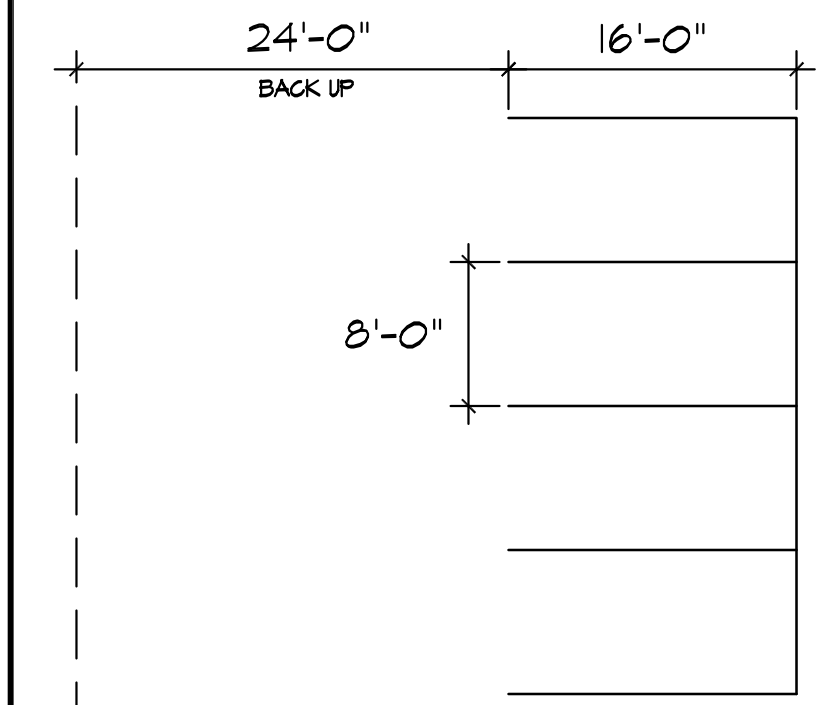
RIGHT OF WAY REQUIREMENTS

1. PER MY CORRESPONDENCE WITH DEPUTY FIRE MARSHALL ROBERT DREW, EXISTING RESTAURANT / DRIVEWAY CONFIGURATION DOES NOT REQUIRE ADDITIONAL FIRE APPARATUS ACCESS.
2. EXISTING SITE WILL BE EVALUATED FOR FIRE LANE SIGNAGE REQUIREMENTS.
3. SCOPE OF WORK INVOLVES EXTERIOR MODIFICATIONS ONLY. FUTURE INTERIOR TENANT IMPROVEMENT DRAWINGS AND ANY ROOFTOP EQUIPMENT WILL BE UNDER A SEPARATE PERMIT.
4. ALL KITCHEN HOOD / FIRE SUPPRESSION, CO2 SYSTEM AND CHANGES TO EXISTING GAS SERVICE UNDER A SEPARATE PERMIT BY THE FUTURE TENANT.

FIRE DEPARTMENT NOTES

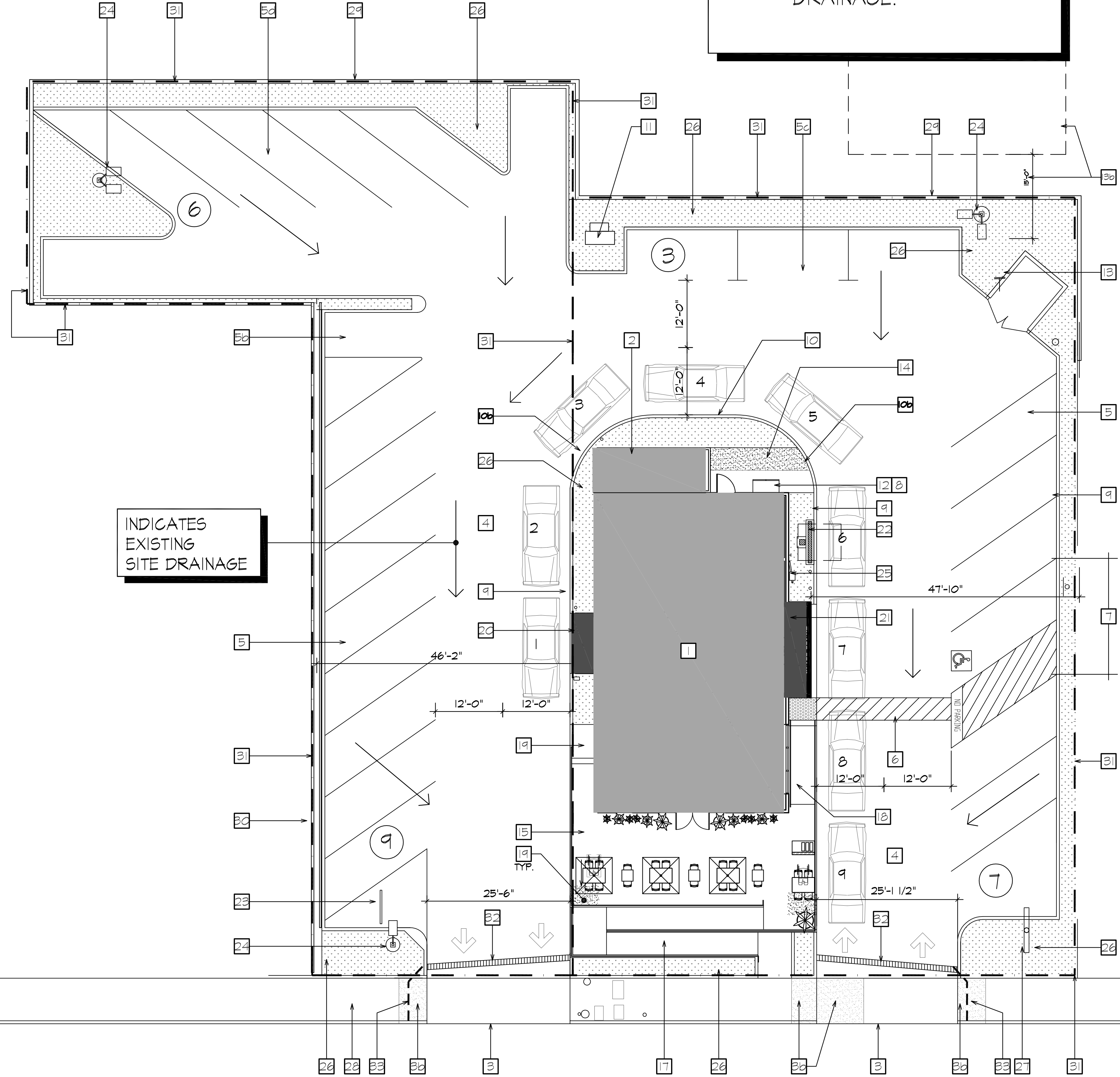


STANDARD STALL



ATTACHMENT 3

COMPACT STALL



NOTE: NO CHANGE TO EXISTING GRADES OR EXISTING SITE DRAINAGE.

- 1 EXISTING 1,954 SF BUILDING TO REMAIN.
- 2 EXISTING 162 S.F. COOLER TO REMAIN.
- 3 EXISTING DRIVEWAY TO REMAIN.
- 3E EXISTING DRIVEWAY/SIDEWALK TO BE REMOVED & REPLACED.
- 4 EXISTING DRIVE AISLE TO REMAIN.
- 5 RE-STRIPED PARKING. SEE DETAIL 19 / SD-1.1
- 5E RE-STRIPED PARKING. SEE DETAIL 20 / SD-1.1
- 5C RE-STRIPED PARKING 9' x 20'
- 5B EXISTING PARKING TO REMAIN.
- 6 ACCESSIBLE PATH OF TRAVEL, 2% MAX SLOPE & CROSS SLOPE. IN DIRECTION OF TRAVEL, SEE ACCESSIBILITY NOTES DETAIL 4/SD-1.1. PAINT 4' WIDE BLUE STRIPED PATH WHERE PATH OF TRAVEL CROSSES DRIVE AISLES/PARKING.
- 7 RELOCATED ACCESSIBLE PARKING / LOADING ZONE / STRIPING.
- 8 EXISTING HARDSCAPE.
- 9 EXISTING CURB TO REMAIN.
- 10 NEW CURB TO MATCH EXISTING.
- 10E PROVIDE 14'-6" INSIDE TURNING RADIUS.
- 11 EXISTING ELECTRICAL TRANSFORMER.
- 12 EXISTING ELECTRICAL SWITCHGEAR IN WATERPROOF CABINET.
- 13 EXISTING TRASH ENCLOSURE. PROVIDE CHAIN LINK COVERING & ENCLOSE ALL SIDES AT ANY OPEN SPACE.
- 13E EXISTING TRASH ENCLOSURE IS NOT WITHIN 10' OF A RESIDENTIAL WINDOW.
- 14 NEW SIDEWALK / HARDSCAPE.
- 15 EXISTING PATIO WITH NEW RAILING & PATIO FURNITURE. PROVIDE GUARDRAIL WHEN DISTANCE BETWEEN PATIO & GRADE BELOW EXCEEDS 30'. PROVIDE PROTECTIVE RAILING WHEN DISTANCE BETWEEN PATIO & GRADE IS 1' TO 30'.
- 16 NEW PATIO RETAINING WALL & CONCRETE SLAB TO MATCH EXISTING AT REMOVED STAIR. NEW SLAB TO BE SMOOTH & CONTINUOUS FLUSH WITH EXISTING. PROVIDE
- 17 NEW CONCRETE RAMP, GUARD RAILS/HANDRAILS. SEE 8/SD-1.2
- 18 EXISTING SIDEWALK AND ACCESSIBLE RAMP. PROVIDE DETECTABLE WARNING SURFACE WHEN MISSING.
- 19 EXISTING PATIO ACCESS PROVIDE PROTECTIVE RAILING WHERE STEP EXCEEDS 1"
- 20 NEW DRIVE THRU WINDOW ADDITION 43 S.F.
- 21 PROPOSED ADDITION FOR NEW ADA COMPLIANT RESTROOMS, 68 S.F.
- 22 NEW MENU BOARD.
- 23 NEW BIKE RACK. TO BE WITHIN 200' OF BUILDING.
- 24 EXISTING LIGHT POLE & BASE TO REMAIN. NOTE: ANY NEW OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH LUC CHAPTER 18.46
- 25 EXISTING GAS METER.
- 26 EXISTING LANDSCAPE. CONTRACTOR TO REPLACE WHERE DAMAGED DURING CONSTRUCTION.
- 27 RELOCATED SIGN. UNDER SEPARATE PERMIT BY SIGN COMPANY. SIGN SHALL MEET THE REQUIREMENTS OF LUC SECTION 18.41.080.H
- 28 EXISTING PUBLIC SIDEWALK.
- 29 EXISTING CMU WALL.
- 30 EXISTING FENCE.
- 31 PROPERTY LINE. A LOT MERGER OR LOT TIE AGREEMENT WILL BE REQUIRED.
- 32 NEW TRENCH DRAIN.
- 33 NEW DRAIN PIPE TO NEW CURB INLET WITH "NO DUMPING" SIGN.

KEY NOTES

1. PARKING REQUIRED:
- FAST FOOD WITH DRIVE THRU:
2,065 SF @ 10 / 10,000
PARKING PROVIDED = 21 SPACES
= 25 SPACES
2. CAR STACKING PROVIDED:
- QUEUE SPACE FROM FOOD & BEVERAGE
PICK UP WINDOW TO MENU BOARD = 6 CARS
- SPACE FROM PICK UP WINDOW TO
DRIVE THRU ENTRY = 9 CARS

PARKING / DRIVE THRU SUMMARY

- ACCESSIBLE PATH OF TRAVEL. CONTRACTOR TO FIELD VERIFY THE SLOPE AND CROSS SLOPE OF THE ACCESSIBLE PATH OF TRAVEL PER REQUIREMENTS BELOW AND PARKING SPACES AND PASSENGER ACCESS AISLES ARE MAXIMUM 2% SLOPE.
- ACCESSIBLE PATH OF TRAVEL
1. PROVIDE SLOPE: 5% MAX. IN DIRECTION OF TRAVEL. WITH MAXIMUM 2% CROSS SLOPE. WALKS EXCEEDING 5% SHALL CONFORM TO THE REQUIREMENTS OF A RAMP (CBC SEC. 1133B.7)
2. THE ACCESSIBLE PATH OF TRAVEL AT ALL ENTRY DOORS SHALL BE A MAXIMUM OF 2% IN ALL DIRECTIONS AT THE REQUIRED LANDING AREA PER DETAIL 20 / A-1.0
3. SIDEWALK ALONG ACCESSIBLE PATH OF TRAVEL SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" AND SHALL BE A MINIMUM OF 48" IN WIDTH.
4. WHEN THE SLOPE IN THE DIRECTIONS OF TRAVEL EXCEEDS 5% IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIAN RAMPS 8.33% (1 FOOT RISE IN 12 FEET OF HORIZONTAL RUN).
5. WHEN RAMP IS REQUIRED DUE TO EXISTING CONDITIONS, CONTRACTOR TO PROVIDE ARCHITECT WITH TOP & BOTTOM OF SLOPES, SIDEWALK WIDTH, ETC. IN ORDER FOR ARCHITECT TO PROVIDE RAMP DESIGN DETAILS.
6. ALL WALK & SIDEWALK SURFACES SHALL BE SLIP RESISTANT.
7. ACCESSIBLE PARKING SPACES: SLOPE & CROSS SLOPE OF ACCESSIBLE SPACE(S) AND ACCESS AISLE(S) SHALL BE A MAXIMUM OF 2%.
8. CURB RAMPS:
- A. SLOPE SHALL NOT EXCEED 8.33% (1 FOOT RISE IN 12 FEET OF HORIZONTAL RUN).
- B. CROSS SLOPE SHALL NOT EXCEED 2%
- C. FLARED SIDES
9. PROVIDE DETECTABLE WARNING SURFACE AT ALL SIDEWALK TO PARKING/DRIVE AISLE CONDITIONS.

SITE ACCESSIBILITY NOTES

REVISIONS



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ARCHITECTURE & PLANNING
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SAN DIEGO, CA 92109
858.581.2812 PH

1705 HIGHLAND AVE
NATIONAL CITY, CA 91950

EXISTING /
PROPOSED SITE
PLAN & EXISTING
DRAINAGE PLAN

Date:
Scale: AS SHOWN
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Job No.:
Sheet:

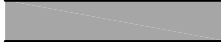
SD-1.1
Of Sheets

- 1 EXISTING INTERIOR WALLS TO REMAIN.
- 2 NEW EXTERIOR WALLS AT DRIVE THRU ADDITION WITH NEW THIN BRICK OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER TYVEK COMMERCIAL WRAP MOISTURE BARRIER OVER PLYWOOD.
- 3 NEW EXTERIOR WALL AT ACCESSIBLE RESTROOM ADDITION WITH CEMENT PLASTER & THIN BRICK BASE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER TYVEK COMMERCIAL WRAP MOISTURE BARRIER OVER PLYWOOD.
- 4 EXISTING INTERIOR WALLS TO REMAIN.
- 5 NEW INTERIOR WALLS.
- 6 NEW SINGLE ACCOMMODATION ACCESSIBLE RESTROOM.
- 7 EXISTING COOLER DOOR.
- 8 NEW PAIR STOREFRONT ENTRY / EXIT DOORS WITH STOREFRONT, BOTH SIDES.
- 9 EXISTING SERVICE DOOR TO REMAIN. REPLACE IF DAMAGED.
NOTE: VERIFY PANIC HARDWARE ON DOOR #3 AND PROVIDE IF MISSING OR DAMAGED.
- 10 NEW SOLID CORE WOOD DOOR. TYP. AT NEW RESTROOMS.
- 11 NOT USED.
- 12 NEW DUAL GLAZED STOREFRONT.
- 13 EXISTING CONCRETE FLOOR SLAB, TYP.
- 14 NEW CONCRETE FLOOR SLAB. PROVIDE SMOOTH & CONTINUOUS SURFACE BETWEEN NEW & EXISTING.
- 15 EXISTING ELECTRICAL PANELS TO BE UPGRADED AS REQUIRED.
- 16 EXISTING ROOF ACCESS LADDER.
- 17 EXISTING COOLER TO REMAIN.
- 18 LOW WALL, TYP.
- 19 INTERIOR DINING.
- 20 CUSTOMER SERVICE LINE.
- 21 KITCHEN / BACK OF HOUSE.

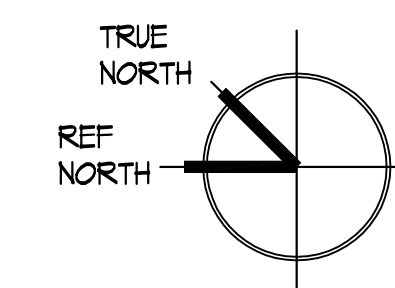
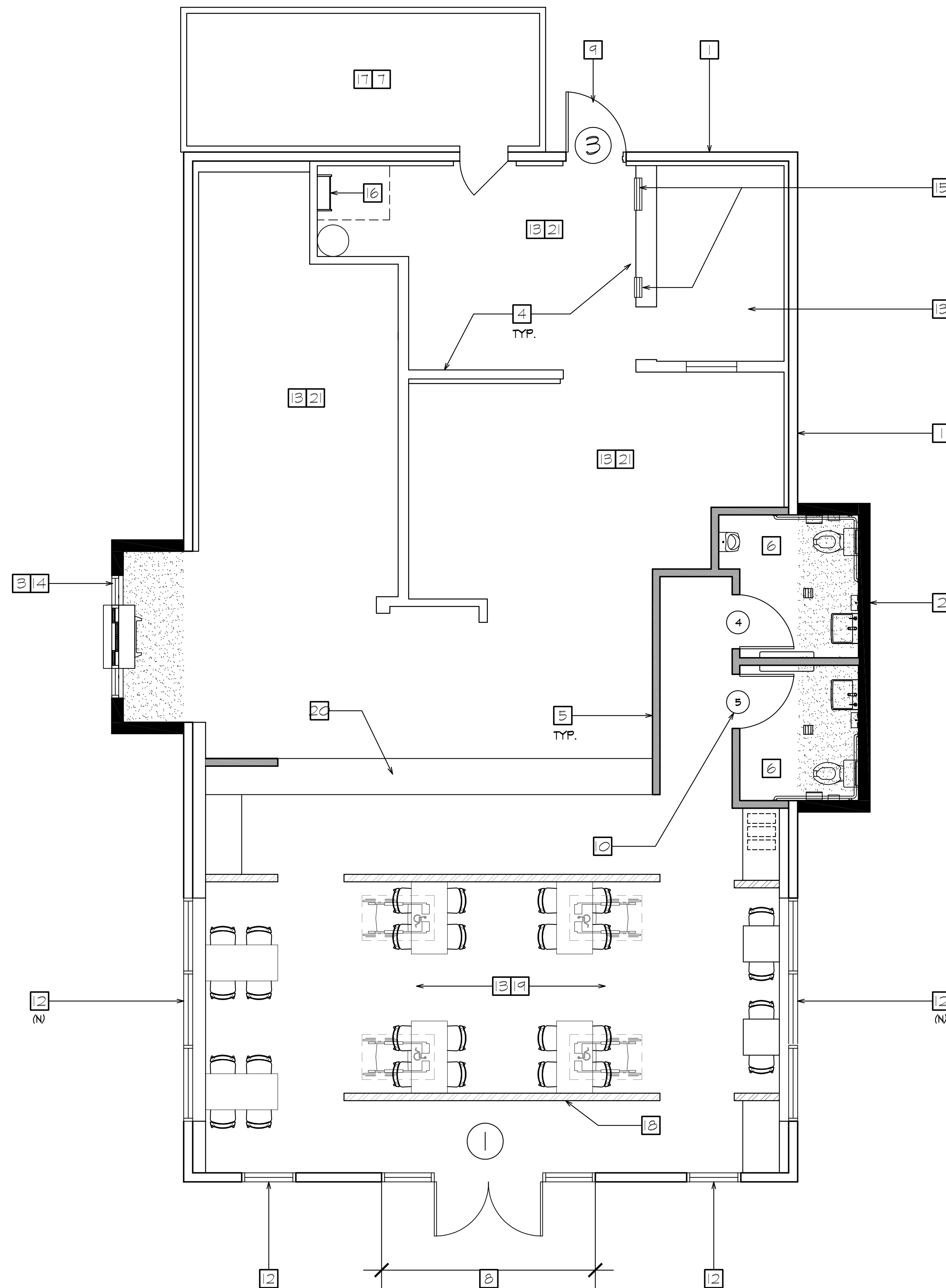
KEY NOTES

- A. NOT USED.
- B. PROVIDE MINIMUM 2-A, 10-B-C FIRE EXTINGUISHERS, LOCATION(S) TO BE DETERMINED BY FIRE DEPARTMENT INSPECTOR. LOCATIONS OF EXISTING EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL, AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3531.
- C. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 33.
- D. PROVIDE MEANS OF EGRESS ILLUMINATION IN ACCORDANCE WITH CFC SECTION 1006. WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CFC TABLE 809.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION I. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE LOCAL FIRE DEPARTMENT.
- E. THE STORAGE, USE AND DISPENSING OF HAZARDOUS MATERIALS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE QUANTITIES AS SET FORTH IN TABLES 307.1(1) AND (2) OF THE CFC.
- F. THE STORAGE, USE OR DISPENSING OF HAZARDOUS MATERIALS, AS DEFINED BY THE FIRE CODE, SHALL COMPLY WITH CFC CHAPTER 50.
- G. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.
- H. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE LOCAL FIRE DEPARTMENT AND CFC 308
- I. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.

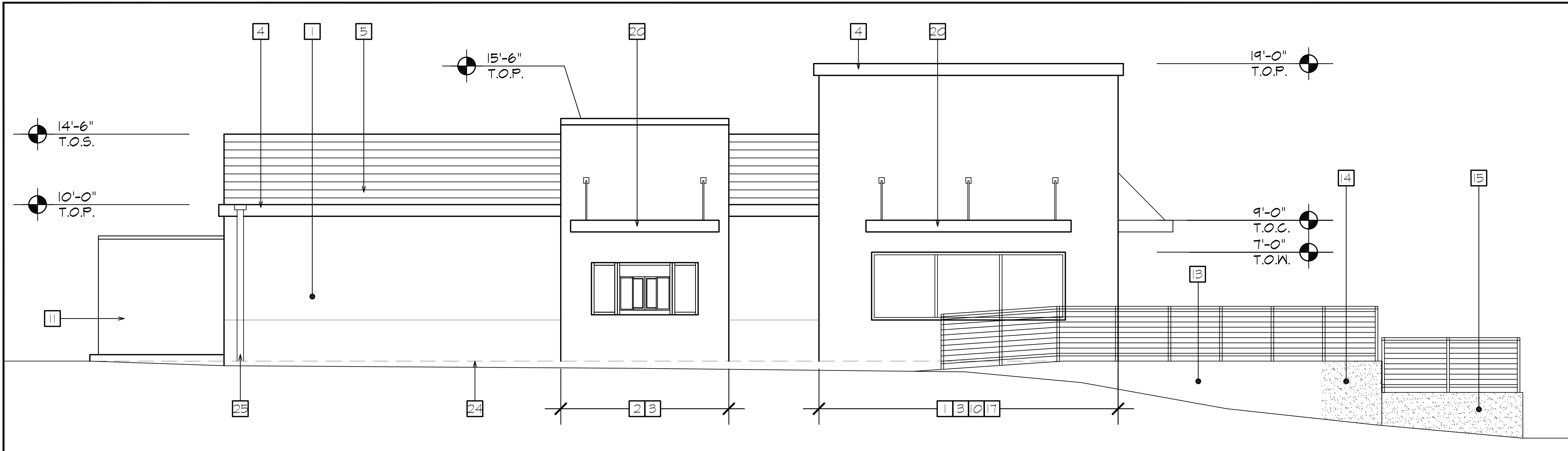
FIRE DEPARTMENT NOTES

- | | |
|---|---------------------|
|  | EXISTING WALL, TYP. |
|  | NEW EXTERIOR WALL |
|  | NEW INTERIOR WALL |
|  | STOREFRONT TYP. |
| (E) | EXISTING |
| (N) | NEW |

LEGEND



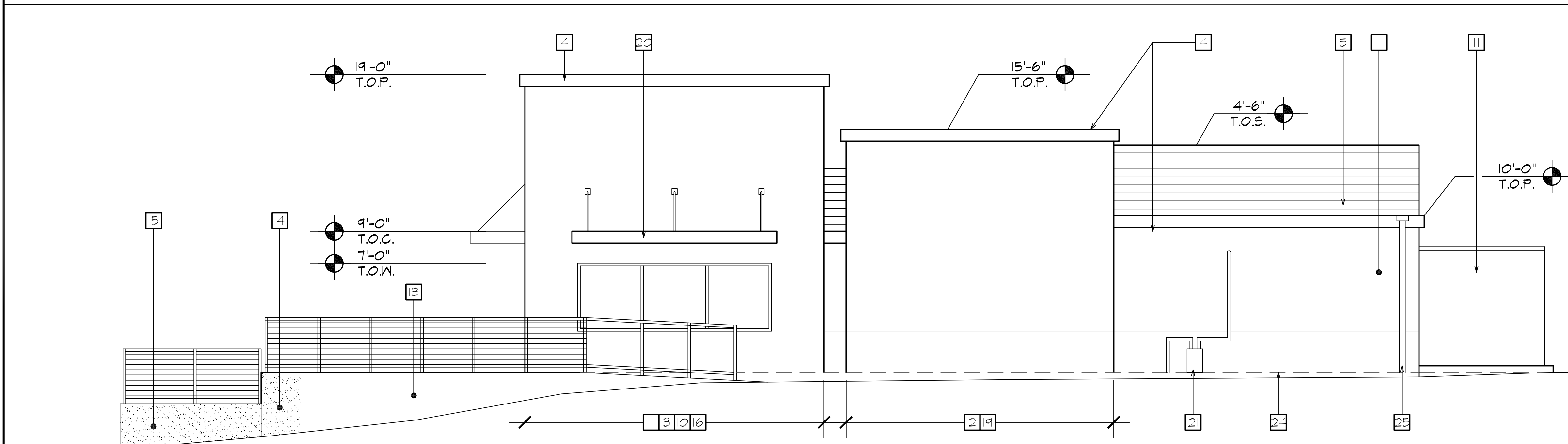
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NORTH ELEVATION

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

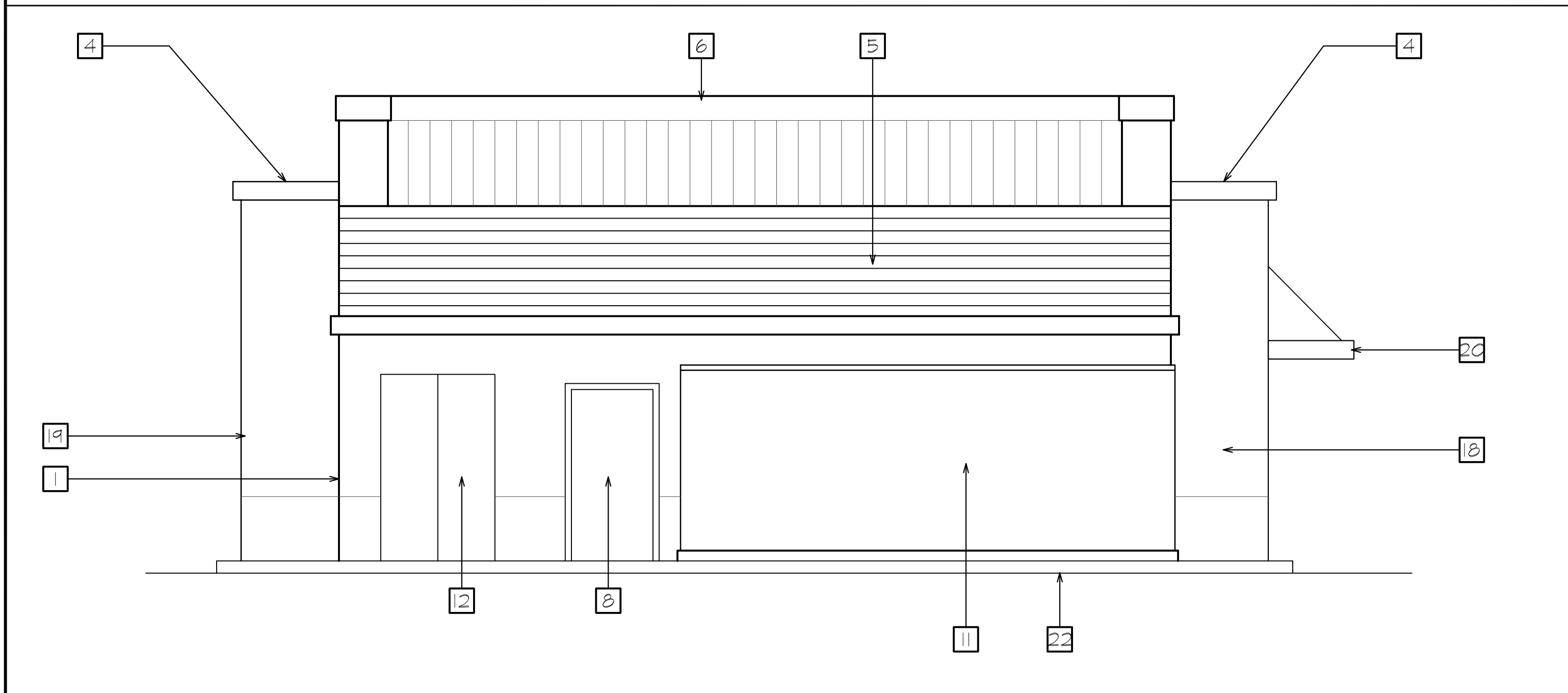
3



SOUTH ELEVATION

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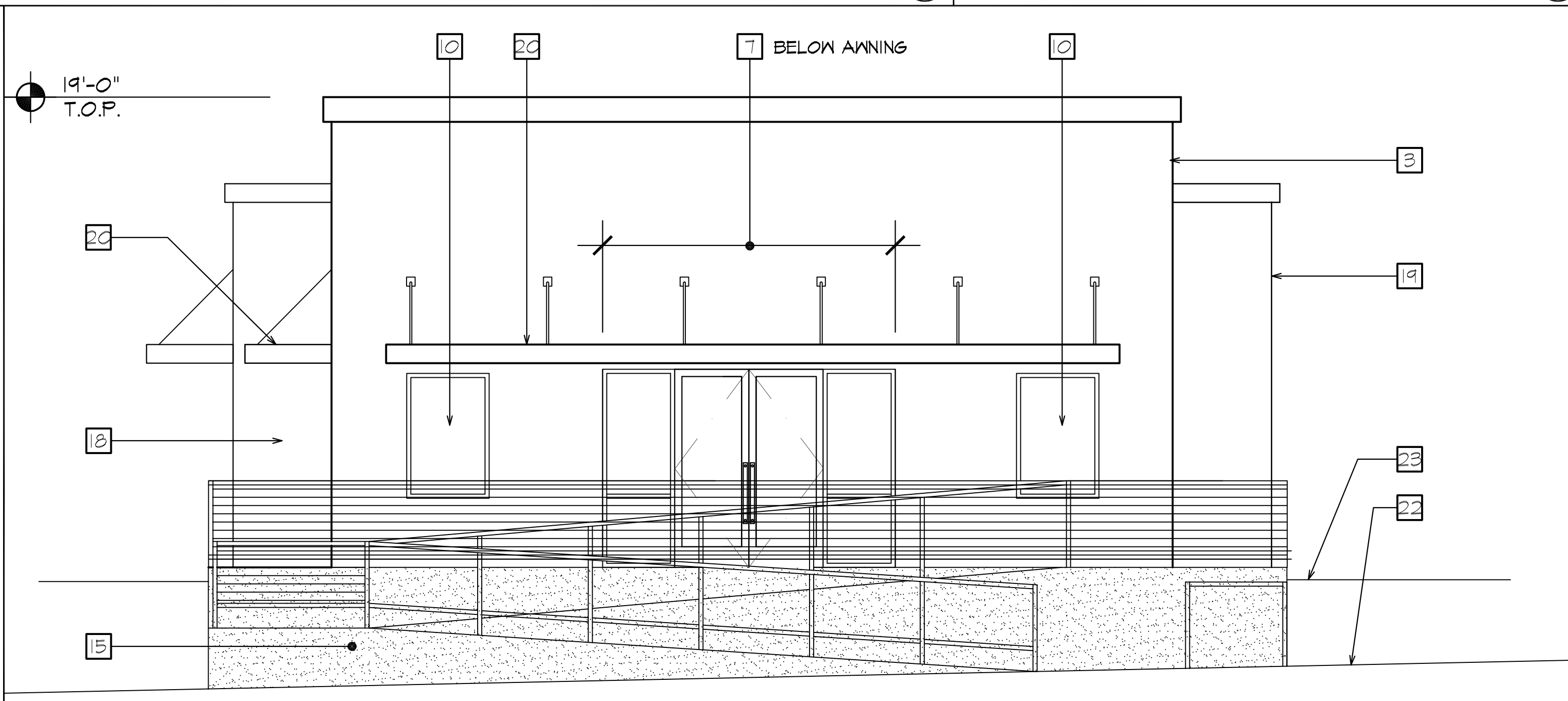
4



EAST ELEVATION

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

6



FRONT ELEVATION

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

5

- EXISTING EXTERIOR WALLS TO REMAIN.
- NEW EXTERIOR WALLS AT DRIVE THRU & RESTROOM ADDITION WITH NEW THIN BRICK OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER TYVEK COMMERCIAL WRAP MOISTURE BARRIER OVER PLYWOOD.
- NEW EXTERIOR WALL EXTENSION WITH NEW CEMENT PLASTER AND THIN BRICK BASE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER TYVEK COMMERCIAL WRAP MOISTURE BARRIER OVER PLYWOOD.
- NEW CORNICE.
- NEW METAL SCREEN WALL. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.
- EXISTING STANDING SEAM METAL ROOF BEYOND.
- NEW PAIR STOREFRONT ENTRY/EXIT DOORS WITH STOREFRONT BOTH SIDES.
- EXISTING SERVICE DOOR TO REMAIN. REPLACE IF DAMAGED. NOTE: VERIFY PANIC HARDWARE ON DOOR #3 AND PROVIDE IF MISSING OR DAMAGED.
- EXISTING STOREFRONT TO REMAIN. REPLACE IF DAMAGED.
- NEW DUAL GLAZED STOREFRONT.
- EXISTING COOLER TO REMAIN.
- EXISTING SWITCHGEAR IN WEATHER PROOF CABINET.
- EXISTING PATIO WITH NEW RAILING. PROVIDE GUARDRAIL WHEN DISTANCE BETWEEN PATIO & GRADE BELOW EXCEEDS 30". PROVIDE PROTECTIVE RAILING WHEN DISTANCE BETWEEN PATIO & GRADE IS 1" TO 30".
- NEW PATIO RETAINING WALL (AT REMOVED STAIRS) TO MATCH EXISTING. PROVIDE NEW GUARD RAILS.
- NEW CONCRETE RAMP, GUARD RAILS / HANDRAILS.
- EXISTING ACCESSIBLE SIDEWALK & RAMP. PROVIDE DETECTABLE WARNING SURFACE WHEN MISSING. PROVIDE RAILING WHERE STEP EXCEEDS 1"
- EXISTING PATIO ACCESS. PROVIDE RAILINGS WHERE STEP EXCEEDS 1"
- NEW DRIVE THRU WINDOW ADDITION. 43 S.F.
- PROPOSED ADDITION FOR NEW ADA COMPLIANT RESTROOMS, 68 S.F.
- NEW AWNING.
- EXISTING GAS METER.
- EXISTING GRADE.
- EXISTING GRADE BEYOND.
- INDICATES FINISH FLOOR.
- EXISTING SCUPPER & ROOF DRAIN TO EXISTING LANDSCAPE.

KEYNOTES

-  ELEVATION MARKER FROM FINISH FLOOR
- T.O.P. TOP OF PARAPET
T.O.S. TOP OF SCREEN WALL
T.O.C. TOP OF CANOPY
T.O.W. TOP OF WINDOW

LEGEND

REVISIONS

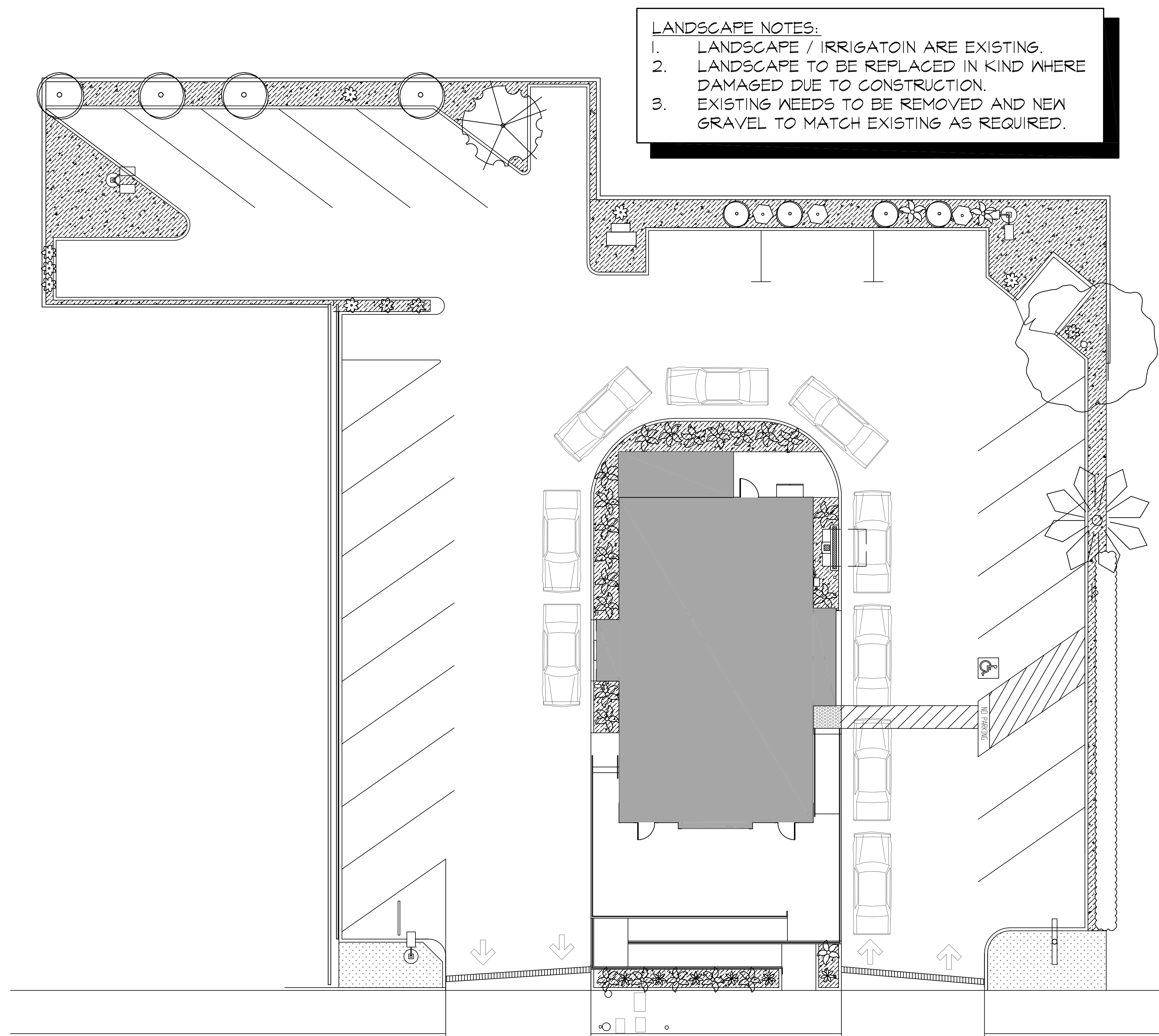
NO.	DESCRIPTION

RUSSELL STOUT & ASSOCIATES, INC.
ARCHITECTURE & PLANNING
4635 CASS STREET
SAN DIEGO, CA 92109
858.581.2812 PH

1705 HIGHLAND AVE
NATIONAL CITY, CA 91950

PROPOSED
ELEVATIONS

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Sheet: A-3.0
Of _____ Sheets



PLANTING MAP

	SENICIO CACTUS
	BIRD OF PARADISE
	FENCE POST CACTUS
	AGAVE
	MEXICAN FAN PALM
	PLUMERIA TREE
	FICUS TREE
	EVERGREEN PEAR TREE
	XYLOSOMA SHRUB
	GRAVEL
	GRASS

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EXISTING LANDSCAPE PLAN

SCALE: 3/32" = 1'-0" 8

REVISIONS

RUSSELL STOUT & ASSOCIATES, INC.
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4635 CASS STREET
SAN DIEGO, CA 92109
658.581.2812 PH

1705 HIGHLAND AVE
NATIONAL CITY, CA 91950

EXISTING
LANDSCAPE PLAN

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Drawn: NAS
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Sheet: _____
Of _____ Sheets



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1700 THORNTON AVE
NATIONAL CITY, CA 91950

$$\frac{SO}{CH_2} = \frac{E}{S}$$

AS SHOWN
NAS
No.:
PH-1
Sheets



KEY MAP



A



B) AREA OF WORK



(C) JACK IN THE BOX



A) EL POLLO LOCO



(B) MCDONALD'S



NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 1 OF THE CEQA GUIDELINES SECTION 15301 (EXISTING FACILITIES) AND CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH ADDITION TO AN EXISTING RESTAURANT (KARINA'S MEXICAN SEAFOOD) LOCATED AT 1705 HIGHLAND AVENUE

CASE FILE NO.: 2026-02 CUP

APN: 561-060-13-00 & 561-060-40-00

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday, May 4, 2026**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant (Applicant: Russell Stout) proposes to construct a 43 square-foot drive through addition onto an existing restaurant (Karina's Mexican Seafood) with one drive-through lane. The Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 15301 (Existing Facilities).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **May 4, 2026** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.



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Pasadena
Irvine
San Diego

FOCUSED TRAFFIC STUDY
1705 HIGHLAND AVENUE
National City, California
April 14, 2026

LLG Ref. 3-26-4197

Prepared by:
Jose Nunez
Transportation Planner II

Under the Supervision of:
John Boarman, P.E.
Principal

ATTACHMENT 5

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FOCUSED TRAFFIC STUDY
1705 HIGHLAND AVENUE
National City, California
April 14, 2026

1.0 INTRODUCTION

Linscott, Law & Greenspan Engineers (LLG) has prepared this Focused Traffic Study to determine if any potential queuing impacts would occur as a result of a proposed 2,225 square foot (sf) Restaurant with Drive-Through Project (herein after referred to as Project) to be located at 1705 Highland Avenue in the City of National City.

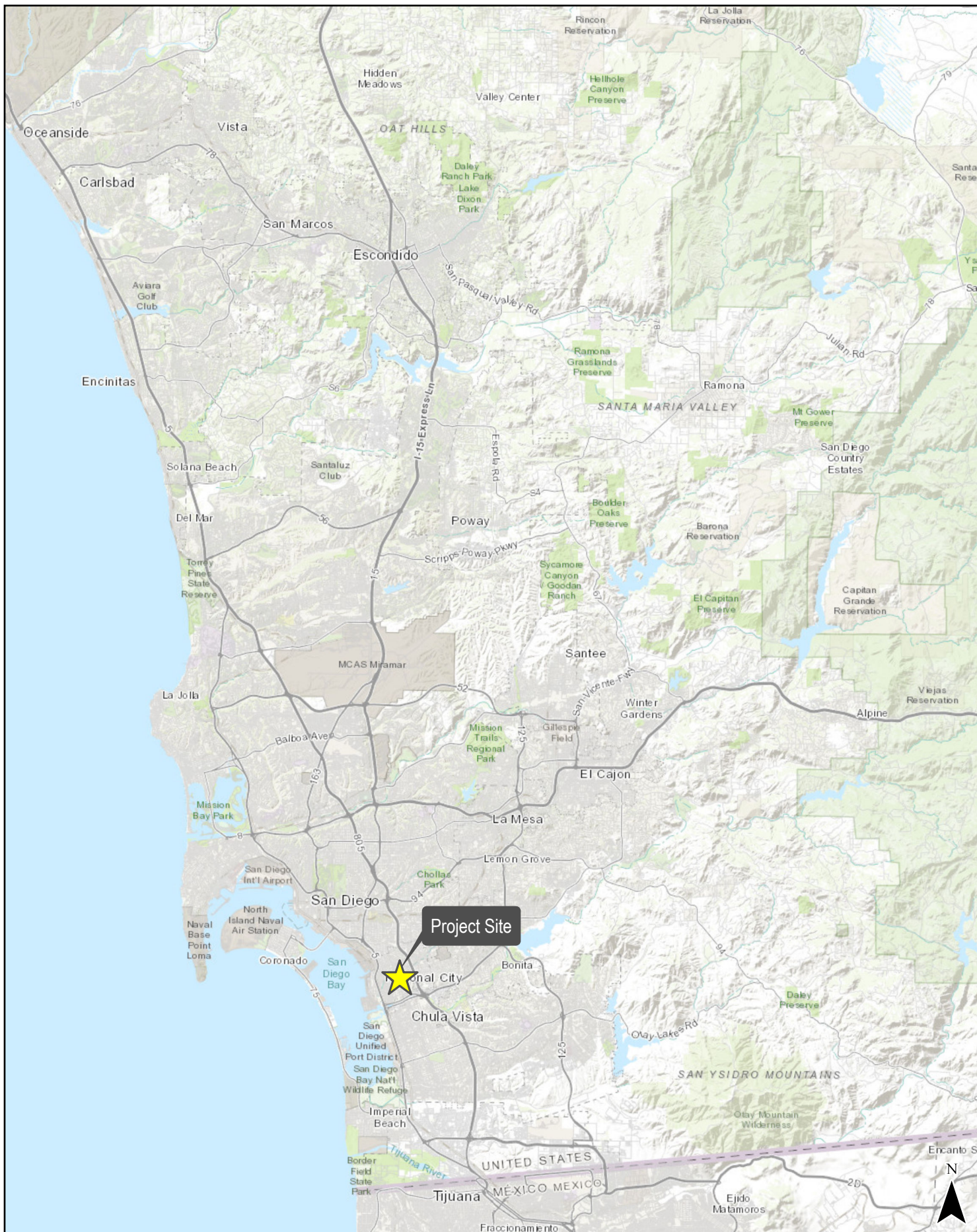
The traffic analysis presented in this report includes the following:

- Project Description
- Existing Conditions
- Drive-Through Queue Analysis
- Conclusions

2.0 PROJECT DESCRIPTION

The Project proposes to replace a nonoperational restaurant with a 2,225 sf restaurant with a new proposed drive-through. Site access is proposed via two existing full access unsignalized driveways to Highland Avenue. The site will provide twenty-five (25) parking stalls, which includes one (1) ADA stall. The proposed drive-through provides on-site queue storage for 9 vehicles.

Figure 1 shows the Project vicinity. *Figure 2* shows a more detailed project area map. *Figure 3* shows the Project site plan.



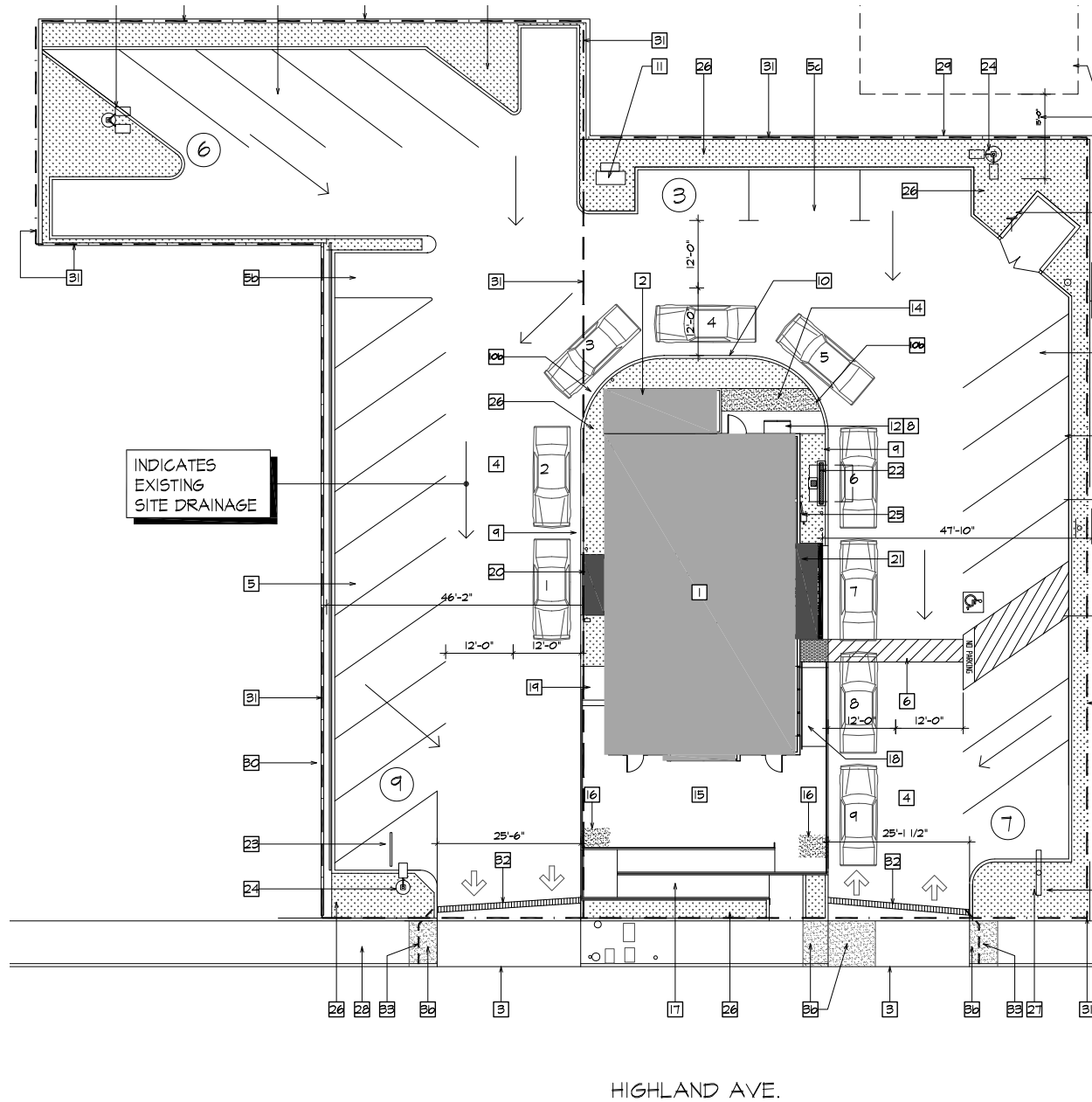
N:4197/Figure
Date: 2/17/2026

SanGIS, Bureau of Land Management, Esri, HERE, Garmin, USGS, NOAA, EPA, USDA, NPS

Figure 1
Vicinity Map

1705 HIGHLAND AVENUE





3.0 EXISTING CONDITIONS

Highland Avenue is classified as an Arterial according to the *National City Circulation Element*. Currently, Highland Avenue is constructed as a 4-lane roadway with a Two-Way Left Turn Lane (TWLTL) median within the project area. Sidewalks are provided on both sides of the roadway. Class III bike routes are provided, and curbside parking is prohibited within the project frontage. The posted speed limit is 35 mph.

Figure 4 shows an existing conditions diagram.



4.0 DRIVE-THRU QUEUEING ANALYSIS

4.1 Proxy Site Queue Counts

To confirm the adequacy of queue storage for the proposed drive-through lane, existing queuing observations were conducted. Based on discussions with City staff and the applicant, two restaurants with similar attributes were identified for observations. The “Nuevo Milenio” restaurant located at 2323 Division Street and the “Cotijas” restaurant located at 740 E. 30th Street in the City of National City provided an accurate representation of what the project proposes. Queue counts were conducted during the peak periods on weekday from 12-1 PM and from 5-6 PM. A Saturday weekend count was also conducted during the 12-1 PM peak period. Queue counts at the “Nuevo Milenio” restaurant were conducted on Saturday February 14th and during the weekday on Tuesday February 18th. The “Cotijas” location queue counts were conducted on Saturday April 4th and Tuesday April 7th for the same peak periods.

4.2 Analysis

Nuevo Milenio Site

Vehicles queues at the Nuevo Milenio site were recorded at 5-minute intervals between 1) the order pick-up window and the menu/order board, 2) the menu/order board and the drive-through entrance, and 3) the total queue observed. Counts were recorded for three different peak periods as detailed above.

Tables 1-3 show the observed weekday and weekend (Saturday) peak periods queues. The highest observed queue was five (5) vehicles.

Cotijas Site

Vehicles queues at the Cotijas site were also recorded at 5-minute intervals between 1) the order pick-up window and the menu/order board, 2) the menu/order board and the drive-through entrance, and 3) the total queue observed for consistency purposes.

Tables 4-6 show the observed weekday and weekend (Saturday) peak periods queues. The highest observed queue was also five (5) vehicles.

Table 1
Weekend Queue Summary
(12-1 PM)

Time	Queue (Pick-up to Order Board)	Queue (Back from Order Board)	Total Queue
12:00 PM	2	0	2
12:05 PM	1	0	1
12:10 PM	2	0	2
12:15 PM	1	0	1
12:20 PM	3	2	5
12:25 PM	3	0	3
12:30 PM	1	0	1
12:35 PM	0	0	0
12:40 PM	0	0	0
12:45 PM	0	0	0
12:50 PM	1	0	0
12:55 PM	1	0	1
1:00 PM	1	0	1

Note:

 - Highest queue during peak period.

Location: Nuevo Milenio
Address: 2323 Division Street
National City, CA 91950
Date: 2/14/2026

Table 2
Weekday Queue Summary
(12-1 PM)

Time	Queue (Pick-up to Order Board)	Queue (Back from Order Board)	Total Queue
12:00 PM	2	0	2
12:05 PM	3	0	3
12:10 PM	0	0	0
12:15 PM	1	0	1
12:20 PM	0	0	0
12:25 PM	2	0	2
12:30 PM	3	1	4
12:35 PM	1	0	1
12:40 PM	1	0	1
12:45 PM	2	0	2
12:50 PM	1	0	1
12:55 PM	2	0	2
1:00 PM	2	0	2

Note:

 - Highest queue during peak period.

Location: Nuevo Milenio
Address: 2323 Division Street
National City, CA 91950
Date: 2/18/2026

Table 3
Weekday Queue Summary
(5-6 PM)

Time	Queue (Pick-up to Order Board)	Queue (Back from Order Board)	Total Queue
12:00 PM	4	0	4
12:05 PM	3	1	4
12:10 PM	4	0	4
12:15 PM	4	1	5
12:20 PM	3	0	3
12:25 PM	0	0	0
12:30 PM	0	0	0
12:35 PM	1	0	1
12:40 PM	4	0	4
12:45 PM	1	0	1
12:50 PM	3	0	3
12:55 PM	3	1	4
1:00 PM	2	0	2

Note:

 - Highest queue during peak period.

Location: Nuevo Milenio
Address: 2323 Division Street
National City, CA 91950
Date: 2/18/2026

Table 4
Weekend Queue Summary
(12-1 PM)

Time	Queue (Pick-up to Order Board)	Queue (Back from Order Board)	Total Queue
12:00 PM	2	1	3
12:05 PM	2	0	2
12:10 PM	1	0	1
12:15 PM	0	0	0
12:20 PM	1	1	2
12:25 PM	0	0	0
12:30 PM	0	0	0
12:35 PM	0	0	0
12:40 PM	0	1	1
12:45 PM	1	0	1
12:50 PM	1	0	1
12:55 PM	0	1	1
1:00 PM	1	0	1

Note:



- Highest queue during peak period.

Location: Cotijas Restaurant
Address: 740 E. 30th Street
National City, CA 91950
Date: 4/4/2026

Table 5
Weekday Queue Summary
(12-1 PM)

Time	Queue (Pick-up to Order Board)	Queue (Back from Order Board)	Total Queue
12:00 PM	2	1	3
12:05 PM	2	1	3
12:10 PM	2	1	3
12:15 PM	2	3	5
12:20 PM	2	0	2
12:25 PM	0	0	0
12:30 PM	1	1	2
12:35 PM	1	0	1
12:40 PM	1	0	1
12:45 PM	2	2	4
12:50 PM	2	2	4
12:55 PM	2	0	2
1:00 PM	0	1	1

Note:



- Highest queue during peak period.

Location: Cotijas Restaurant
Address: 740 E. 30th Street
National City, CA 91950
Date: 4/7/2026

Table 6
Weekday Queue Summary
(5-6 PM)

Time	Queue (Pick-up to Order Board)	Queue (Back from Order Board)	Total Queue
12:00 PM	1	0	1
12:05 PM	0	0	0
12:10 PM	1	0	1
12:15 PM	0	0	0
12:20 PM	0	0	0
12:25 PM	0	0	0
12:30 PM	1	1	2
12:35 PM	1	0	1
12:40 PM	0	0	0
12:45 PM	1	0	1
12:50 PM	0	0	0
12:55 PM	0	0	0
1:00 PM	0	1	1

Note:



- Highest queue during peak period.

Location: Cotijas Restaurant
Address: 740 E. 30th Street
National City, CA 91950
Date: 4/7/2026

4.0 CONCLUSIONS

The Project's proposed drive-through lane design has the ability to accommodate up to nine (9) vehicles on-site. Based on counts at similar restaurants, the maximum observed queue was 5 vehicles therefore, The expected queues can be accommodated on-site, without encroaching onto Highland Avenue.